

  
**MODERA** | BELMONT  
BY MILL CREEK

# FOR LEASE > CLOSE-IN SE! SECOND GENERATION RETAIL & RESTAURANT OPPORTUNITIES

## AVAILABLE SPACE

636 SE Morrison Street  
Suite B1: 870 SF  
(2nd generation salon)

661 SE Belmont Street  
Suite F: 1,379 SF  
(2nd generation restaurant)

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SE Belmont St – 12,938 ADT ('22)  
SE 7th Ave – 12,390 ADT ('22)  
SE Morrison St – 15,094 ADT ('22)

## HIGHLIGHTS

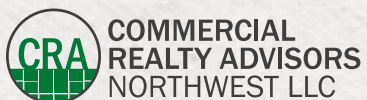
- Second generation retail/salon space (suite B1) fronting SE Morrison Street.
- Second generation restaurant space – with grease interceptor, and plumbing/sinks and other reusable infrastructure (no Type I hood).
- The Modera community features 200 apartment homes above 11,362 square feet of ground floor retail.
- Nearby Tenants include Hat Yai, Pop Pizza, The Portland Girl, Hit the Spot, Skin Suite Medical Aesthetics (coming soon!) Robo Taco, Voicebox, Loyal Legion, River City Bicycles, Afuri and more!
- Available now!



**GROUND FLOOR  
COMMERCIAL SPACE  
IN MIXED-USE BUILDING  
RETAIL/RESTAURANT  
SPACE**

636 SE Morrison Street

661 SE Belmont Street



**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



# MODERA BELMONT

PORTLAND, OR

**MODERA MORRISON**  
247 RESIDENTIAL  
UNITS + RETAIL

**15,094 ADT (22)**

**MODERA BELMONT**  
200 RESIDENTIAL  
UNITS + RETAIL

**SITE**

SE Grand Ave (22) ID#16092

25,386 ADT (22)

Morrison Bridge

32,648 ADT (22) ID#84926

28,261 ADT (22)

23,986 ADT (22)

SE Yamhill St

SE Hawthorne 12,535 ADT (22)

SE 2nd Ave

SE 3rd Ave

SE 3rd Ave

SE Clay St

SE 7th Ave

SE 8th Ave

SE 9th Ave

SE 10th Ave

SE 12th Ave

SE 11th Ave

SE 9th Ave

SE 8th Ave

SE 7th Ave

SE 10th Ave

SE 3rd Ave

SE Oak St

SE Oak St

SE Oak St

SE Stark St

SE Stark St

SE Stark St

SE Washington St

SE Alder St

SE Morrison St

SE Belmont St

SE Yamhill St

Taylor St

SE Main St

SE Main St

SE Main St

SE Hawthorne

SE Clay St

SE Market St

SE Mill St

SE Stark St

NEW SEASON MARKET STORE

REVOLUTION

SE Alder St

SE Morrison St

SE Belmont St

SE Yamhill St

SE Taylor St

SE Main St

SE Main St

SE Main St

SE Hawthorne

SE Clay St

SE Market St

SE Mill St

Office DEPOT

Sheridan

ALEXIS FOODS

QUADRANT

MESHER

What's New? FURNITURE

RIVER CITY ELECTICS

SWAN DIVE

POP PIZZA

hit the spot!

hat ya!

LIQUIDATORS FURNITURE WAREHOUSE

GRAND BEL

RIVER CITY Bicycles

GRAND MARKETPLACE

Rodda PAINT

PLATT

PRATT LARSON

SalonCentric

7 ELEVEN

REJUVENATION

PROBONS FLOOR COVERINGS

Kneez BUILDING MATERIALS CO.

SE Main St

Coava

URBAN TIES NETWORK

MULTNOMAH COUNTY

SOCCER CENTER

SE Main St

SE Hawthorne

SE Clay St

SE Market St

SE Mill St

SE Mill St

SE Mill St

SE Mill St

SE Mill St

SE Mill St

MILLER PAINT CO.

3rd Bites

bikedn hike

MODO YOGA

Next ADVENTURE

What's New? FURNITURE

RIVER CITY ELECTICS

SWAN DIVE

POP PIZZA

hit the spot!

hat ya!

LIQUIDATORS FURNITURE WAREHOUSE

GRAND BEL

RIVER CITY Bicycles

GRAND MARKETPLACE

Rodda PAINT

PLATT

PRATT LARSON

SalonCentric

7 ELEVEN

REJUVENATION

PROBONS FLOOR COVERINGS

Kneez BUILDING MATERIALS CO.

SE Main St

Coava

URBAN TIES NETWORK

MULTNOMAH COUNTY

SOCCER CENTER

SE Main St

SE Hawthorne

SE Clay St

SE Market St

SE Mill St

SE Mill St

SE Mill St

SE Mill St

SE Mill St

SE Mill St

SE Mill St

SE Pine

NewWay

PRECISION IMAGES

PORTLAND ROASTING COFFEE

DANWEI CANTING

STELLAR CELLARS

Rum Club

BACH ATTACK

Next ADVENTURE

LOYAL LEGION

voicebox

ROBO TACO

POP PIZZA

hit the spot!

hat ya!

KeyBank

GRAND CENTRAL

CASCADE BREWERY

SUBWAY

corepower YOGA

Orangetheory FITNESS

Post Office

DOSHA

MARKET OF CHOICE

CHASE

Banfield PET HOSPITAL

MODERA BELMONT 200 RESIDENTIAL UNITS + RETAIL

REGUE

SCHILLING

KACHKA

Post Office

DOSHA

NBI

THE REDD

Creative Woodworking NW

SELF STORAGE

Good

Dick's Color Center Portland

NEW DEAL DISTILLERY

Honey State Life

DOGS DIG IT

DEQ

Crave Catering

WASABI SUSHI

FUSE DESIGN

CLIVE COFFEE

WASABI SUSHI

Tony Starlight

JOLLY RESTAURANTS

CARTOPIA

OBP

PACIFIC PIE

SEPHORA'S CAJER

clever cycles

Lardo

Hall Tool

ACTION AUTO GLASS

BOCCI'S ON 7TH

ALLSTONE

CRA



# MODERA BELMONT

PORTLAND, OR

## SITE PLAN

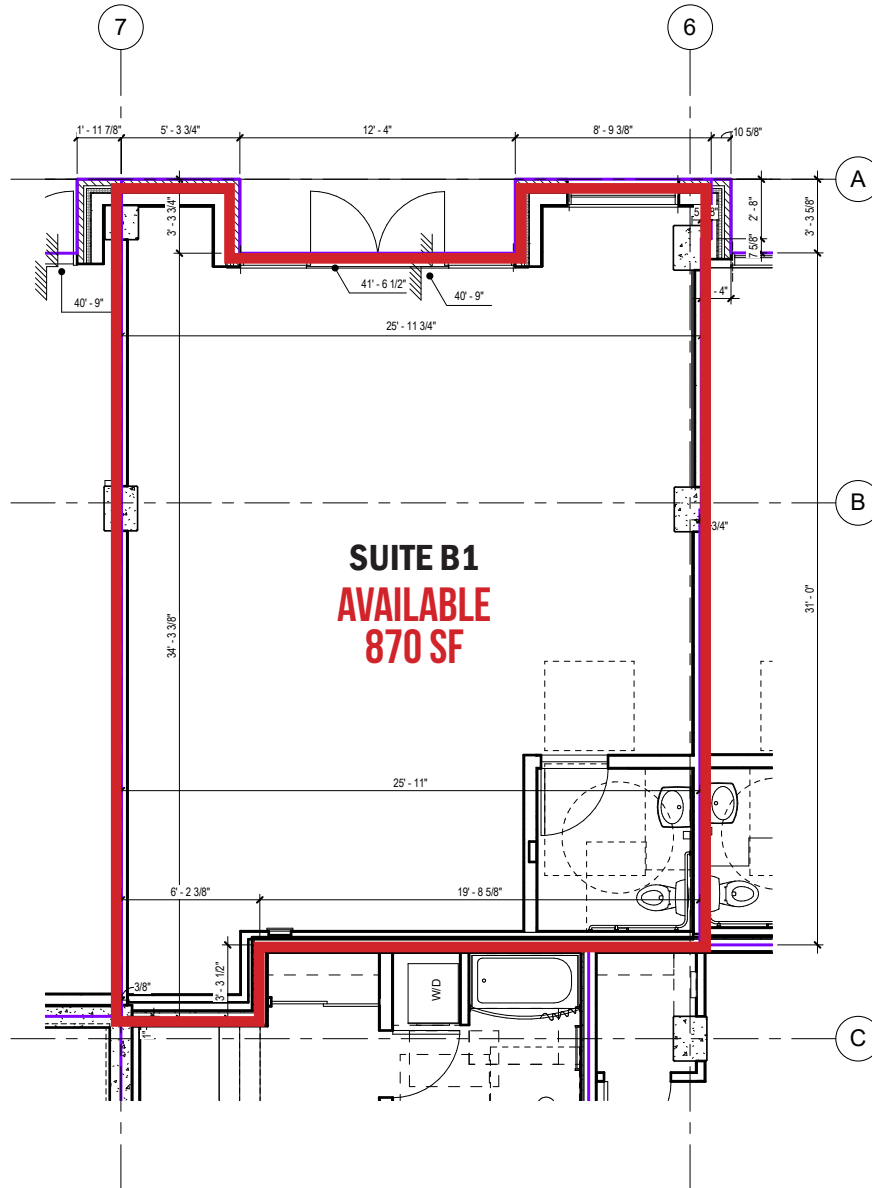


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



FLOOR PLAN | SUITE B1  
636 SE MORRISON STREET

MODERA BELMONT  
PORTLAND, OR



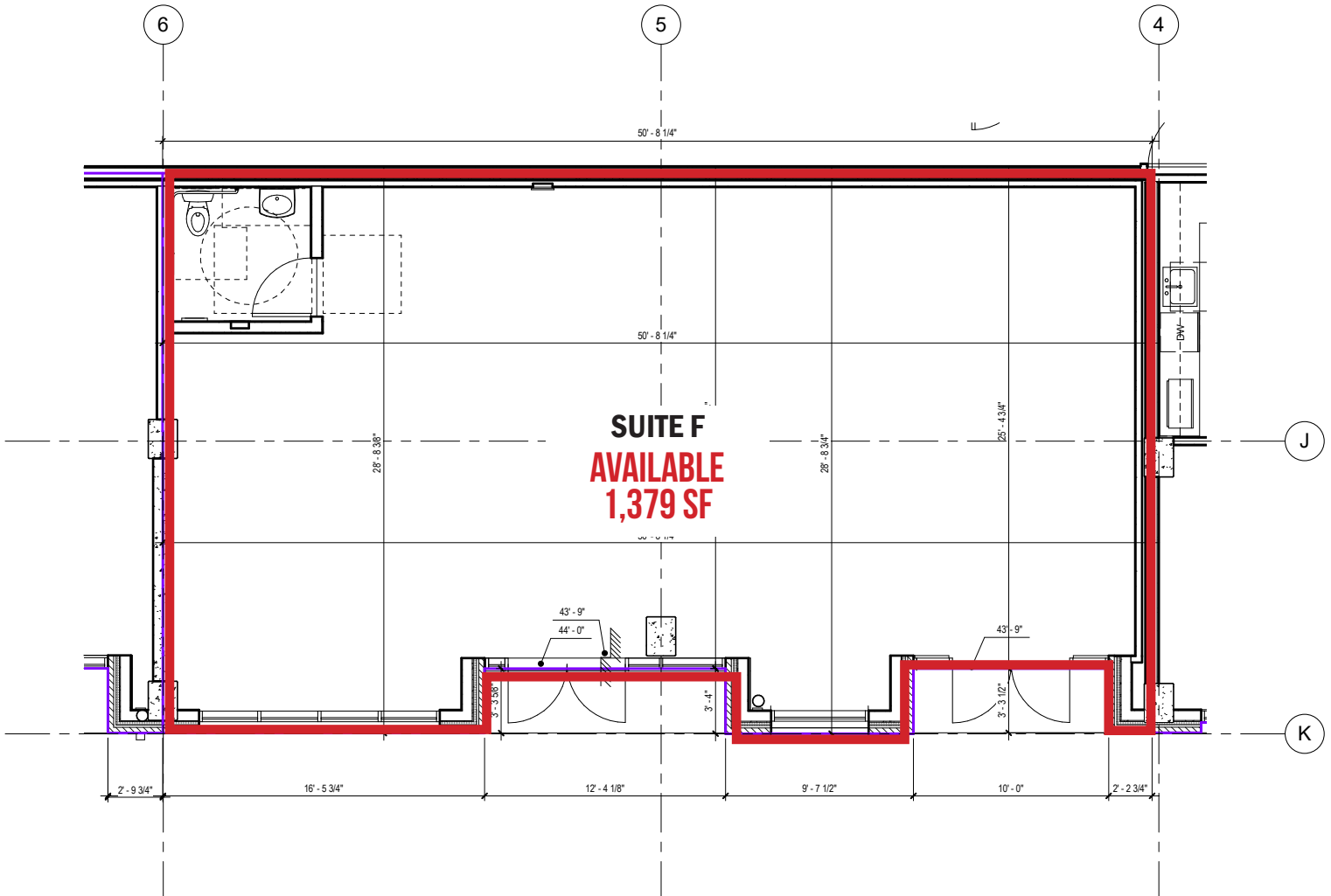
\*FOR ILLUSTRATIVE MARKETING PURPOSES ONLY

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



FLOOR PLAN | SUITE F  
661 SE BELMONT STREET

MODERA BELMONT  
PORTLAND, OR



\*FOR ILLUSTRATIVE MARKETING PURPOSES ONLY

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.





# MODERA BELMONT

PORTLAND, OR

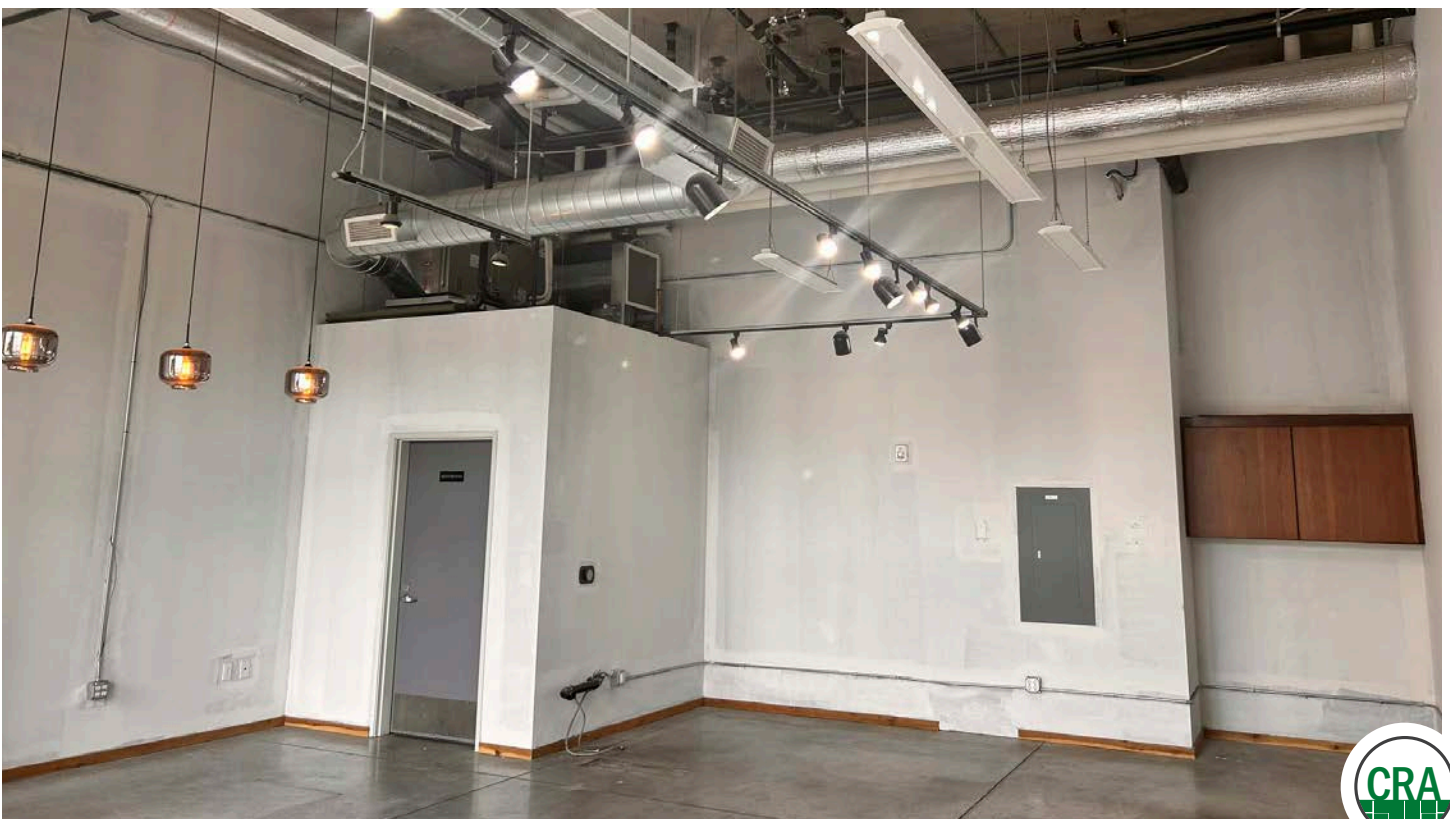
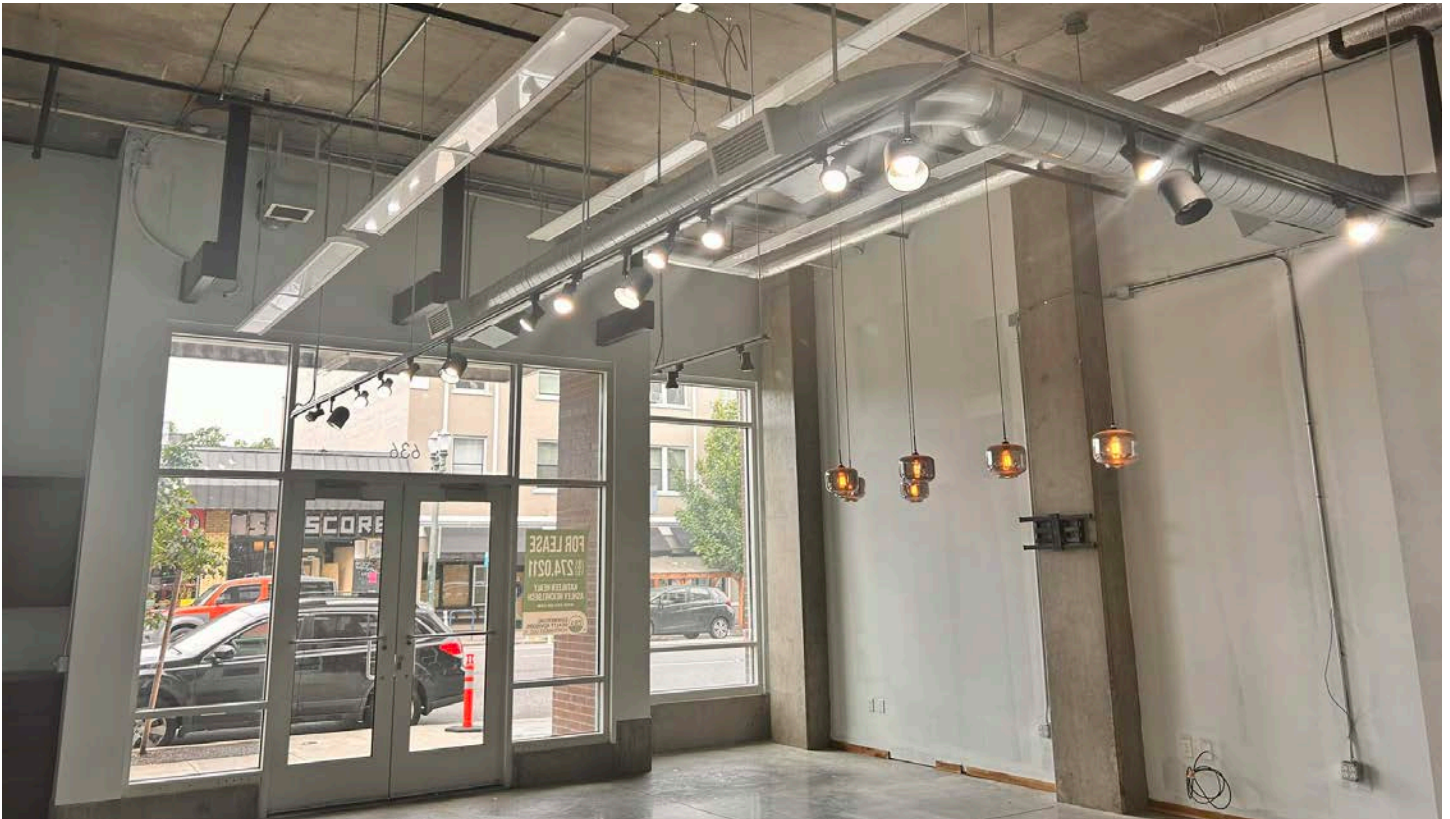
## CO-TENANTS





**INTERIOR IMAGES | SUITE B1**  
**636 SE MORRISON STREET**

**MODERA BELMONT**  
PORTLAND, OR





INTERIOR IMAGES | SUITE F  
661 SE BELMONT STREET

**MODERA BELMONT**  
PORTLAND, OR





# MODERA BELMONT

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	½ MILE	1 MILE	1½ MILE
Estimated Population 2024	5,571	22,892	70,805
Projected Population 2029	5,975	23,261	71,513
Average HH Income	\$94,259	\$94,531	\$104,875
Median Home Value	\$728,620	\$696,097	\$636,605
Daytime Demographics 16+	13,407	76,127	156,273
Some College or Higher	84.2%	84.0%	83.1%

**\$728,620**

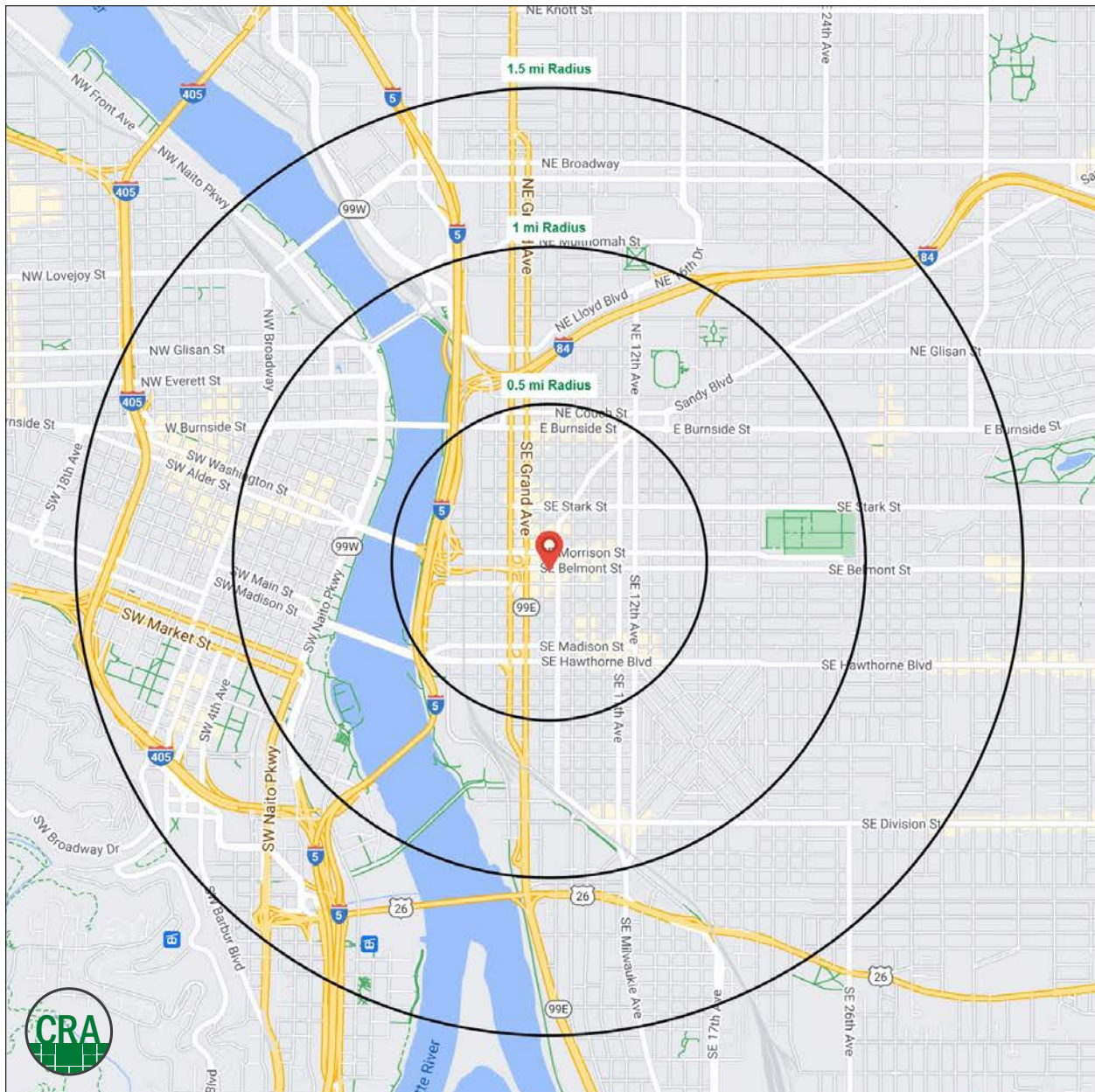
Median Home Value

½ MILE RADIUS

**31.9**

Median Age

½ MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5166/-122.659

<b>Modera Belmont Portland, OR 97214</b>	<b>0.5 mi radius</b>	<b>1 mi radius</b>	<b>1.5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	5,571	22,892	70,805
2029 Projected Population	5,975	23,261	71,513
2020 Census Population	5,476	22,629	68,972
2010 Census Population	3,132	15,897	56,186
Projected Annual Growth 2024 to 2029	1.5%	0.3%	0.2%
Historical Annual Growth 2010 to 2024	5.6%	3.1%	1.9%
2024 Median Age	31.9	34.0	34.9
<b>Households</b>			
2024 Estimated Households	3,397	13,620	41,988
2029 Projected Households	3,710	14,052	43,084
2020 Census Households	3,257	13,009	39,926
2010 Census Households	1,821	8,515	30,961
Projected Annual Growth 2024 to 2029	1.8%	0.6%	0.5%
Historical Annual Growth 2010 to 2024	6.2%	4.3%	2.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	70.2%	69.9%	70.3%
2024 Estimated Black or African American	6.7%	7.1%	7.0%
2024 Estimated Asian or Pacific Islander	8.6%	9.2%	8.5%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	1.0%
2024 Estimated Other Races	13.6%	12.9%	13.2%
2024 Estimated Hispanic	13.5%	13.0%	12.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$94,259	\$94,531	\$104,875
2024 Estimated Median Household Income	\$69,369	\$75,196	\$78,859
2024 Estimated Per Capita Income	\$58,682	\$57,171	\$62,985
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.6%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.3%	2.5%
2024 Estimated High School Graduate	12.7%	12.1%	12.1%
2024 Estimated Some College	20.5%	19.7%	18.1%
2024 Estimated Associates Degree Only	4.1%	4.0%	4.8%
2024 Estimated Bachelors Degree Only	36.1%	36.2%	35.3%
2024 Estimated Graduate Degree	23.4%	24.2%	24.9%
<b>Business</b>			
2024 Estimated Total Businesses	1,628	6,433	12,402
2024 Estimated Total Employees	12,316	70,583	135,574
2024 Estimated Employee Population per Business	7.6	11.0	10.9
2024 Estimated Residential Population per Business	3.4	3.6	5.7



*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.