

OWNER-USER TURNKEY 2ND GENERATION RESTAURANT



4905 SE WOODSTOCK BLVD, PORTLAND, OREGON 97206

FOR SALE | CONFIDENTIAL LISTING – DO NOT DISTURB EMPLOYEES



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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf. © 2025 Ethos Commercial Advisors LLC. All Rights Reserved.





100%
GRASS-FED
BEEF
THE
ORIGINAL
HEALTH
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

4905 SE WOODSTOCK BLVD
PORTLAND, OREGON 97206

Please Call For Pricing Guidance

Year Built 1923

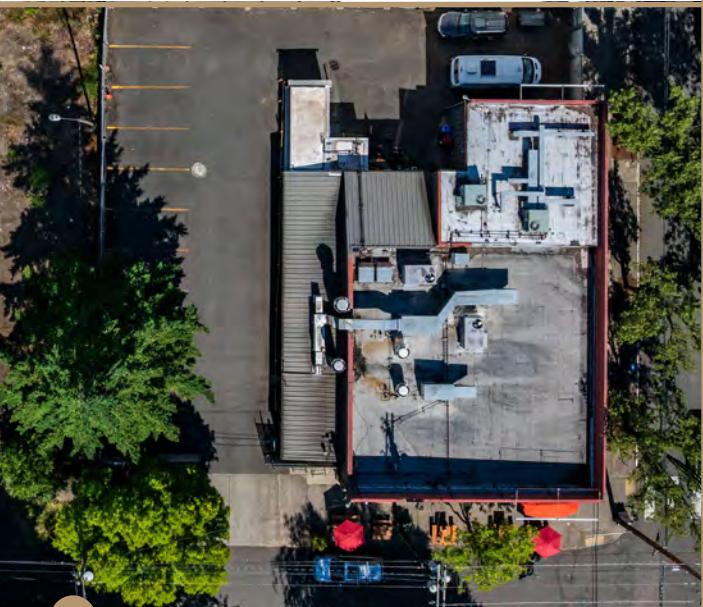
Year Updated 2015

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)



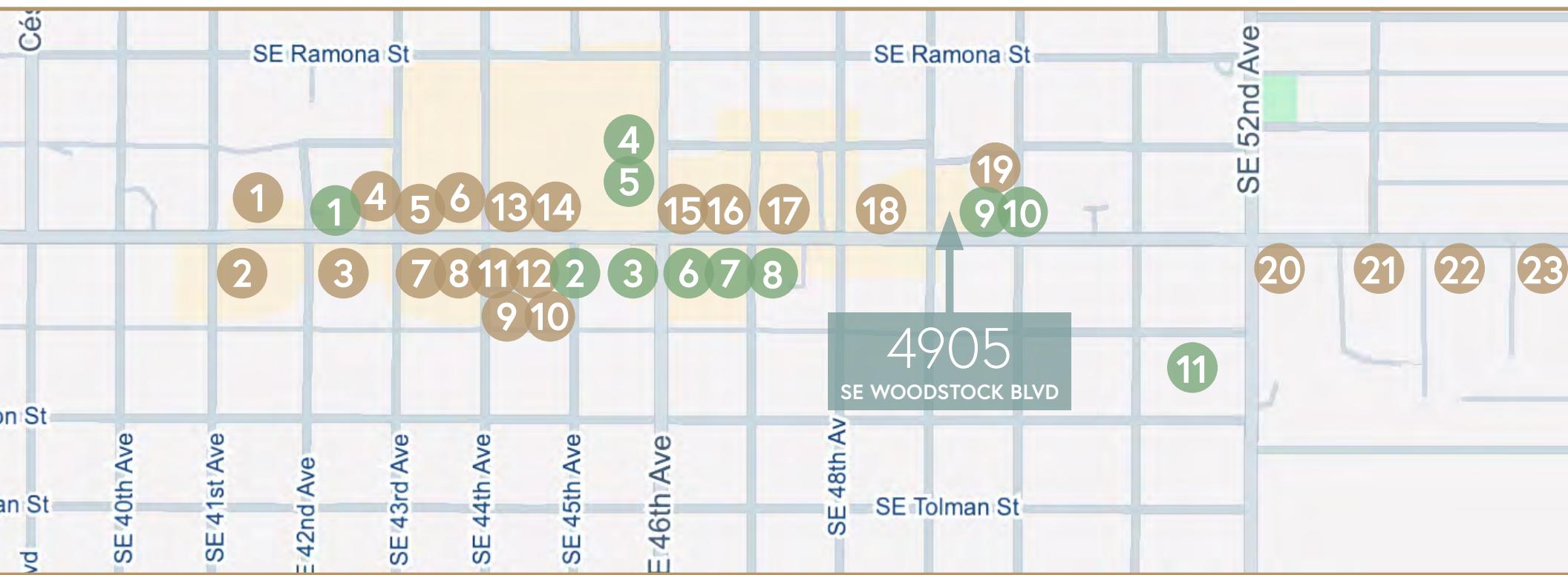
12' Type 1 Hood – Prep Kitchen
15' Type 1 Hood – Front Kitchen



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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