FOR LEASE

THE STRAUSS ON BURNSIDE

Retail Space on NE Grand Ave and E Burnside

654 SF - 1,920 SF (3 Suites) | $25 - $29 psf + NNN

77 NE Grand Ave, Portland, OR 97232

- Seeking Retail, Service, Taproom, Hair Salon, Barber Shop
- Potential for Outdoor Seating
- Located on E Burnside between NE MLK Jr Blvd and NE Grand Ave
- Available Now

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

PROPERTY SUMMARY

FOR LEASE

Suite 4 Exterior

Suite 7 Exterior

PROPERTY DETAILS	
Address	77 NE Grand Ave, Portland, OR 97232
Available Space	654 SF - 1,920 SF
N° of Suites Available	3 Suites
Availability	Now
Space Condition	Vanilla Shell / Second-Gen Barber Shop

SPACE	SIZE	USE TYPE	RATE
Suite 1*	1,920 SF	Barber Shop/Hair Salon	$29 psf + NNN
Suite 4	1,278 SF	Retail	$25 psf + NNN
Suite 7	654 SF	Retail	$25 psf + NNN

*DO NOT DISTURB TENANT

Location Features

- High Visibility on E Burnside (±13k ADTV*) between NE MLK Jr Blvd (±13.7k ADTV*) and NE Grand Ave (±19k ADTV*)
- Nearby recent construction includes 5 MLK, Skylar Grand, KEX Hotel Portland, and Sideyard Office Building.
- Over 1000 residential units, 652,000 SF of Office space, and 278,000 SF of Retail space within a 3-block radius.
- Prime Inner SE Location within walking distance of shopping and restaurants.
- Convenient access to Public Transit

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

Nearby Highlights

- Soho House (New)
- Afuri
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Dos Hermanos Bakery
- GNARLYS
- Hey Love
- Ironside Training
- Jackie's
- Kachka
- Kann
- Loyal Legion
- NORMADIE
- Olympia Provisions
- Portland Coffee Roasters
- Produce Row
- Rum Club
- The Coffin Club
- Wayfinder Beer

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SITE PLAN

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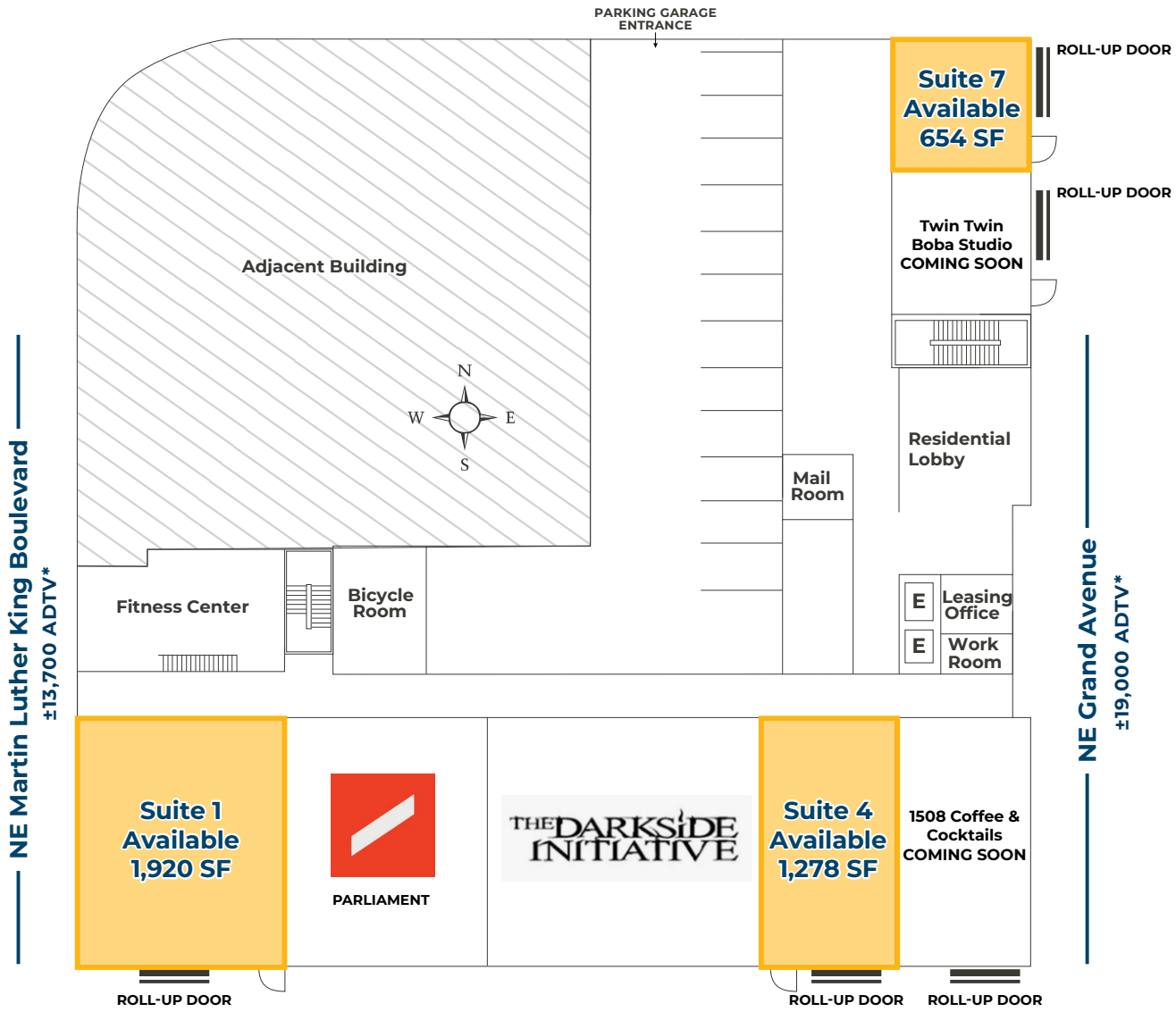

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FLOOR PLAN

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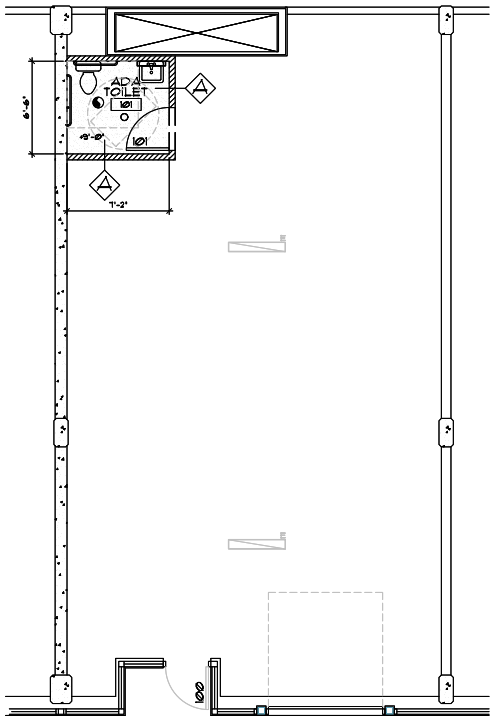
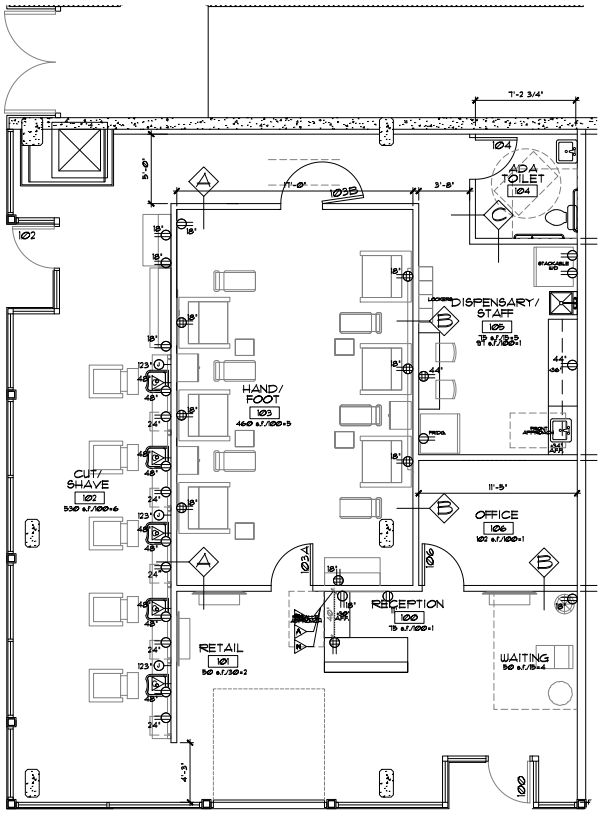
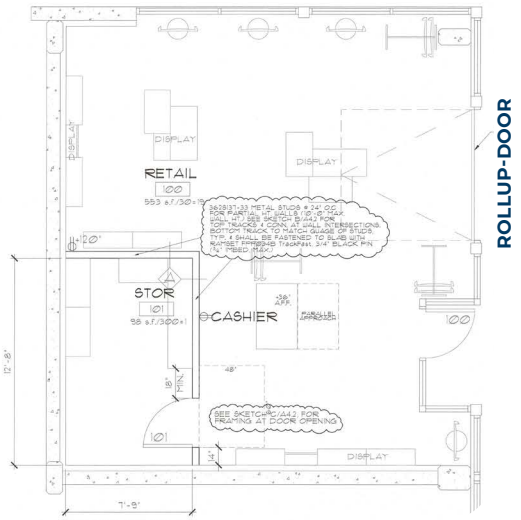


SUITE 4
1,278 SF



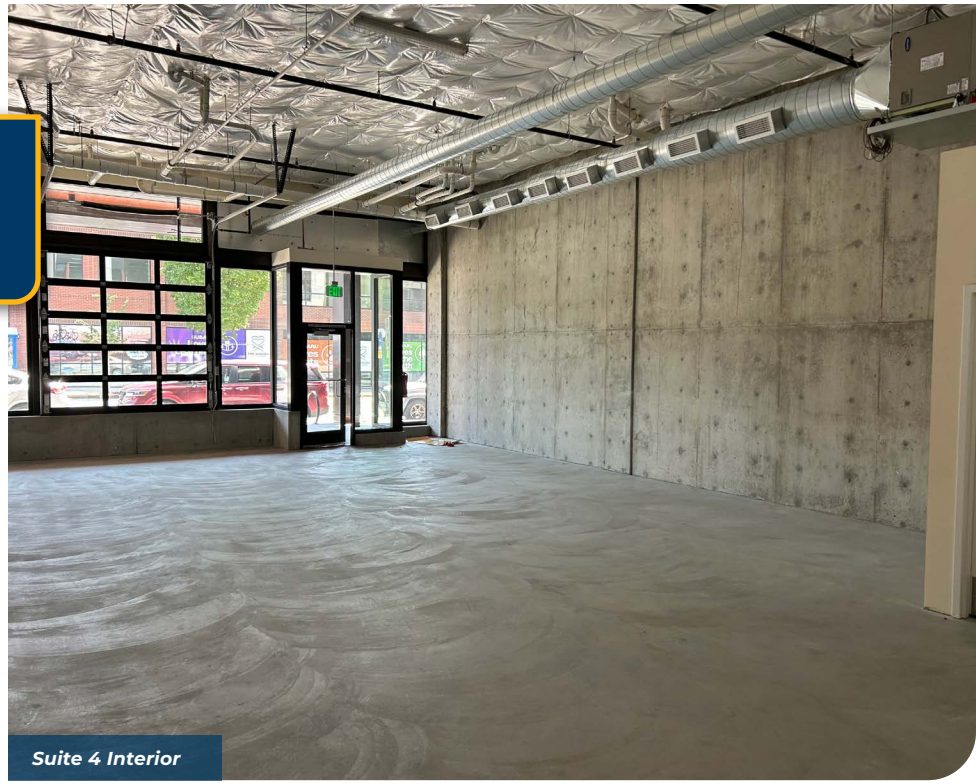
SUITE 1*
1,920 SF

*DO NOT DISTURB TENANT

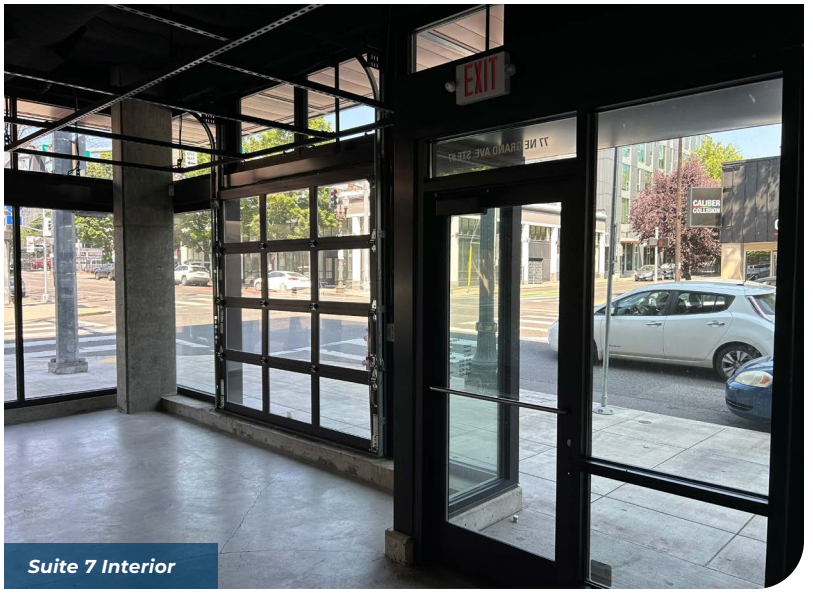


SUITE 7 - 654 SF

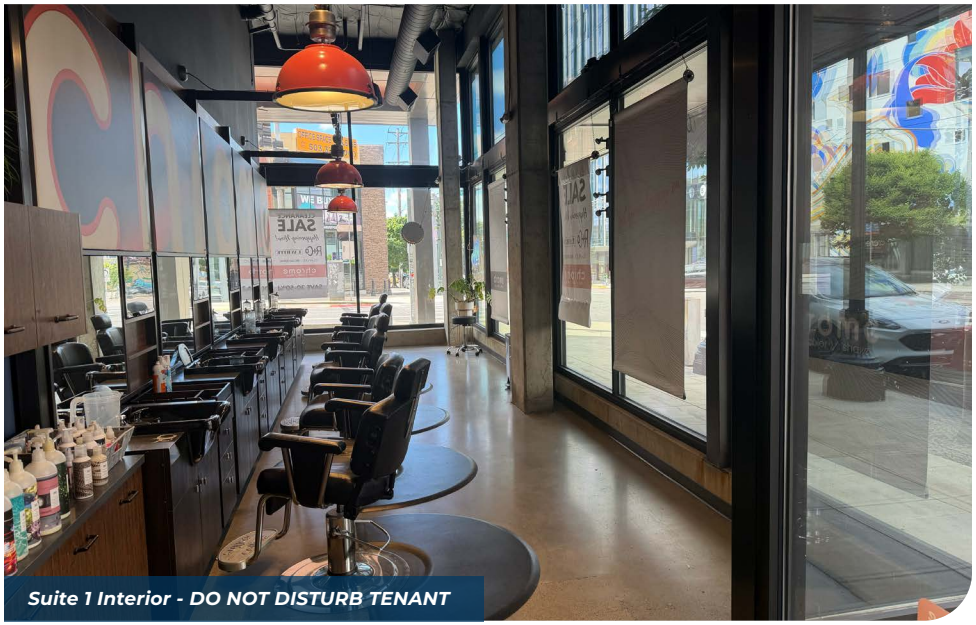
INTERIOR PHOTOS



Suite 4 Interior



Suite 7 Interior



Suite 1 Interior - DO NOT DISTURB TENANT

Suite 7 Interior

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LOCAL AERIAL MAP

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
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TriMet Bus Lines

- **3-4 blocks to routes 6, 12, 19, 20, and 70.**

Portland Street Car

- **The A & B Loops operate two routes connecting the Pearl District, Lloyd, Central Eastside Industrial District, Central Business District and PSU in loops around the Central City.**

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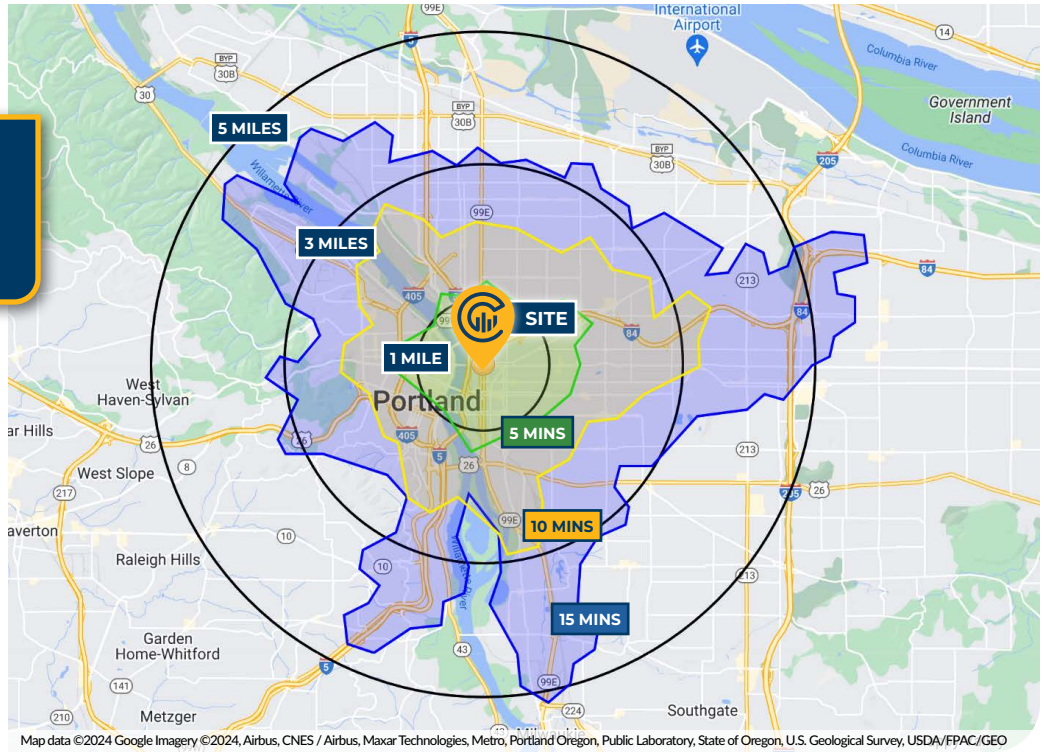
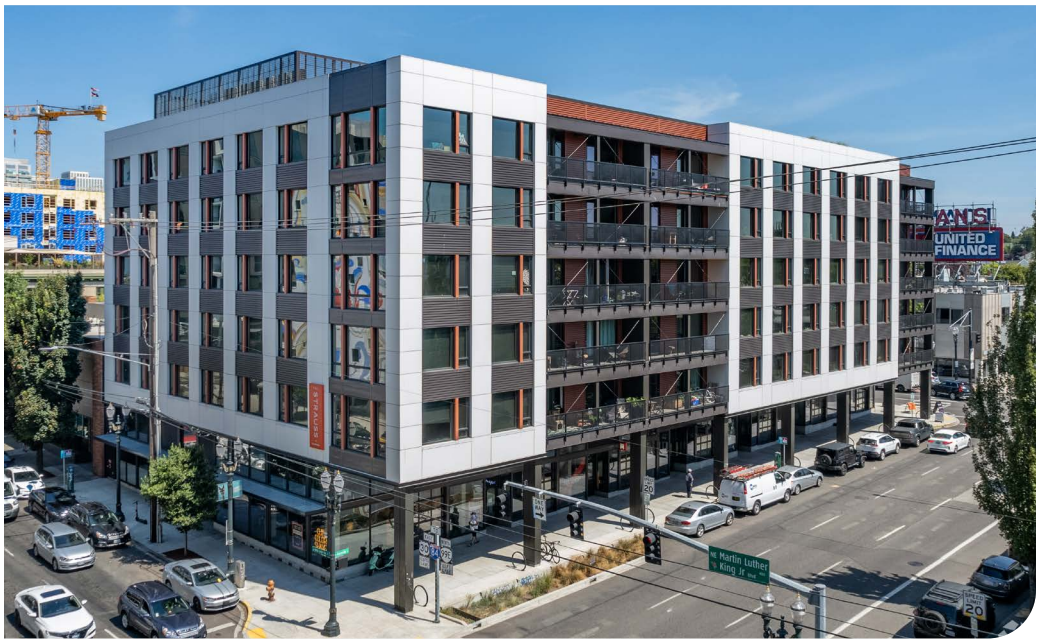
DRIVE TIMES & DEMOGRAPHICS





AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	25,833	228,392	441,748
2029 Projected Population	26,268	226,162	434,245
2020 Census Population	25,420	227,888	447,365
2010 Census Population	17,828	188,501	391,798
Projected Annual Growth 2024 to 2029	0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	3.2%	1.5%	0.9%
Households & Income			
2024 Estimated Households	15,894	120,974	211,608
2024 Est. Average HH Income	$84,827	$137,722	$141,096
2024 Est. Median HH Income	$67,315	$100,436	$102,864
2024 Est. Per Capita Income	$53,538	$73,333	$67,933
Businesses			
2024 Est. Total Businesses	6,778	25,074	37,747
2024 Est. Total Employees	77,573	224,829	319,004

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

Neighborhood Scores

84
Walk Score®
"Very Walkable"

100
Bike Score®
"Biker's Paradise"

78
Transit Score®
"Excellent Transit"

Ratings provided by https://www.walkscore.com

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