



FOR SALE OR LEASE



664 N RUSSELL STREET

Brewery / Restaurant / Food Production Space

± 6,632 SF | \$2,300,000 | Call for Lease Rates

Building Features:

- Features sophisticated elements like marble subway tiles, reclaimed timber beams, custom ironwork, and specialized lighting
- Includes walk-in coolers, mezzanine for office space, and an ideal layout for brewery or food-related ventures
- Plug & Play Brewery & Commercial Kitchen

BRODY COHEN

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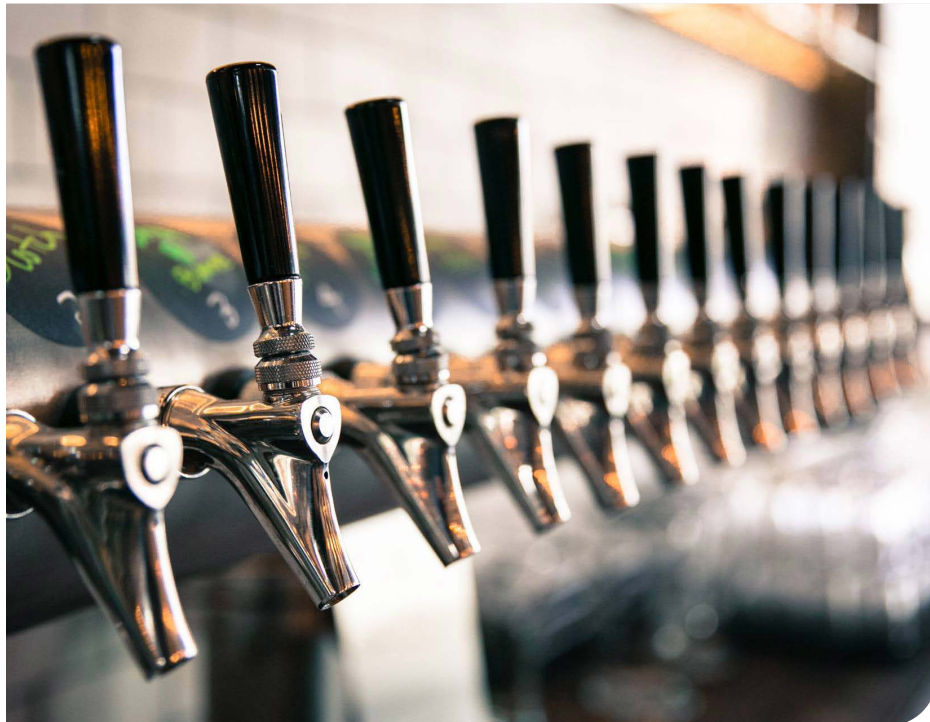
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PROPERTY SUMMARY



**FOR SALE
OR LEASE**



PROPERTY DETAILS	
Address	664 N Russell Street, Portland, OR 97227
Available Space	6,632 Total SF <ul style="list-style-type: none"> • Brewery/Taproom: 2,962 SF • Restaurant/Food Production: 2,817 SF • Common Area/Storage: 850 SF
Use Type	Retail, Service, Restaurant
Zoning	IG1 (General Industrial 1)
Parking	Ample Street Parking Available
Restrooms	ADA Compliant Restrooms
Sale Price	\$2,300,000
Lease Rate	Call for Lease Rates

SPACE	TOTAL SF	MAIN AREA	MEZZ.	AVAILABLE
Brewery / Taproom	2,962 SF	2,618 SF	344 SF	Now
Restaurant / Food Production	2,817 SF	2,470 SF	347 SF	9/1/25

Location Features

- Prime location in up-and-coming area
- Steps from retail and dining highlights on N Mississippi Street
- Blocks from the Albina/Mississippi MAX Station

Nearby Highlights

- McMenamins White Eagle
- Albina/Mississippi MAX Station
- Bernstein's Bagels
- Camellia Grove Kombucha
- Fremont Bridge
- Grand Central Bakery
- Legacy Medical Group
- Moda Center
- Overlook Park
- OX
- Seven Bridges Winery
- Widmer Brothers Brewing
- ¿Por Qué No?

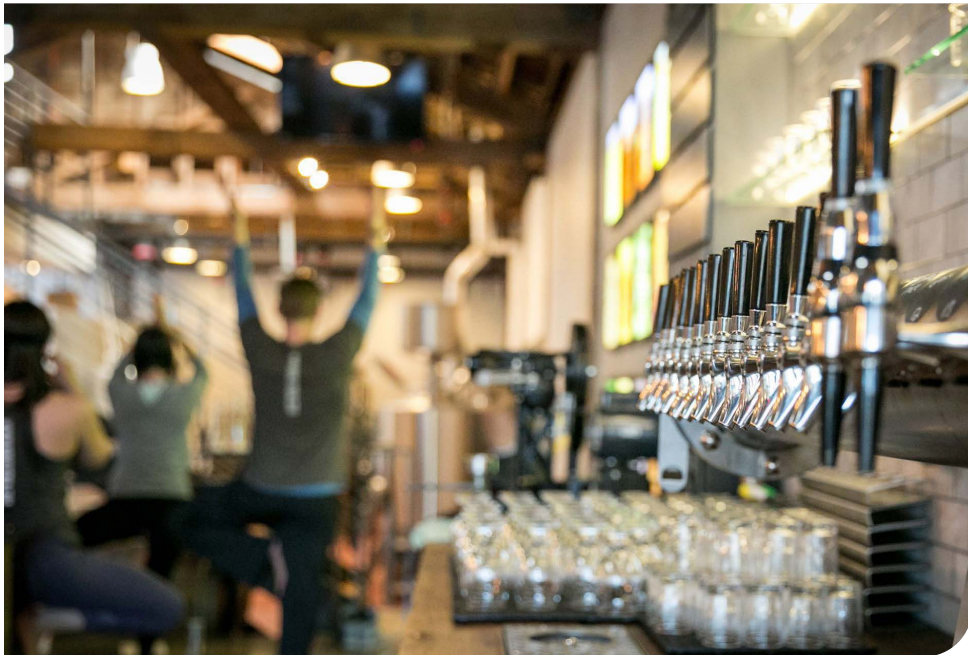


FLOOR PLAN





BREWERY / TAPROOM

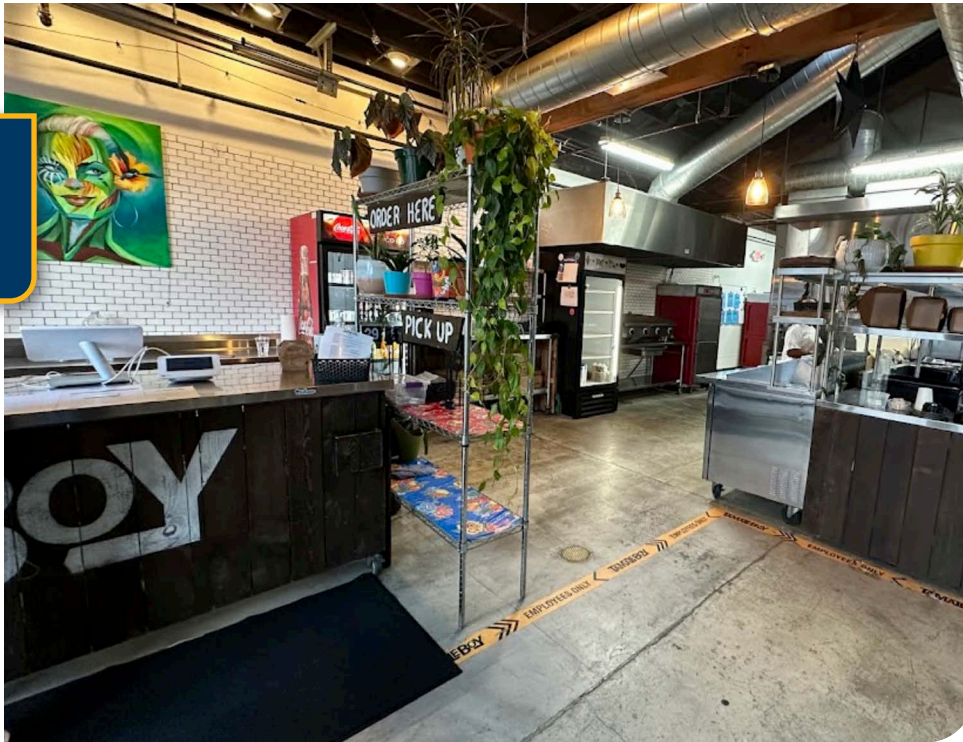


HIGHLIGHTS

- Brewery/Taproom: 2,962 SF
 - Main Area: 2,618 SF
 - Mezzanine: 344 SF
- Built-in bar with wood front and floor to ceiling tiled backsplash with LED lit glass shelving
- 20' high exposed timber ceilings and skylights
- 25' by 25' Walk-in Cooler
- 1 Roll Up Door
- *Brewery equipment not included in sale/lease. Can be negotiated separately.*



RESTAURANT / FOOD PRODUCTION



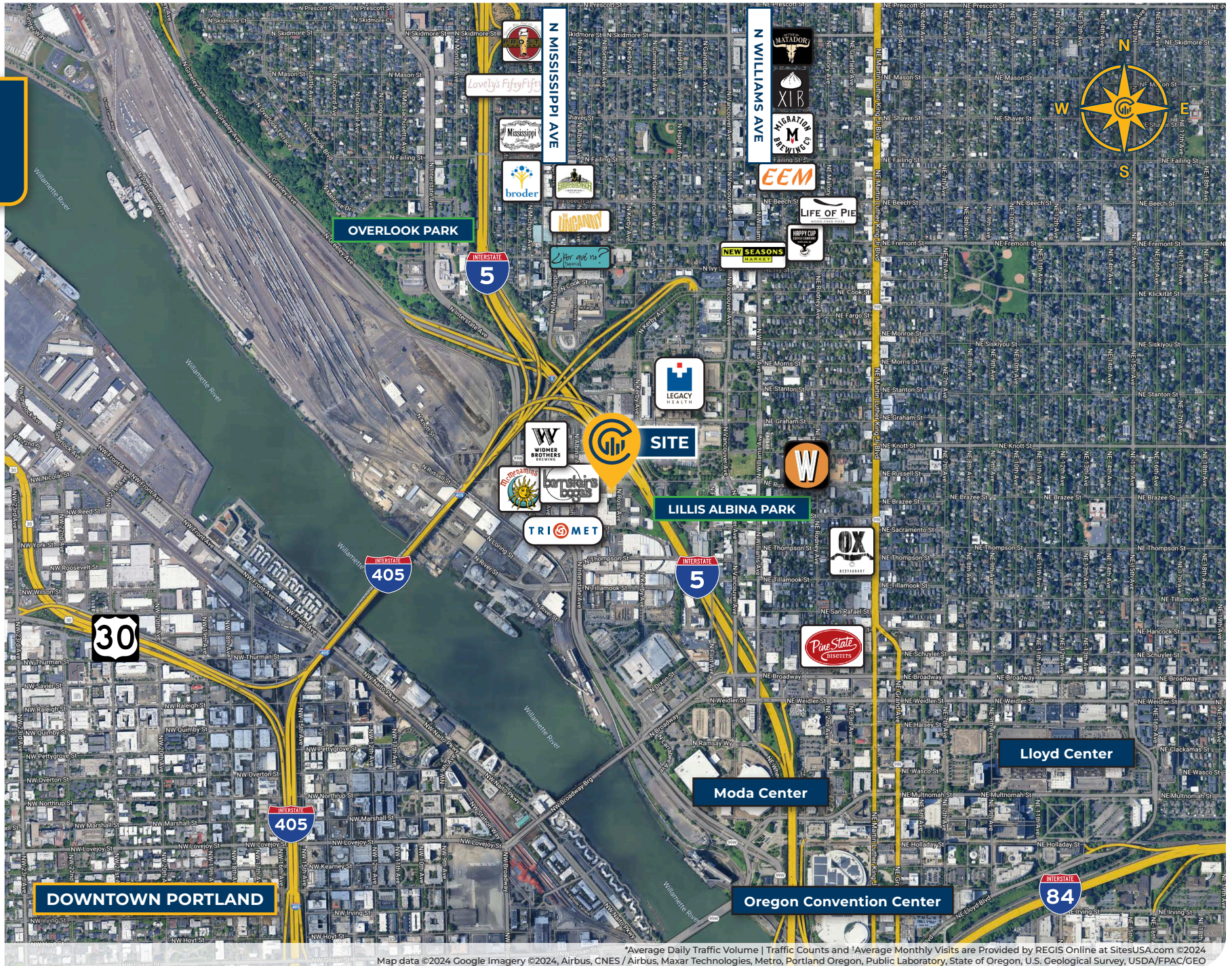
HIGHLIGHTS

- Restaurant/Food Production: 2,817 SF
 - Main Area: 2,470 SF
 - Mezzanine/Office: 347 SF
- 1 Roll Up Door
- Walk-in Coolers
- *Kitchen equipment not included in sale/lease. Can be negotiated separately.*





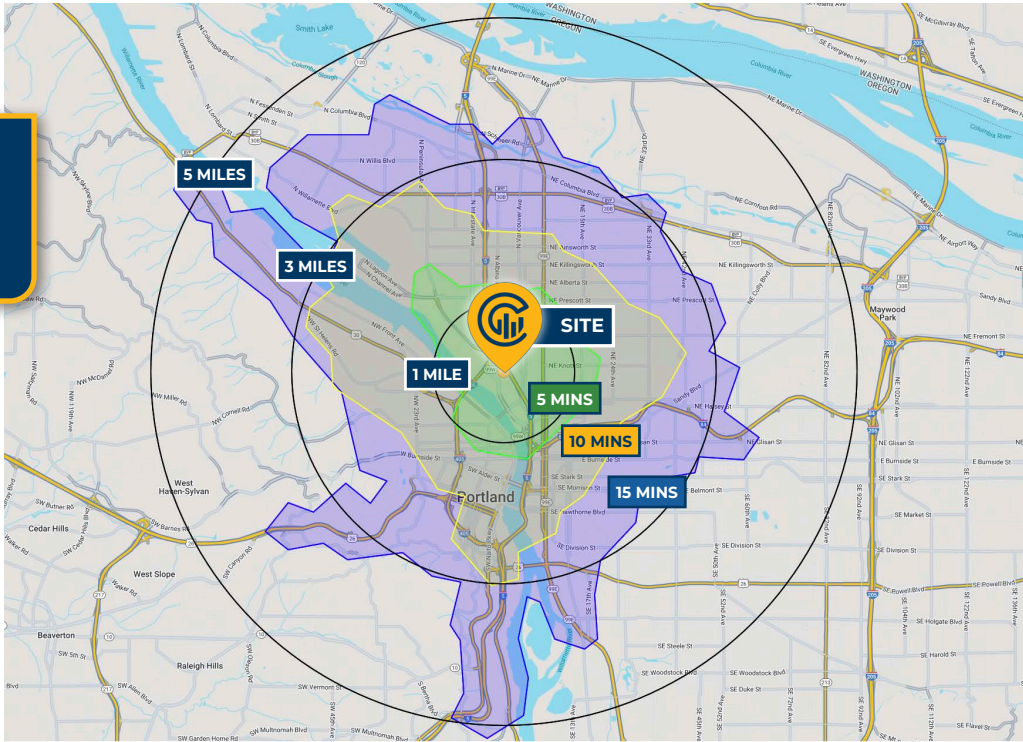
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024
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DRIVE TIMES & DEMOGRAPHICS



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73

Walk Score®
"Very Walkable"



79

Bike Score®
"Very Bikeable"



67

Transit Score®
"Good Transit"

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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	29,026	207,297	394,373
2029 Projected Population	29,471	207,770	388,965
2020 Census Population	28,901	206,385	399,330
2010 Census Population	17,581	171,219	346,757
Projected Annual Growth 2024 to 2029	0.3%	-	-0.3%
Historical Annual Growth 2010 to 2024	4.7%	1.5%	1.0%
Households & Income			
2024 Estimated Households	16,154	108,909	191,239
2024 Est. Average HH Income	\$151,914	\$136,942	\$139,653
2024 Est. Median HH Income	\$95,533	\$100,166	\$103,352
2024 Est. Per Capita Income	\$85,252	\$72,352	\$68,077
Businesses			
2024 Est. Total Businesses	2,537	23,565	35,060
2024 Est. Total Employees	30,233	222,184	300,063

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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