

# FOR SALE / LEASE

835 NORTHEAST BROADWAY, PORTLAND, OR 97232



## PROPERTY DESCRIPTION

Fully built out, second generation restaurant/bar space available for lease. This stand-alone building features an existing commercial kitchen and bar infrastructure, offering a turn-key opportunity for restaurant and/or bar operators. The property also includes covered outdoor seating, for additional seating.

## LOCATION HIGHLIGHTS

- Prime corner location on NE Broadway
- Proximity to Moda Center and Lloyd District
- Consistent foot and vehicle traffic
- High commercial and residential density nearby
- Prominent signage opportunity

## OFFERING SUMMARY

Sale Price:	\$1,400,000.00
Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	3,662 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,746	118,418	199,171
Total Population	26,057	233,684	428,604
Average HH Income	\$125,480	\$134,889	\$131,232

### ADAM BEAN

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Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

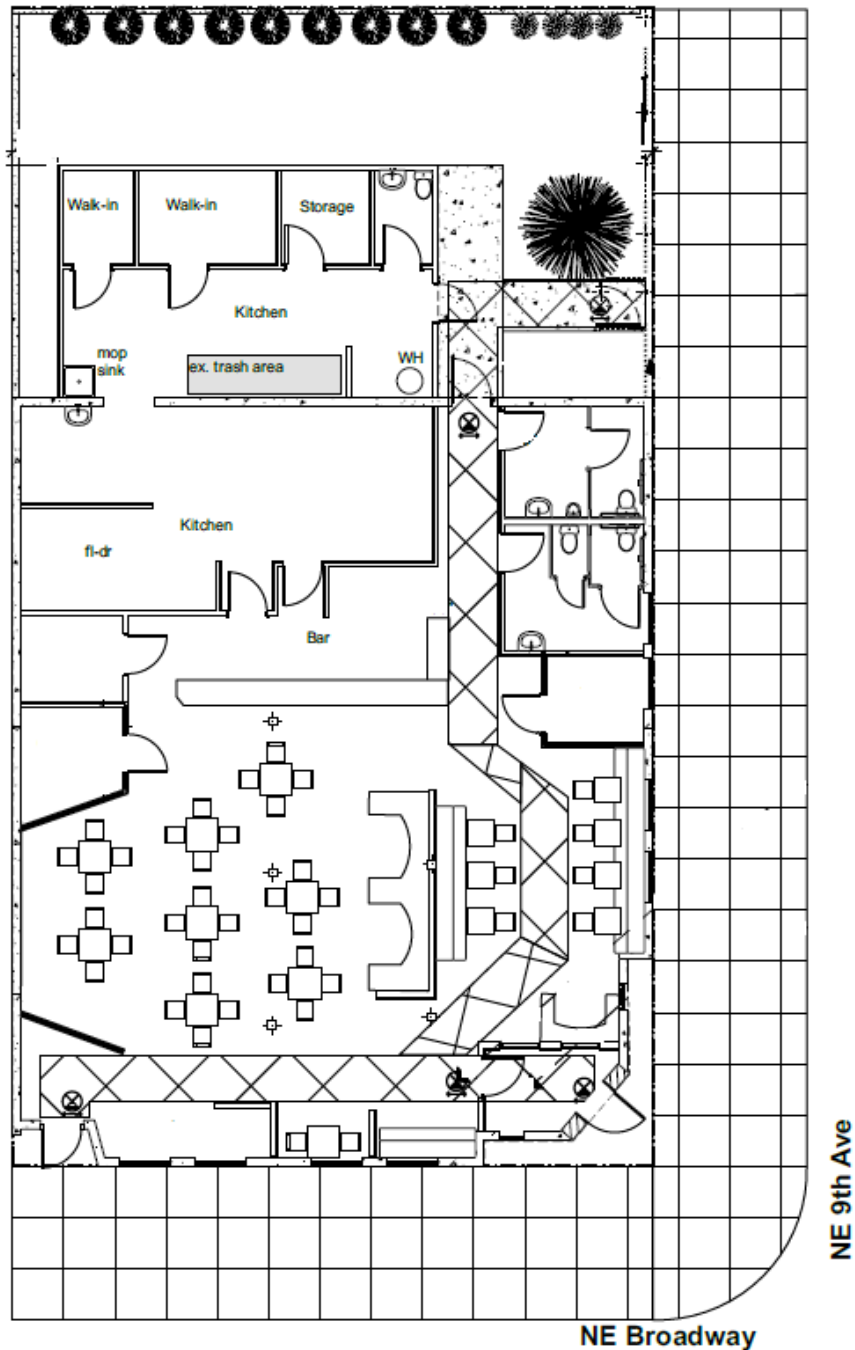
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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



# Floor Plan

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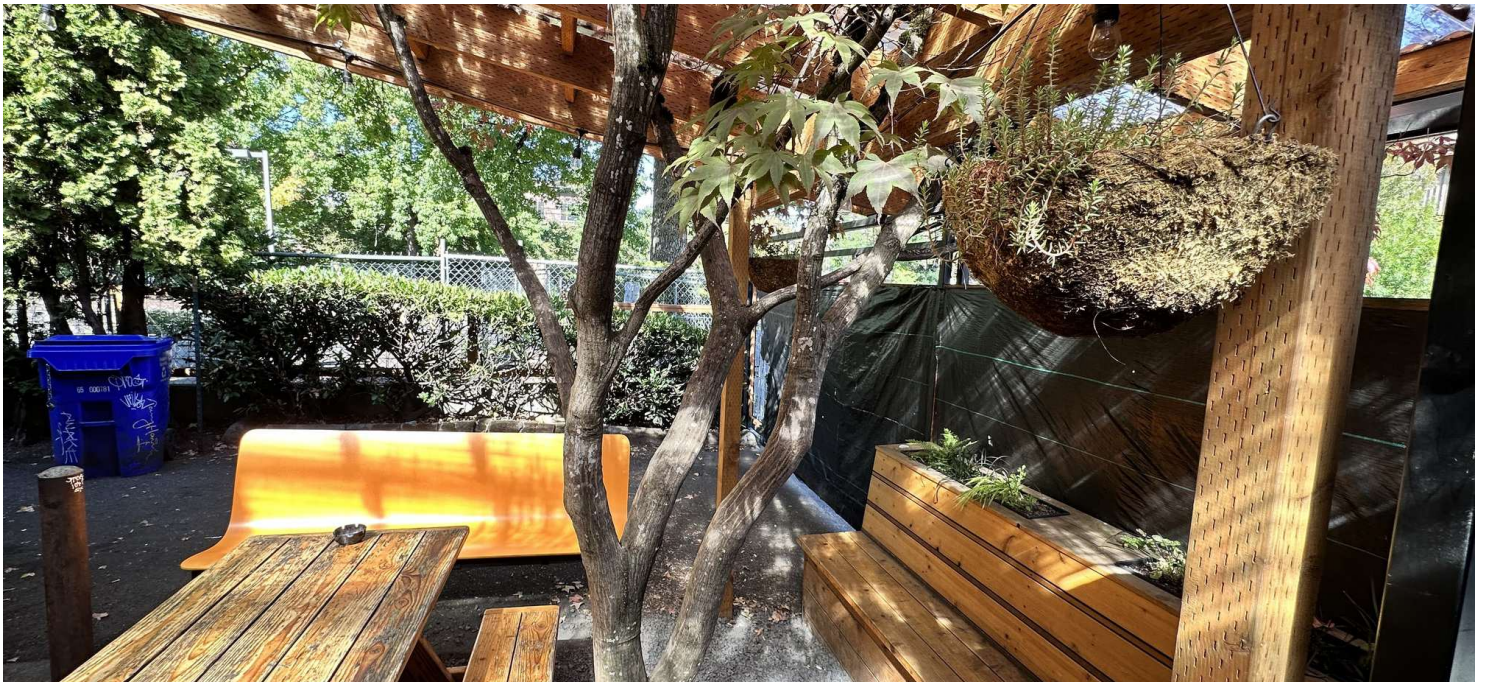
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# Additional Photos

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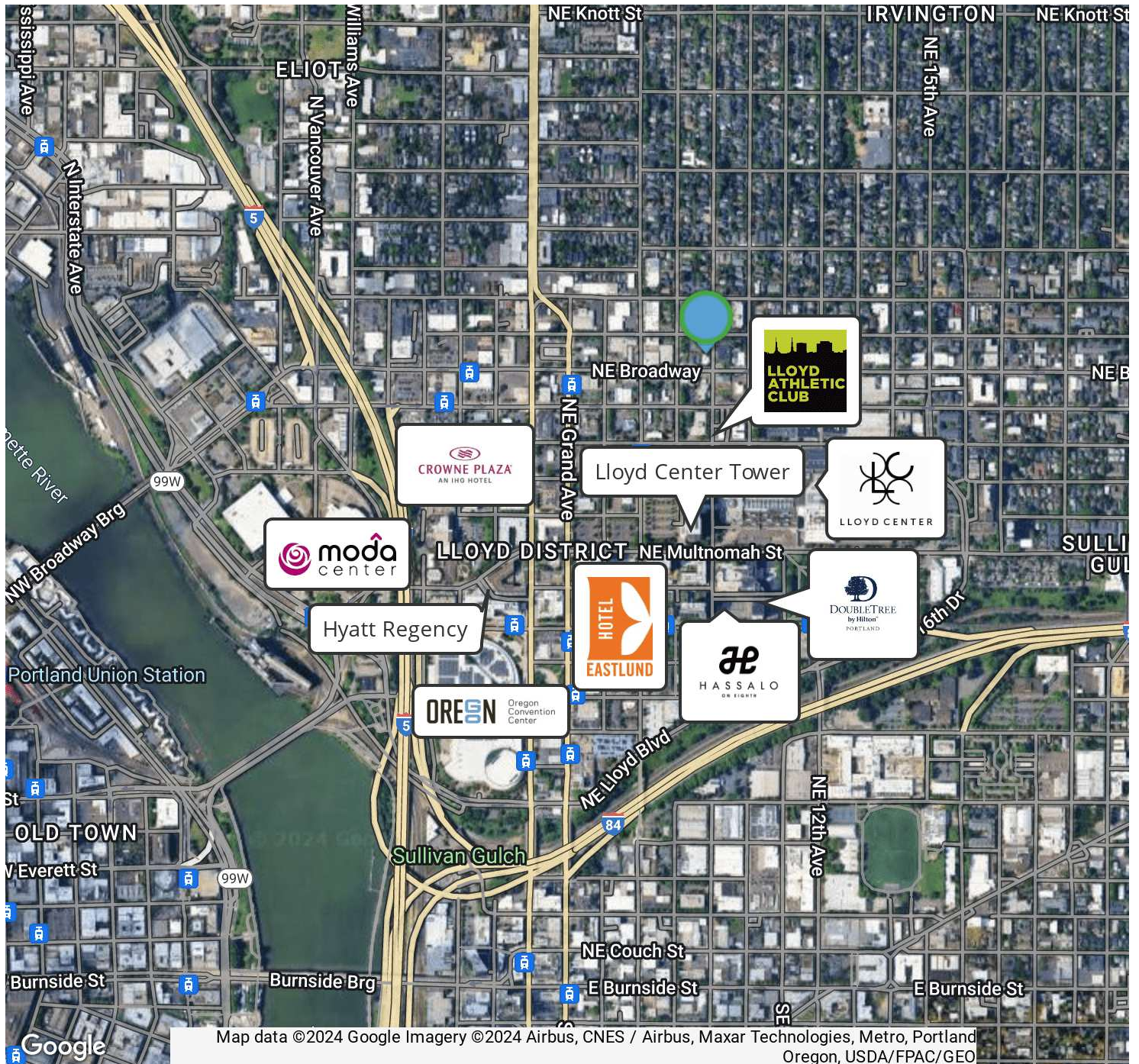
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# Retailer Map

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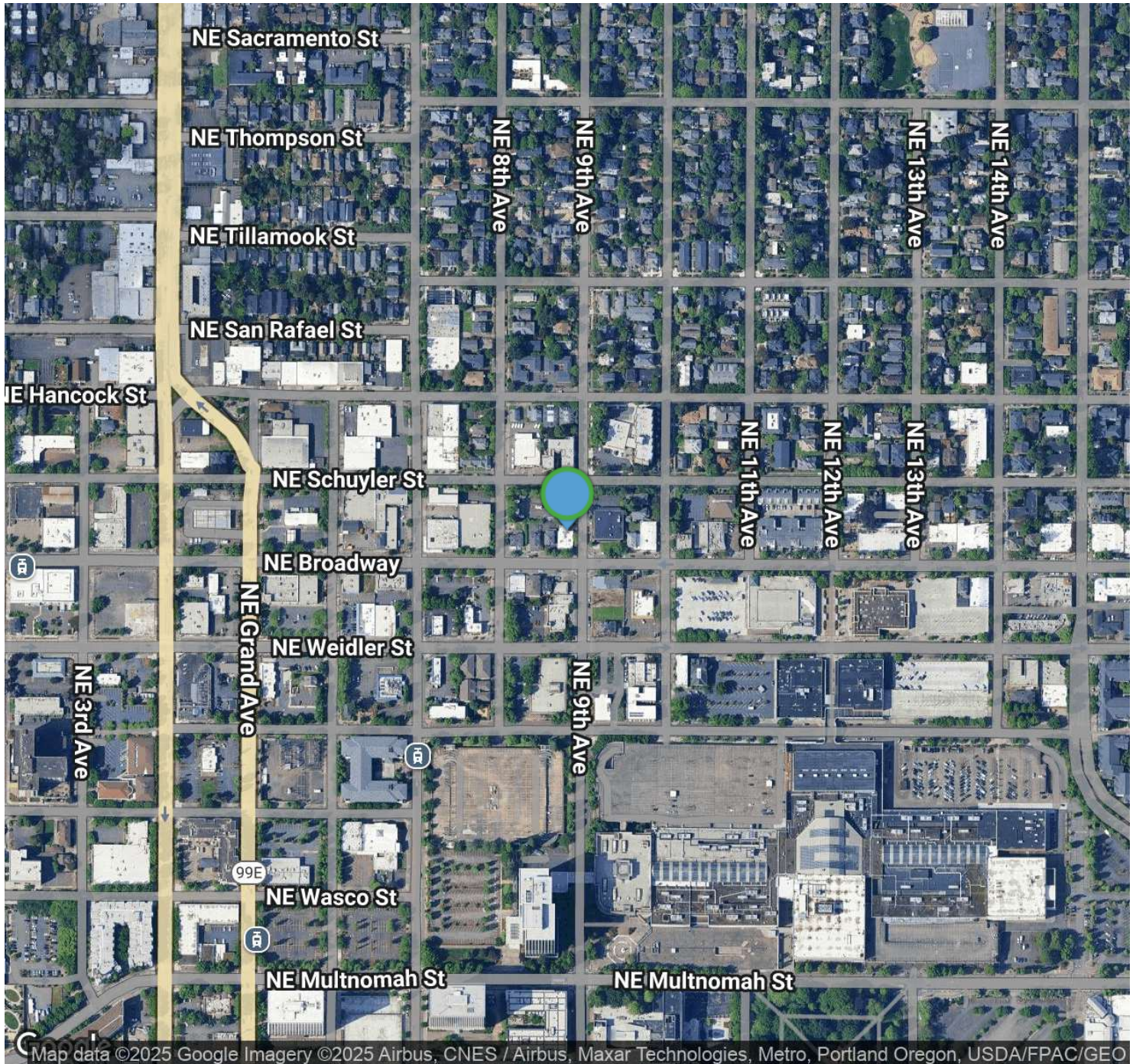
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# Location Map

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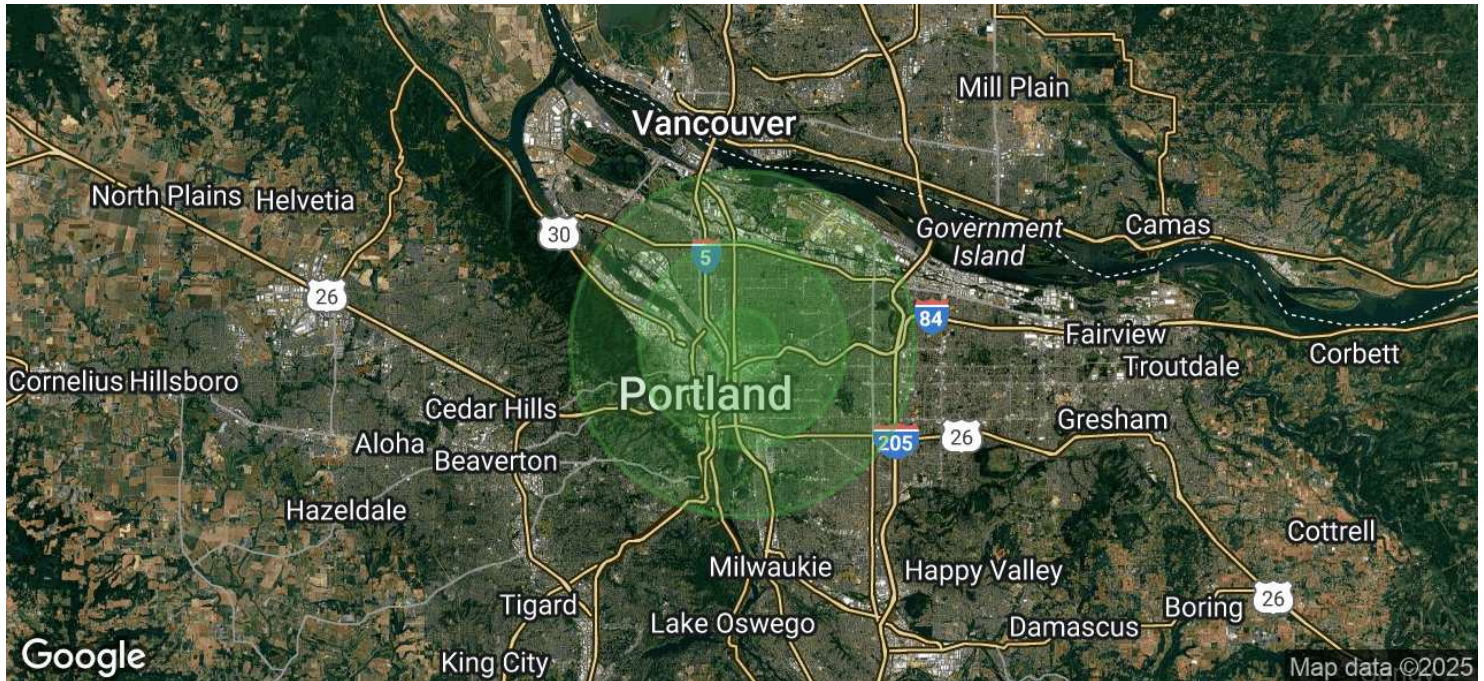
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,057	233,684	428,604
Average Age	41	41	41
Average Age (Male)	41	41	40
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,746	118,418	199,171
# of Persons per HH	1.9	2	2.2
Average HH Income	\$125,480	\$134,889	\$131,232
Average House Value	\$755,398	\$797,768	\$746,561

Demographics data derived from AlphaMap

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