

ICONIC RIVERPLACE FORMER NEWPORT SEAFOOD GRILL

» FOR SALE OR LEASE «



ADDRESS

425 SW Montgomery Street in Portland, OR

AVAILABLE SPACE

4,542 SF (3,279 SF ground level, and 1,263 SF 2nd level) plus lower level storage and 1,758 SF exclusive covered dock with water and electricity.

RENTAL RATE

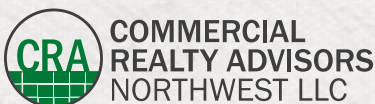
Please call for details

SALE PRICE

\$800,000

HIGHLIGHTS

- Rare opportunity for former Newport Seafood Grill on the Willamette River in downtown Portland!
- Accessible to river traffic (boat docking available adjacent to restaurant).
- Close to McCormick & Schmick's Harborside at The Pilsner Room, Kimpton's RiverPlace Hotel, King Tide Fish & Shell, YoMi Sushi, Upstream Coffee, and Little River Café.
- Dense residential and daytime population in nearby vicinity.
- Visibility from Marquam and Hawthorne Bridges.
- Available now!

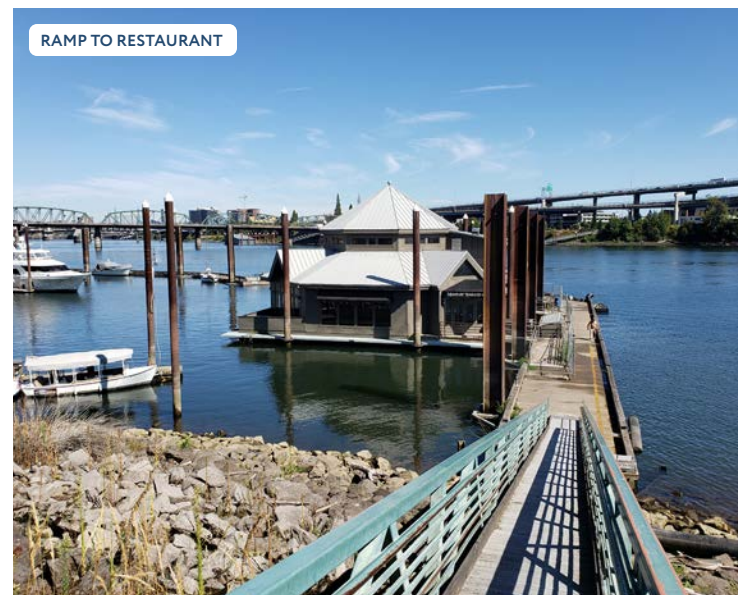
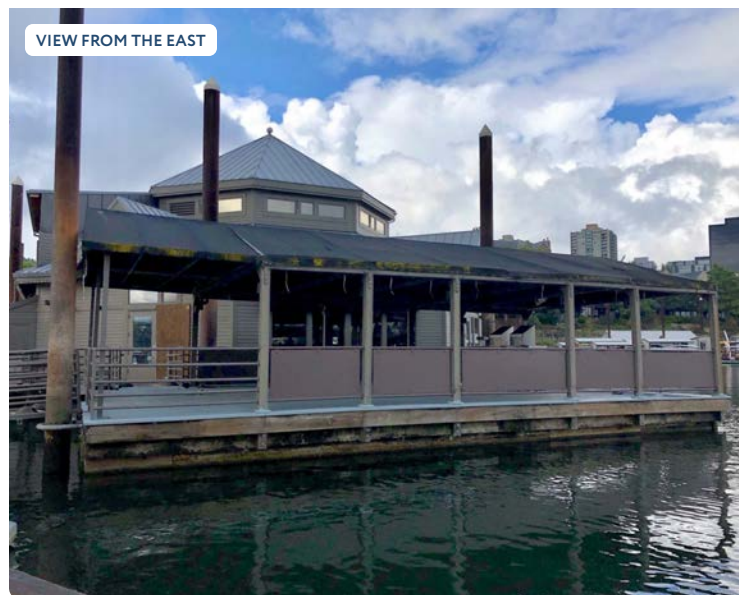
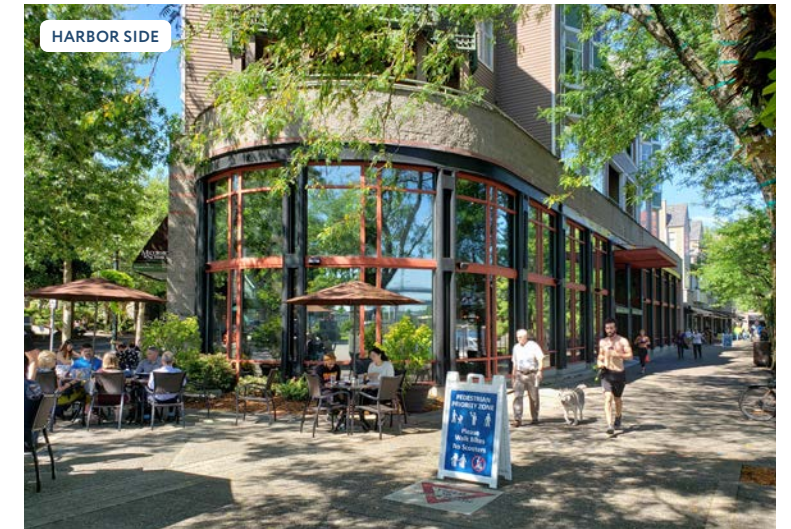


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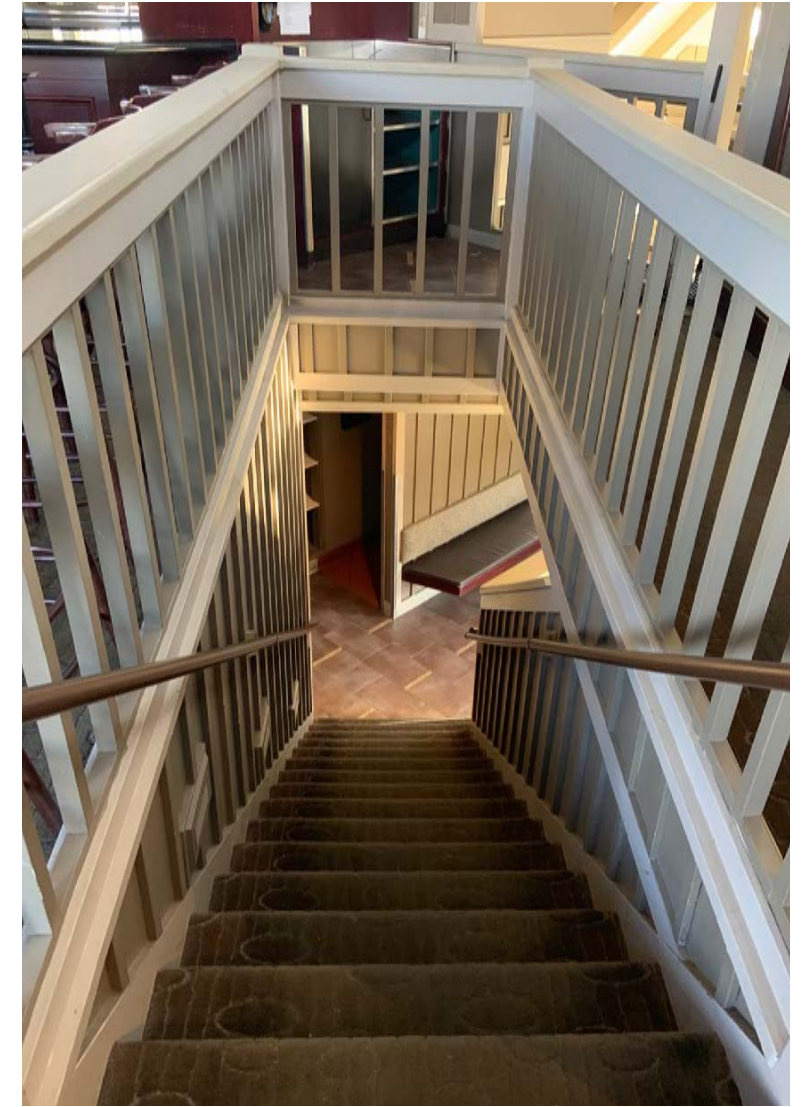
EXTERIOR IMAGES

RIVERPLACE
425 SW MONTGOMERY
PORTLAND, OR

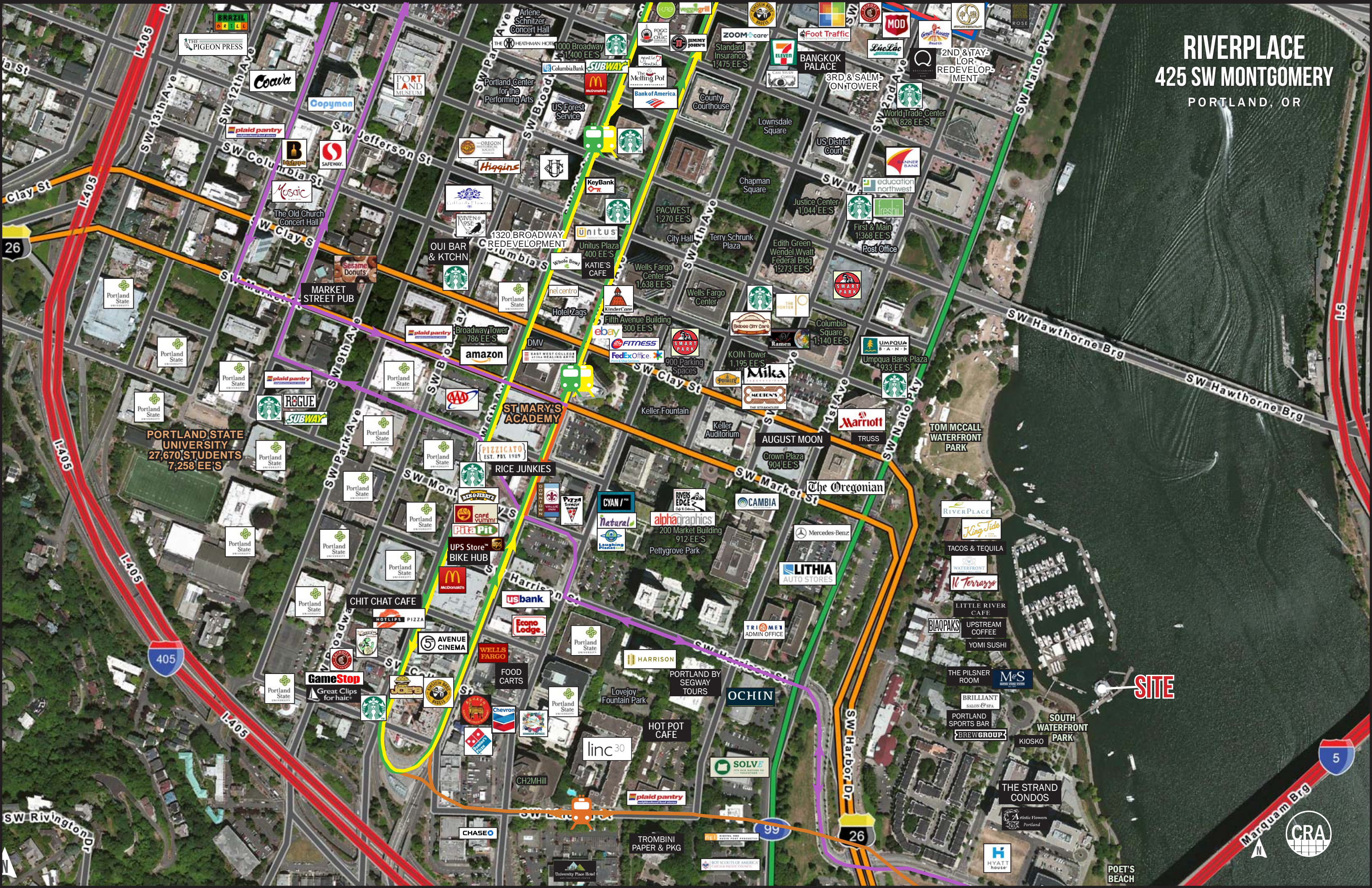


INTERIOR IMAGES

RIVERPLACE
425 SW MONTGOMERY
PORTLAND, OR



RIVERPLACE 425 SW MONTGOMERY PORTLAND, OR



PORTLAND STATE UNIVERSITY
27,670 STUDENTS
7,258 EE'S

ST MARY'S ACADEMY

SITE



POET'S BEACH



THE STRAND CONDOS

PORTLAND SPORTS BAR

BRILLIANT SALONS & SPA

THE PILSNER ROOM

LITTLE RIVER CAFE

W. Terrazzo

TACOS & TEQUILA

RIVERPLACE

TOM MCCALL WATERFRONT PARK

Umpqua Bank Plaza

Columbia Square

Post Office

First & Main

Justice Center

US District Court

World Trade Center

2ND & TAYLOR REDEVELOPMENT

SW Naito Pkwy

SW Harbor Dr

OCHIN

PORTLAND BY SEGWAY TOURS

HARRISON

FOOD CARTS

WELLS FARGO

AVENUE CINEMA

HOTLIPS PIZZA

CHIT CHAT CAFE

GameStop

Great Clips for hair

JOES

UPS Store BIKE HUB

PITA PIT

CAFE YUMMI

BEN & JERRY'S

SW Montgomery

linc30

HOT POT CAFE

plaid pantry

CH2MHill

plaid pantry

UPS Store

UPS Store BIKE HUB

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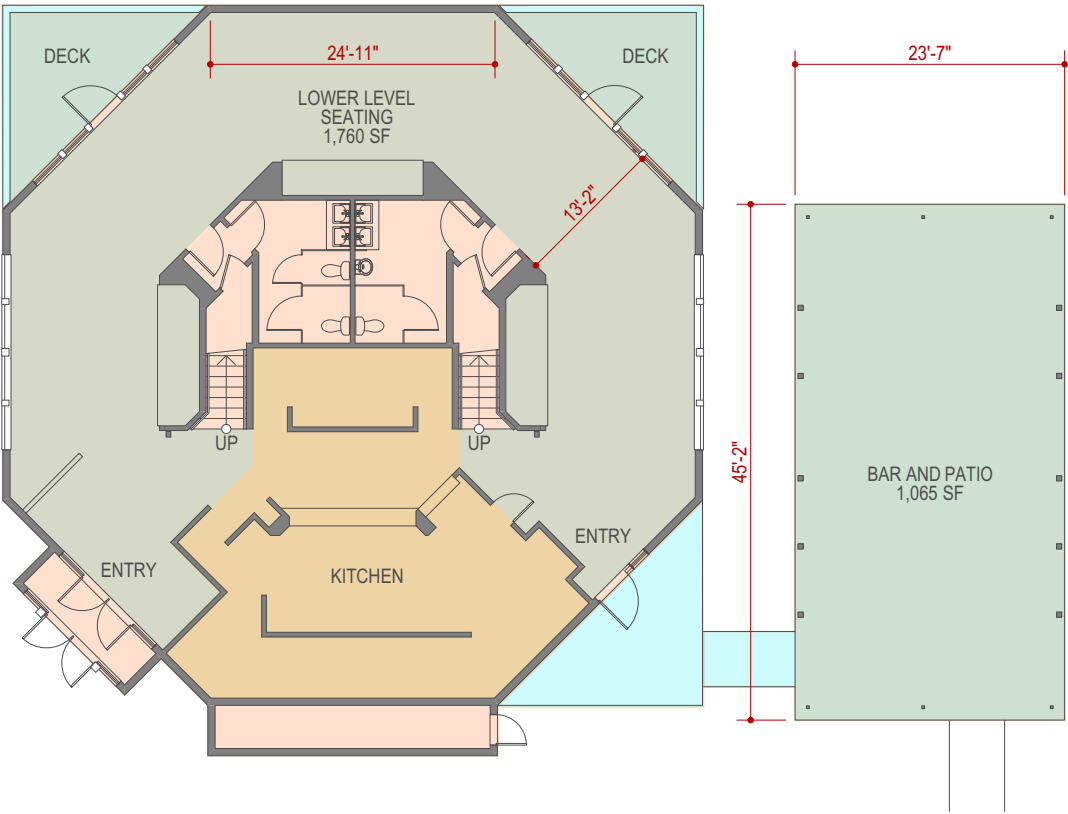
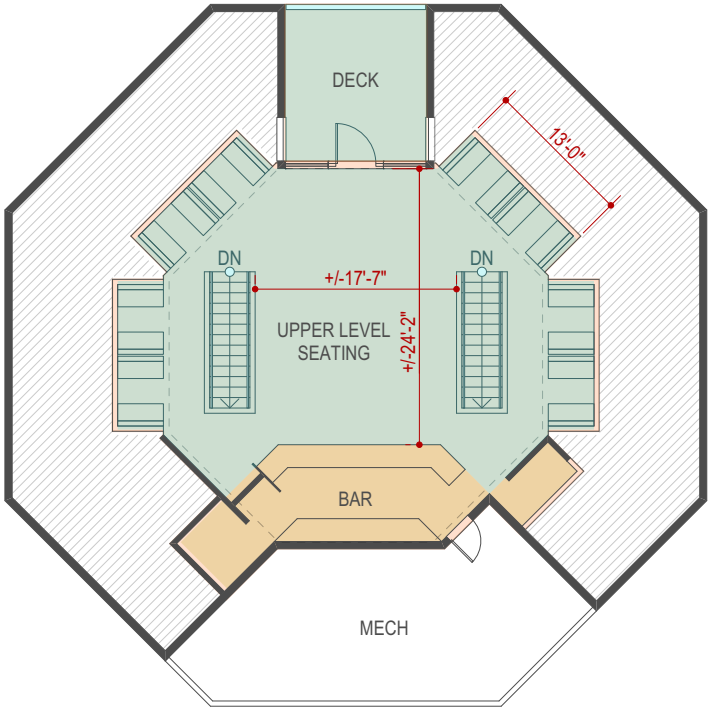
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RIVERPLACE

425 SW MONTGOMERY

PORTLAND, OR

SITE PLANS



2 UPPER FLOOR PLAN
Scale: 1/16" = 1'-0"

1 LOWER FLOOR PLAN
Scale: 1/16" = 1'-0"



RIVERPLACE

425 SW MONTGOMERY

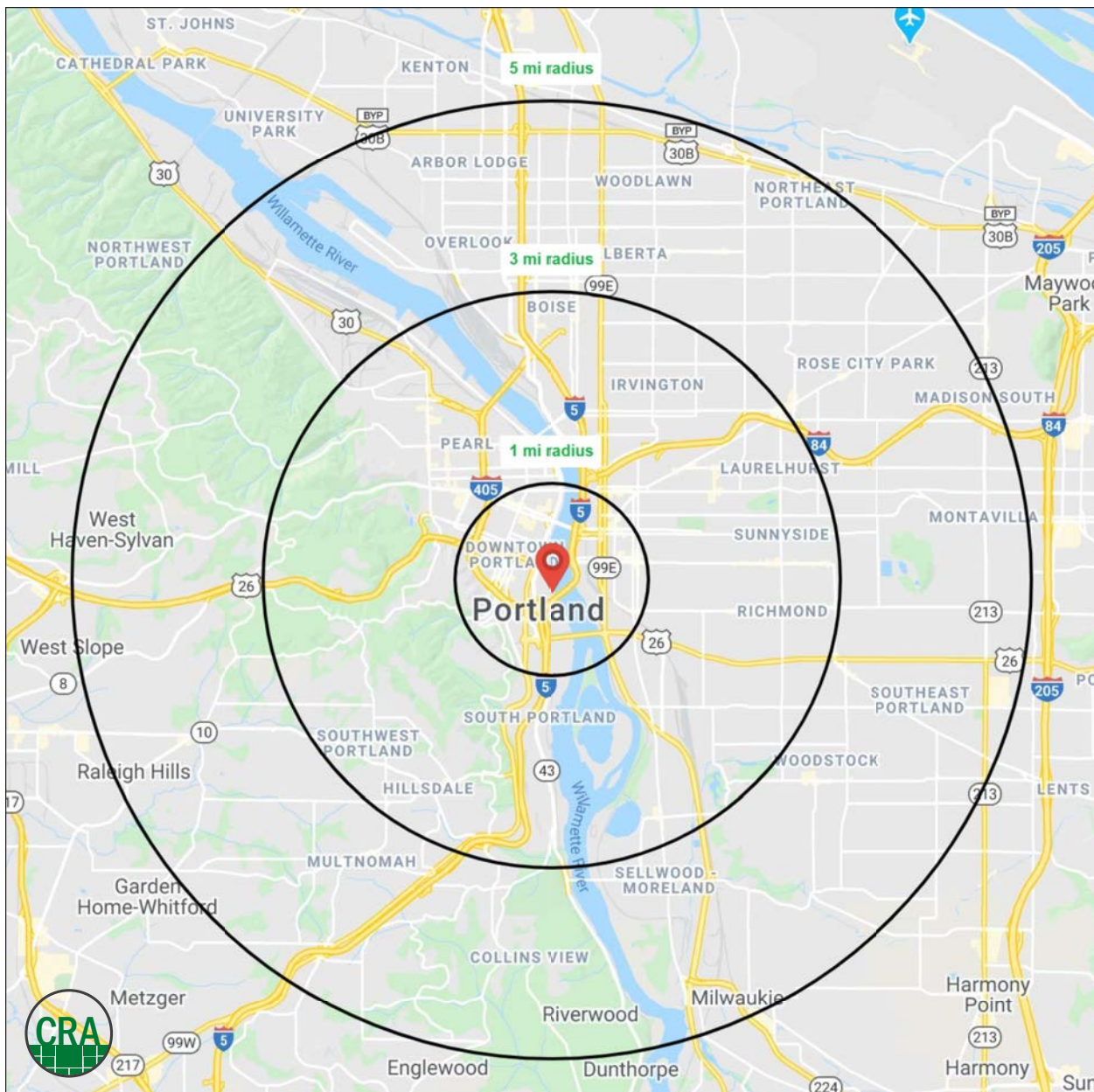
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	24,605	198,902	457,348
Projected Population 2026	27,802	214,078	475,288
Average HH Income	\$80,204	\$109,757	\$113,208
Median Home Value	\$559,058	\$602,659	\$529,232
Daytime Demographics 16+	105,551	292,779	463,219
Some College or Higher	84.9%	88.1%	85.0%

\$109,757
Average Household Income
3 MILE RADIUS

37.9
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5094/-122.6719

Riverplace	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97201			
Population			
2021 Estimated Population	24,605	198,902	457,348
2026 Projected Population	27,802	214,078	475,288
2020 Census Population	24,409	198,806	456,548
2010 Census Population	19,611	162,708	399,066
Projected Annual Growth 2021 to 2026	2.6%	1.5%	0.8%
Historical Annual Growth 2010 to 2021	2.3%	2.0%	1.3%
2021 Median Age	38.5	37.9	38.3
Households			
2021 Estimated Households	15,027	104,752	213,601
2026 Projected Households	17,494	116,161	229,807
2020 Census Households	14,908	104,073	212,662
2010 Census Households	10,888	83,266	183,221
Projected Annual Growth 2021 to 2026	3.3%	2.2%	1.5%
Historical Annual Growth 2010 to 2021	3.5%	2.3%	1.5%
Race and Ethnicity			
2021 Estimated White	70.8%	77.0%	73.5%
2021 Estimated Black or African American	4.0%	3.8%	5.3%
2021 Estimated Asian or Pacific Islander	11.9%	6.5%	7.3%
2021 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.8%
2021 Estimated Other Races	12.1%	11.9%	13.1%
2021 Estimated Hispanic	9.1%	8.4%	8.9%
Income			
2021 Estimated Average Household Income	\$80,204	\$109,757	\$113,208
2021 Estimated Median Household Income	\$60,963	\$86,460	\$90,165
2021 Estimated Per Capita Income	\$50,116	\$58,290	\$53,191
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.2%	1.7%
2021 Estimated Some High School (Grade Level 9 to 11)	2.5%	1.8%	2.2%
2021 Estimated High School Graduate	10.3%	8.9%	11.1%
2021 Estimated Some College	20.0%	16.6%	18.0%
2021 Estimated Associates Degree Only	6.6%	5.3%	5.8%
2021 Estimated Bachelors Degree Only	30.2%	37.2%	34.9%
2021 Estimated Graduate Degree	28.2%	29.1%	26.2%
Business			
2021 Estimated Total Businesses	7,106	23,037	37,126
2021 Estimated Total Employees	95,058	233,562	332,576
2021 Estimated Employee Population per Business	13.4	10.1	9.0
2021 Estimated Residential Population per Business	3.5	8.6	12.3

For more information, please contact:

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KATHLEEN HEALY 503.880.3033 | 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



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.