

  
**MODERA** | BELMONT  
BY MILL CREEK

FOR LEASE > CLOSE-IN SE!

# SECOND GENERATION RETAIL & RESTAURANT OPPORTUNITIES

## AVAILABLE SPACE

636 SE Morrison Street

Suite B1: 870 SF

(2nd generation salon) Available 2/2024

656 SE Morrison Street

Suite B3: 857 SF

(2nd generation retail/salon) Available 5/2024

661 SE Belmont Street

Suite F: 1,379 SF

(2nd generation restaurant) Available now

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SE Belmont St - 12,938 ADT ('22)

SE 7th Ave - 12,390 ADT ('22)

SE Morrison St - 15,094 ADT ('22)

## HIGHLIGHTS

- Two second generation retail/salon spaces (suites B1 & B3) fronting SE Morrison Street.
- Second generation restaurant space - with grease interceptor, and plumbing/sinks and other reusable infrastructure (no Type I hood).
- The Modera community features 200 apartment homes above 11,362 square feet of ground floor retail.
- Please do not disturb current tenants.

Walk Score  
**92**

Bike Score  
**100**

Transit Score  
**72**



**GROUND FLOOR  
COMMERCIAL SPACE  
IN MIXED-USE BUILDING  
RETAIL/RESTAURANT  
SPACE**

636 & 656 SE Morrison St

661 SE Belmont St



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# MODERA BELMONT

PORTLAND, OR

**MODERA MORRISON**  
247 RESIDENTIAL  
UNITS + RETAIL

**WINDSOR BUCKMAN**  
170 RESIDENTIAL  
UNITS + RETAIL

**SITE**

SE Grand Ave (22) ID#16092

SE 3rd Ave (22) ID#16092

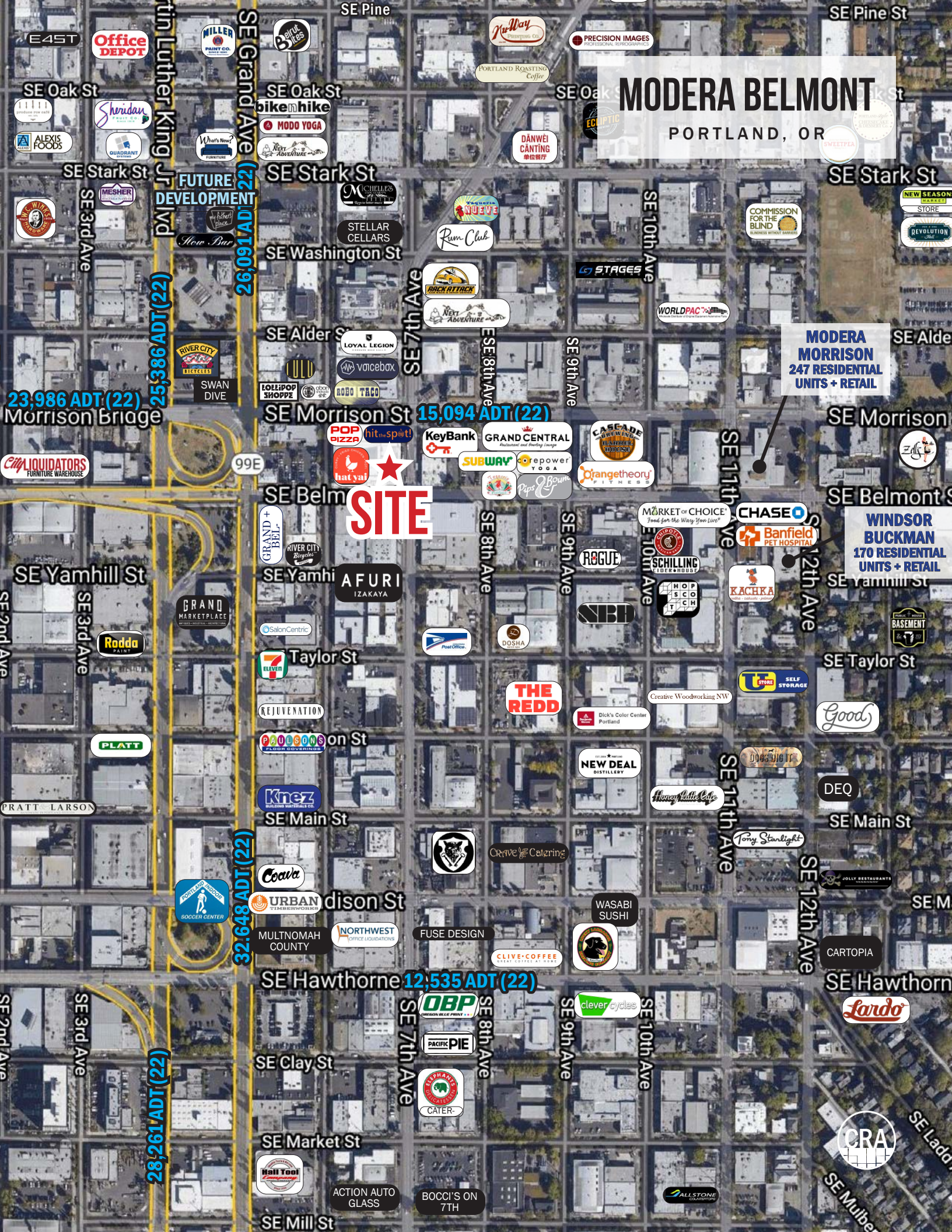
23,986 ADT. (22)  
Morrison Bridge

SE Morrison St 15,094 ADT. (22)

SE 3rd Ave (22) ID#16092

28,261 ADT. (22)

SE Hawthorne 12,535 ADT. (22)



# MODERA BELMONT

PORTLAND, OR

## SITE PLAN



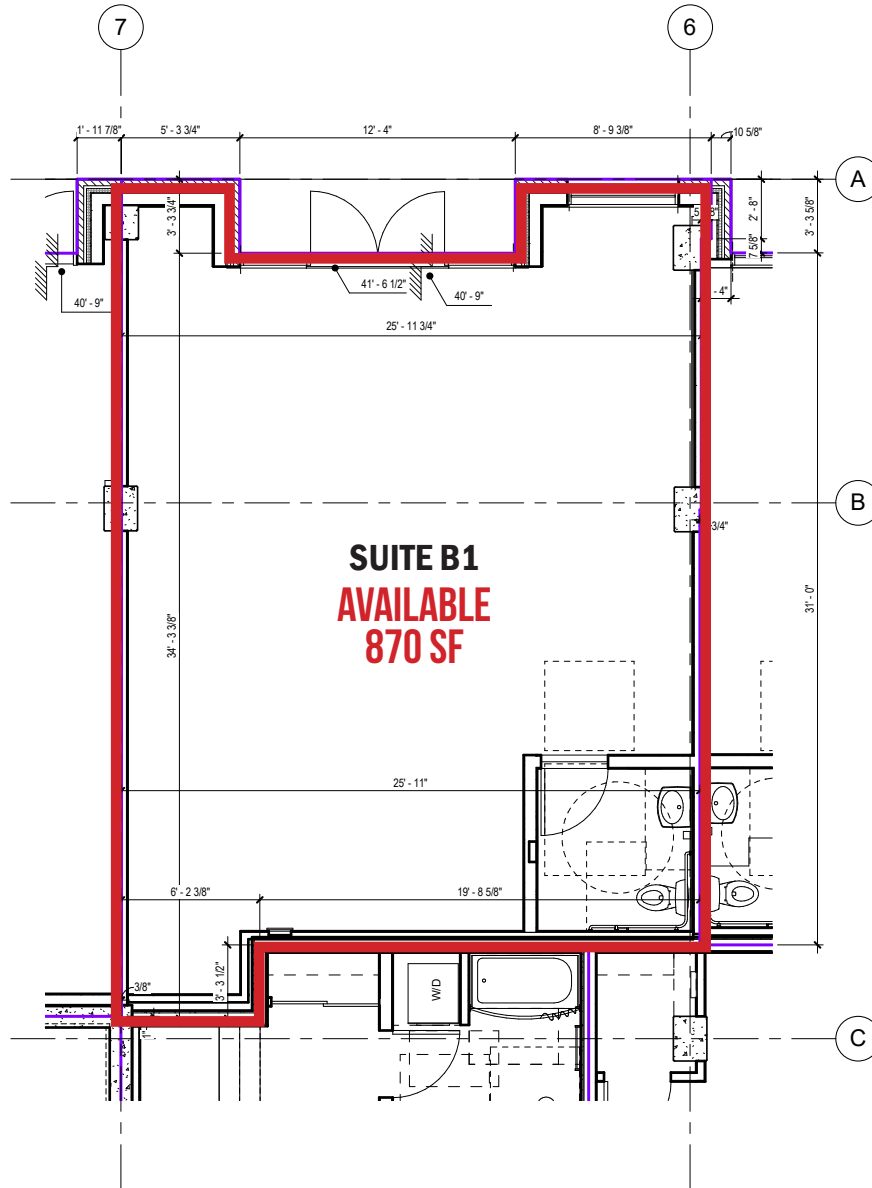
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



# MODERA BELMONT

PORTLAND, OR

## FLOOR PLAN | SUITE B1



\*FOR ILLUSTRATIVE MARKETING PURPOSES ONLY

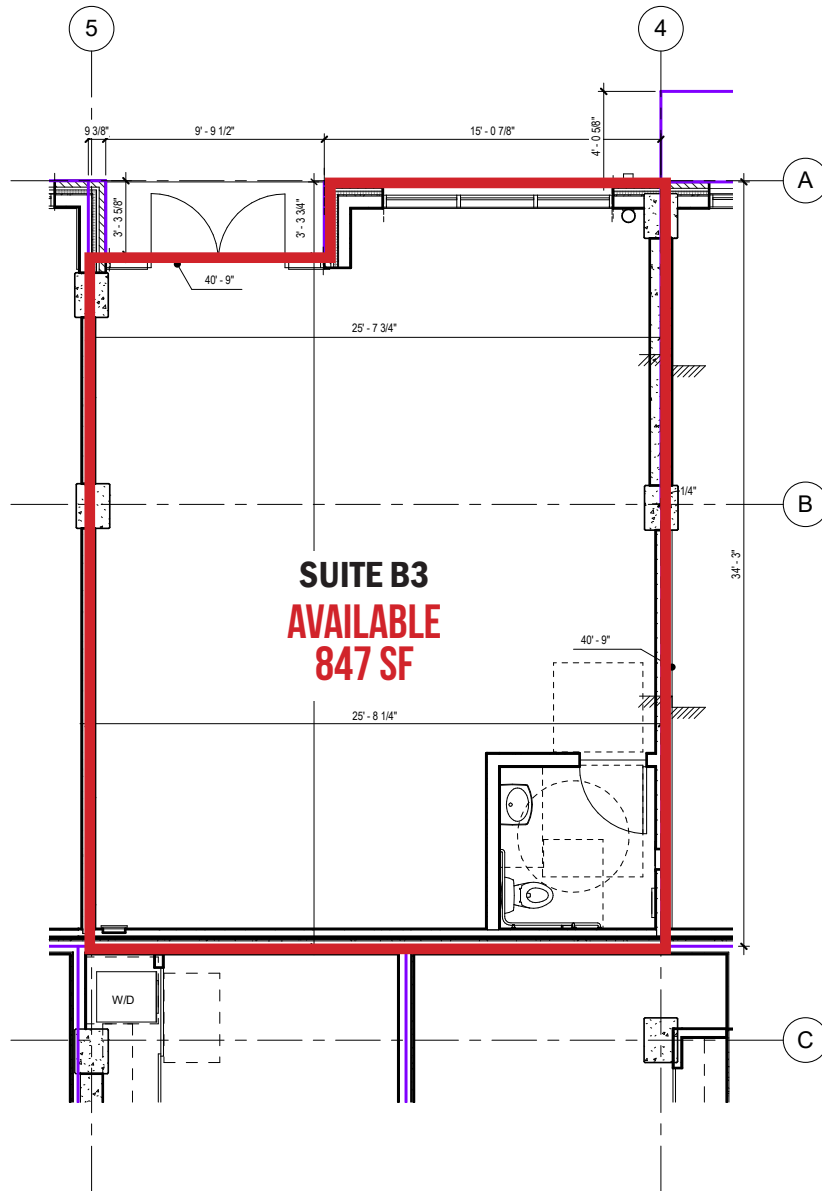
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# MODERA BELMONT

PORTLAND, OR

## FLOOR PLAN | SUITE B3



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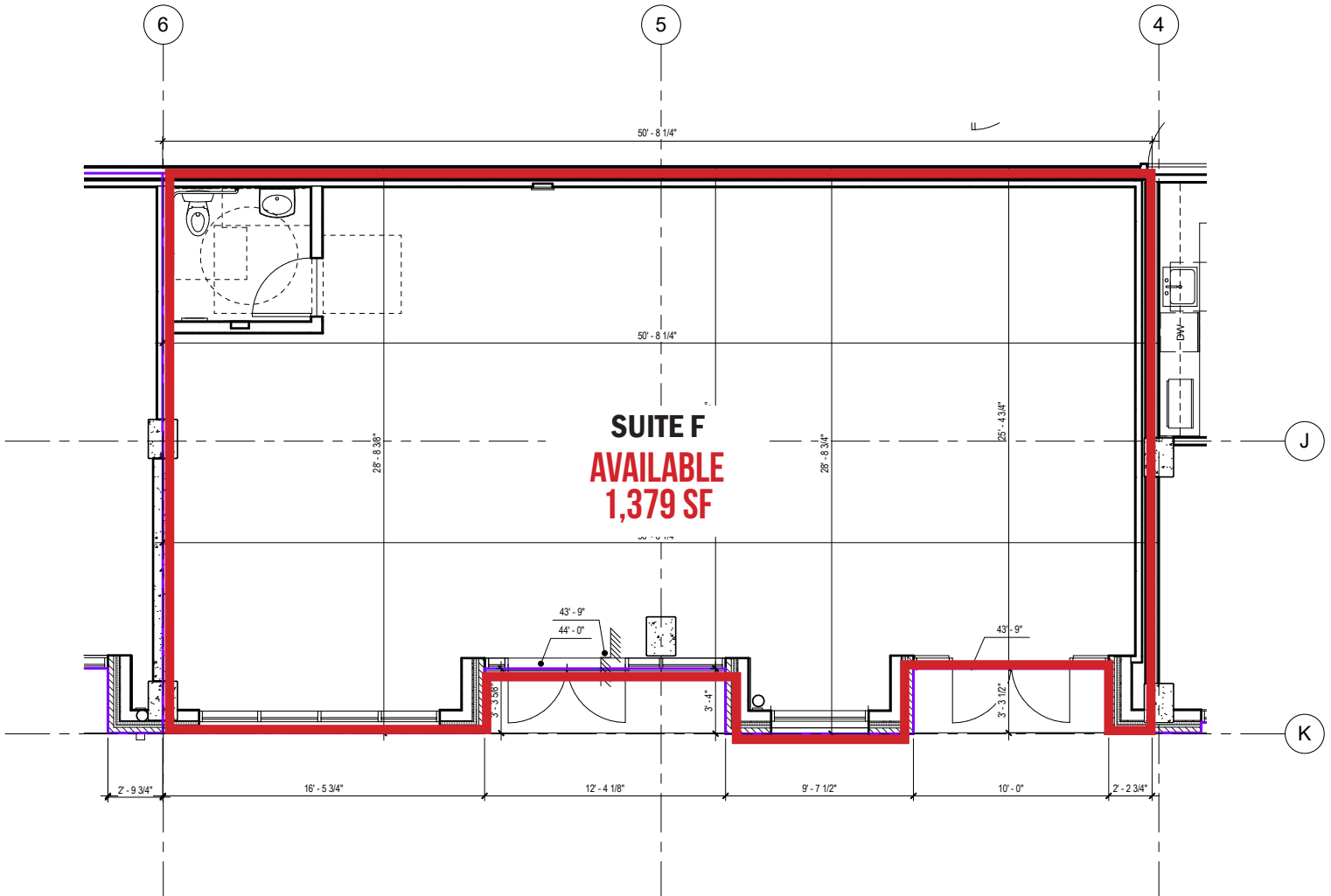
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# MODERA BELMONT

PORTLAND, OR

## FLOOR PLAN | SUITE F



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# MODERA BELMONT

PORTLAND, OR

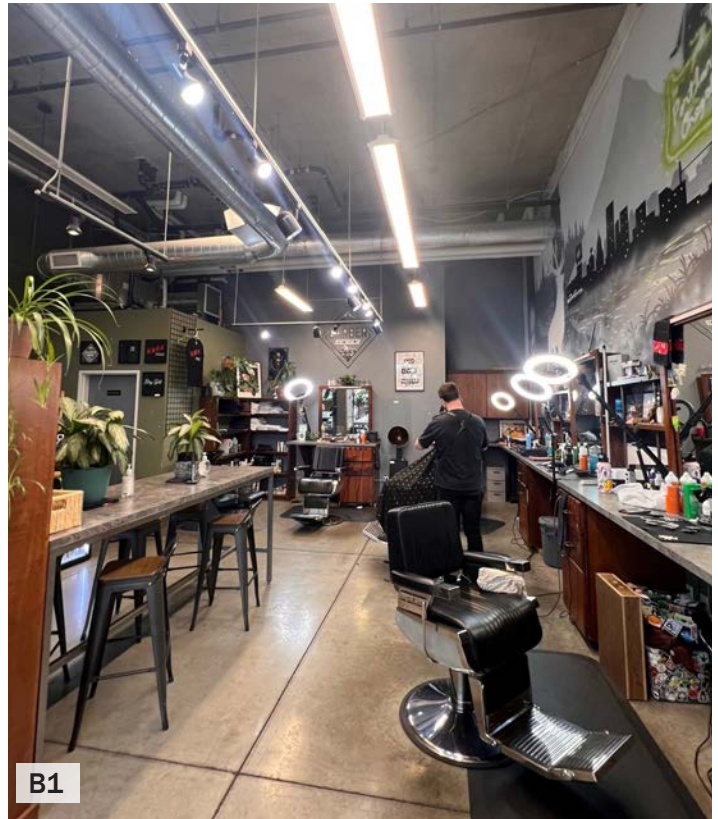
## CO-TENANTS



# MODERA BELMONT

PORTLAND, OR

INTERIOR IMAGES | B1&B3





# MODERA BELMONT

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	½ MILE	1 MILE	1½ MILE
Estimated Population 2023	5,749	23,660	72,149
Projected Population 2028	6,338	24,351	73,490
Average HH Income	\$81,319	\$87,690	\$98,786
Median Home Value	\$648,481	\$593,586	\$571,826
Daytime Demographics 16+	13,477	77,920	157,605
Some College or Higher	85.4%	85.2%	84.8%

## \$648,481

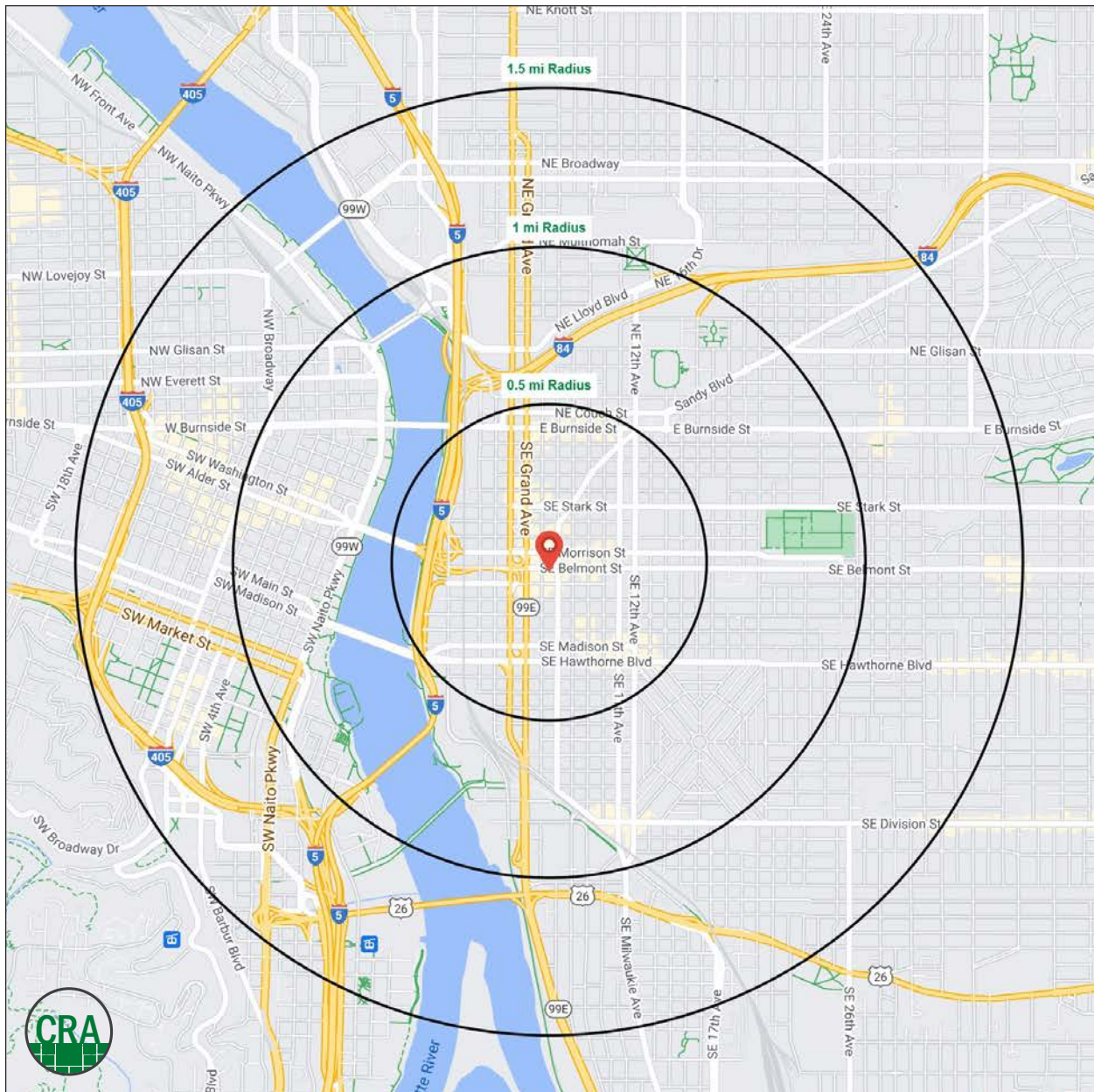
Median Home Value

½ MILE RADIUS

## 34.4

Median Age

½ MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5167/-122.6592

<b>Modera Belmont</b>	<b>0.5 mi</b>	<b>1 mi</b>	<b>1.5 mi</b>
<b>Portland, OR 97214</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	5,749	23,660	72,149
2028 Projected Population	6,338	24,351	73,490
2020 Census Population	5,368	22,695	69,010
2010 Census Population	3,028	15,987	56,174
Projected Annual Growth 2023 to 2028	2.0%	0.6%	0.4%
Historical Annual Growth 2010 to 2023	6.9%	3.7%	2.2%
2023 Median Age	34.4	36.0	37.4
<b>Households</b>			
2023 Estimated Households	3,624	14,282	43,894
2028 Projected Households	4,196	15,392	46,764
2020 Census Households	3,199	13,080	40,005
2010 Census Households	1,766	8,572	31,000
Projected Annual Growth 2023 to 2028	3.2%	1.6%	1.3%
Historical Annual Growth 2010 to 2023	8.1%	5.1%	3.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	75.9%	77.0%	75.1%
2023 Estimated Black or African American	3.2%	4.2%	4.5%
2023 Estimated Asian or Pacific Islander	8.2%	6.8%	8.2%
2023 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2023 Estimated Other Races	11.7%	11.1%	11.3%
2023 Estimated Hispanic	14.5%	13.4%	12.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$81,319	\$87,690	\$98,786
2023 Estimated Median Household Income	\$75,492	\$77,533	\$83,776
2023 Estimated Per Capita Income	\$52,446	\$54,003	\$61,008
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.0%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.0%	2.6%
2023 Estimated High School Graduate	11.6%	10.7%	10.8%
2023 Estimated Some College	21.5%	21.0%	19.0%
2023 Estimated Associates Degree Only	3.5%	3.7%	4.4%
2023 Estimated Bachelors Degree Only	39.7%	39.3%	37.5%
2023 Estimated Graduate Degree	20.7%	21.2%	23.9%
<b>Business</b>			
2023 Estimated Total Businesses	1,609	6,495	12,427
2023 Estimated Total Employees	12,182	71,808	135,748
2023 Estimated Employee Population per Business	7.6	11.1	10.9
2023 Estimated Residential Population per Business	3.6	3.6	5.8

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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