



For lease

The Sutton
1550 NW Naito Pkwy
Portland, OR

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5,818 SF
Restaurant / Retail
Call for pricing



Now available for lease, The Sutton delivers a prime Class-A restaurant or retail opportunity prominently located along the Willamette waterfront and adjacent to the acclaimed Pearl District of Portland. The Sutton, a newly constructed 17-story mixed-use development, features 237 apartment units nestled along the scenic shores of the Willamette River. The surrounding area is witnessing an increase in multifamily and mixed-use projects, with additional developments anticipated in the blocks directly south. The Sutton sits just a brief stroll away from the Pearl District's array of shops, restaurants, and tourist spots, including the popular Fields Park. This location boasts impressive connectivity and accessibility with scores for walkability and biking of 90 and 98, respectively, making it a paradise for bikers and pedestrians, not to mention the ease of access to the Portland Streetcar line. This creates a very accessible location that still benefits from the hustle and bustle of the Pearl district without the congestion. This waterfront opportunity offers an outdoor deck, patio seating, operable windows, expansive window lines, and waterfront views, providing a unique opportunity for a restaurant, event space, or other creative concept.

Features & Amenities

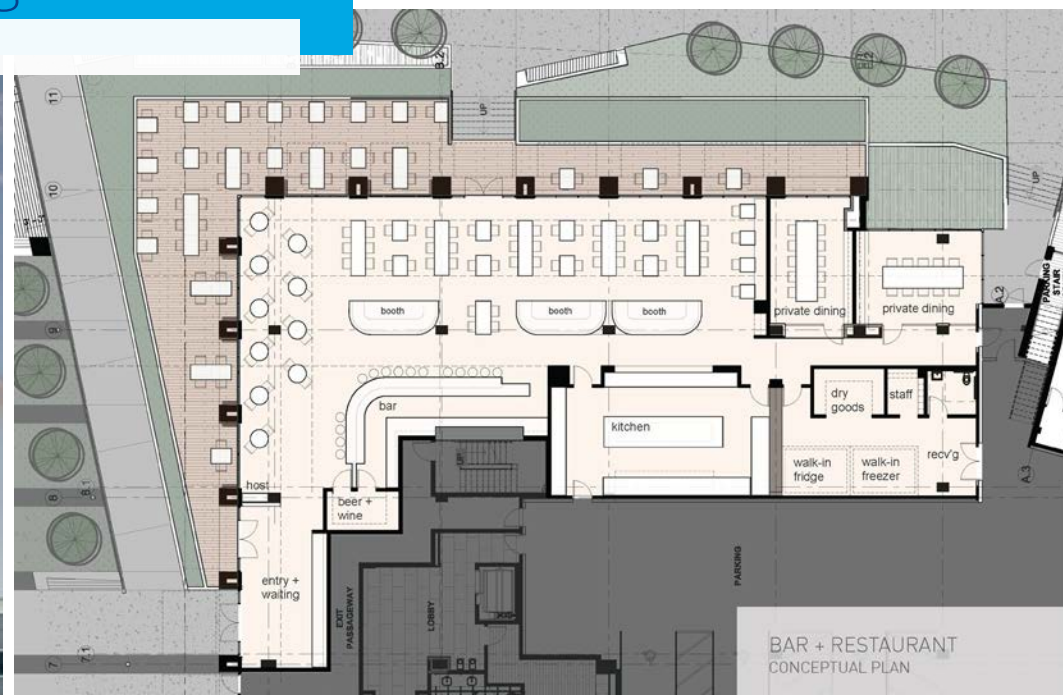
- Operable Windows
- Outdoor Patio
- Floor-to-Ceiling Windows
- Riverfront Walkway Exposure
- Waterfront Views
- Abundant Natural Light
- High Ceilings
- Concrete Floors
- Onsite Parking

Desired uses include restaurant, event space, spa, or experience-based retail.





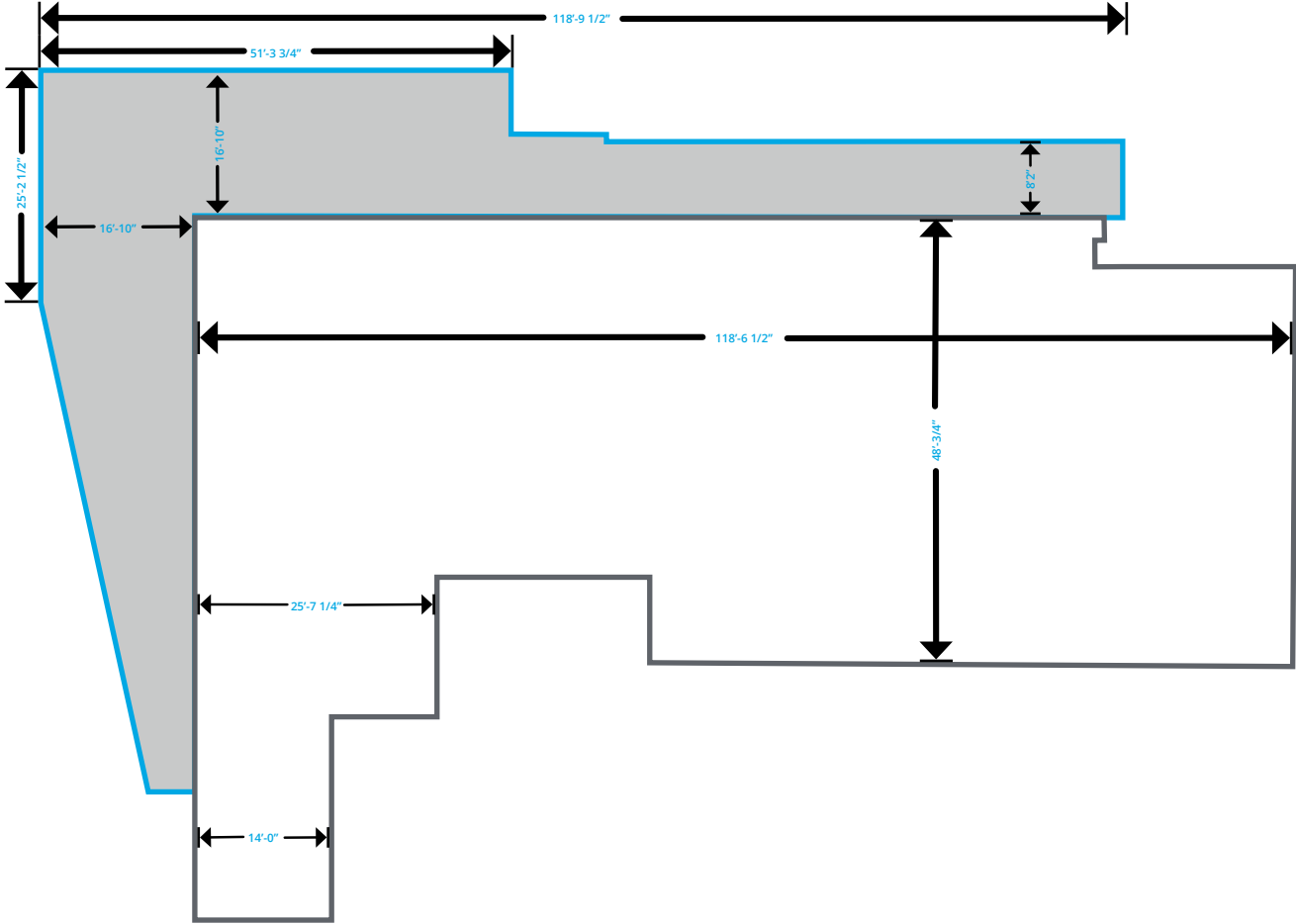
Conceptual Images



Floor Plan

Willamette River

- Deck
- Space



Consumer Expenditures

Annual Food & Alcohol Spending



\$13,521

Food



\$905

Alcoholic Beverages



\$8,602

Food at Home



\$575

Alcoholic Beverages at Home



\$4,919

Food Away from Home



\$329

Alcoholic Beverages Away from Home



Walk Times



2 min
to Emerald Line



4 min
to New Seasons Market



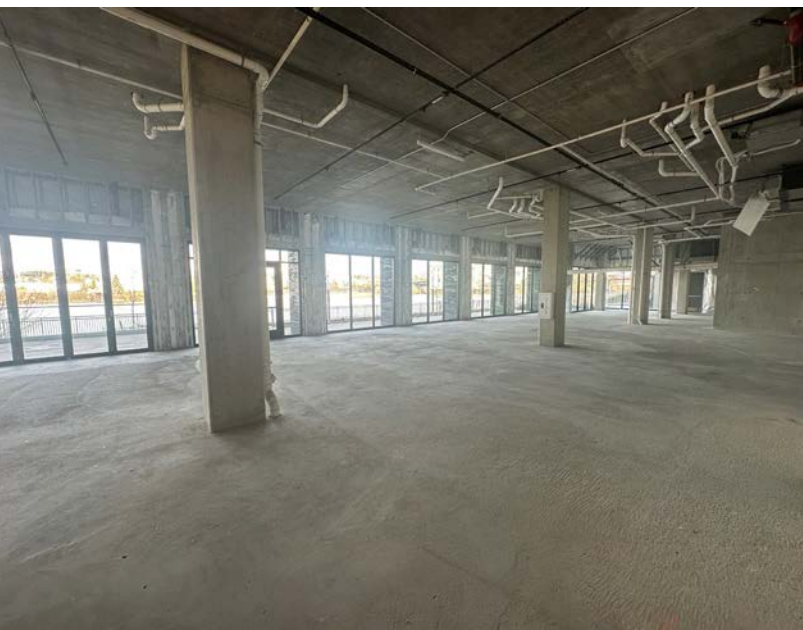
4 min
to Paymaster



2 min
to StretchLab



2 min
to Cycle Town Coffee Roasters



Walk Score
79



Bike Score
94



Transit Score
68



Traffic Counts
1,973 ADT

Wealth & Income



\$92,840
Median household income



\$64,529
Per capita income



\$71,735
Median disposable income



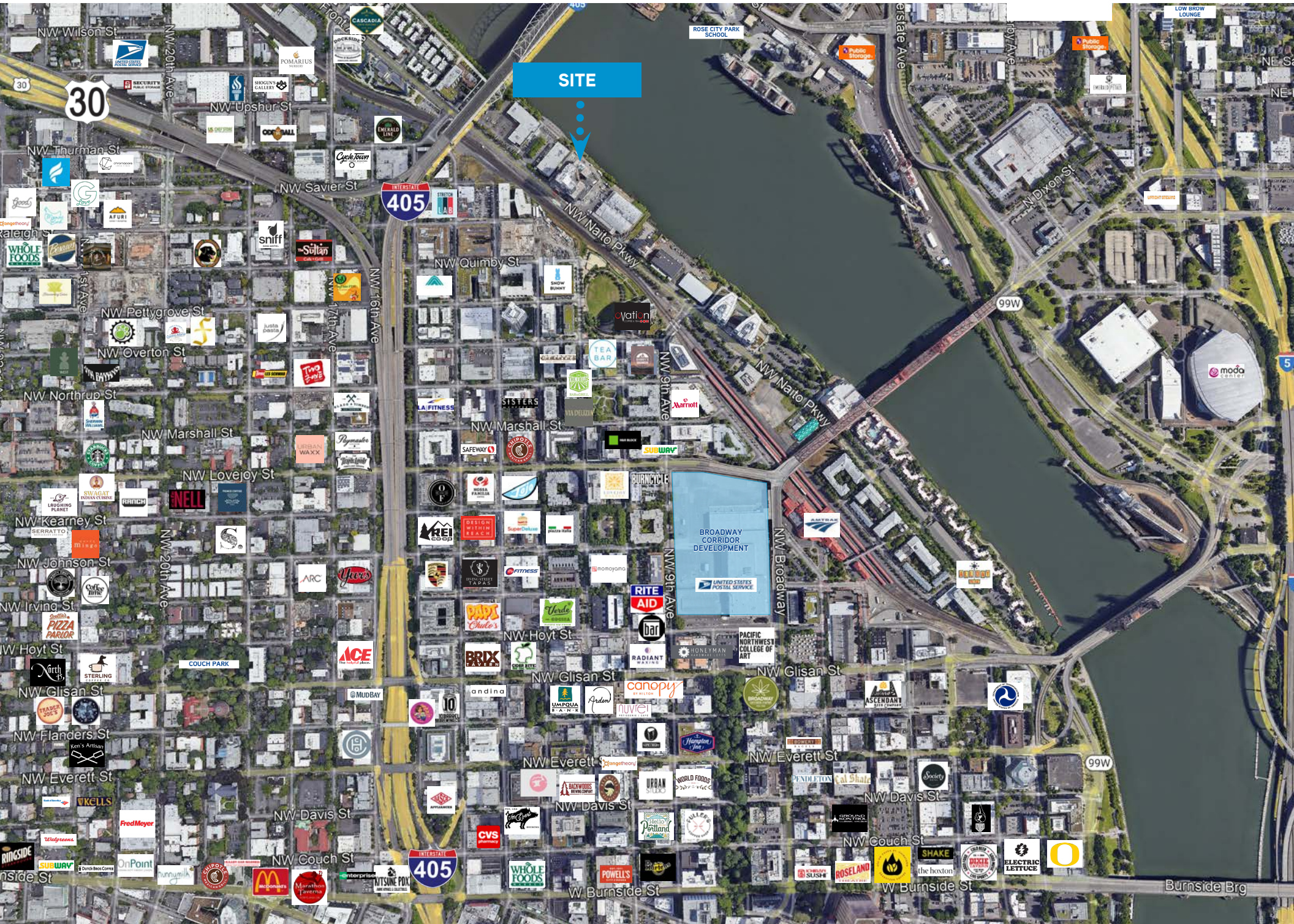
\$631,183
Median home value



\$117,953
Median net worth



194,847
Households



SITE

BROADWAY CORRIDOR DEVELOPMENT

30

405 INTERSTATE

99W

5

inside St

NW Davis St

NW Couch St

W Burnside St

W Burnside St

Burnside Brg

NW Wilson St
NW Upshur St
NW Thurman St

NW Pettygrove St
NW Overton St

NW Kearney St
NW Johnson St
NW Irving St
NW Hoyt St

NW Glisan St
NW Flanders St
NW Everett St

NW Davis St
NW Couch St

NW Sawyer St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Marshall St

NW Lovejoy St

NW Kearney St

NW Johnson St

NW Irving St

NW Glisan St

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

NW Quimby St

NW Marshall St

NW Hoyt St

NW Glisan St

NW Everett St

NW Davis St

NW Naito Pkwy

NW Quimby St

NW Marshall St

NW Hoyt St

NW Glisan St

NW Everett St

NW Davis St

W Burnside St

NW Naito Pkwy

NW Broadway

NW Glisan St

NW Everett St

NW Davis St

NW Couch St

W Burnside St

N Dixon St

99W

99W

Burnside Brg



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