

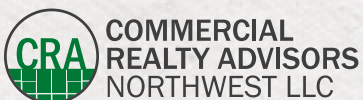
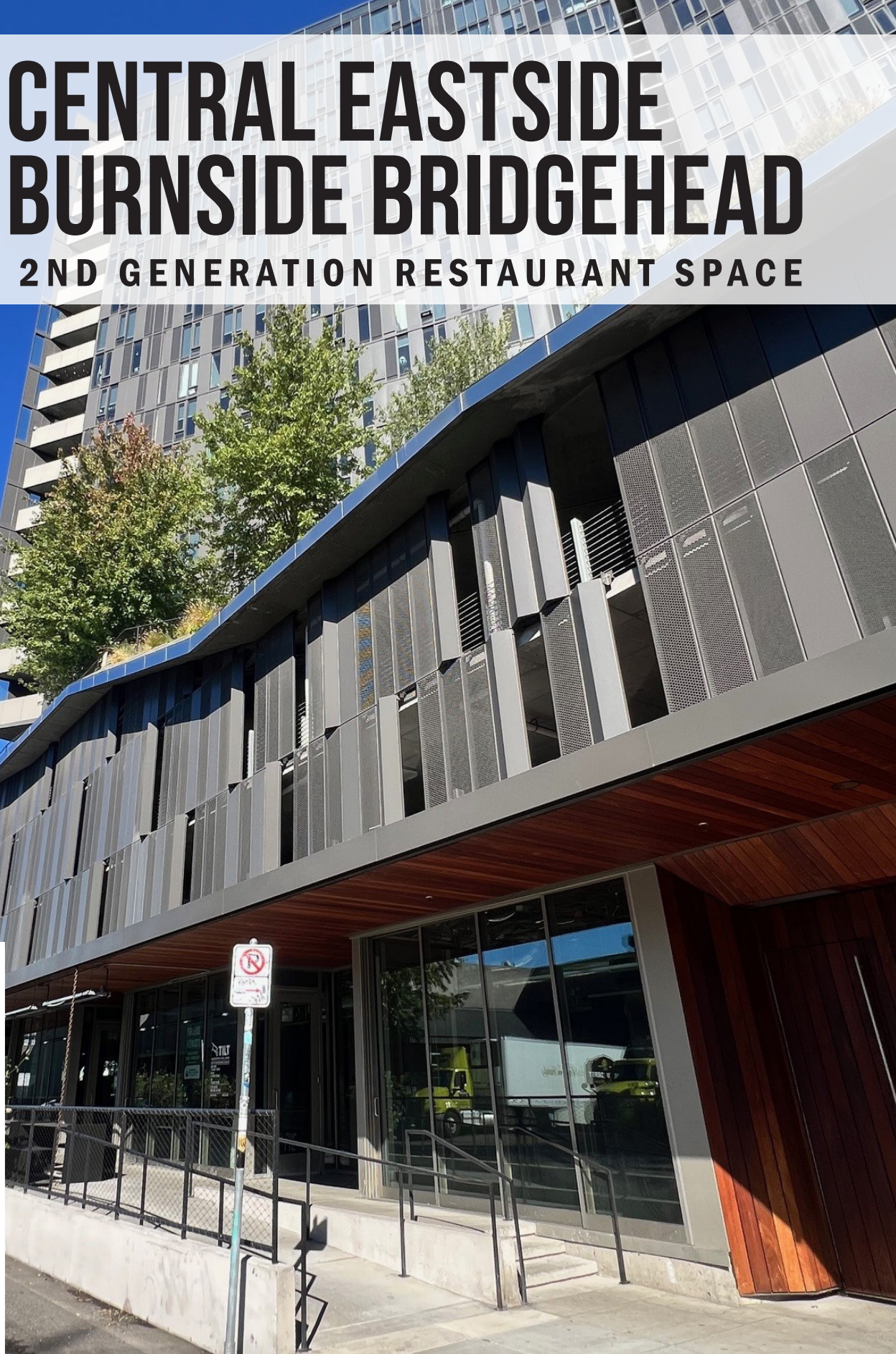


CENTRAL EASTSIDE BURNSIDE BRIDGEHEAD

TURNKEY 2ND GENERATION RESTAURANT SPACE

FOR LEASE
4,351 SF

22 NE 2ND AVE
PORTLAND, OR



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



Excellent 2nd generation restaurant opportunity in Yard, a mixed-use building located at Burnside Bridgehead in Portland's Central Eastside featuring 284 apartments and popular Knot Springs Spa above ground floor retail.

ADDRESS

22 NE 2nd Avenue, Suite 100
Portland, OR 97232

AVAILABLE SPACE

4,351 SF

ASKING RATE

Please call for details
(Landlord motivated and open to creative terms)

TRAFFIC COUNTS

E Burnside St - 24,090 ADT ('22)
NE MLK Jr Blvd - 20,377 ADT ('22)

HIGHLIGHTS

- Restaurant space comes complete with type 1 hood, grease interceptor, walk-in cooler, and other FF&E ready to go and included in the lease.
- Covered, large, exclusive outdoor seating patio.
- Off-street parking available in building garage.
- Excellent signage opportunities.
- Area co-tenants include: Knot Springs, Yokohama Skyline Eatery, Wa Kitchen Kuu, Chrome Barbershop, Darkside Initiative, Wild Roots, Flour Bloom, KEX Portland, Ranger Chocolate, Mirakutai Sushi & Ramen, Rontoms, Sizzle Pie and more!
- Available now!

Walk Score
78

Bike Score
97

Transit Score
85



KATHLEEN HEALY
ASHLEY HEICHELBECH
COMMERCIAL REALTY ADVISORS NW
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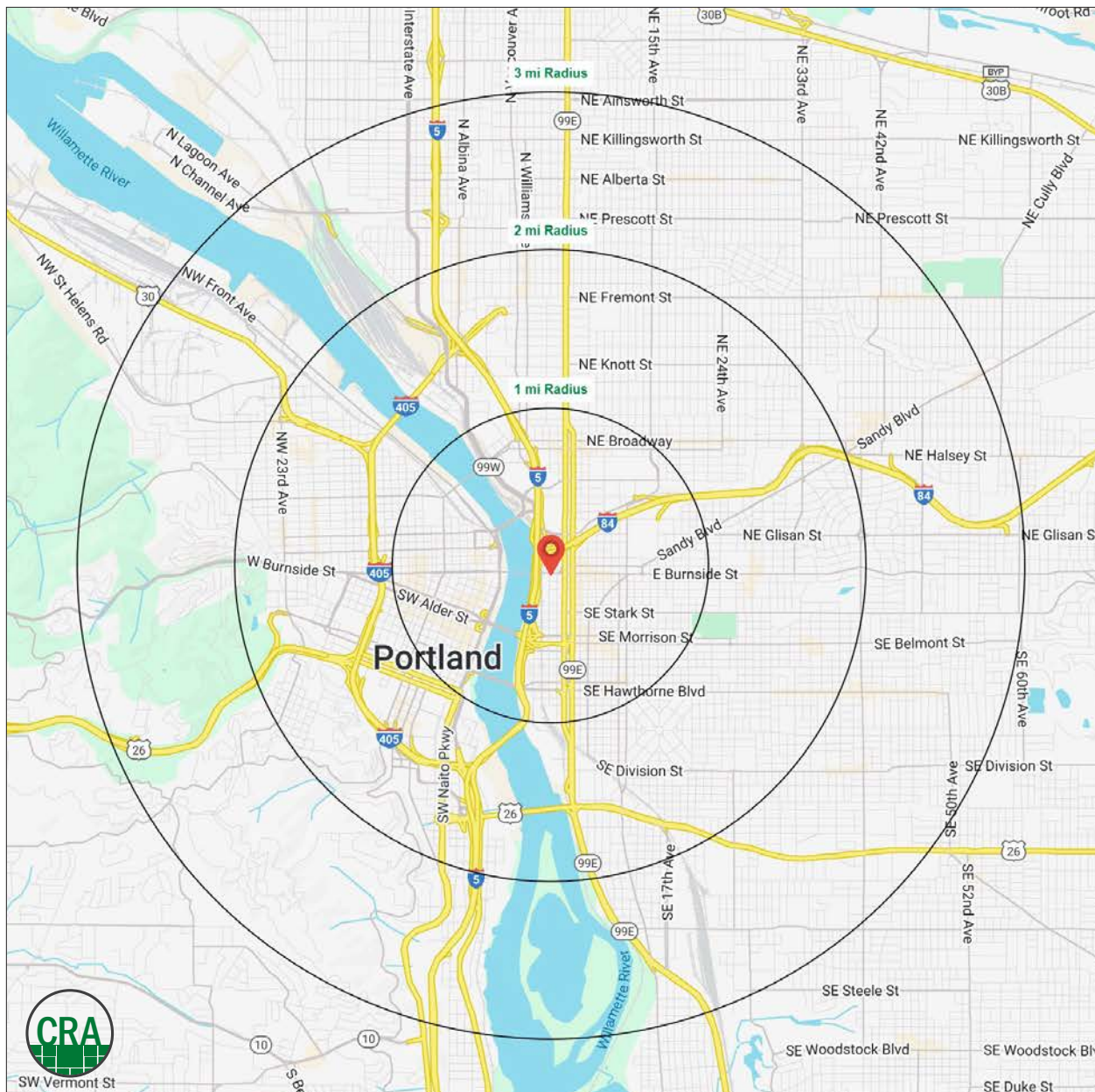
DEMOGRAPHIC SUMMARY



22 NE 2ND AVE
PORTLAND, OR

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	27,650	128,615	225,054
Estimated Households	17,473	74,613	119,467
Average HH Income	\$105,193	\$128,009	\$139,004
Median Home Value	\$610,546	\$702,320	\$701,209
Median Age	38.2	37.6	38.3
Daytime Demographics 16+	102,758	214,584	287,799

102,758
Daytime Demographics 16+
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5236/-122.6634

YardPDX Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	27,650	128,615	225,054
2029 Projected Population	28,486	128,787	223,169
2020 Census Population	26,175	124,916	224,306
2010 Census Population	18,633	98,360	185,042
Projected Annual Growth 2024 to 2029	0.6%	-	-0.2%
Historical Annual Growth 2010 to 2024	3.5%	2.2%	1.5%
2024 Median Age	38.2	37.6	38.3
Households			
2024 Estimated Households	17,473	74,613	119,467
2029 Projected Households	18,270	75,890	120,221
2020 Census Households	15,951	70,083	114,890
2010 Census Households	10,622	53,487	92,502
Projected Annual Growth 2024 to 2029	0.9%	0.3%	0.1%
Historical Annual Growth 2010 to 2024	4.6%	2.8%	2.1%
Race and Ethnicity			
2024 Estimated White	73.1%	75.5%	76.5%
2024 Estimated Black or African American	6.5%	5.3%	5.4%
2024 Estimated Asian or Pacific Islander	6.8%	7.2%	6.7%
2024 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2024 Estimated Other Races	12.5%	11.1%	10.8%
2024 Estimated Hispanic	11.2%	9.7%	9.2%
Income			
2024 Estimated Average Household Income	\$105,193	\$128,009	\$139,004
2024 Estimated Median Household Income	\$69,062	\$90,858	\$101,115
2024 Estimated Per Capita Income	\$67,807	\$74,835	\$74,173
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.7%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.1%	2.1%
2024 Estimated High School Graduate	15.5%	11.0%	10.4%
2024 Estimated Some College	20.2%	15.8%	15.7%
2024 Estimated Associates Degree Only	3.7%	5.1%	5.3%
2024 Estimated Bachelors Degree Only	32.4%	36.1%	36.7%
2024 Estimated Graduate Degree	22.5%	28.2%	28.3%
Business			
2024 Estimated Total Businesses	7,944	17,675	25,056
2024 Estimated Total Employees	93,502	177,705	226,655
2024 Estimated Employee Population per Business	11.8	10.1	9.0
2024 Estimated Residential Population per Business	3.5	7.3	9.0

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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

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