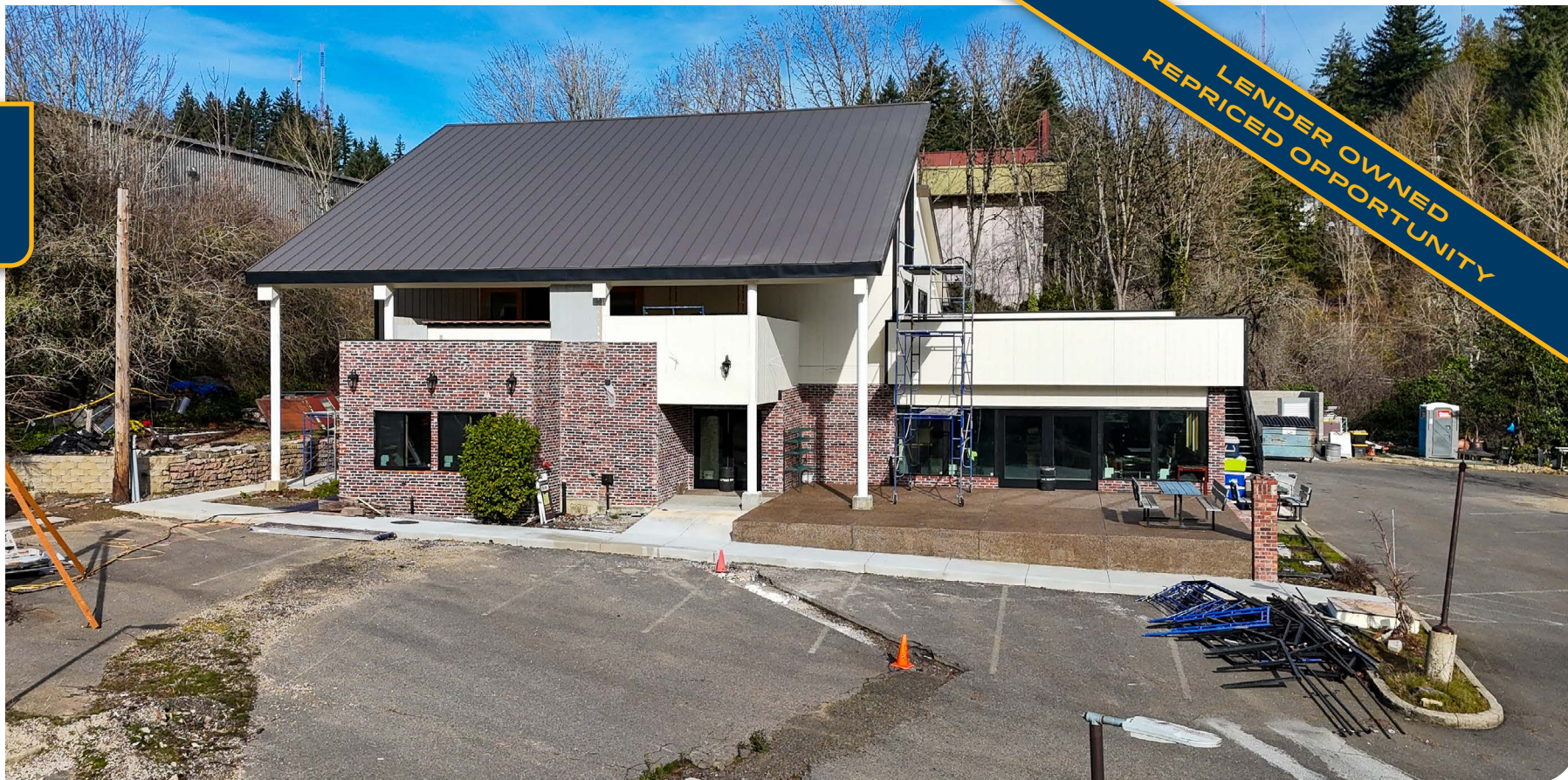




FOR SALE



5515 SW CANYON CT.

Sylvan Heights Owner/User Opportunity

6,500 SF (not including basement) | \$2,300,000 (\$353.84/SF)

5515 SW Canyon Ct, Portland, OR

- Partially Built Out Restaurant Space
- Expansive Restaurant with Outdoor Seating
- Office or Medical Offices Uses Allowed Under the Zoning
- Located at the Sylvan intersection between the Southwest Hills and Barnes Heights Neighborhood
- Existing Pylon Signage Available
- Plentiful Parking: Onsite and Street Parking

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	5515 SW Canyon Ct, Portland, OR
Available Space	Approximately 6,500 SF (not including basement)
Sale Price	\$2,300,000 (\$353.84/SF)
Use Type	Restaurant, Office, Medical Office, or Retail.
Buyer Type	Owner/User or Investor

OFFERING SUMMARY

The property has undergone significant renovations featuring expansive dining room, large bar area, private event space, and multiple outdoor dining areas.

Located at the Sylvan intersection between the Southwest Hills and Barnes Heights Neighborhood, the property features visibility from Hwy 26 and just minutes from Downtown Portland. It is also close to the Oregon Zoo, Washington Park, Hoyt Arboretum, and the Japanese Garden which are major cultural draws in Portland. It also sits near many office buildings providing a daytime lunch population and nearby Providence St. Vincent hospital.

The standalone building features a large parking lot with additional street parking. There is an existing sign available for enhanced freeway visibility. The improvements to the building allow for creating multiple layouts and sources of revenue. The substantial outdoor areas allow for capturing an increased demand during the warmer months.

The property is a great option for owner/user restaurant or investor. This is a rare opportunity to operate a full-service restaurant in an underserved area of SW Portland.

PROPERTY FEATURES

- Renovations Substantially Complete
- New Grease Trap
- Built-In Bar
- New HVAC
- 14' Type 1 Hood Installed
- New Floordrains
- Updated MEP, includes New Sewer & Water Lines
- Covered Outdoor Deck
- Expansive Non-Covered Deck Area
- With exception of the hood, kitchen infrastructure and FF&E not included.



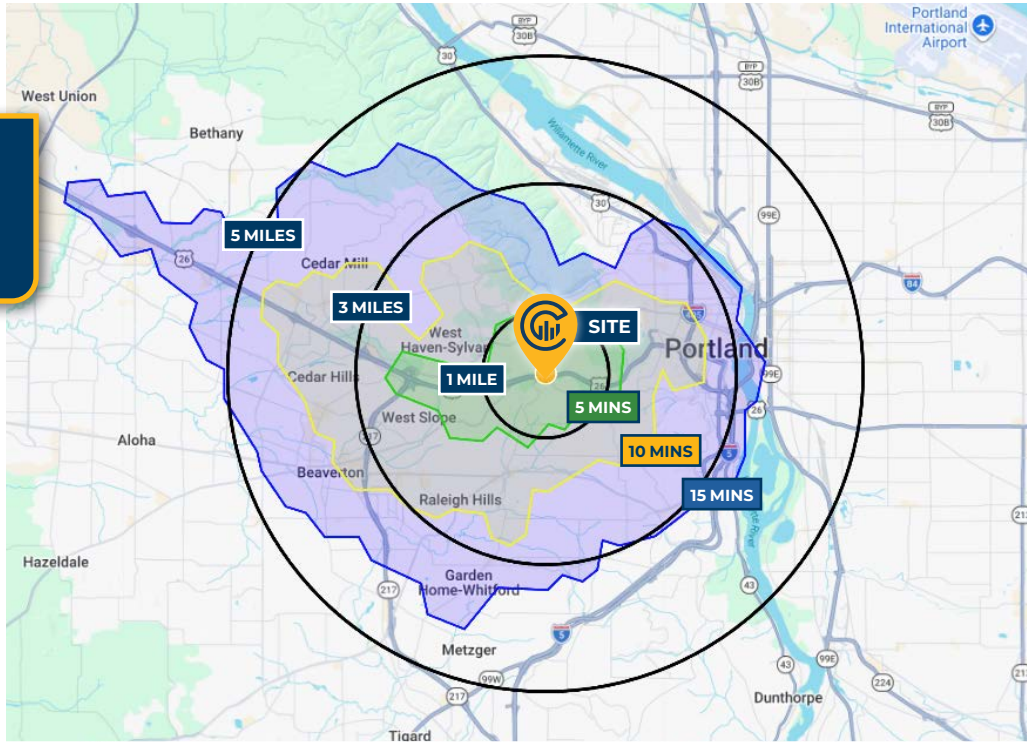
LOCAL AERIAL MAP



*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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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,912	131,980	373,899
2030 Projected Population	6,178	130,822	370,648
2020 Census Population	5,422	121,287	355,620
2010 Census Population	5,098	107,601	306,534
Projected Annual Growth 2025 to 2030	0.9%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	1.1%	1.5%	1.5%
Households & Income			
2025 Estimated Households	2,498	67,456	177,724
2025 Est. Average HH Income	\$290,930	\$163,386	\$148,652
2025 Est. Median HH Income	\$176,216	\$112,617	\$109,575
2025 Est. Per Capita Income	\$123,182	\$83,792	\$70,963
Businesses			
2025 Est. Total Businesses	526	14,796	34,788
2025 Est. Total Employees	2,590	140,887	309,495

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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