



FOR LEASE



# GRAND CENTRAL BOWL OFFICE

## Mezzanine Office Space

±3,050 SF Office Space Available | \$25 psf MG

**808 SE Morrison St, Portland, OR 97214**

- Parking for Patrons: Surface Lot, Parking Garage, On-street
- Located in Walkable SE Neighborhood of Buckman with nearby Transit including Portland Street Car and TriMet Bus Lines 6, 12, 19, 20, and 70.
- Co-tenants: Grand Central Bowl & Arcade, Subway, Taqueria Portland, Corepower Yoga, Lush Collective Salon, Yum's of PDX, Joe Brown's Carmel Corn, and Joe Brown's Lounge. Welcome to Miss Orange, our newest tenant!

**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR

503-222-1195 | [mrozakis@capacitycommercial.com](mailto:mrozakis@capacitycommercial.com)

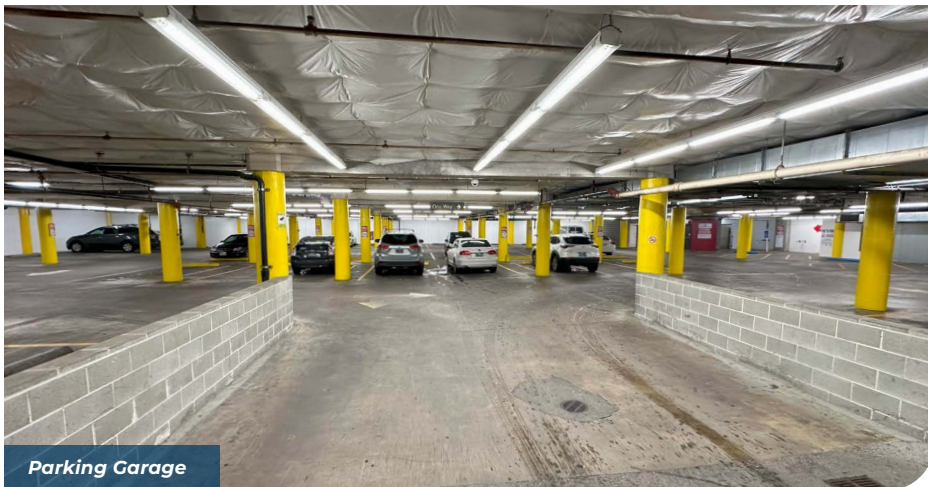


# PROPERTY SUMMARY

**FOR  
LEASE**



Office Space



Parking Garage

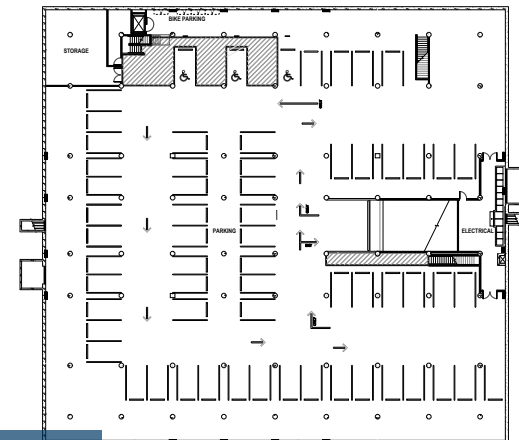
## PROPERTY DETAILS

Address	808 SE Morrison St, Portland, OR 97214
Available Office Space	±3,050 SF
Office Lease Rate	\$25 psf MG

## Location Highlights

- Patron Parking including On-street, Off-street, and a Large Parking Garage
- Near Goat Blocks (247 Unit Apartments)
- Nearby Transit including Portland Street Car and TriMet Bus Lines 6, 12, 19, 20, and 70
- Central Eastside Near Market of Choice, Orange Theory, Chipotle, and Other Great Restaurants and Retail
- Located in Walkable SE Neighborhood of Buckman
- Traffic Counts:
  - SE Morrison St - 5,880 ADTV\*
  - SE Belmont St - 8,007 ADTV\*

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



Parking Plan





# SITE PLAN

OFF STREET PARKING  
FOR CUSTOMERS



SE 9TH AVE

SE MORRISON ST - 5,880 ADTV\*

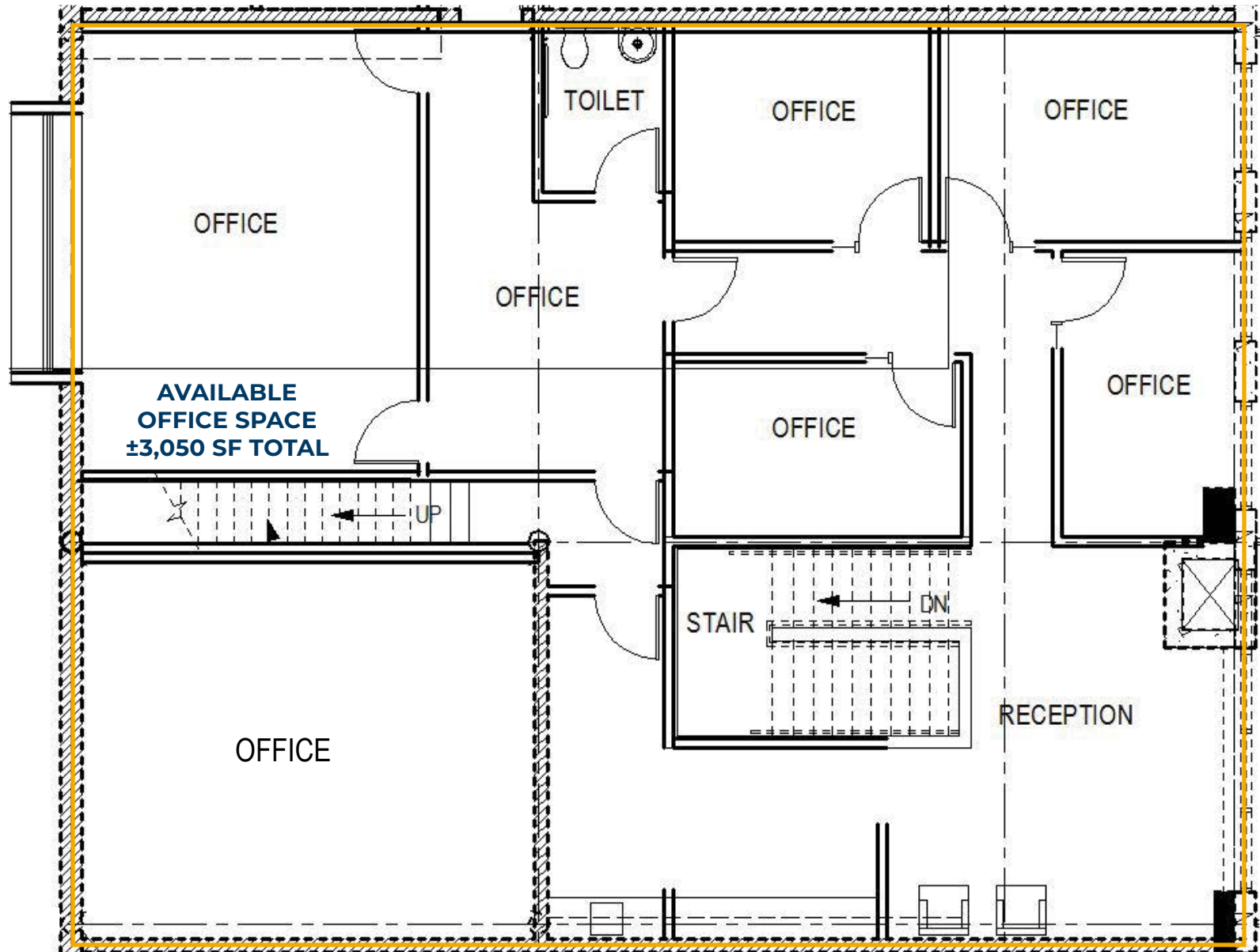
SE BELMONT ST - 8,007 ADTV\*

\*Average Daily Traffic Volume  
Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



# OFFICE FLOOR PLAN

## MEZZANINE OFFICE FLOOR PLAN







# LOCAL AERIAL MAP



## Nearby Highlights

- Soho House (New)
- Market of Choice
- Chipotle
- Orange Theory
- Afuri
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Dos Hermanos Bakery
- GNARLYS
- Hey Love
- Ironside Training
- Jackie's
- Kachka
- Kann
- Loyal Legion
- NORMADIE
- Olympia Provisions
- Portland Coffee Roasters
- Produce Row
- Rum Club
- The Coffin Club
- Wayfinder Beer

## TriMet Bus Lines

- 3-4 blocks to routes 6, 12, 19, 20, and 70.

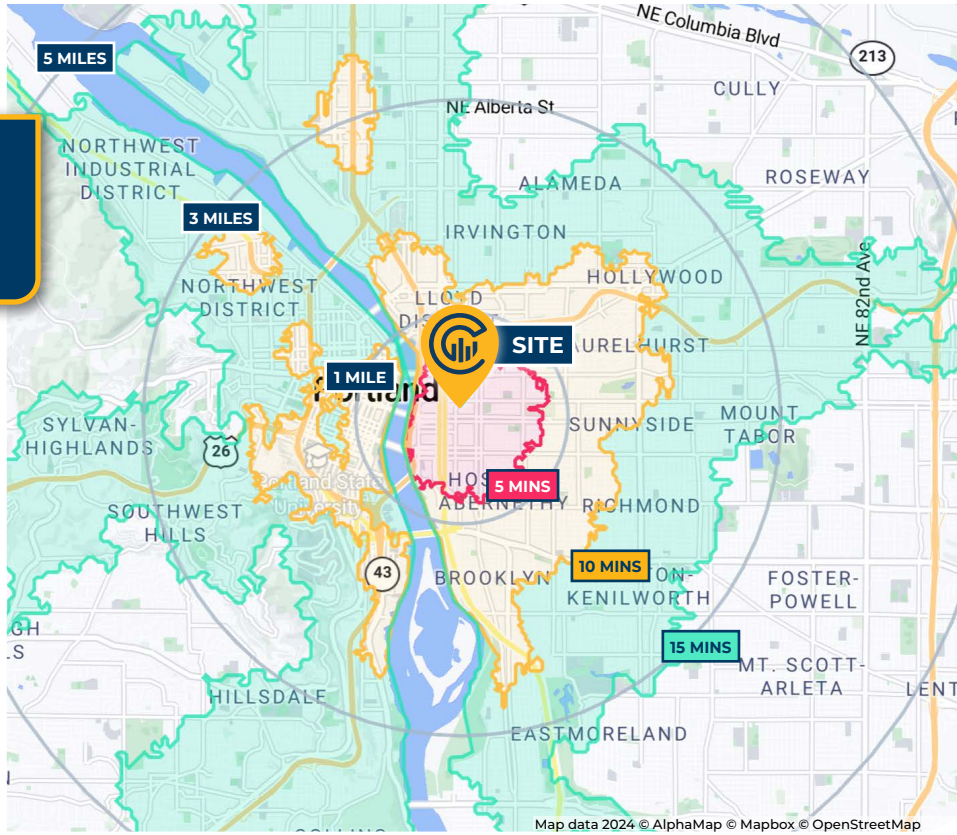
## Portland Street Car

- The A & B Loops operate two routes connecting the Pearl District, Lloyd, Central Eastside Industrial District, Central Business District and PSU in loops around the Central City.





## DRIVE TIMES & DEMOGRAPHICS



### AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	23,803	227,318	454,566
2029 Projected Population	24,186	224,641	446,384
2020 Census Population	23,567	226,686	461,032
2010 Census Population	16,701	188,333	404,976
Historical Annual Growth 2010 to 2024	3.0%	1.5%	0.9%
Households & Income			
2024 Estimated Households	14,128	120,315	217,575
2024 Est. Average HH Income	\$102,886	\$138,526	\$137,568
2024 Est. Median HH Income	\$76,077	\$100,661	\$102,424
2024 Est. Per Capita Income	\$61,910	\$73,731	\$66,172
Businesses			
2024 Est. Total Businesses	5,954	24,822	38,358
2024 Est. Total Employees	62,642	222,896	323,500

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - RS1

95

Walk Score®  
"Walker's Paradise"

Ratings provided by <https://www.walkscore.com>

100

Bike Score®  
"Biker's Paradise"

71

Transit Score®  
"Excellent Transit"

**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR

503-222-1195 | [mrozakis@capacitycommercial.com](mailto:mrozakis@capacitycommercial.com)

**GRAND CENTRAL BOWL OFFICE**