

RETAIL/RESTAURANT PROPERTY FOR SALE

711 NE Dekum

711 NE DEKUM STREET, PORTLAND, OR 97211



Established restaurant property in historic Woodlawn neighborhood

CONTACT

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Property snapshot



Seize the chance to own a piece of Portland's vibrant past with the Firehouse Restaurant and building, a treasured landmark in the heart of the Woodlawn neighborhood. Originally built in 1913 as Firehouse 29, this stunning brick structure has been masterfully transformed into one of Portland's most beloved dining destinations, seamlessly blending historical charm with modern culinary excellence.

ADDRESS	711 NE Dekum, Portland, 97211
BUILDING SIZE	3,520 SF
SITE	5,293 SF / 0.12 AC
TYPE	Retail
YEAR BUILT	1913
TRAFFIC COUNT	NE Dekum / NE Durham - 11,325 ADT ('13)
PRICE	Call for details

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Portland Archives, A2011-001.90

Woodlawn, one of Portland's oldest neighborhoods, is a place where history and community intertwine.

ESTABLISHED IN THE LATE 19TH CENTURY, THE NEIGHBORHOOD HAS ATTRACTED A DIVERSE MIX OF RESIDENTS WHO HAVE BUILT HOMES, BUSINESSES, AND A TIGHT-KNIT COMMUNITY.

Today, Woodlawn is a vibrant, diverse neighborhood known for its historic homes, welcoming parks, and a growing array of local businesses. It's a place where the past is honored, and the future is embraced - a living testament to Portland's rich history and enduring community spirit.

LOCAL RETAILERS

- Campana
- Breakside Brewery
- Good Neighbor Pizzeria
- The High Water Mark
- Retro Game Bar
- P's & Q's Market
- Woodlawn Coffee & Pastry
- Koken Coffee Roasters



96

BIKE SCORE



83

WALK SCORE



52

TRANSIT SCORE

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The Firehouse Restaurant and building, a treasured landmark in the heart of Woodlawn

Seize the chance to own a piece of Portland's vibrant past with the Firehouse Restaurant and building, a treasured landmark in the heart of the Woodlawn neighborhood.

- **Prime Location:** Situated on NE Dekum Street, in a thriving community known for its eclectic mix of businesses and loyal local clientele.
- **Historic Character:** The building retains its original firehouse features, including exposed brick walls and towering arched windows, offering an authentic and unforgettable dining experience.
- **Turnkey Restaurant:** The Firehouse Restaurant is fully operational, renowned for its wood-fired pizzas, fresh seasonal dishes, and warm, rustic ambiance. Step in and continue the tradition of excellence, or bring your unique vision to life in this extraordinary space.
- **Versatile Space:** The property offers expansive indoor dining areas, a cozy bar, and a charming outdoor patio, perfect for year-round dining. The building's unique layout also allows for the potential to expand or reimagine the space to suit your business needs.



Photos



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Photos



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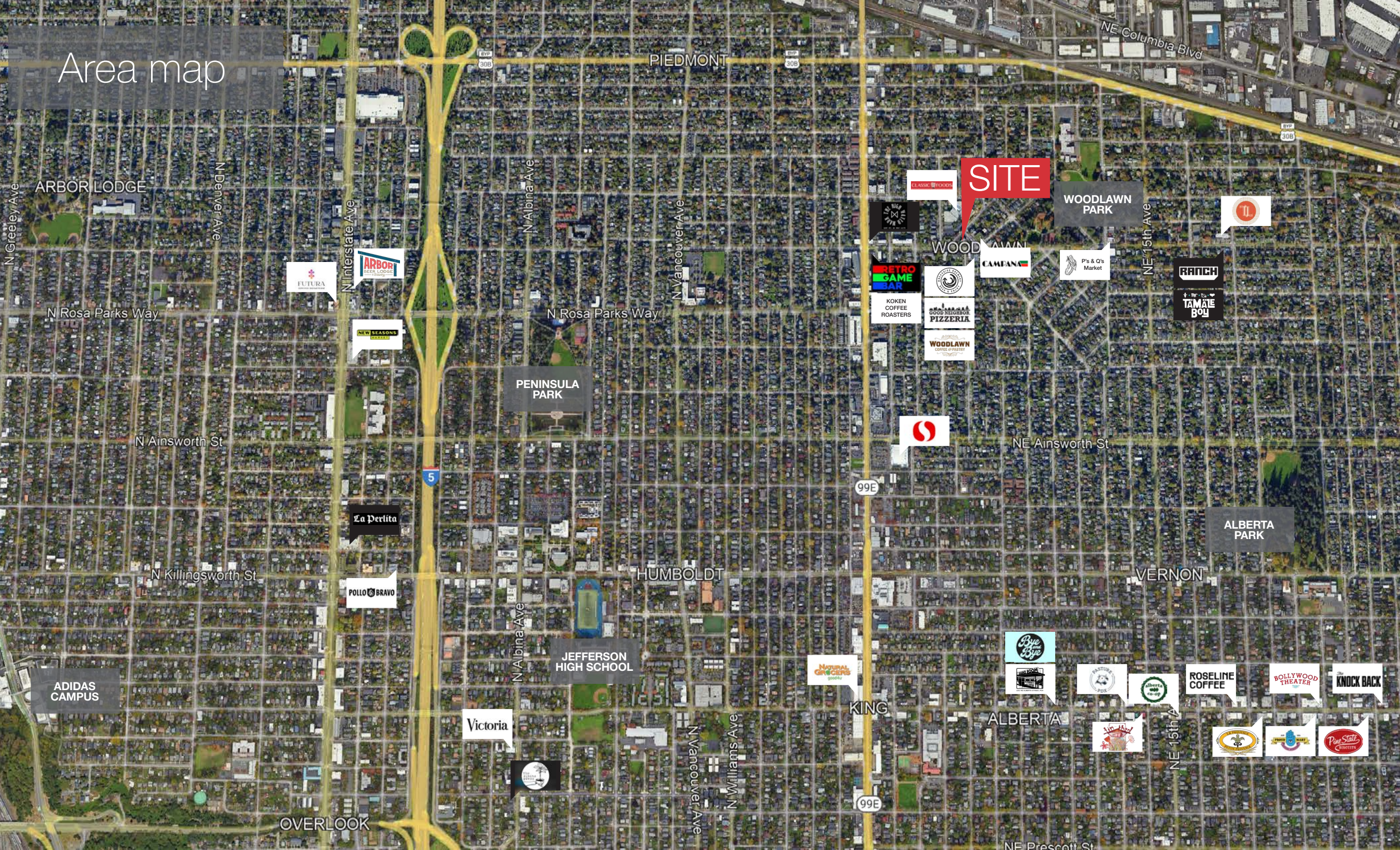
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Area map



Executive Summary

711 NE Dekum St, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.57199
Longitude: -122.65744

	1 mile	3 miles	5 miles
Population			
2010 Population	19,712	110,403	303,528
2020 Population	20,715	128,079	345,963
2024 Population	20,896	130,804	357,098
2029 Population	20,966	133,087	369,762
2010-2020 Annual Rate	0.50%	1.50%	1.32%
2020-2024 Annual Rate	0.20%	0.50%	0.75%
2024-2029 Annual Rate	0.07%	0.35%	0.70%
2020 Male Population	47.8%	49.0%	49.7%
2020 Female Population	52.2%	51.0%	50.3%
2020 Median Age	37.2	37.6	37.4
2024 Male Population	48.5%	49.7%	50.4%
2024 Female Population	51.5%	50.3%	49.6%
2024 Median Age	38.1	38.5	38.1

In the identified area, the current year population is 357,098. In 2020, the Census count in the area was 345,963. The rate of change since 2020 was 0.75% annually. The five-year projection for the population in the area is 369,762 representing a change of 0.70% annually from 2024 to 2029. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	62.5%	67.9%	69.8%
2024 Black Alone	16.0%	9.9%	6.2%
2024 American Indian/Alaska Native Alone	1.2%	1.2%	1.2%
2024 Asian Alone	3.1%	4.2%	5.6%
2024 Pacific Islander Alone	0.4%	0.5%	0.6%
2024 Other Race	4.6%	4.4%	4.9%
2024 Two or More Races	12.2%	11.8%	11.7%
2024 Hispanic Origin (Any Race)	11.4%	11.2%	12.0%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	99	117	99
2010 Households	8,014	46,516	138,834
2020 Households	8,822	56,467	163,493
2024 Households	8,911	57,723	169,643
2029 Households	8,902	58,672	176,715
2010-2020 Annual Rate	0.97%	1.96%	1.65%
2020-2024 Annual Rate	0.24%	0.52%	0.87%
2024-2029 Annual Rate	-0.02%	0.33%	0.82%
2024 Average Household Size	2.31	2.21	2.04

The household count in this area has changed from 163,493 in 2020 to 169,643 in the current year, a change of 0.87% annually. The five-year projection of households is 176,715, a change of 0.82% annually from the current year total. Average household size is currently 2.04, compared to 2.05 in the year 2020. The number of families in the current year is 69,005 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	40.5%	39.3%	46.3%
Median Household Income			
2024 Median Household Income	\$97,220	\$104,700	\$88,649
2029 Median Household Income	\$115,972	\$120,397	\$105,636
2024-2029 Annual Rate	3.59%	2.83%	3.57%
Average Household Income			
2024 Average Household Income	\$132,135	\$148,618	\$130,394
2029 Average Household Income	\$158,864	\$173,686	\$152,609
2024-2029 Annual Rate	3.75%	3.17%	3.20%
Per Capita Income			
2024 Per Capita Income	\$56,154	\$65,565	\$62,041
2029 Per Capita Income	\$67,111	\$76,542	\$73,025
2024-2029 Annual Rate	3.63%	3.14%	3.31%
GINI Index			
2024 Gini Index	40.0	37.3	40.9

Households by Income

Current median household income is \$88,649 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$105,636 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$130,394 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$152,609 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$62,041 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$73,025 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	59	61	52
2010 Total Housing Units	8,394	49,472	149,419
2010 Owner Occupied Housing Units	4,875	28,191	67,302
2010 Renter Occupied Housing Units	3,139	18,325	71,532
2010 Vacant Housing Units	380	2,956	10,585
2020 Total Housing Units	9,201	60,937	177,400
2020 Owner Occupied Housing Units	5,055	29,867	71,204
2020 Renter Occupied Housing Units	3,767	26,600	92,289
2020 Vacant Housing Units	429	4,471	13,871
2024 Total Housing Units	9,359	62,883	186,170
2024 Owner Occupied Housing Units	5,116	30,171	72,551
2024 Renter Occupied Housing Units	3,795	27,552	97,092
2024 Vacant Housing Units	448	5,160	16,527
2029 Total Housing Units	9,407	63,879	193,474
2029 Owner Occupied Housing Units	5,110	30,273	73,490
2029 Renter Occupied Housing Units	3,793	28,399	103,225
2029 Vacant Housing Units	505	5,207	16,759

Socioeconomic Status Index

2024 Socioeconomic Status Index	54.0	53.3	51.6
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Currently, 39.0% of the 186,170 housing units in the area are owner occupied; 52.2%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 177,400 housing units in the area and 7.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.14%. Median home value in the area is \$655,797, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.60% annually to \$710,074.

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