



**Ashley Heichelbech**  
Ashley@cra-nw.com

**Kathleen Healy**  
Kathleen@cra-nw.com

**503.274.0211**  
www.cra-nw.com

# GOATBLOCKS

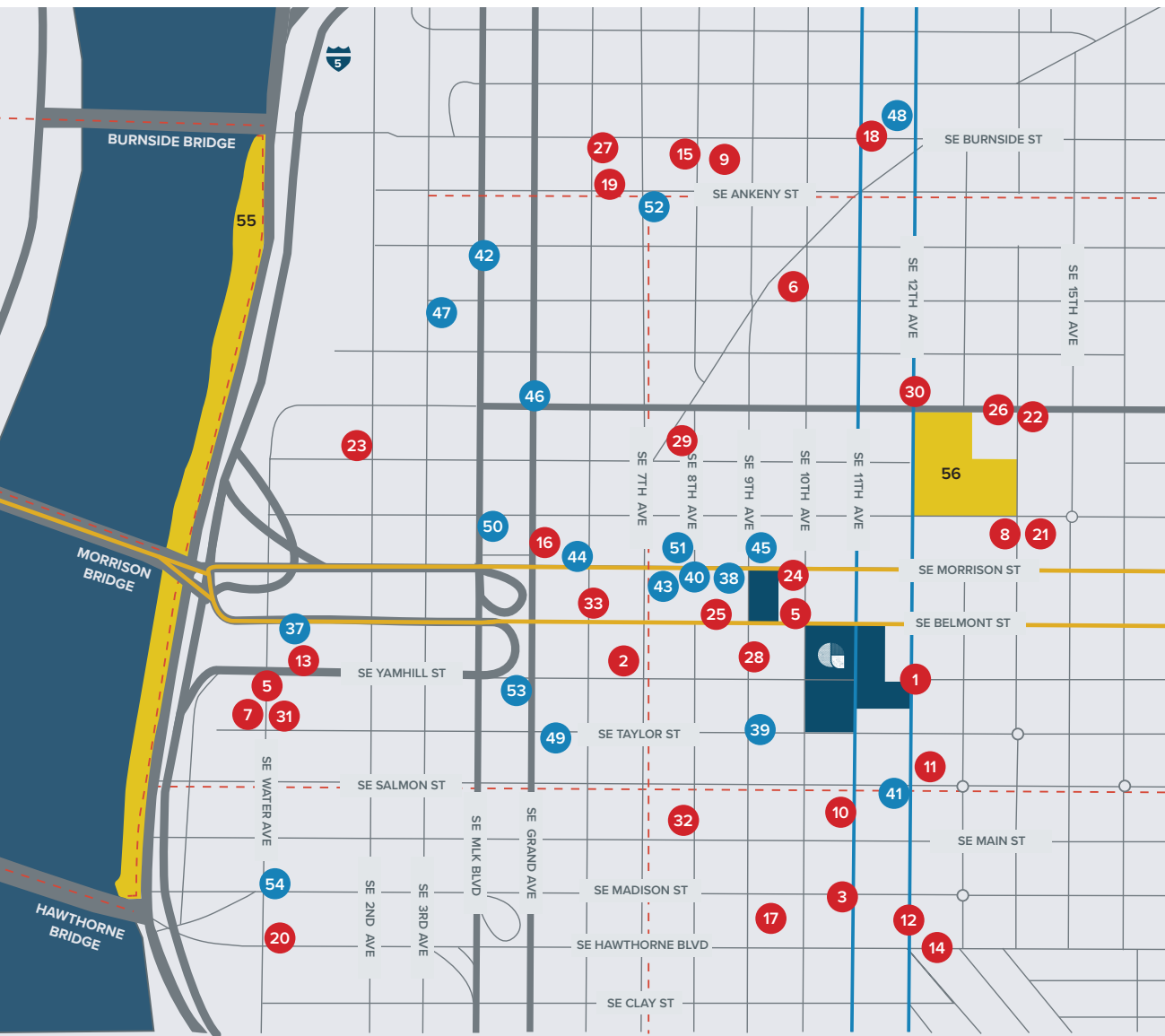
SE 9th | 10th | 11th | Belmont  
Portland, OR 97214



15350 SW Sequoia Pkwy, Suite 198  
Portland, Oregon 97224



# GOATBLOCKS AREA OVERVIEW



## Our Neighbors

### ● DRINKS & DINING

1. A Roadside Attraction
2. Afuri
3. Asylum Food Carts
4. Boke Bowl
5. Cascade Brewing
6. Century Bar
7. Clark Lewis
8. Delores
9. Doug Fir Lounge
10. Elevator Coffee
11. Good Coffee
12. Hawthorne Food Carts
13. Kure Juice
14. Lardo
15. Le Pigeon
16. Lollipop Shoppe
17. Lucky Labrador
18. Noble Rot
19. Nong's Khao Man Gai
20. Noraneko
21. Nostrana
22. Meat Cheese Bread
23. Olympia Provisions
24. Pepper Box
25. Pips & Bounce
26. Revolution Hall
27. Rontoms
28. Rogue Brewing
29. Rum Club
30. Sweat Pea Bakery
31. Water Ave. Coffee
32. White Owl Social Club
33. Hat Yai Belmont

### ● RETAIL

37. Cargo
38. Core Power Yoga
39. Crossfit Magnus
40. Grand Central Bowling
41. Dogs Dig it
42. Evo Portland Store
43. Key Bank
44. Local Branch Shop
45. Napa Auto Store
46. Next Adventure
47. Office Depot
48. Portland Rock Gym
49. Rejuvenation
50. River City Bicycles
51. Shop Boswell
52. Subaru of Portland
53. Urbanite Vintage
54. Vega Dance Studio

### ■ PARKS

55. Eastbank Esplanade
56. Washington High School Dog Park

- 70 Trimet Line
- 15 Trimet Line
- - - Bike paths



92

Walk Score  
"Walker's Paradise"



100

Bike Score  
"Biker's Paradise"



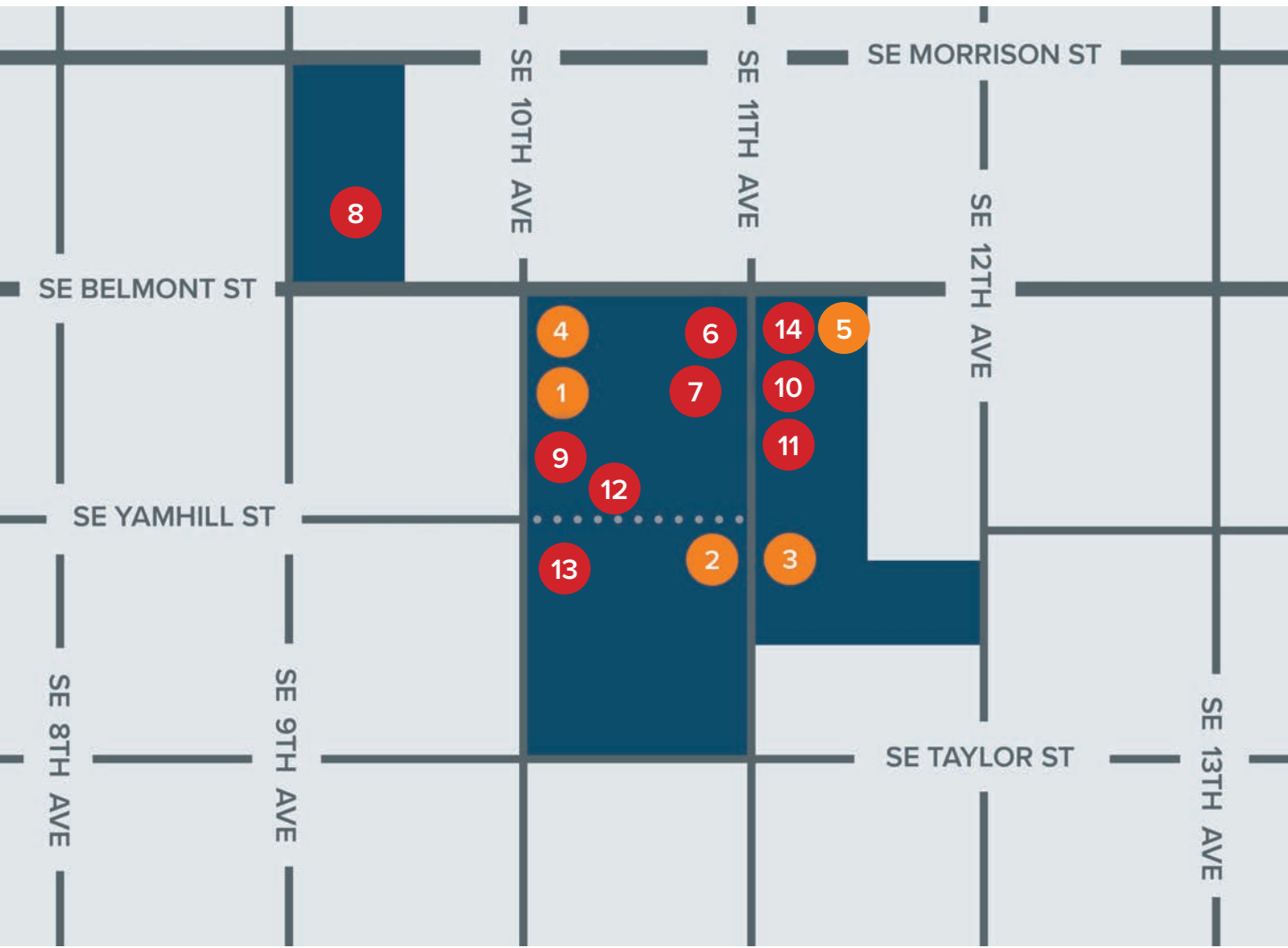
15

Trimet Line  
Access to Downtown



70

Trimet Line  
Access to NE Portland



## At the Goat Blocks

**200**  
Parking Stalls

**347**  
Residential Units

**1,500+**  
Apartment Units  
within 10 square blocks

## Current Tenants

### FOOD + BEVERAGE

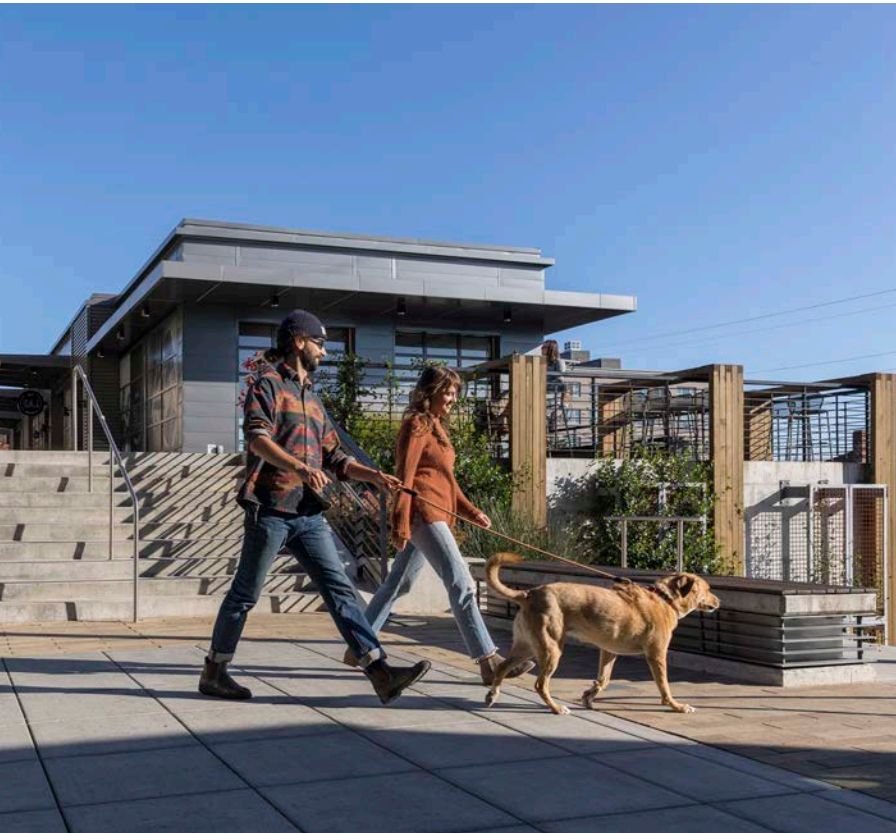
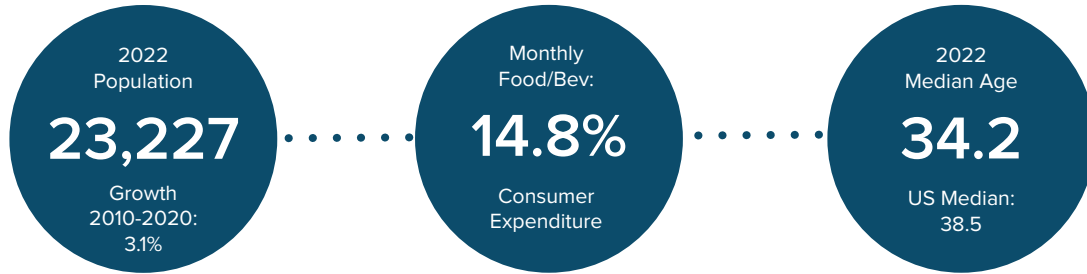
- |                                                                                                           |                                                                                        |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 1.                     | 3.  |
| 2. <br>ROSELINE COFFEE | 4.  |
|                                                                                                           | 5.  |

### RETAIL + SERVICES

- |                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| 6.                  |
| 7.                  |
| 8.                  |
| 9.                 |
| 10.               |
| 11.               |
| 12.               |
| 13.  NOW OPEN!    |
| 14.  COMING SOON! |

• • • • Yamhill Alley

## Within a 1 Mile Radius



Demographics	.25 MILE	.5 MILE	1 MILE
2022 ESTIMATED POPULATION	2,556	8,322	23,227
NUMBER OF HOUSEHOLDS	1,559	4,680	12,917
SOME COLLEGE OR HIGHER	82.0%	85.3%	85.5%
AVERAGE FAMILY INCOME	\$182,974	\$119,458	\$128,699
PER CAPITA INCOME	\$49,431	\$43,085	\$43,777
RENTER OCCUPIED %	91.0%	82.7%	73.9%
MEDIAN HOME VALUE	\$636,089	\$596,837	\$587,052
EMPLOYEES	2,982	11,364	48,716
FOOD & BEVERAGE EXPENDITURE	\$735 (14.9%)	\$708 (14.8%)	\$722 (14.8%)

Source: Regis – SitesUSA (2022)





# SE 9TH AVE UNIT 110

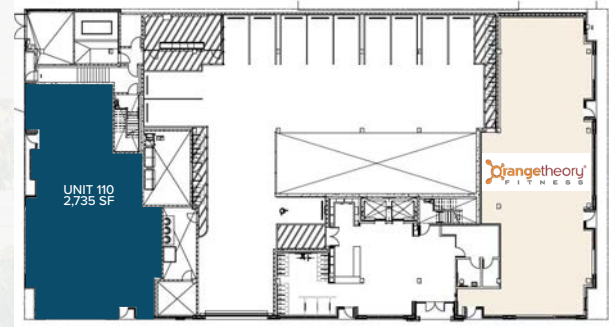


## Unit 110

2,735 SF

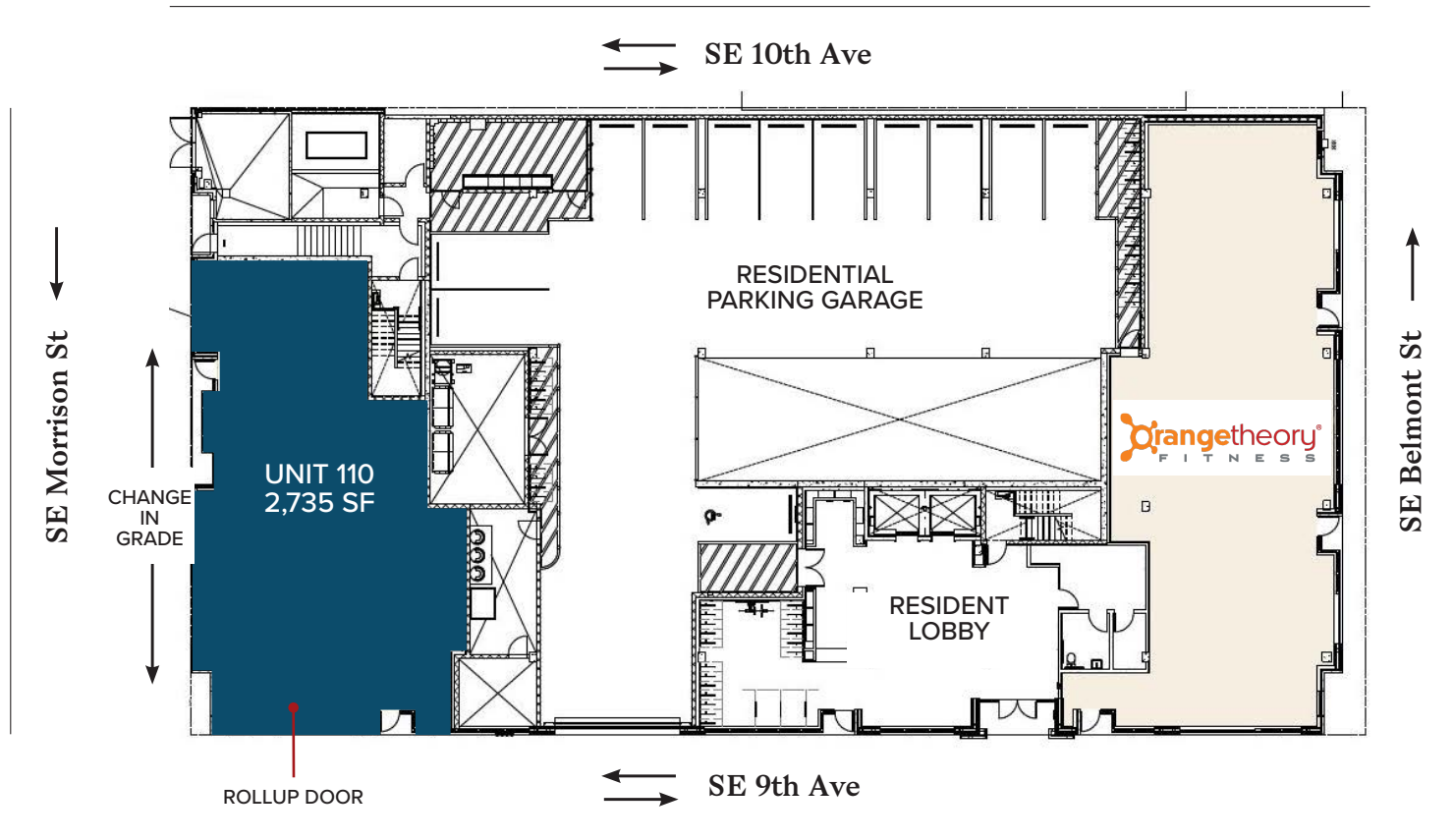
### Rental Rate

\$28.00 PSF/YR, NNN





# SE 9TH AVE SITE PLAN





## Unit 14C

6,511 SF  
(Demisable to 2,595 SF)

### Rental Rate

\$28.00 – \$32.00 PSF/YR, NNN

## Unit 14B

9,823 SF  
(including 4,527 SF of  
covered dedicated  
outdoor space)







# SE 10TH AVE RETAIL UNIT 14



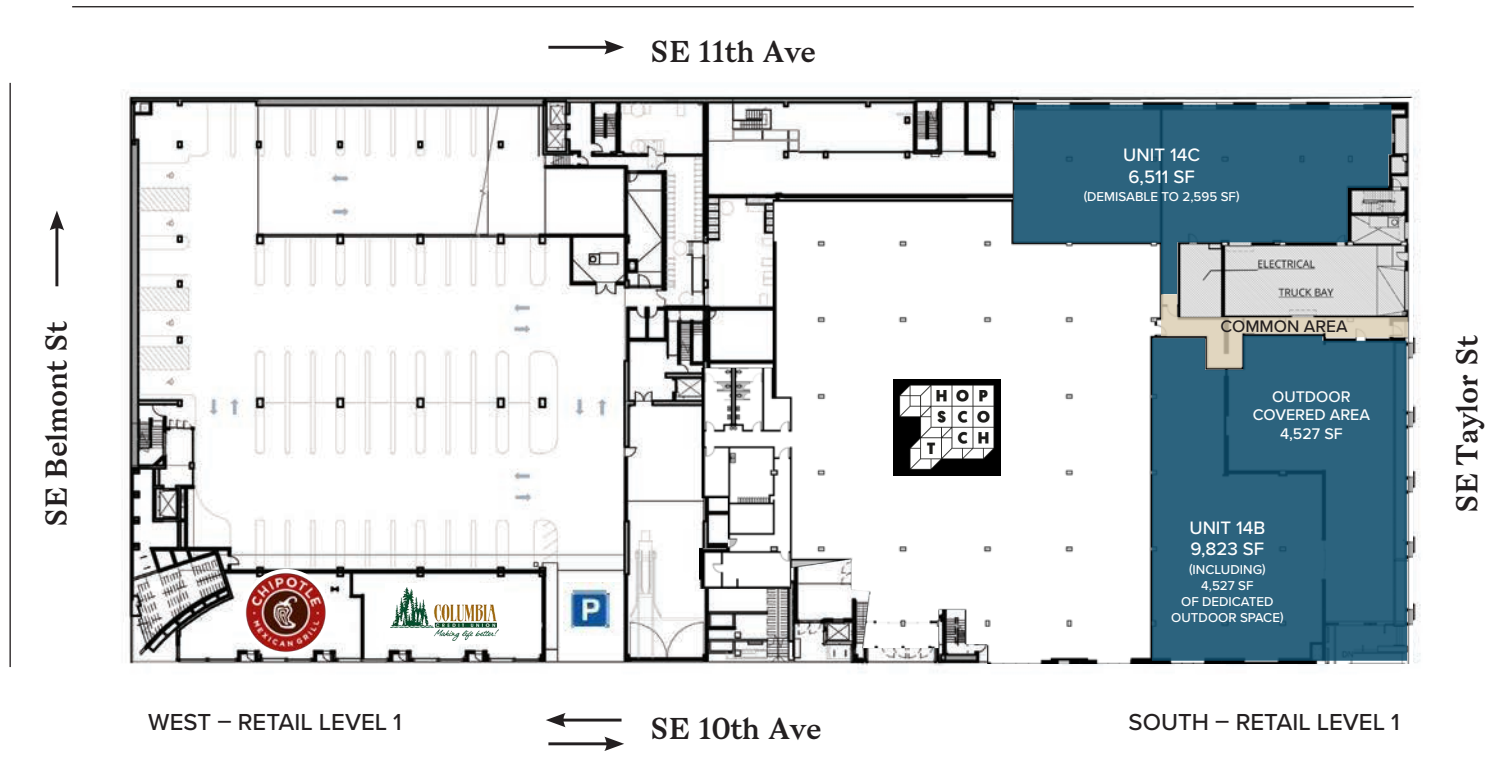
**OPEN  
NOW!**



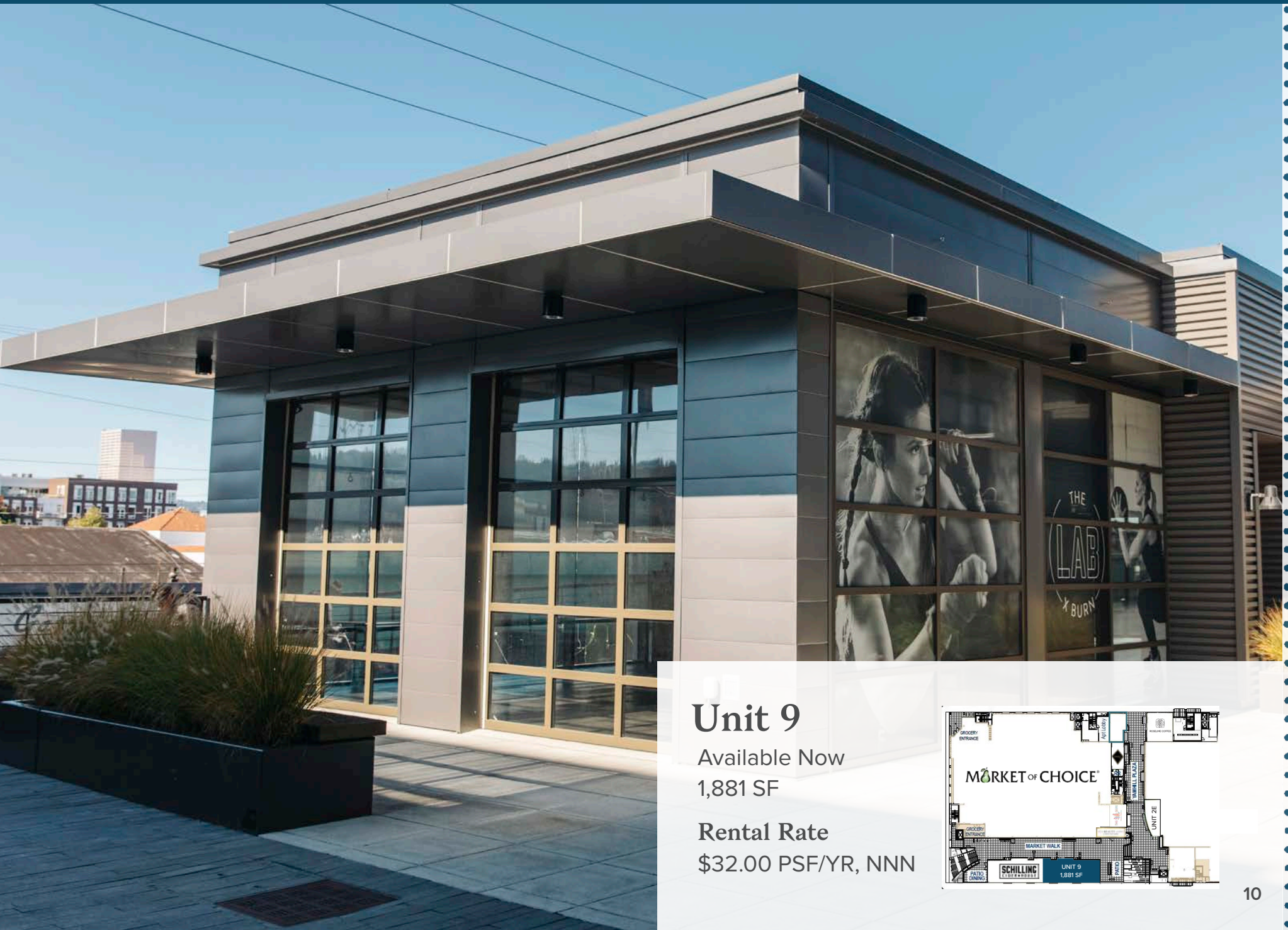




# SE 10TH AVE RETAIL SITE MAP



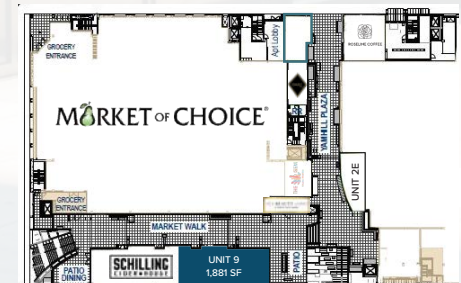




## Unit 9

Available Now  
1,881 SF

Rental Rate  
\$32.00 PSF/YR, NNN







# SE 11TH AVE RETAIL UNIT 5

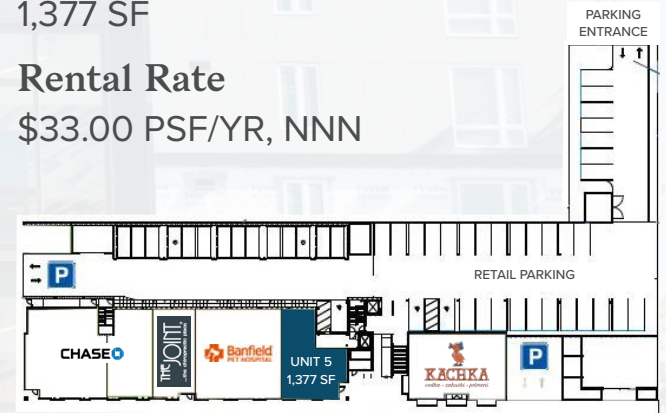


## Unit 5

1,377 SF

Rental Rate

\$33.00 PSF/YR, NNN







# YAMHILL ALLEY RETAIL UNIT 2E



UNIT 2E



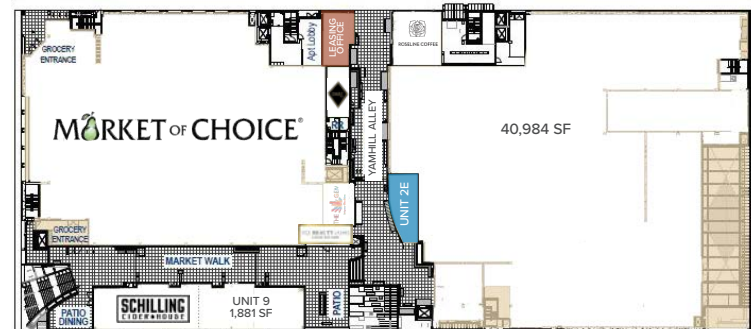
2E INTERIOR



## Unit 2E

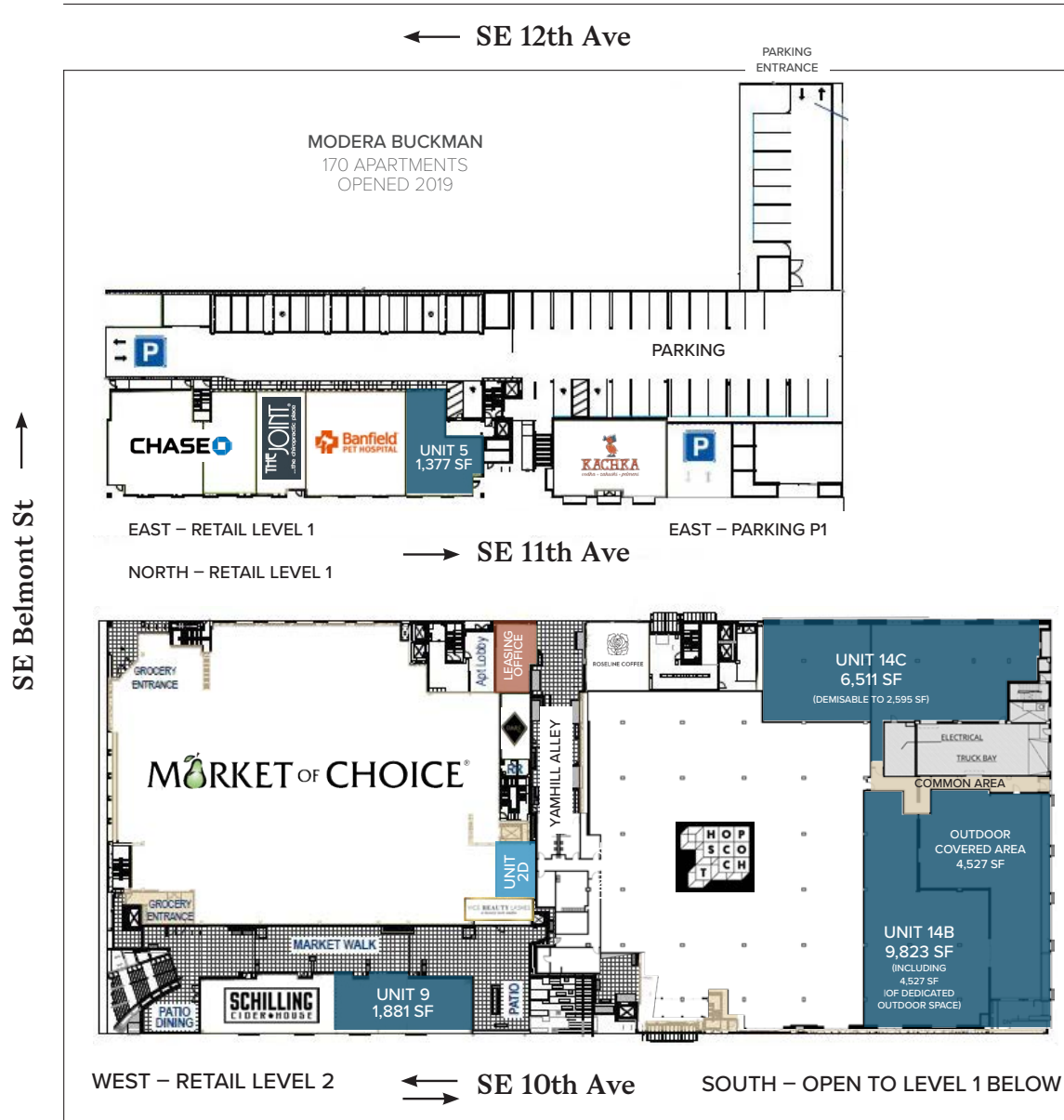
691 SF

\$1,600 MG/mo





# SE 10TH + 11TH AVE SITE PLAN











# GOATBLOCKS

SE 9th | 10th | 11th | Belmont  
Portland, OR 97214

**Ashley Heichelbech**

Ashley@cra-nw.com

**Kathleen Healy**

Kathleen@cra-nw.com

503.274.0211

www.cra-nw.com

Offered by

**KILLIAN PACIFIC**



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

15350 SW Sequoia Pkwy, Suite 198  
Portland, Oregon 97224