

# PREMIUM LOCATION AT NE GRAND & COUCH — 4 CUSTOM RESTAURANT SPACES

Grand Canyon Building 106 NE Grand Avenue, Portland OR 97232

# FOR LEASE



**Situated at the corner of NE Grand and Couch in Portland's Central Eastside District**, the Grand Canyon Building is walking distance to the Oregon Convention Center, the Pacific Northwest's first Soho House, numerous hotels, condos, and apartment buildings making it easily accessible to residents and guests in the vicinity. This rare corner building is a prime opportunity for 4 new or established operators looking for a landmark location. Highly visible exterior and light drenched interior with expansive windows and high ceilings draw inspiration from the building's original showroom features. North Rim will be building 4 separate restaurant spaces, all of which will be customized to the operators' needs. North Rim specializes in building restaurants, production kitchens, and other commercial spaces of exceptional value and high quality throughout the Portland Metro Area.

**Matthew Schweitzer**  
[matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)



**northrimpx.com**

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

# PREMIUM LOCATION AT NE GRAND & COUCH — 4 CUSTOM RESTAURANT SPACES

Grand Canyon Building 106 NE Grand Avenue, Portland OR 97232

# FOR LEASE



106 NE GRAND AVENUE



Tour a similar suite



[tinyurl.com/NRSampleRestaurant](https://tinyurl.com/NRSampleRestaurant)

## Property Details

- Highly visible premium location
- 4 Custom restaurant suites
- Each suite has an accompanying annex space for office or storage use
- ADA restrooms
- All restaurant equipment is professionally maintained
- Locally owned and professionally managed

## Location Details

- Near the Pacific Northwest's first Soho House and Portland Convention Center
- Several new apartment buildings and condos in the area
- One block from the Streetcar
- Easily access to I-5 and I-84
- Walking distance to downtown Portland via the Burnside Bridge

## Demographics (within 1 mile)

- Population: 24,438
- Population: 26,401 (2024)
- Households: 13,553
- Median Age: 39.49

## Combined Daily Traffic Count

(NE Grand at Couch St. and Burnside)  
TOTAL: 31,611

Walk Score



88  
"Very Walkable"

Bike Score



92  
"Biker's Paradise"

Transit Score



86  
"Excellent Transit"

**Matt Schweitzer**

[matt@northrimpx.com](mailto:matt@northrimpx.com) | 503.381.3134



[northrimpx.com](https://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)



**PREMIUM LOCATION AT NE GRAND & COUCH — 4 CUSTOM RESTAURANT SPACES**

Grand Canyon Building 106 NE Grand Avenue, Portland OR 97232

**FOR LEASE**

**Matt Schweitzer**

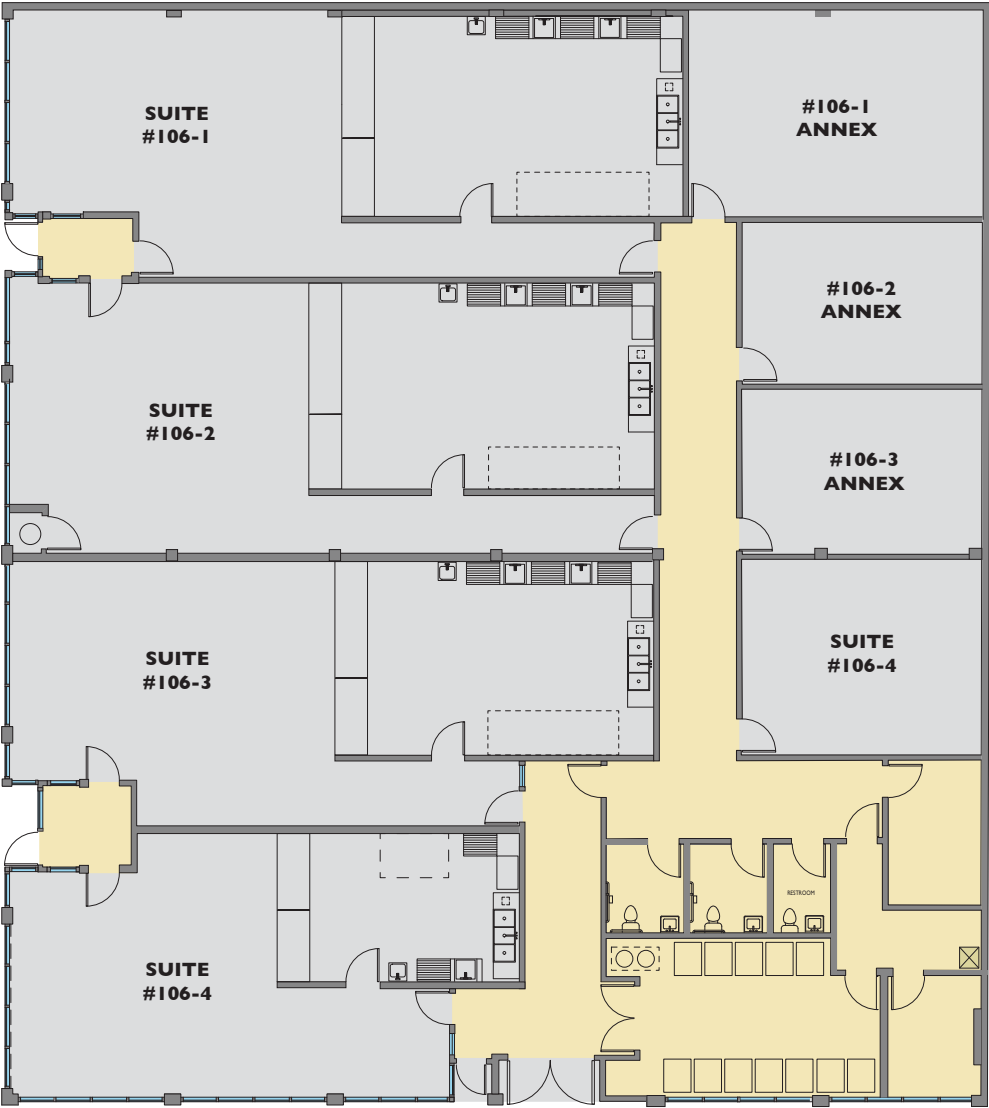
[matt@northrimpdx.com](mailto:matt@northrimpdx.com) | 503.381.3134



**northrimpdx.com**

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

**FLOOR PLAN | Street Level**



**PREMIUM LOCATION AT NE GRAND & COUCH — 4 CUSTOM RESTAURANT SPACES**  
Grand Canyon Building 106 NE Grand Avenue, Portland OR 97232

**FOR LEASE**

**Matt Schweitzer**  
matt@northrimpx.com | 503.381.3134



**northrimpx.com**  
819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2024 North Rim Commercial Properties



**DOWNTOWN PORTLAND**

**PREMIUM LOCATION AT NE GRAND & COUCH — 4 CUSTOM RESTAURANT SPACES**

Grand Canyon Building 106 NE Grand Avenue, Portland OR 97232

**FOR LEASE**

**Matt Schweitzer**

[matt@northrimpx.com](mailto:matt@northrimpx.com) | 503.381.3134



**northrimpx.com**

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2024 North Rim Commercial Properties