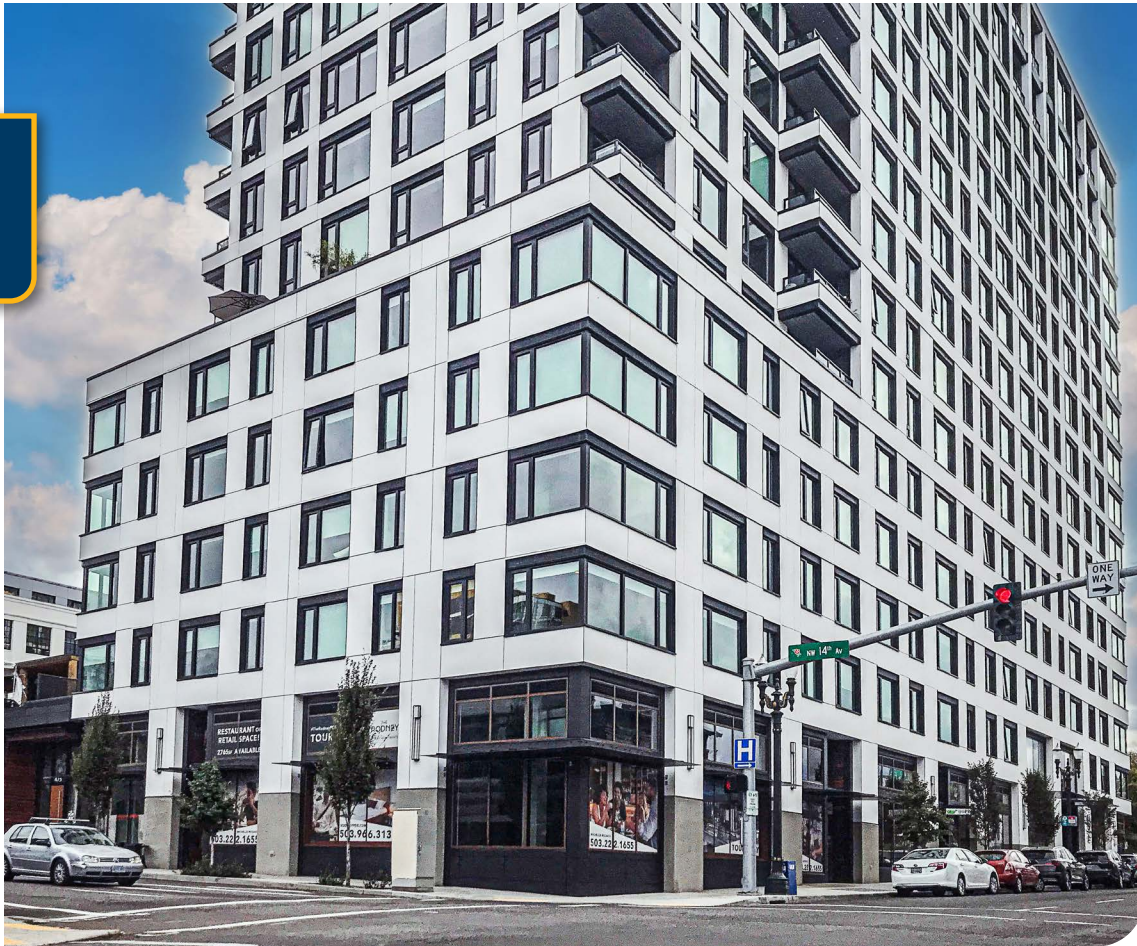




FOR LEASE



THE RODNEY

Built-Out Ground-Floor Restaurant Space

± 1,935 SF | Market Rent

1470 NW Glisan St, Portland, OR 97209

- Desirable built-out restaurant space, with Type-1 hood, located on the ground floor of a heavily leased luxury high-rise apartment, "The Rodney", in a high traffic, Downtown Portland corridor, adjacent to the Pearl District.
- Mixed-Use Building with 230 Apartment Units and 3 Retail Spaces
- 1 Ground-Floor Space Remaining for Lease
- Seeking Restaurant, Food Service, etc.

MICHELLE D. ROZAKIS

Principal | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	1470 NW Glisan St, Portland, OR 97209
Available Space	1,935 SF
N° of Suites Available	1 Suite
Lease Rate	Market Rent
Use Type	Restaurant
Availability	Now
Space Condition	Built-Out Restaurant

Location Features

- Flexible TIA or Free Rent
- Located in the Pearl District among numerous Boutique Retailers and Restaurants
- 2nd-Generation Food Service build-out with Type 1 Hood
- Large Windows - Great Frontage
- Close to I-405, TriMet Bus Lines and Portland Streetcar

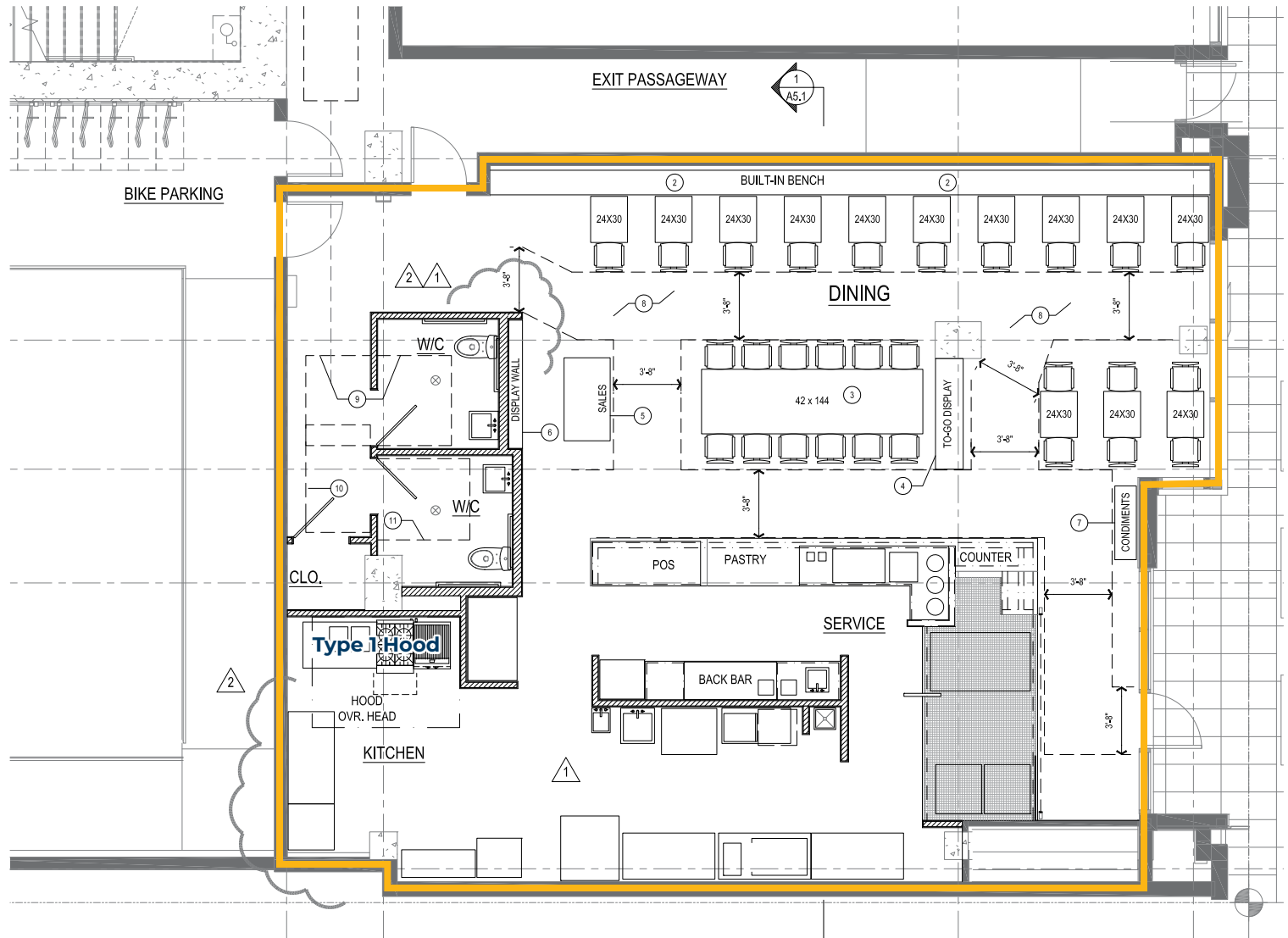
Nearby Highlights

- 10 Barrel Brewing
- Andina
- Khao San
- BRIX Tavern
- Barista
- Rev'd Fitness
- Silk Road
- Filson
- Fish Sauce
- The Star Portland
- Powell's Books
- Whole Foods Market
- Mud Bay
- KEEN Garage
- Mediterranean Exploration Company
- ACE Hardware
- Blick Art
- Mud Bay
- Deschutes Brewery
- Portland Public House
- BASCO Appliances
- Oblation Papers and Press



FLOOR PLAN

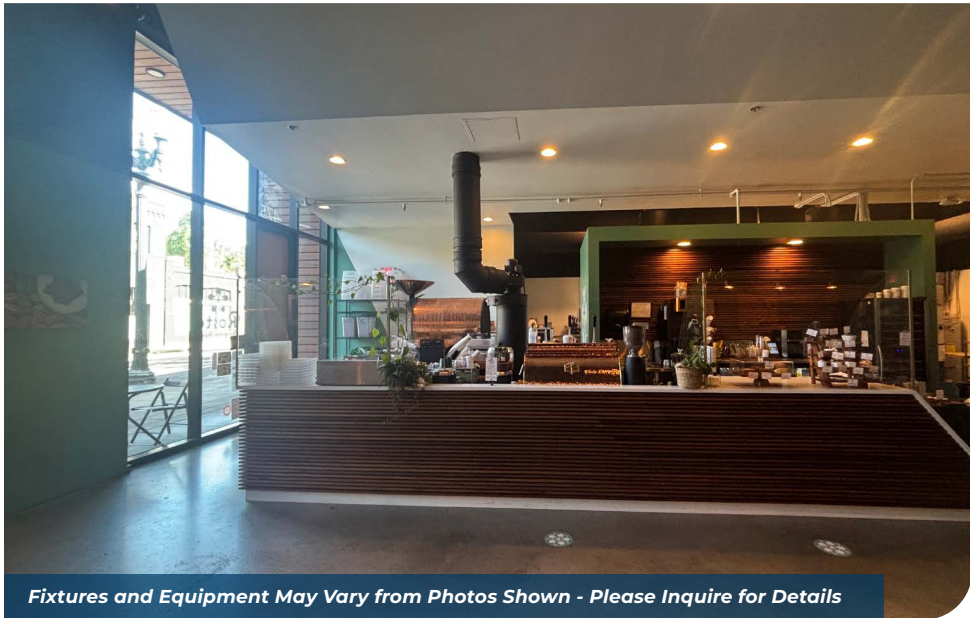
FLOOR PLAN



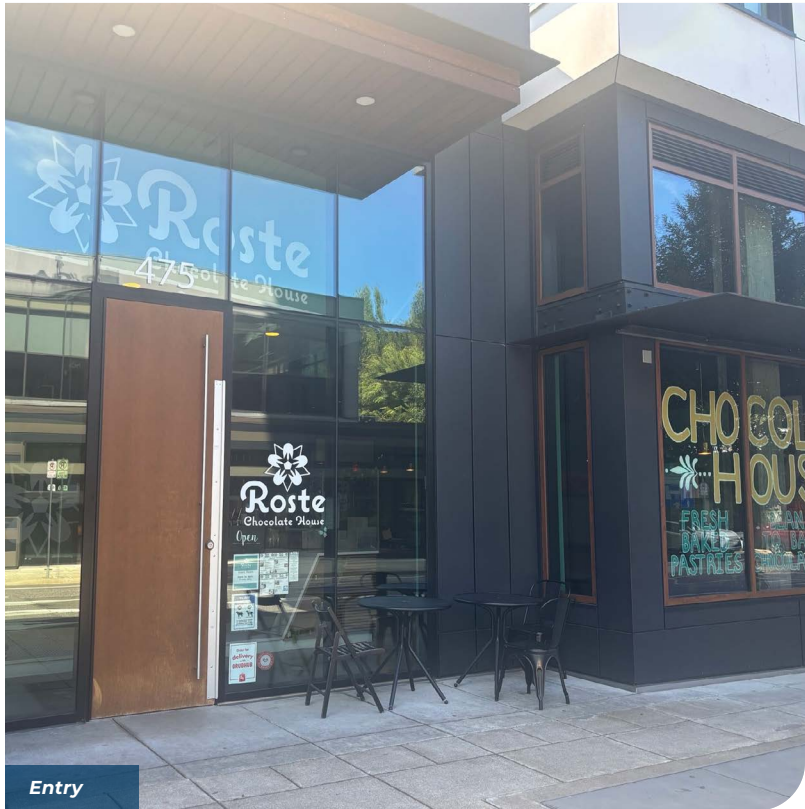
Fixtures and Equipment May Vary from Plans Shown - Please Inquire for Details



INTERIOR PHOTOS



Fixtures and Equipment May Vary from Photos Shown - Please Inquire for Details

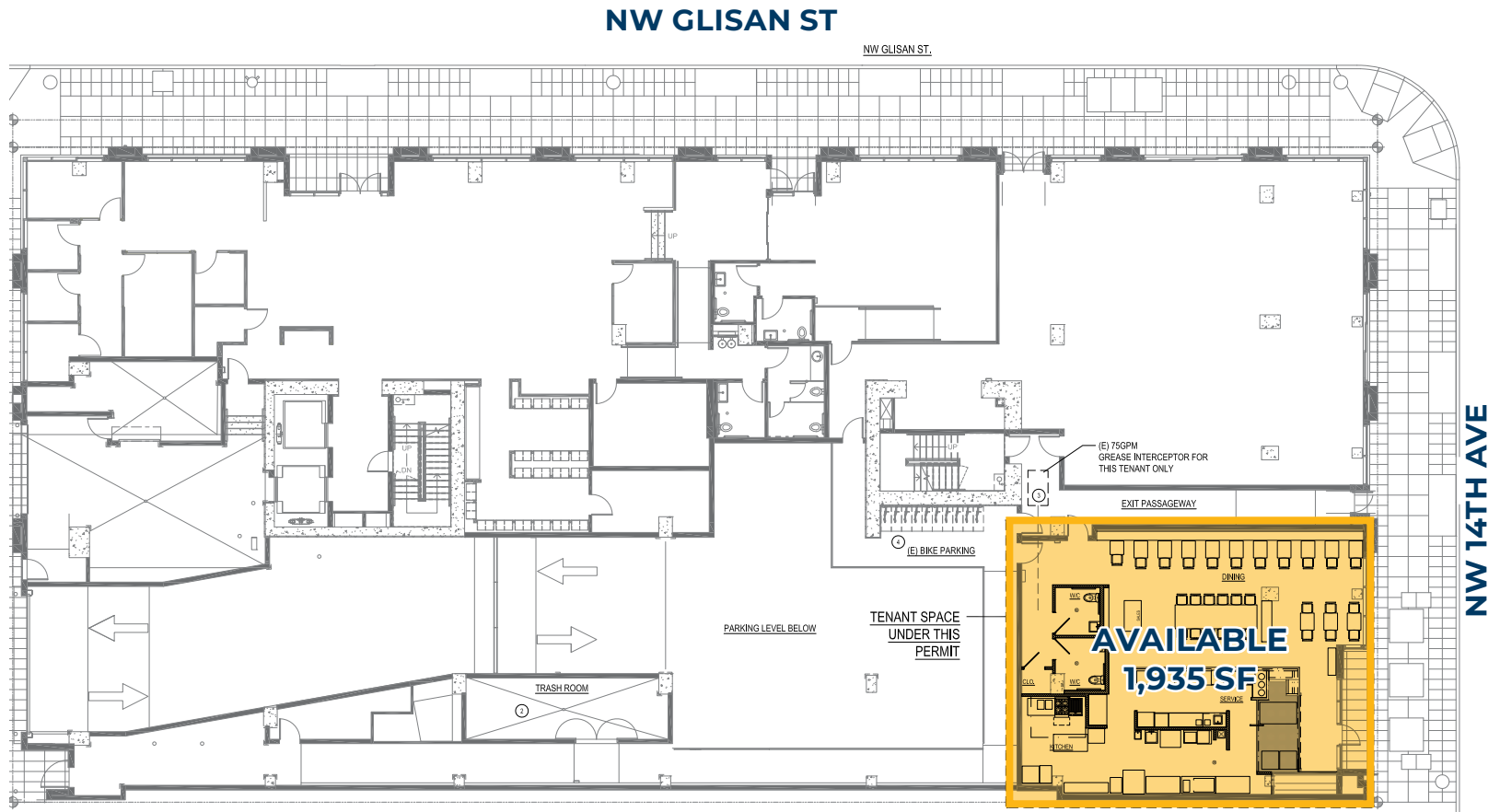


Entry



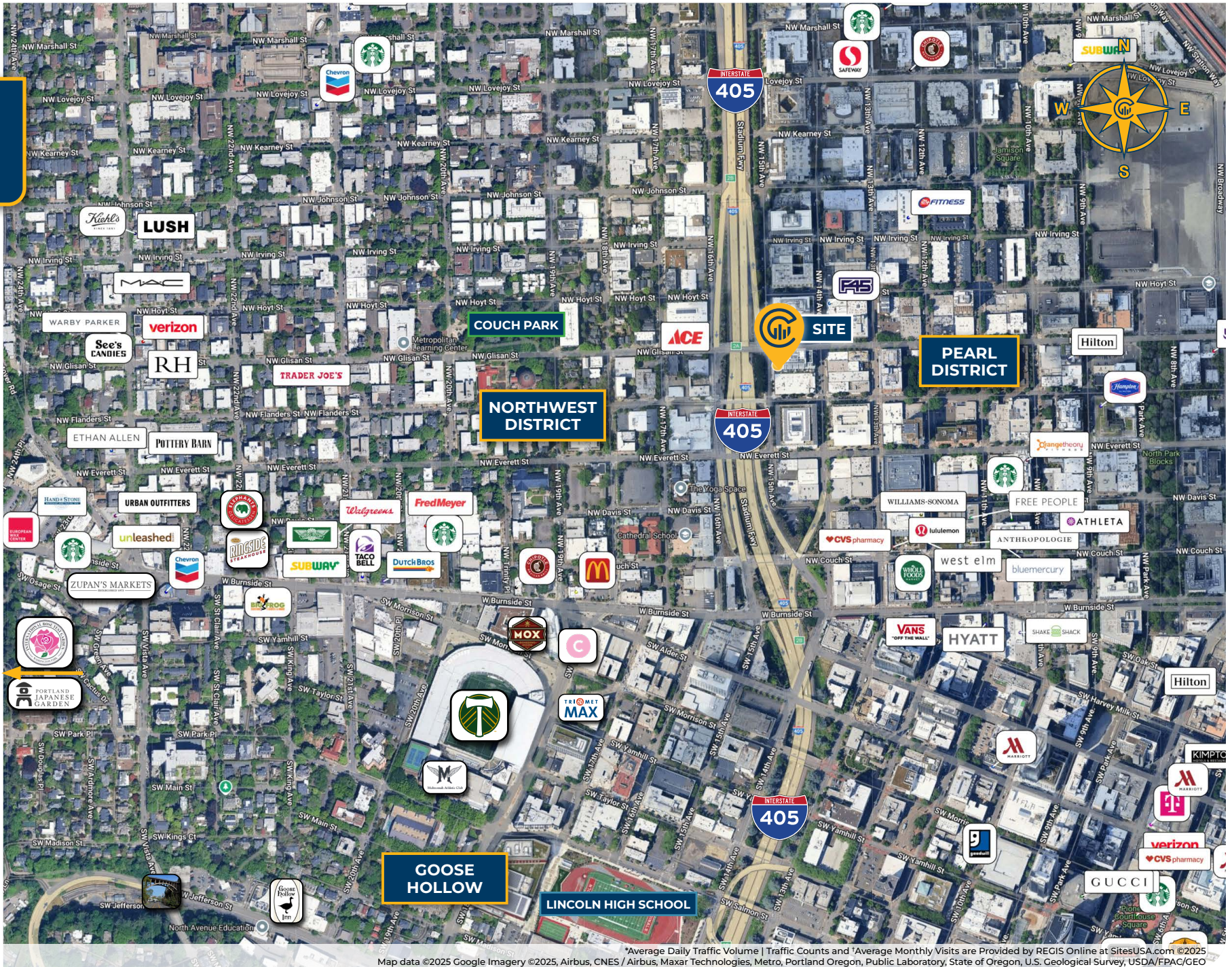
SITE PLAN

SITE PLAN





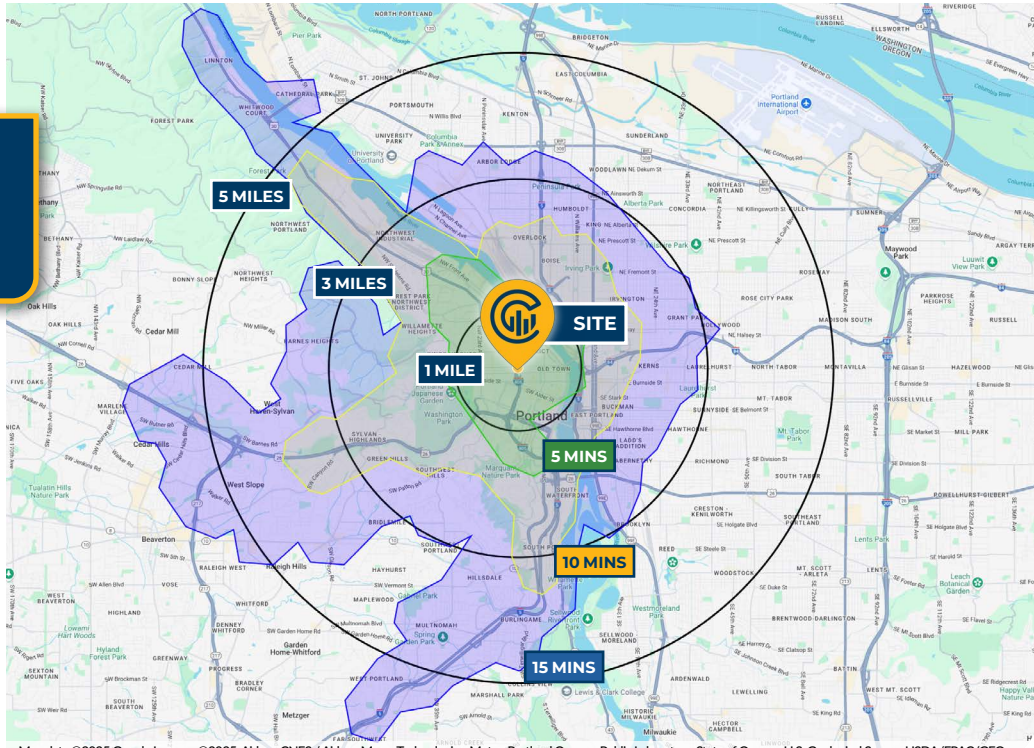
LOCAL AERIAL MAP



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



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99
Walk Score®
"Walker's Paradise"

92
Bike Score®
"Biker's Paradise"

88
Transit Score®
"Excellent Transit"

Ratings provided by www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	61,137	192,045	429,953
2030 Projected Population	61,269	193,164	424,836
2020 Census Population	44,749	176,413	423,567
2010 Census Population	35,411	142,751	368,748
Projected Annual Growth 2025 to 2030	-	0.1%	-0.2%
Historical Annual Growth 2010 to 2025	4.8%	2.3%	1.1%
Households & Income			
2025 Estimated Households	32,617	99,380	203,193
2025 Est. Average HH Income	\$119,277	\$140,555	\$148,111
2025 Est. Median HH Income	\$81,142	\$101,737	\$110,071
2025 Est. Per Capita Income	\$64,205	\$73,122	\$70,312
Businesses			
2025 Est. Total Businesses	8,796	22,292	37,012
2025 Est. Total Employees	95,059	212,991	307,031

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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