

9225 SW Allen Boulevard

Portland, Oregon 97223



Colliers

Turnkey Restaurant & Bar Space Available For Sale & Lease
\$2,350,000

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Suites Available For Lease:

Asking Rate: \$2/SF NNN

- Suite #100 – 850 SF Lower Level Office Space
- Suite #200 – 4,800 SF Restaurant & Bar
- Suite #205 – 2,425 SF Upper Level Event Space with Bar

Sale Offering:

Sale Price: \$2,350,000

- *Seller-Carried Financing Available*

Features & Amenities

Positioned within Washington County's business-friendly jurisdiction, this site presents both immediate operational potential and long-term redevelopment upside, as its NS zoning allows for future mixed-use or multifamily development. Whether continuing as a thriving restaurant or exploring future growth, this investment offers strong market positioning in a dynamic and growing retail district.

- Building SF: 8,100 SF
- Site Size: 0.90 Acres
- Parking Ratio: 4.32/1,000 SF
- Year Built: 1979 (Renovated 2023)
- Upstairs event space and outdoor patio area
- Zoning: NS, Neighborhood Services
- Owner completed a full remodel of commercial kitchen and event space in 2023.
- Brand new roundabout at corner of SW 92nd and SW Allen Blvd.
- Three points of ingress/egress making access very easy
- Minutes from Washington Square Mall, Red Tail Golf Center, and Highway 217
- Long term development potential as zoning allows multi family development

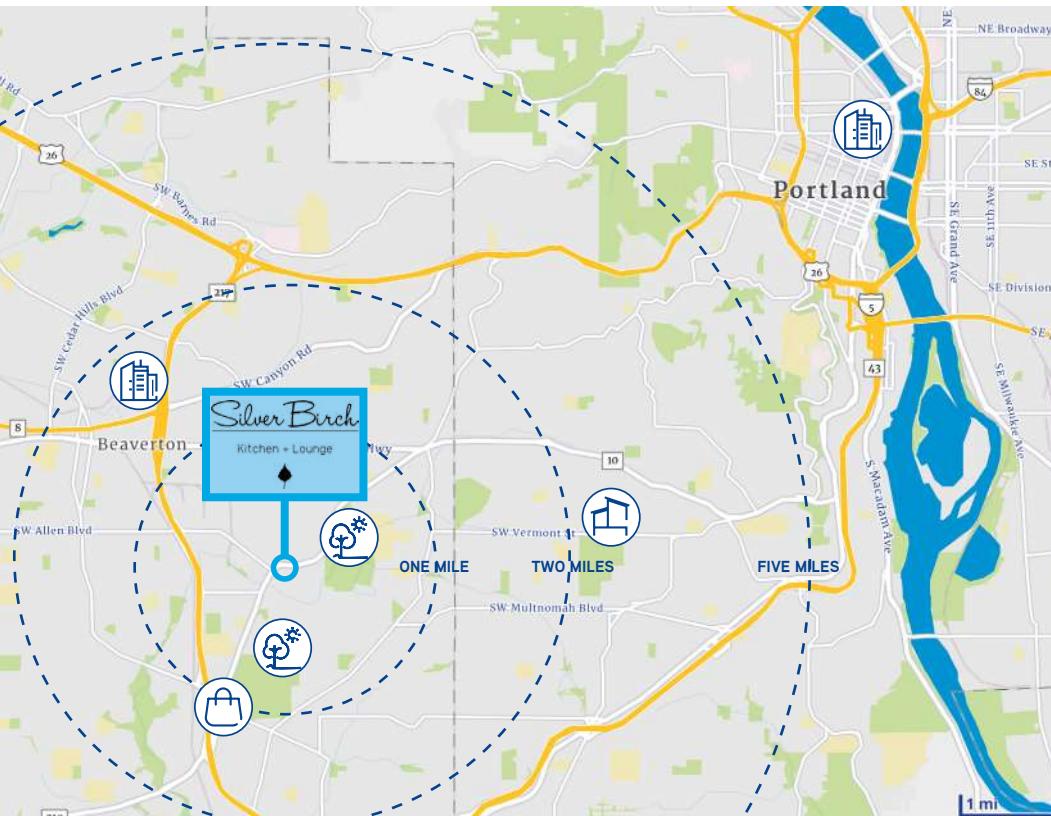


Turnkey Restaurant & Lounge

Located in the heart of Raleigh Hills, this property offers a rare opportunity to acquire a fully built-out restaurant and entertainment venue with valuable underlying real estate. The building is equipped with a spacious lounge, expansive outdoor patio, newly renovated upstairs event space, and areas previously designated for Oregon Lottery gaming machines, live music performances, karaoke, and pool tables—providing a versatile foundation for a variety of future uses.

With its highly visible location and flexible layout, the property presents an exceptional opportunity for owner-users, operators, or tenants to reimagine and reopen the space as a restaurant, bar, entertainment venue, or other business concept. The existing improvements allow for a streamlined path to opening, while ownership of the real estate itself offers long-term value and investment security.





HOUSEHOLDS WITHIN ONE MILE

Consumer Expenditures

6.6 MILES
DOWNTOWN PORTLAND



2.5 MILES
DOWNTOWN BEAVERTON



3.0 MILES
MULTNOMAH VILLAGE



1.1 MILES
REDTAIL GOLF CENTER



0.9 MILES
PORTLAND GOLF CLUB



1.9 MILES
WASHINGTON SQUARE



Wealth & income



\$96,506
Median household income



\$61,685
Per capita income



\$74,552
Median disposable income



\$664,880
Median home value



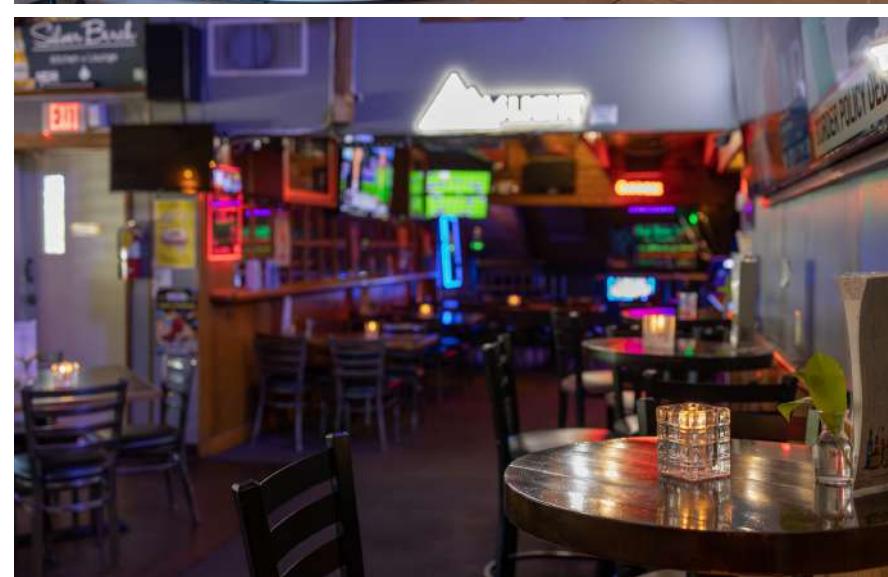
\$299,095
Median net worth



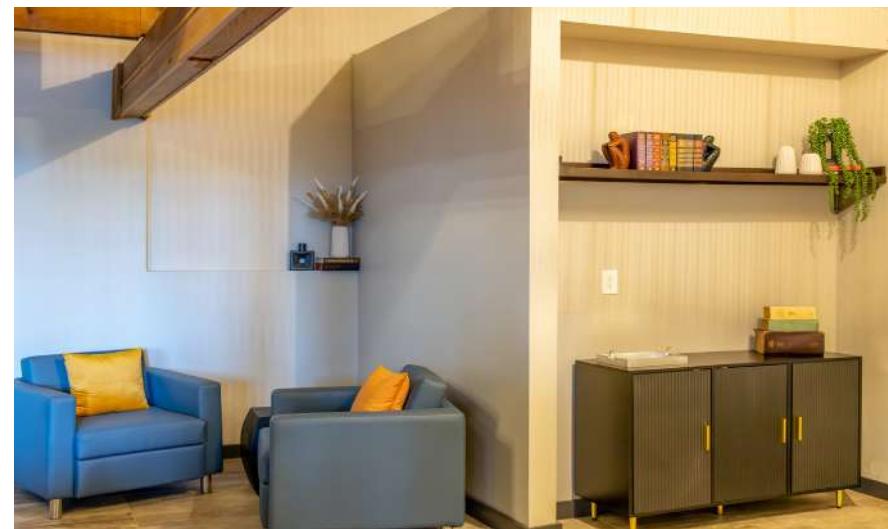
4,631
Households

Distances & Travel

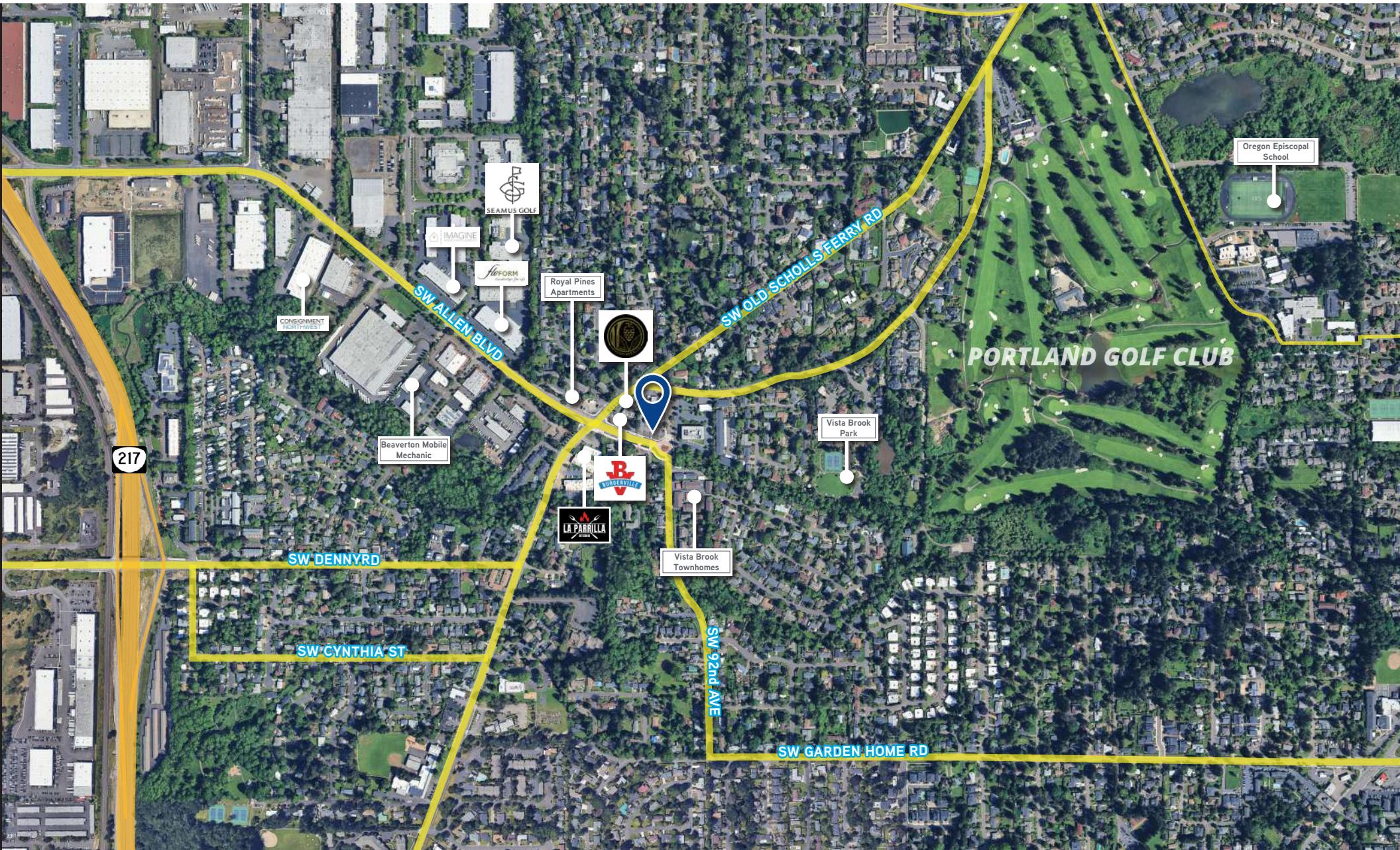
Bar and Lounge Areas



Event Spaces



Amenities & Connectivity



Building Exterior





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