

THE STRAUSS

ON BURNSIDE



RETAIL/SERVICE OPPORTUNITY

FOR LEASE - PRIME CENTRAL EASTSIDE DEVELOPMENT

ADDRESS

55 NE Grand Avenue, Portland, OR

AVAILABLE SPACE

SUITE 4: 1,278 SF | SUITE 6: 710 SF

SUITE 7: 654 SF (2nd Generation Retail Space)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

E Burnside St - 19,291 ADT ('22)

NE Grand Ave - 19,607 ADT ('22)

NE Martin Luther King Jr Blvd - 20,377 ADT ('22)

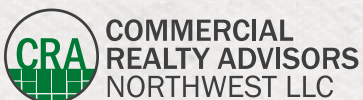
HIGHLIGHTS

- New, mixed-use project with 157 apartments above ground floor retail.
- Located on E Burnside between NE MLK Jr Blvd and NE Grand Ave in The Burnside Bridgehead neighborhood.
- Suites have glass roll-up doors, 17 ft ceilings and space for outdoor seating.
- Available now.

Walk Score
84

Bike Score
99

Transit Score
77



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

THE STRAUSS ON BURNSIDE

55 NE GRAND AVENUE

PORTLAND, OR

Eastbank Esplanade

Eastbank Esplanade

Eastbank Esplanade

Eastbank Esplanade

47,007 ADT (22)

39,697 ADT (22)
E Burnside St
APPROX 4,000 AVERAGE BICYCLE TRIPS DAILY (19)

53,508 ADT (22)

NE 2nd Ave

NE 3rd Ave

NE Davis St

NE Davis St

NE Davis St

NE Davis St

NE Couch St

NE Couch St

NE Couch St

NE Couch St

E Burnside St

E Burnside St

E Burnside St

E Burnside St

SE Ankeny St

SE Ankeny St

SE Ankeny St

SE Ankeny St

SE Ankeny St

SE Ash St

SE Ash St

SE Ash St

SE 2nd Ave

SE 3rd Ave

SE 6th Ave

SE 7th Ave

SLATE
10 STORY + RETAIL
COMPLETED

C/O

KNOT SPRINGS
ENGAGING THE BODY + NOURISHING THE SPIRIT

284 UNITS
+ COMMERCIAL SPACE
NOW OPEN

8,485 ADT (22)
THE FAIR-
HAIR
DUMBBELL
OFFICE & RETAIL
6 STORY
COMPLETED

20,832 ADT (22)

5 MLK
220 APTS +
112,000 SF
OFFICE + RETAIL
COMPLETED

THE STRAUSS
157 UNITS
+ RETAIL & COMMERCIAL
COMPLETED

chrome

26,875 ADT (22)

19,607 ADT (22)

20,052 ADT (22)

25,469 ADT (22)

20,052 ADT (22)

PACIFIC COAST
FRUIT COMPANY

ROSE CITY
TRANSPORTATION, INC.

AMR

OLYMPIA
PROVISIONS
PUBLIC HOUSE

EASTSIDE
EXCHANGE

WA
KITCHEN
KUU

ZOOM+care

RANGER

Stork's
VOCALISM

CENTRAL EASTSIDE
LOFTS
BY THE

BAR BOTELLÓN
FRAME
WORK
MIXED USE
OFFICE + RETAIL
BUILDING
COMPLETED

URS
ELECTRONICS, INC.

WOODCRAFTERS

SUITE 7
SUITE 6

SUITE 4

plaid pantry

MARUKIN
RAMEN

SIZZLE PIE

BOSSANOVA
BALLROOM

imago
theatre

KINBOSHI
RAMEN

NONG'S
KHAO NAN GAI

SUBARU OF
PORTLAND

SUBARU OF
PORTLAND

O'Reilly
AUTO PARTS

SAS
QUATCH

J&M
CAFE

Vespa
Portland

evo

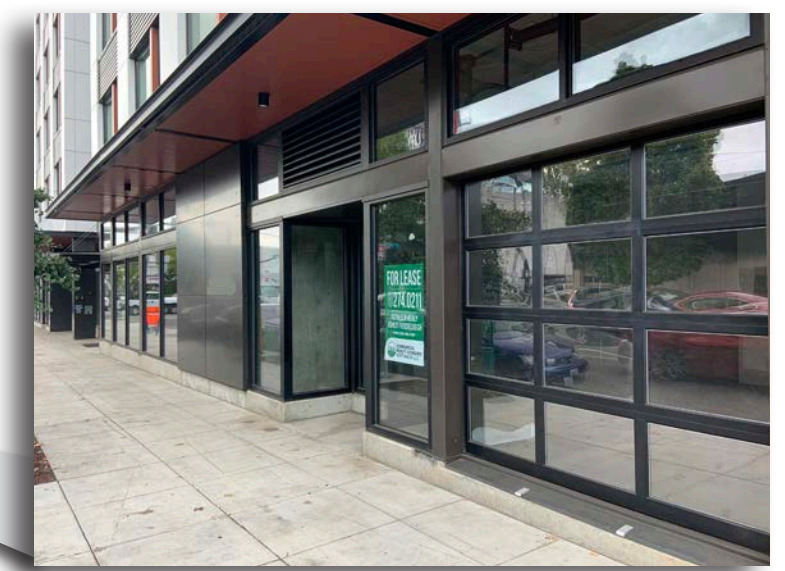
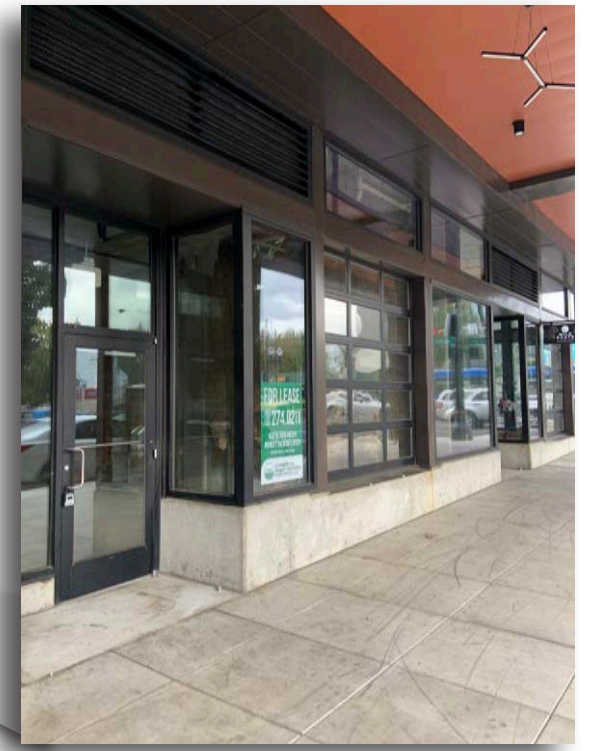
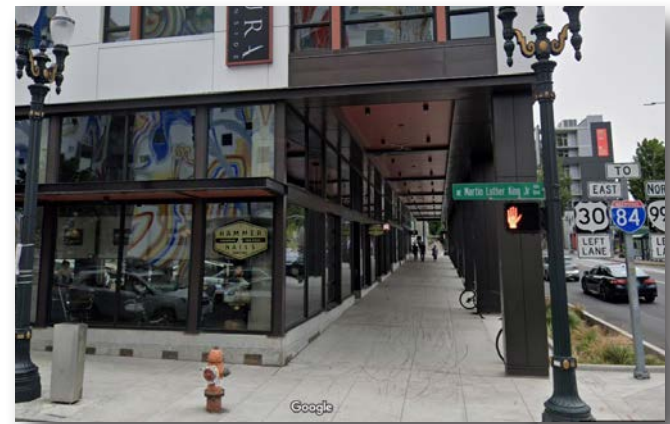
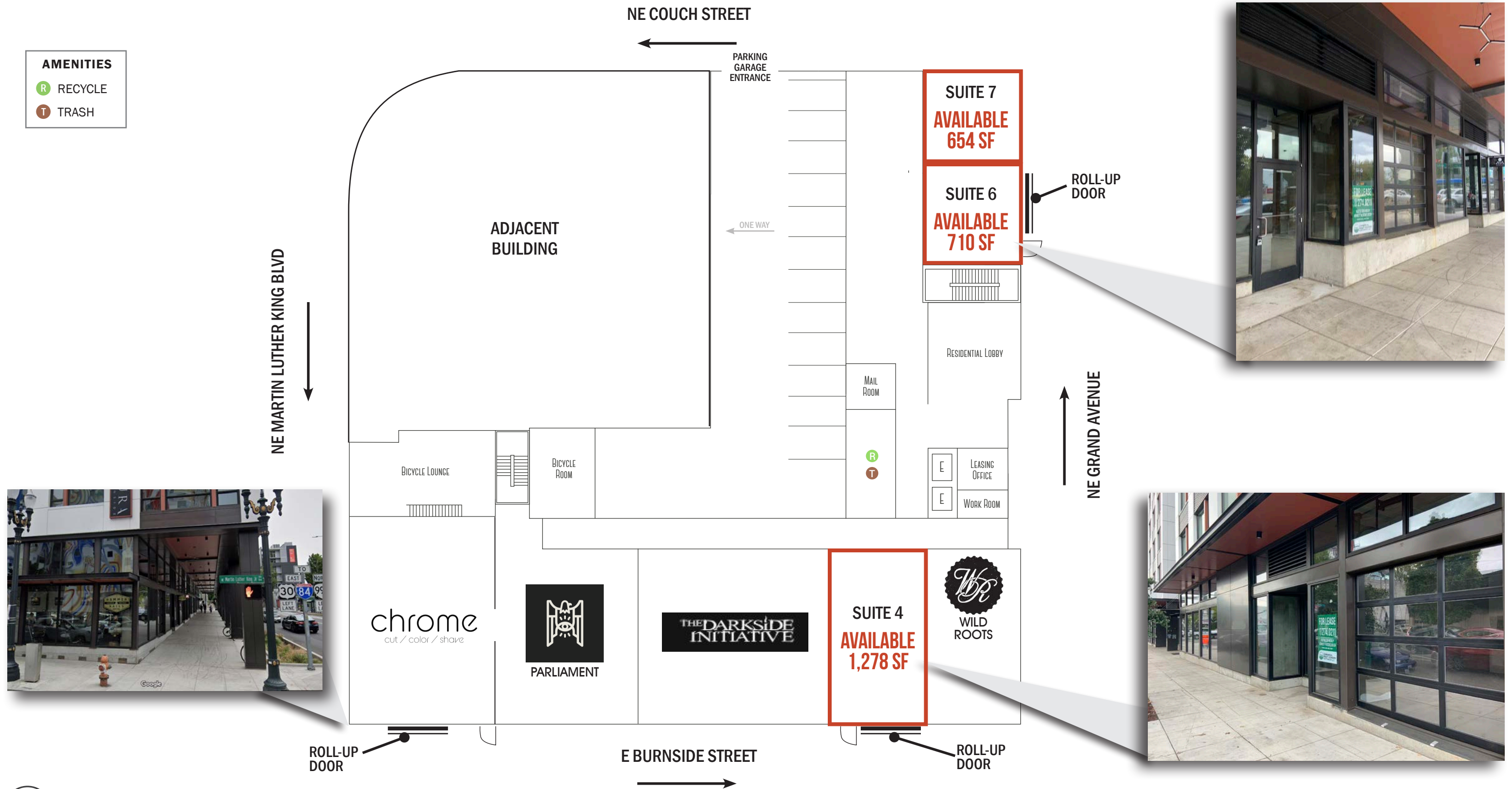
CRA

SITE PLAN



THE STRAUSS ON BURNSIDE
55 NE GRAND AVENUE
 PORTLAND, OR

- AMENITIES**
- R RECYCLE
 - T TRASH



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.

THE STRAUSS ON BURNSIDE

55 NE GRAND AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

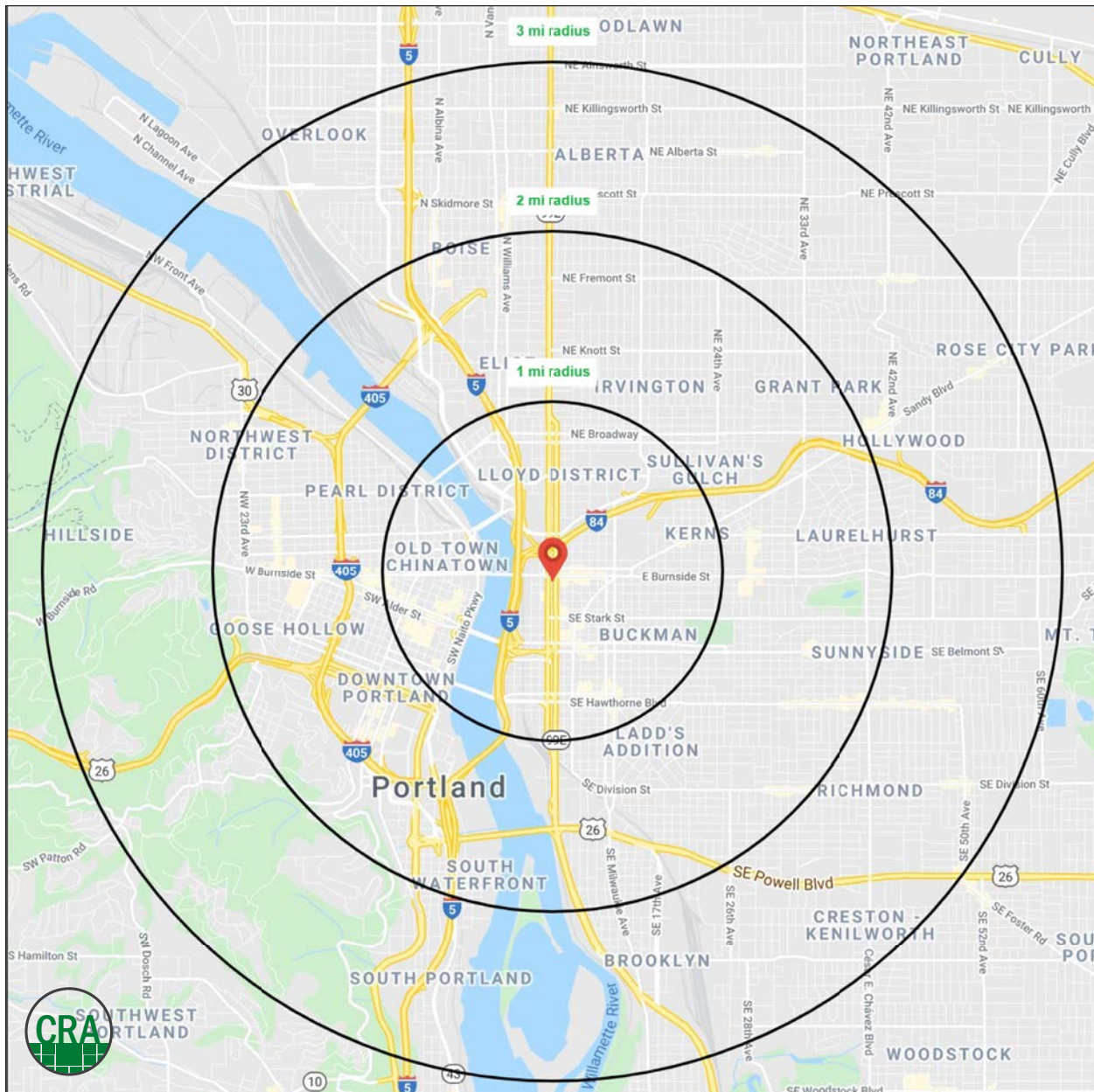
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	25,471	125,507	225,691
Projected Population 2027	26,487	128,731	232,719
Average HH Income	\$66,738	\$100,929	\$111,516
Median Home Value	\$566,036	\$630,431	\$622,055
Daytime Demographics 16+	95,481	232,037	313,820
Some College or Higher	81.8%	87.0%	87.1%

\$630,431

Median Home Value
2 MILE RADIUS

87.0%

Some College or Higher
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5232/-122.6612

The Strauss on Burnside	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97232			
Population			
2022 Estimated Population	25,471	125,507	225,691
2027 Projected Population	26,487	128,731	232,719
2020 Census Population	25,438	126,431	227,077
2010 Census Population	17,890	99,935	187,733
Projected Annual Growth 2022 to 2027	0.8%	0.5%	0.6%
Historical Annual Growth 2010 to 2022	3.5%	2.1%	1.7%
2022 Median Age	37.5	37.6	37.8
Households			
2022 Estimated Households	15,118	70,272	115,977
2027 Projected Households	15,884	72,954	120,898
2020 Census Households	15,182	70,577	116,187
2010 Census Households	9,965	53,997	93,756
Projected Annual Growth 2022 to 2027	1.0%	0.8%	0.8%
Historical Annual Growth 2010 to 2022	4.3%	2.5%	2.0%
Race and Ethnicity			
2022 Estimated White	73.0%	75.5%	76.5%
2022 Estimated Black or African American	5.6%	4.8%	5.0%
2022 Estimated Asian or Pacific Islander	5.6%	7.5%	6.7%
2022 Estimated American Indian or Native Alaskan	1.4%	0.8%	0.7%
2022 Estimated Other Races	14.4%	11.5%	11.0%
2022 Estimated Hispanic	18.2%	11.3%	10.0%
Income			
2022 Estimated Average Household Income	\$66,738	\$100,929	\$111,516
2022 Estimated Median Household Income	\$55,106	\$77,199	\$86,785
2022 Estimated Per Capita Income	\$41,253	\$57,183	\$57,749
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	3.5%	1.9%	1.9%
2022 Estimated High School Graduate	13.8%	9.9%	9.8%
2022 Estimated Some College	20.7%	15.6%	15.7%
2022 Estimated Associates Degree Only	3.9%	4.7%	5.2%
2022 Estimated Bachelors Degree Only	36.6%	38.2%	37.6%
2022 Estimated Graduate Degree	20.5%	28.5%	28.7%
Business			
2022 Estimated Total Businesses	7,135	17,906	25,329
2022 Estimated Total Employees	87,709	197,881	255,862
2022 Estimated Employee Population per Business	12.3	11.1	10.1
2022 Estimated Residential Population per Business	3.6	7.0	8.9

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

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.