

\$6,040/ Month
\$32/SF

LEASING OPPORTUNITY

50 SW 3rd Ave | Portland, OR 97204

NRSF	2,265 SF	Stories	1
P/SF	\$32/SF	Parking	Street parking
		Lease Type	NNN

TURN KEY RESTAURANT



NEIGHBORHOOD HIGHLIGHTS

Living, Working, and Walking: The Vibrant Pulse of Portland's Waterfront at 50 SW 3rd Avenue

50 SW 3rd Ave in Portland, OR 97204 offers a prime leasing opportunity for restaurateurs with a fully equipped, **turnkey restaurant space that's ready for immediate use.**

Located in the heart of downtown Portland's vibrant waterfront area, the property benefits from high foot traffic, with downtown seeing a **3% increase in visitors in 2024.**

The surrounding area features a mix of commercial and residential properties, including creative office spaces and upscale living options, making it an ideal spot for both business and residential growth.

With its dynamic environment and proximity to dining, retail, and cultural venues, **this location provides a perfect launchpad for your restaurant business.**



AMENITY MAP

OREGON
Oregon Convention Center

LLOYD CENTER

moda center

HYATT REGENCY

ELEPHANTS DELICATESSEN

MOTHER'S RESTAURANT
FEEDING PORTLAND SINCE 1907

OREGON MARITIME MUSEUM
STEAMER PORTLAND

BREWBARGE PORTLAND

BREWCYCLE PORTLAND

PINE STREET MARKET
QUALITY MEATS
EST. 2008

LAGOS TSQ
Restaurant & Cocktail Bar

Portland's Union

Historic Station

PIONEER PLACE
SINCE 1914

DIXIE TAVERN

PORTLAND CITY GRILL
On the 30th floor

BAES
FRIED CHICKEN

WORLDMARK

EMBASSY SUITES

Society HOTEL

HILO



DEMOGRAPHICS

	1 mile	3 mile	5 mile
 POPULATION	38,231	202,157	442,028
 HOUSEHOLDS	24,388	105,386	205,706
 HOUSEHOLDS	\$97.3K	\$136.9K	\$136.1K
 CONSUMER SPENDING	\$202.8M	\$5.3B	\$12.1B

TRAFFIC	
 DAILY CAR COUNT	SW 3rd Ave - 3,372 W Burnside St - 23,629 I-84 - 127,147 I-5 - 106,533

TRANSPORTATION	
	Walker's Paradise (99)
	Rider's Paradise (93)
	12 miles to Portland International Airport

POPULATION		
	STATE	Oregon 4.18 M
	COUNTY	Multnomah 789,698
	MSA	Portland Metro 2.49M
	CITY	Portland 630,498

