

2ND GEN RESTAURANT / BAR

3,675 SQ FT PRIME MISSISSIPPI RETAIL

3932-3936 N MISSISSIPPI ST, PORTLAND, OR



FOR SUBLEASE

*PRESENTED BY:*

**CAMERON SCHWAB**

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**SCHWAB COMMERCIAL**

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**kw** PORTLAND  
PREMIERE  
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

3932 & 3936 N. MISSISSIPPI AVENUE



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	3,675
<b>MAIN FLOOR SF:</b>	2,619
<b>MEZZANINE SF:</b>	1,056
<b>FRONT PATIO SF:</b>	Approx 600
<b>SUBLEASE RATE:</b>	\$33 / Sq Ft
<b>SUBLEASE TERM:</b>	Approx 6 Years
<b>YEAR BUILT:</b>	1992
<b>RENOVATED:</b>	2021
<b>CLIMATE CONTROL:</b>	HVAC
<b>ZONING:</b>	CM3 - Commercial

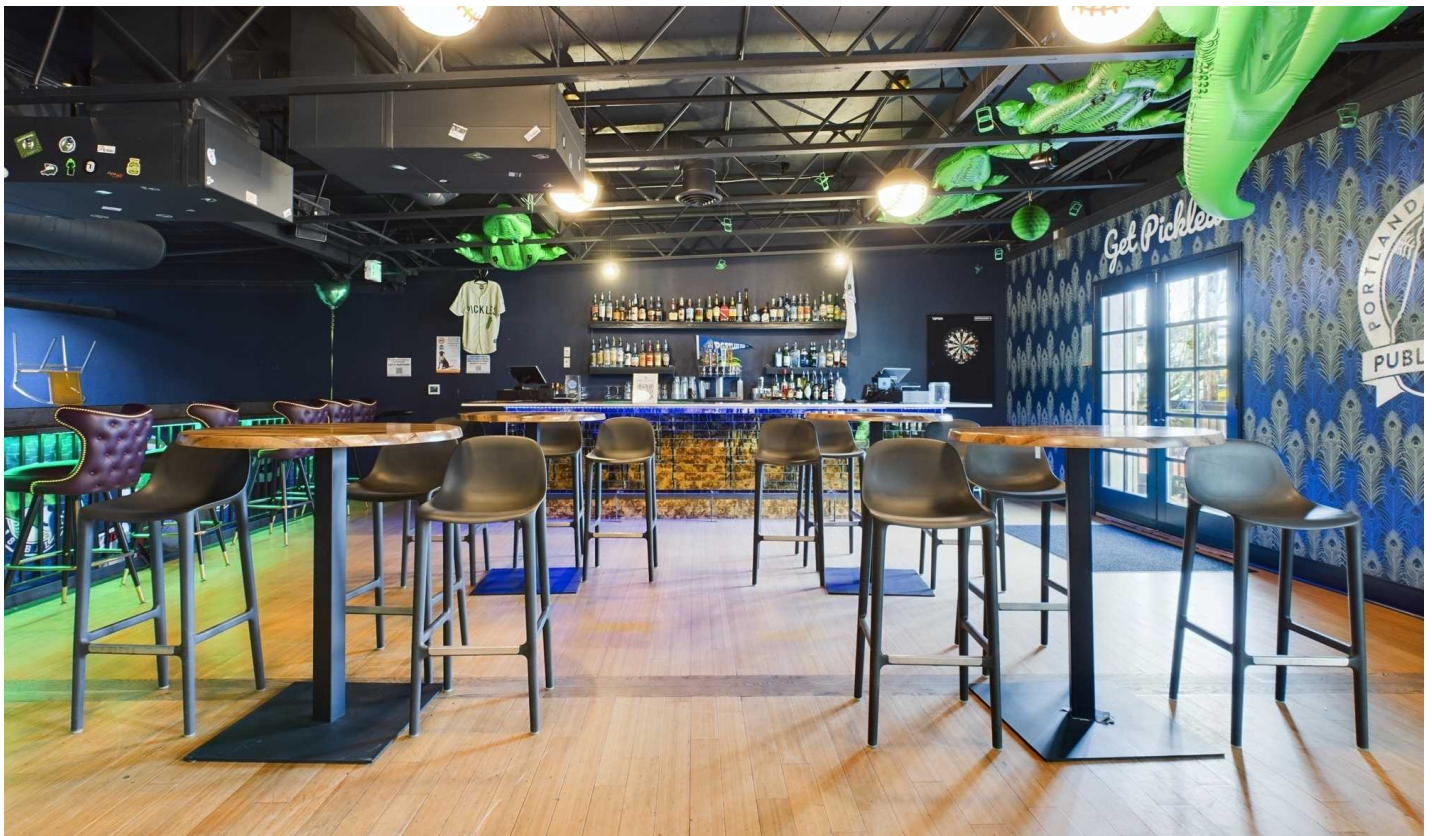
## PROPERTY OVERVIEW

3932-3936 N. Mississippi Ave is a 2nd generation restaurant and bar at the heart of Portland's most iconic retail street. It sits on a bustling plaza, surrounded by eateries, stores, and music venues like PDXCHANGE, Gravy, UCHU Sushi, Bar Bar, and Mississippi Studios. The sublease includes access to the front patio on Mississippi. The frontage on Mississippi Ave includes two man doors and two roll up doors that can open the dining space to the outdoors in summer.

The sublease features a walk-in cooler, a pizza oven, two bars (main floor and mezzanine), a mezzanine, two balconies, bathroom with three water closets, a garage, and a bonus loft office. The loft office is not included in gross square footage. The frontage on Mississippi Ave includes two man doors and two roll up doors that can open the dining space to the outdoors in summer. The space also has two man doors and a garage/delivery door onto a back alley.

# INTERIOR PHOTOS BACK OF HOUSE

3932 & 3936 N. MISSISSIPPI AVENUE

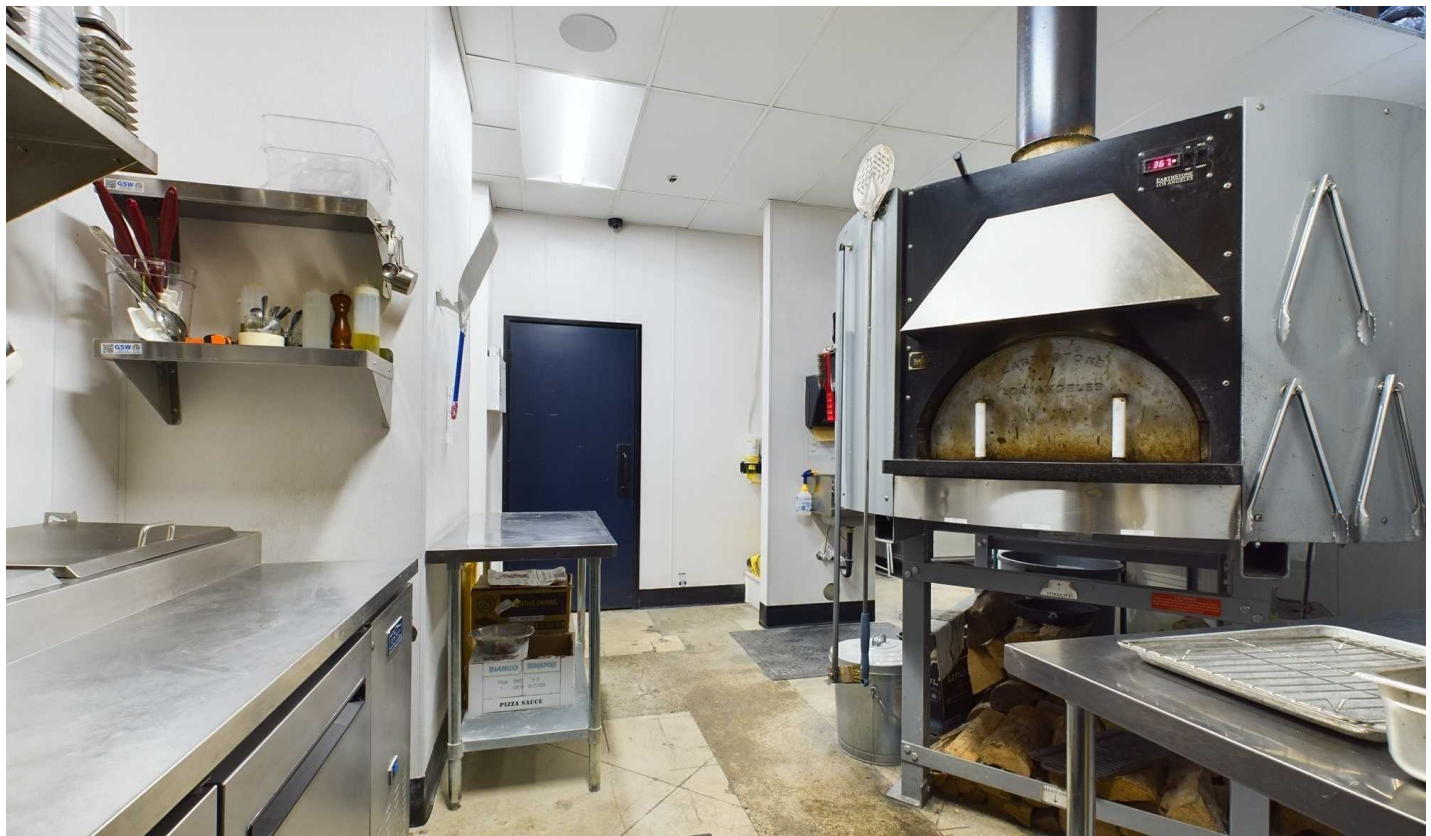


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# INTERIOR PHOTOS - KITCHEN

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# AERIAL VIEW

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# FLOOR PLAN

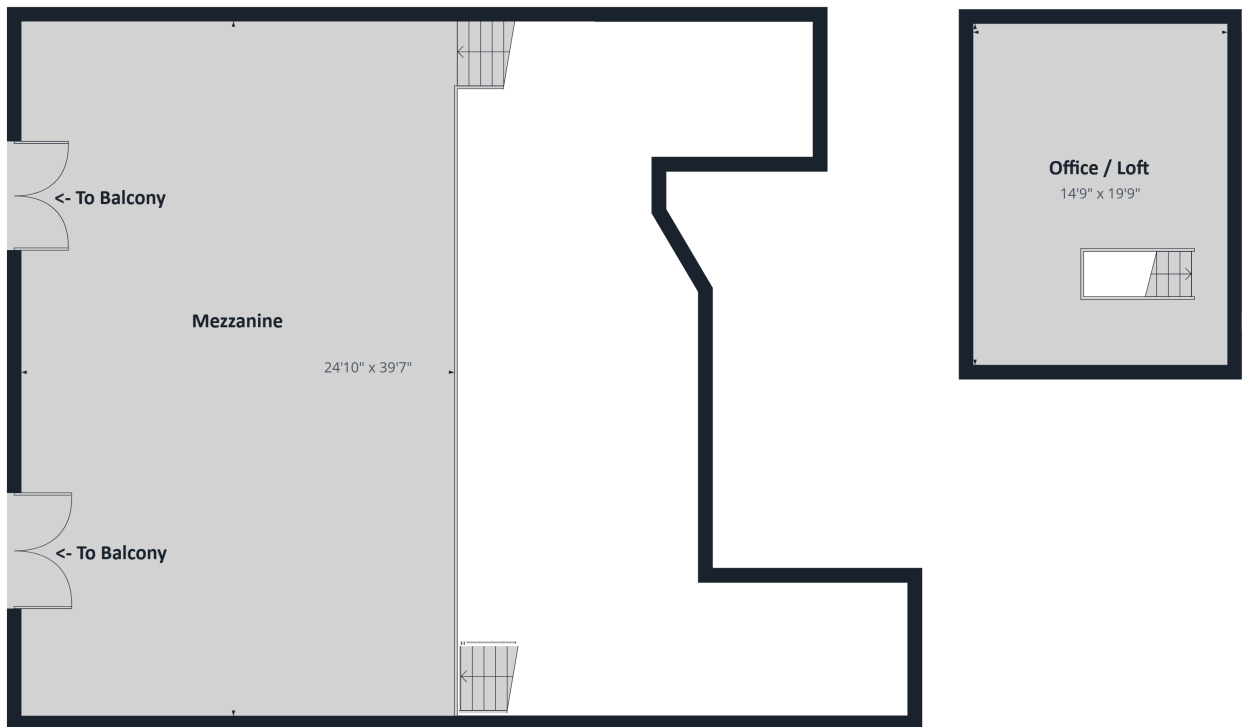
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Patio on N Mississippi Ave



Main Floor



Mezzanine & Loft

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## PORTLAND MARKET +

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### Mississippi St - Boise Neighborhood

N Mississippi St is one of Portland's most iconic retail strips. It hosts numerous boutique shops, bars, restaurants, and performance spaces.

The retail district sees 1.6 million annual visits, with young professionals making up the largest share of visitors.

Music and performance venues include The Siren Theater and Mississippi Studios. Eateries and shops include Kate's Ice Cream, Broder, Bar Bar, Crow Bar, the 1905, Gravy, Miss Delta, Blue Star Donuts, Prost! and more.

### Portland

Portland is the 25th largest metropolitan area in the United States, with the 23rd largest economy. With an unemployment rate of 3.8%, the city has a dynamic, diversified economy. Among young professionals, it is a top alternative to large cities due to its arts scene and proximity to outdoor amenities.

Major companies including Nike, Columbia Sportswear, Greenbrier Cos., and Portland General Electric are headquartered in Portland. Intel, Google, Amazon, Survey Monkey, Squarespace, Airbnb, and Salesforce also have a major presence.



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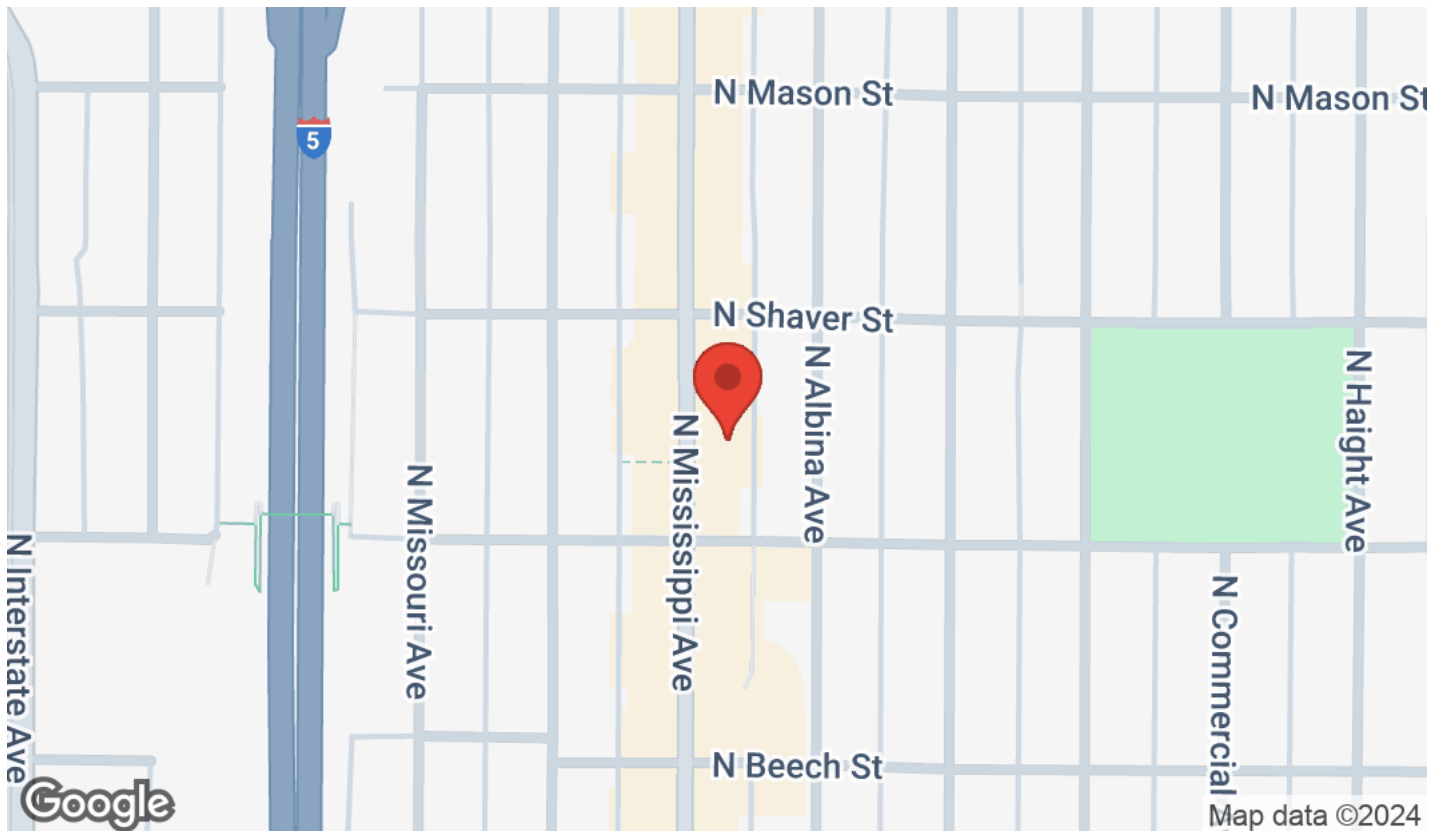
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# LOCATION MAPS

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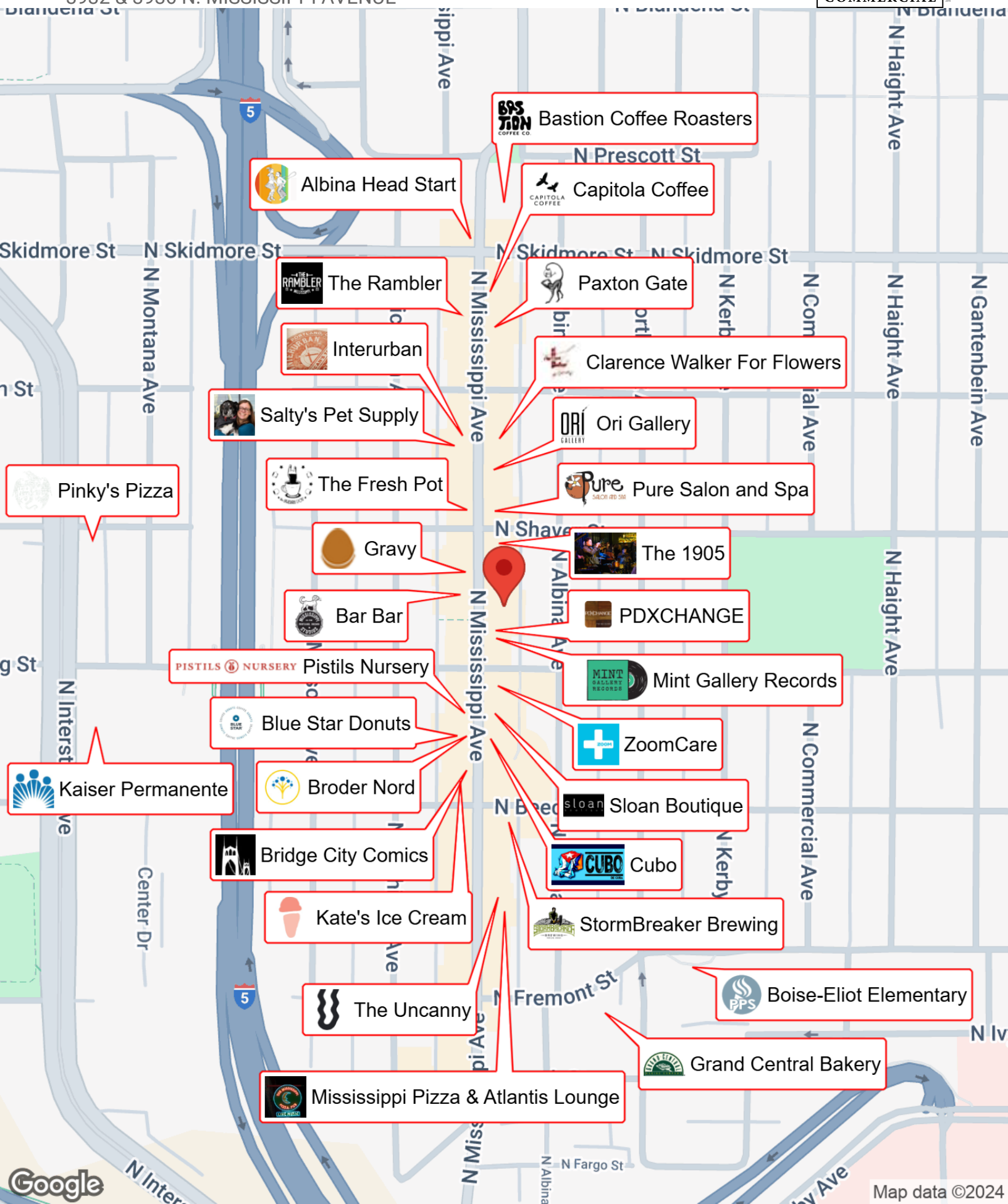
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# BUSINESS MAP

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Bastion Coffee Roasters

Albina Head Start

Capitola Coffee

The Rambler

Paxton Gate

Interurban

Clarence Walker For Flowers

Salty's Pet Supply

Ori Gallery

Pinky's Pizza

The Fresh Pot

Pure Salon and Spa

Gravy

The 1905

Bar Bar

PDXCHANGE

Pistils Nursery

Mint Gallery Records

Blue Star Donuts

ZoomCare

Kaiser Permanente

Broder Nord

Sloan Boutique

Bridge City Comics

Cubo

Kate's Ice Cream

StormBreaker Brewing

The Uncanny

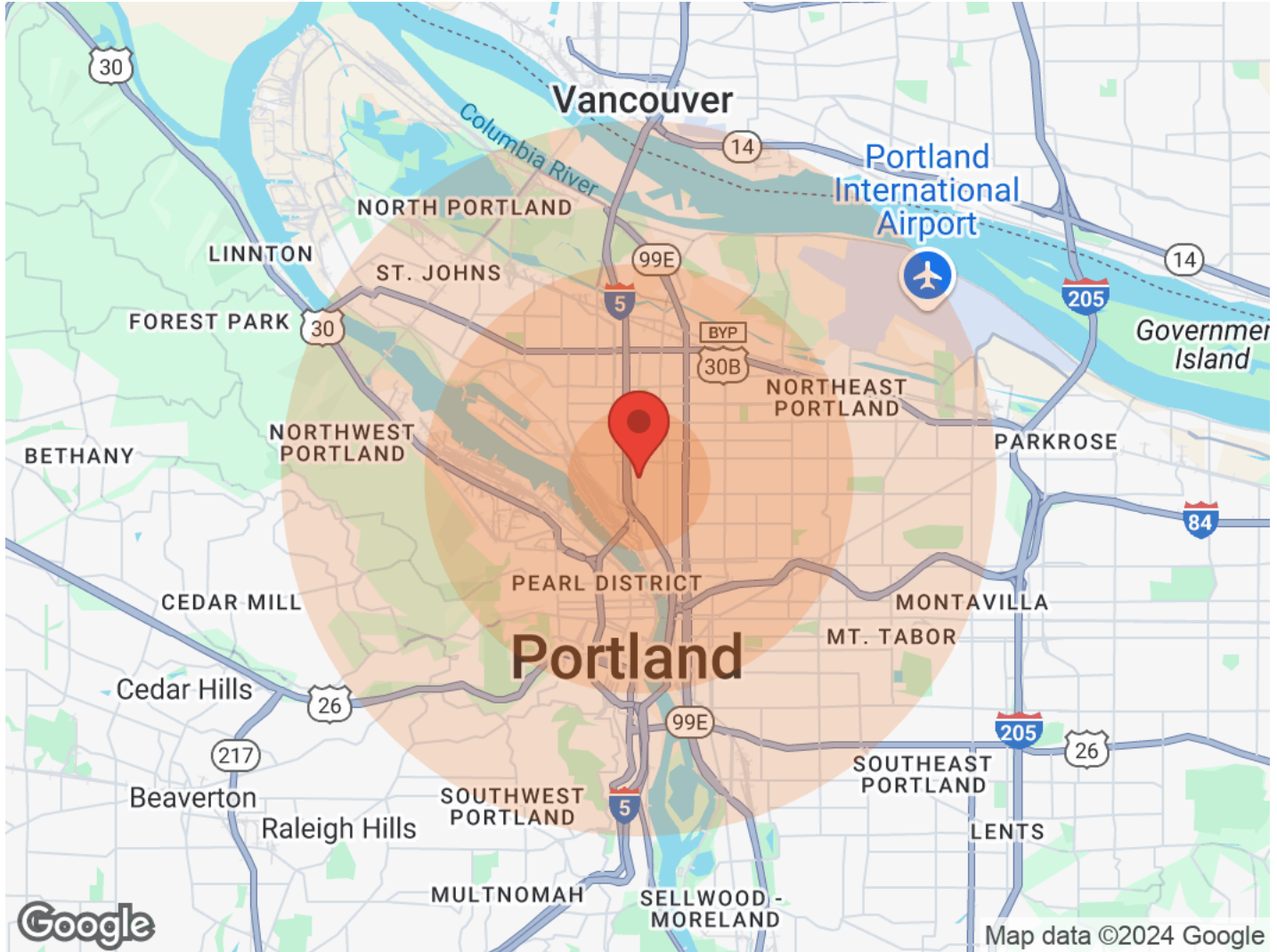
Boise-Eliot Elementary

Mississippi Pizza & Atlantis Lounge

Grand Central Bakery

# DEMOGRAPHICS

3932 & 3936 N. MISSISSIPPI AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	8,632	81,017	160,201
Female	9,102	79,657	161,852
Total Population	17,734	160,674	322,053

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,054	21,808	48,131
Ages 15-24	1,583	12,242	28,158
Ages 25-54	9,085	79,195	150,195
Ages 55-64	2,238	23,401	46,700
Ages 65+	1,774	24,028	48,869

Race	1 Mile	3 Miles	5 Miles
White	13,422	136,713	274,715
Black	2,879	11,012	17,187
Am In/AK Nat	30	364	877
Hawaiian	27	231	438
Hispanic	1,401	8,592	20,884
Multi-Racial	2,462	17,468	38,848

Income	1 Mile	3 Miles	5 Miles
Median	\$42,054	\$52,114	\$51,926
< \$15,000	1,585	14,901	23,952
\$15,000-\$24,999	961	8,460	15,584
\$25,000-\$34,999	885	8,054	15,737
\$35,000-\$49,999	820	9,256	19,055
\$50,000-\$74,999	1,643	13,505	26,251
\$75,000-\$99,999	736	8,219	16,715
\$100,000-\$149,999	722	8,672	17,290
\$150,000-\$199,999	281	3,262	6,351
> \$200,000	116	3,498	7,933

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,881	87,768	166,775
Occupied	8,345	80,911	155,127
Owner Occupied	3,795	35,223	77,181
Renter Occupied	4,550	45,688	77,946
Vacant	536	6,857	11,648

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