



FOR LEASE



VINTAGE SQUARE

SECOND-GENERATION RESTAURANT SPACE

±3,000 SF | \$21.00/SF NNN | TI AVAILABLE

2316 E Portland Rd | Newberg, OR

- Second-generation layout reduces construction timeline
- Existing hood & grease interceptor (verify condition)
- Restaurant-capable plumbing and utility capacity
- Strong parking – 50 on-site spaces
- High-visibility frontage along E Portland Rd
- Surrounded by established residential rooftops
- Gateway location to Oregon wine country traffic

TIM PHOMMANY

Senior Associate Broker | Licensed in OR & WA
503-896-8861 | tim@capacitycommercial.com



FOR LEASE



SPACE DETAILS

Address	2316 E Portland Rd Newberg, OR
Available Space	±3,000 SF
Lease Rate	\$21.00/SF NNN
Estimated NNN	±\$4.00/SF
Tenant Improvements	Allowance Available for Qualified Operators
Preferred Term:	5-7 Years
Estimated Monthly Rent	(3,000 SF): ±\$6,250

Built for Restaurant Operators

Stop overpaying for new construction and long buildouts. This second-generation restaurant space gives you a faster, lower-risk path to opening. Existing restaurant infrastructure significantly reduces upfront capital costs and accelerates time to revenue.

Restaurant Spaces in Newberg Are Limited

Prime second-generation restaurant spaces with landlord-backed TI do not stay available long. Secure your location in one of Newberg's strongest retail corridors and open your doors faster.

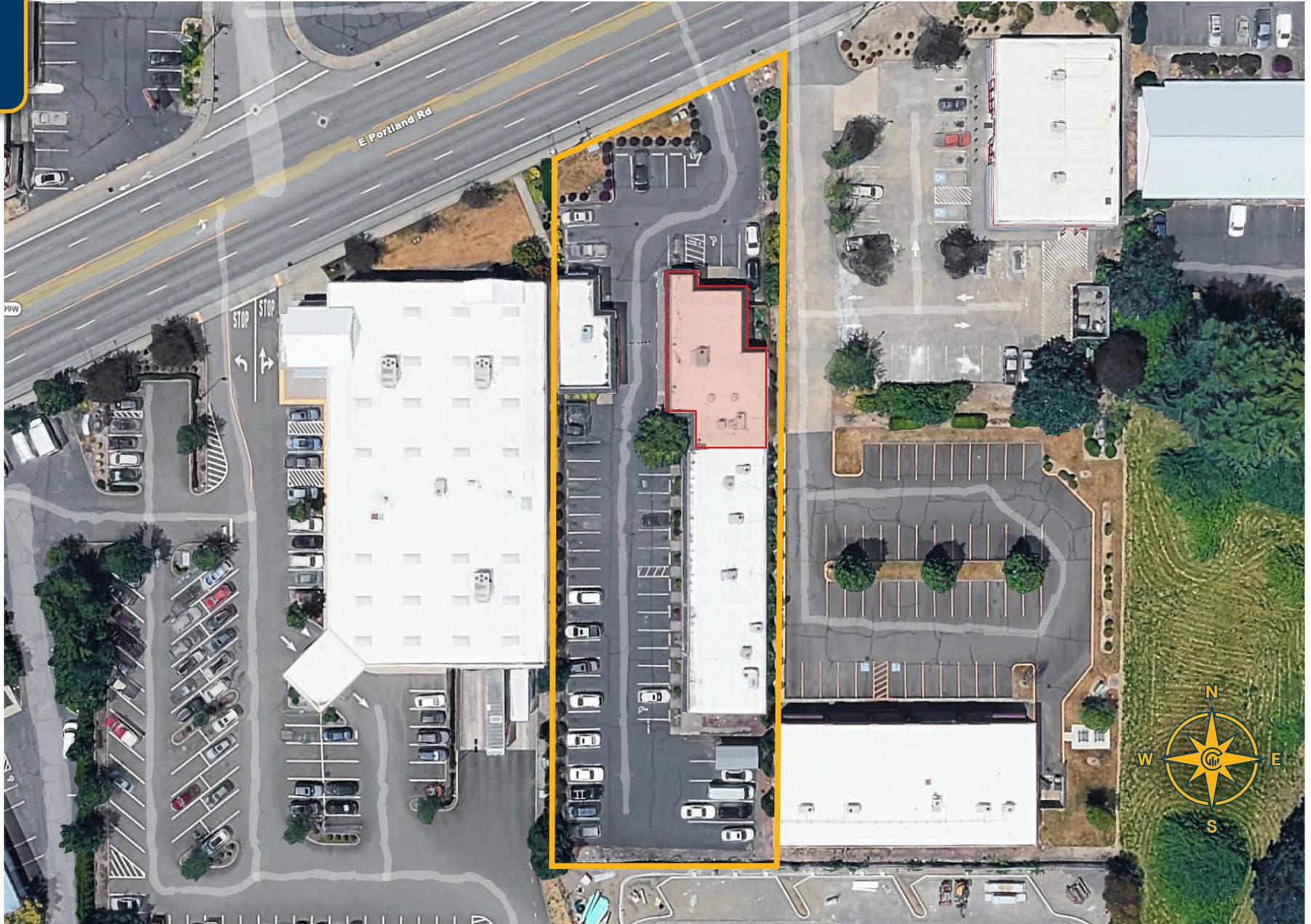
Ideal Uses

- Fast Casual Concepts
- Taproom / Wine Bar
- Upscale Casual Dining
- Pizza & Italian Concepts
- Ethnic Cuisine
- Chef-Driven Independent Operators



SITE AERIAL

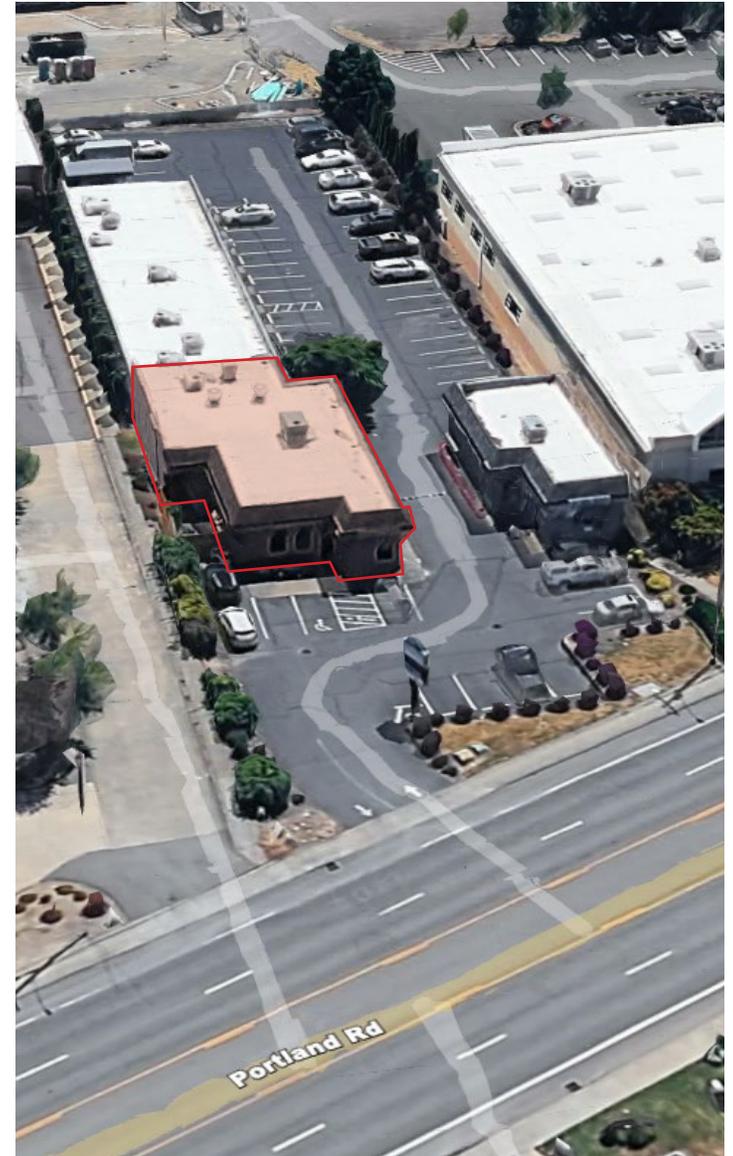
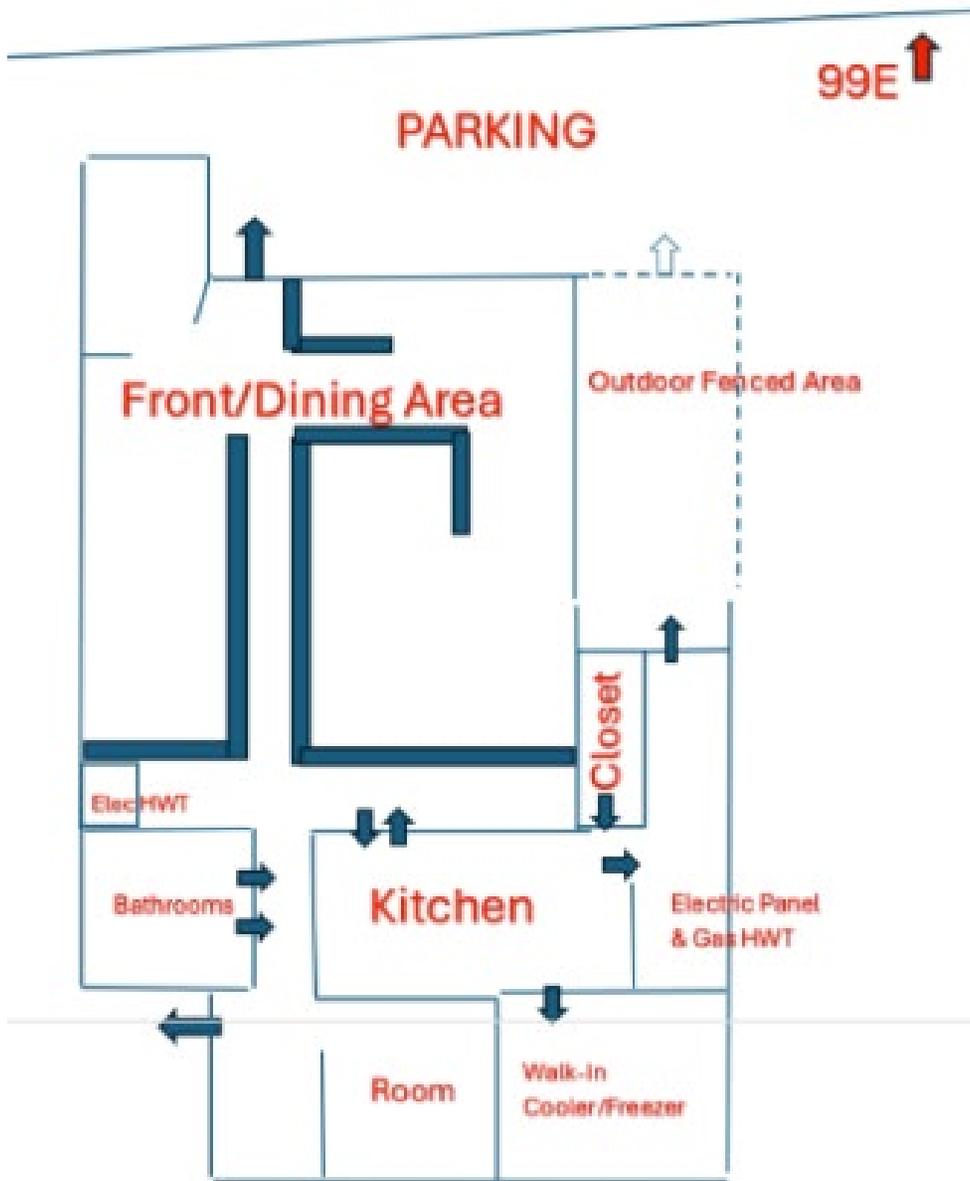
SITE AERIAL





FLOOR PLAN

FLOOR PLAN





LOCAL AERIAL MAP



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025

PROPERTY DRIVE-TIME & DEMOGRAPHICS



DRIVE TIMES & DEMOGRAPHICS

