

An aerial photograph of a city waterfront. In the foreground, a marina is filled with numerous sailboats and yachts docked at wooden piers. A small building with a white roof is situated on a pier in the water. The shoreline is lined with lush green trees and a paved walkway. In the background, a dense urban skyline is visible, featuring a mix of modern high-rise buildings and older structures. The sky is clear and blue.

Remarkable Restaurant Opportunity for
Purchase or Lease

HARBORSIDE RESTAURANT

309 S Montgomery Street | Portland, OR 97201

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Property Summary: Investment Highlights

HARBORSIDE RESTAURANT

309 S Montgomery Street | Portland, OR 97201

\$2,750,000

Net Rentable Area	8,350 SF
Land Area	Commercial Condo
Year Built	1979 / reno. 2014
Price	\$2,750,000
Price SF	\$329.34
Parcel Numbers	R256679
Zoning	C1Z
Construction	Concrete Block/Wood Frame
Opportunity Zone	Yes

Strong Investment:

- **Premium Restaurant Opportunity with Unprecedented views of the Willamette River**
- **Iconic Waterfront Setting** Along the Willamette River
- **Unobstructed River Views** With Expansive Glass Frontage
- **High Foot Traffic Corridor** Adjacent to Prominent Residential & Office Density
- **Proximity to Major Destinations** Including South Waterfront, OHSU, PSU, and Downtown Core
- **Strong Visibility & Signage** in a Vibrant Urban Environment



Expenses

SALE OFFERING:
309 S Montgomery Street | Portland, OR 97201

Price \$2,750,000

Price SF \$329

NRSF 8,350 SF

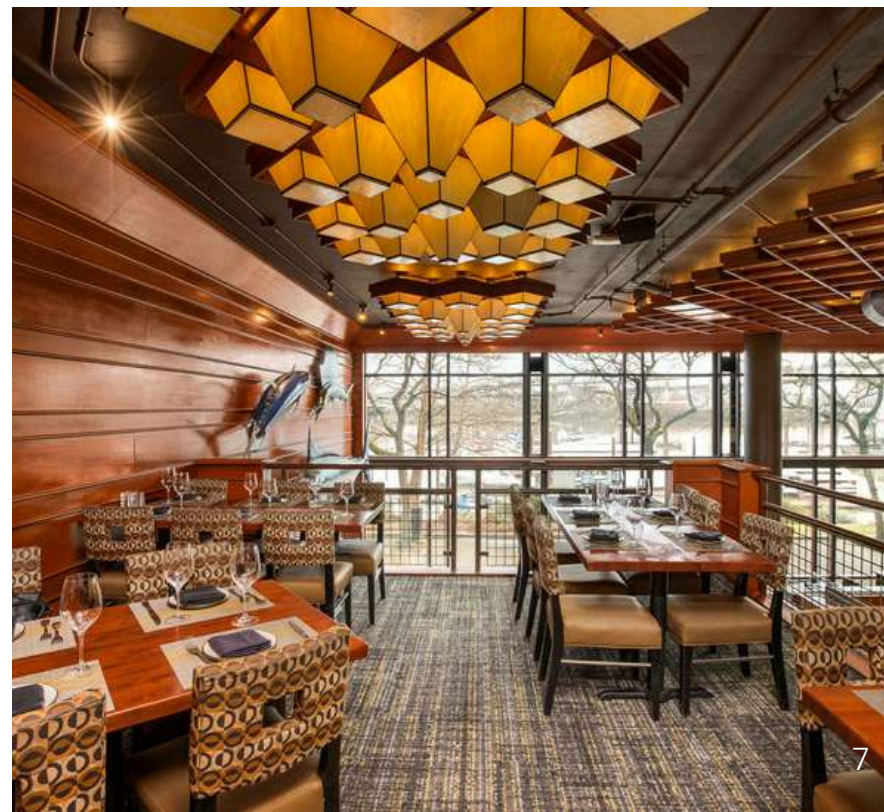
OPERATING EXPENSES ANNUALLY	CURRENT	PSF
Taxes	\$38,327	\$4.59
Insurance	\$2,400	\$0.28
Utilities	\$64,000	\$7.66
HOA Fees	\$36,205	\$4.33
Total	\$140,932	\$16.86





BRING YOUR VISION TO LIFE IN
THIS ICONIC RESTAURANT
SPACE, OFFERING PANORAMIC
VIEWS OF THE STUNNING
PORTLAND WATERFRONT.







PLUG-AND-PLAY LEGACY RESTAURANT

This distinguished venue offers a rare leasing or purchasing opportunity, featuring a floor plan designed to take in all of Portland's waterfront. All necessary hook-ups are awaiting a new tenant/owner's new vision to bring this iconic location to life.



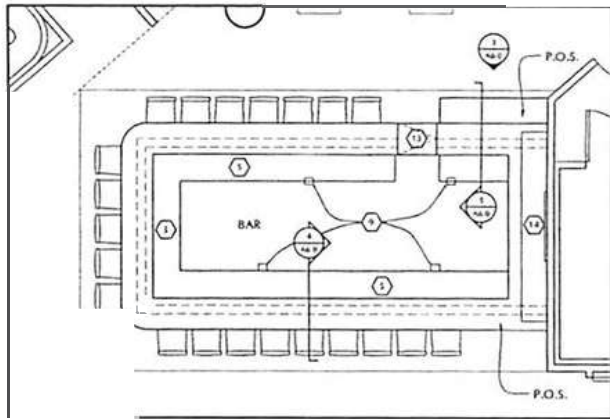
ICONIC LOCATION

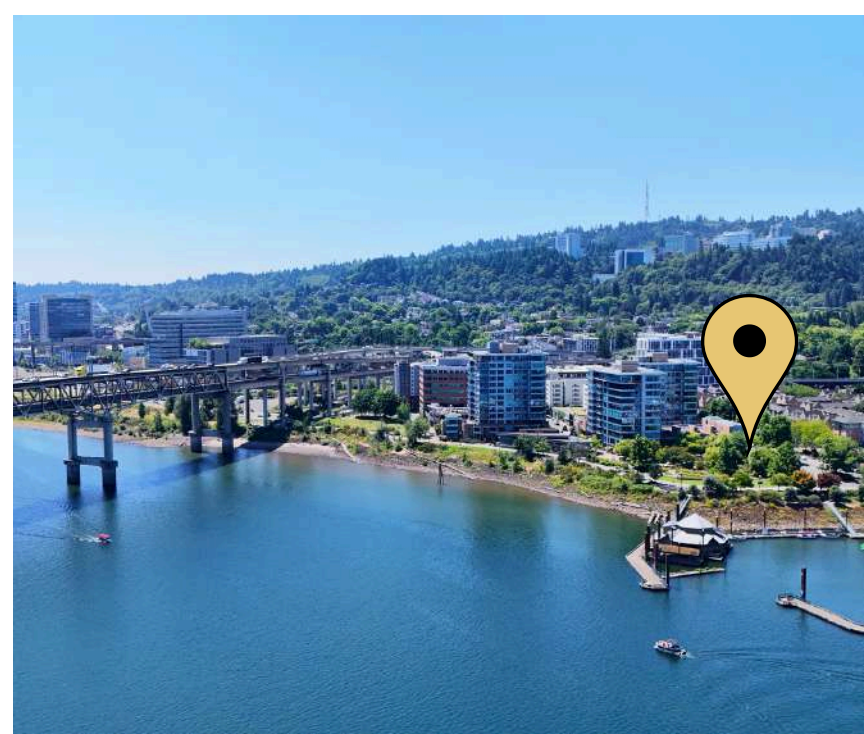
Riverplace Marina offers public access to the city's most prominent boating hub along the Willamette River featuring over 100 slips. The marina is not only a great spot for boat moorage but also serves as a hub for local events like the Dragon Boat Festival, 4th of July Blues Fest, Christmas Boat Show, and has easy access to the South Waterfront Esplanade and future potential home of the PDX Diamond Project.



CONSISTENT FOOT TRAFFIC

The Portland Farmers Market at Portland State University draws locals every Saturday with its selection of fresh produce, artisanal goods, and prepared foods. It serves as a community hub, bringing together farmers, vendors, and residents to enjoy live music and seasonal offerings throughout the year.





Community Breakdown: Who's Living Here

Population:

State:	Oregon	4.18M
County:	Multnomah	789,698
MSA:	Portland-Metro	2.49M
City:	Portland	630,498

	1 mile	3 Miles	5 Miles
Population	26,450	195,382	444,792
Total Households	15,704	102,370	207,870
Average Household Income	\$96.1K	\$133.8K	\$138.7K
Total Consumer Spending	\$184.2M	\$4.8B	\$12.8B



Walkability Score:
Walker's Paradise (91)
Excellent Transit (86)

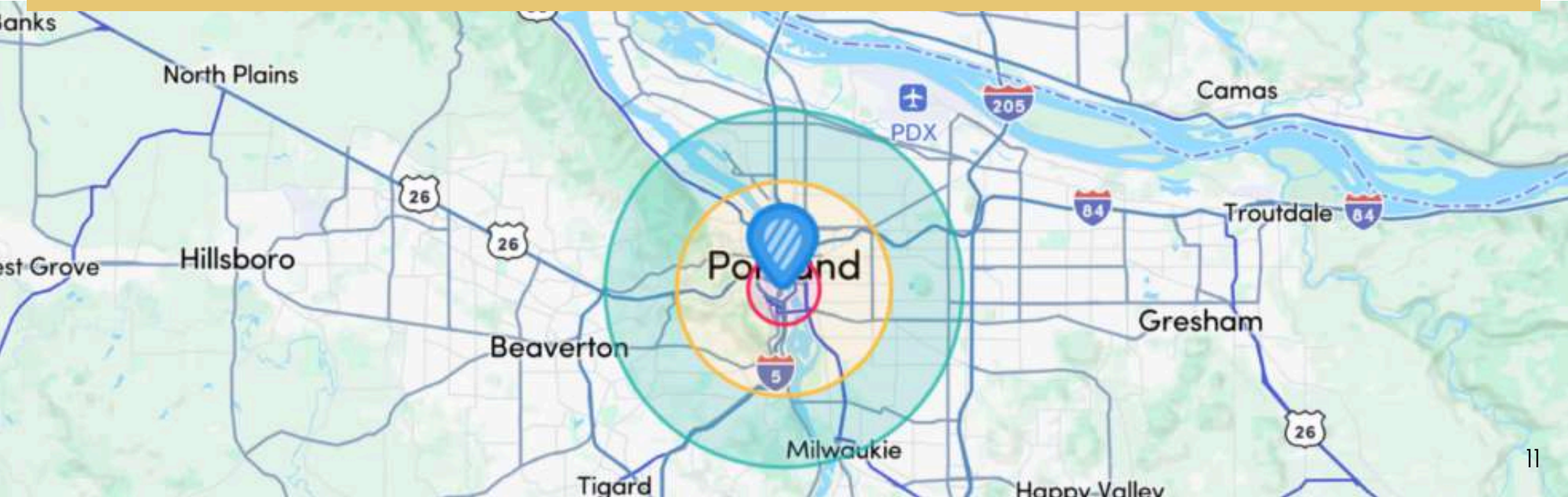


Transportation:

- 1.2 miles to nearest bus stop on 1st and Main
- 3.5 miles to Portland International Airport



Daily Car Count: (VPD)
S Montgomery St - 2,899
S Harbor Dr - 18,704
I-5 - 87,526
I-405 - 100,741



Local Essentials: Explore Nearby Amenities



Morrison Bridge
33,260 VPD

Hawthorne Bridge
17,336 VPD

Willamette River

Marquam Bridge
I-5
87,526 VPD



Get To Know The Area

The Portland Diamond Project (PDP) is making significant progress toward building a **Major League Baseball stadium** on the South Waterfront along the Willamette River. The project as an opportunity to **boost the local economy**, revitalize the area, and strengthen the city's sports culture.

OMSI (Oregon Museum of Science and Industry) is a major cultural and educational attraction in Portland, **drawing hundreds of thousands of visitors each year** with its interactive exhibits and riverfront location. Investing in property just across the river **offers strong visibility, steady foot traffic**, and proximity to the planned OMSI District. This strategic location benefits from both current activity and long-term growth tied to one of **Portland's most dynamic and evolving neighborhoods**.

The **Portland Farmers Market at Portland State University** draws locals every Saturday with its selection of fresh produce, artisanal goods, and prepared foods. It serves as a community hub, bringing together farmers, vendors, and residents to enjoy live music and **seasonal offerings throughout the year**.



Portland Baseball Stadium: A Game-Changer for Nearby Investment Opportunities

The projected Portland Baseball Stadium is set to be **a game-changer** for the city, drawing **thousands of visitors and significantly boosting local traffic and revenue**. Located in close proximity to 303 SW Montgomery St, this new sports venue will attract a **steady influx of fans and tourists**, enhancing the vibrancy of the area. With its ability to host major events and games, the stadium will create **a dynamic flow of foot traffic, benefiting nearby businesses and driving demand for local retail, dining, and entertainment options**.

For investors, this development offers a major perk, positioning the subject property at 303 SW Montgomery St in a **prime spot for increased exposure and potential revenue**. The stadium's draw will elevate the surrounding neighborhood, making it an even more attractive location for both tenants and customers. The surge in activity will lead to **higher visibility, increased foot traffic, and greater opportunities for businesses**, making this property an even more compelling investment as the area becomes a bustling hub of activity and economic growth.



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