

# OWNER-USER TURNKEY 2ND GENERATION RESTAURANT



4905 SE WOODSTOCK BLVD, PORTLAND, OREGON 97206

FOR SALE | CONFIDENTIAL LISTING – DO NOT DISTURB EMPLOYEES





# ETHOS COMMERCIAL ADVISORS LLC

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— Dick's —  
**PRIMAL**  
**KITCHEN**

100%  
GRASS-FED  
BEEF

THE  
ORIGINAL  
HEALTHY  
FOOD









# Property Summary

## *This exceptional +/-5,000 square foot fully built-out restaurant*

occupies a highly visible corner lot in the heart of Southeast Portland's thriving Woodstock neighborhood. Originally constructed in 1923, this freestanding building underwent a comprehensive gut renovation in 2015, transforming it into a premier dining destination while preserving its historic character.

The property sits on a generous 10,000 square foot lot with dedicated onsite parking, offering immediate functionality for food and beverage operations. The extensive build-out includes dual commercial kitchens, multiple hood systems, walk-in freezer and coolers, full bar setup, private dining areas, and flexible seating configurations throughout.

Located at the intersection of SE Woodstock and 49th Avenue, this prime corner position provides exceptional street visibility and signage opportunities. The surrounding SE Woodstock corridor has emerged as one of Portland's most dynamic neighborhoods, characterized by a diverse mix of local businesses, strong residential density, and consistent pedestrian traffic.

**Fully operational  
restaurant with fixtures,  
furniture, and  
equipment included**

**Oversized 10,000 SF  
corner lot with  
dedicated parking**

**Dual commercial kitchens  
and comprehensive food  
service infrastructure**

**Features a private  
dining room, office,  
and extra storage**

**Zoned CM2 with  
significant long-term  
development value**

**Established neighborhood  
with strong demographics  
and foot traffic**

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Please Call For Pricing Guidance

Year Built	1923
Year Updated	2015
Zoning	CM2
Land	10,019 SF
Building	5,035 SF
FAR	0.44







## RESTAURANT FEATURES + EQUIPMENT HIGHLIGHTS



Outdoor Seating



All FF&E Included  
(contact for full list)



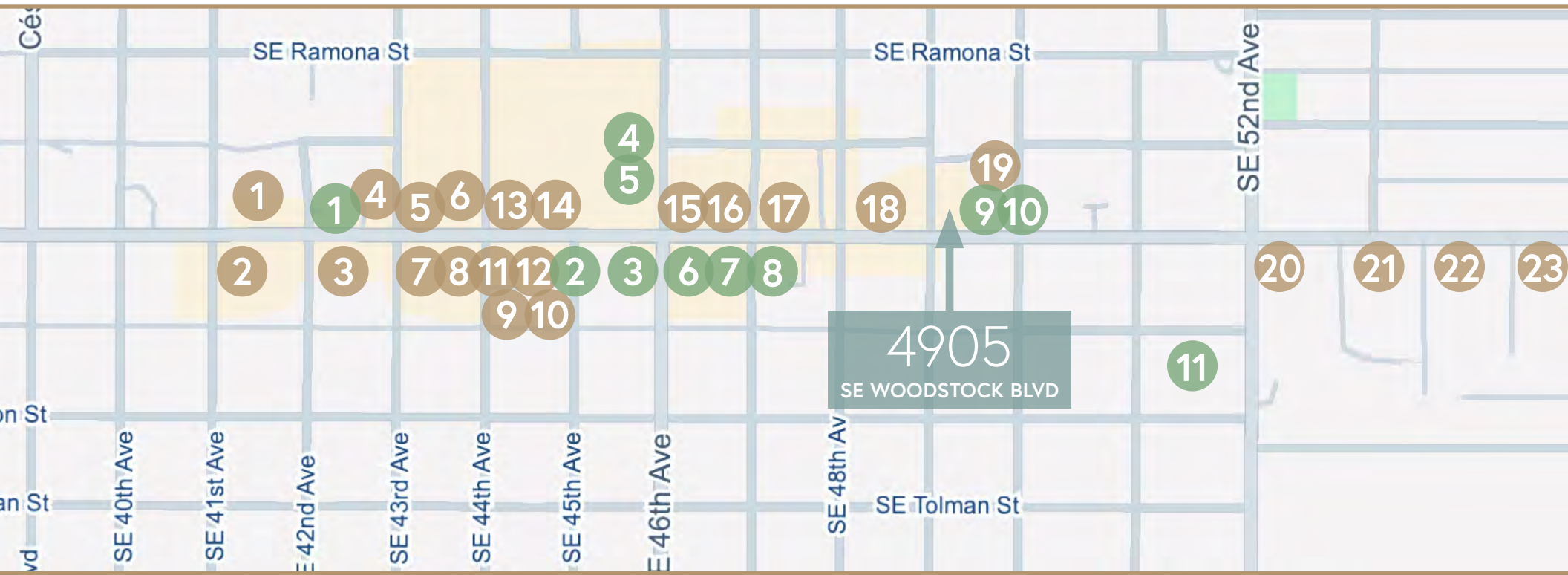
12' Type 1 Hood – Prep Kitchen  
15' Type 1 Hood – Front Kitchen



7'x11' Walk-In Cooler Indoor Box  
7'x8' Walk-In Freezer  
8'x18' Walk-In Cooler Outdoor Box



# Neighborhood Amenities



WITHIN 1 MILE

WITHIN 3 MILES

WITHIN 5 MILES



Population . . . . . 24,692 . . . . . 182,337 . . . . . 465,574



Average Household Income . . . . . \$116,055 . . . . . \$107,530 . . . . . \$105,175



Median Home Value. . . . . \$498,580 . . . . . \$498,872 . . . . . \$536,208



*Walk Score* 88



*Transit Score* 86



*Bike Score* 92



## FOOD AND DRINK

1. Woodstock Cafe
2. Laughing Planet
3. Chick & Pig Thai Street Food
4. Harder Day Coffee Company
5. Wong's Garden
6. Tom Yum Thai Cuisine
7. Nudi Noodle Place
8. Double Mountain Woodstock Taproom
9. Portland Fish Market
10. Viking Soul Food
11. Bai Mint Thai Kitchen
12. Grand Central Bakery
13. Papa Murphy's
14. Papaccino's
15. Delta Cafe
16. Lutz Tavern
17. The Heist Bar and Food Carts
18. Tomo Ramen and Izakaya
19. Botanical Bakeshop
20. Ate-Oh-Ate Grill
21. Bridge City Pizza
22. Bergerac
23. Super Torta

## SERVICES AND SHOPPING

1. The UPS Store
2. Ace Hardware and Garden
3. New Seasons Market
4. Safeway
5. OnPoint Community Credit Union
6. KeyBank
7. Woodstock Farmers Market
8. Chase Bank
9. Shop Halo Halo
10. Daphne's Botanicals
11. Goodwill







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