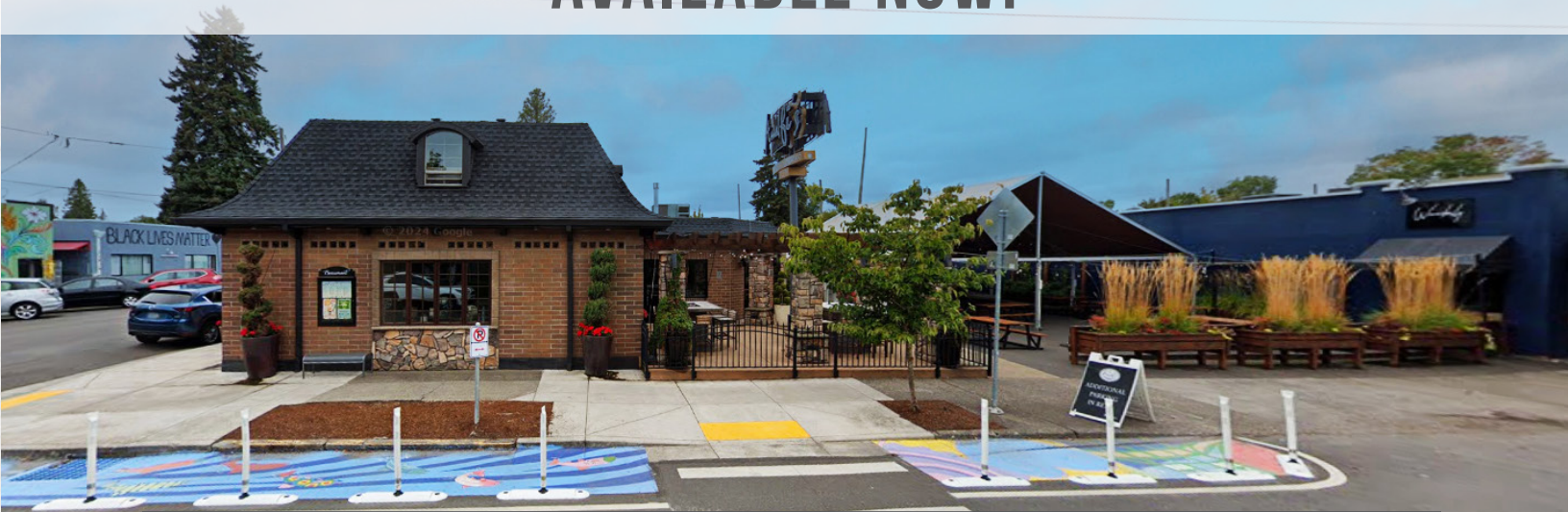


**CONFIDENTIAL**  
DO NOT DISTURB  
THE EXISTING TENANT

# CLOSE-IN PORTLAND ICONIC SECOND-GENERATION RESTAURANT AVAILABLE NOW!



**OVER 20 OFF-STREET DEDICATED PARKING SPACES  
(UNDER SEPARATE LEASE) EXCLUSIVELY AVAILABLE.**

## LOCATION

4703 NE Fremont Street, Portland, OR 97213

## AVAILABLE SPACE

- Free Standing Building
- 5,000 SF ground floor restaurant space, plus a private dining space.
- Exterior outdoor amenity/seating space is 45 X 100 and includes covered areas with tent and sidewalls with additional infrastructure.

## BASE RENT

Please call for details and tours.

Please do not disturb the existing tenant.

## TRAFFIC COUNTS

NE Fremont St | 10,264 ADT ('22)

## HIGHLIGHTS

- First time iconic neighborhood restaurant location - Available Now! Family-owned free-standing restaurant building, since 1959. Never before offered for lease. Unique opportunity for a prime position in NE Fremont's restaurant row.
- Two kitchen hoods, Type I hood included.
- Indoor/Outdoor dining opportunities with operable window lines fronting the amenity space.
- Large Pylon signage available.
- Lease includes all restaurant and Mercato FF&E, small wares, outdoor tent + sidewalls.
- Landlord is open to a conversion of use and a lease to a non-restaurant tenancy.



COMMERCIAL  
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NORTHWEST LLC

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

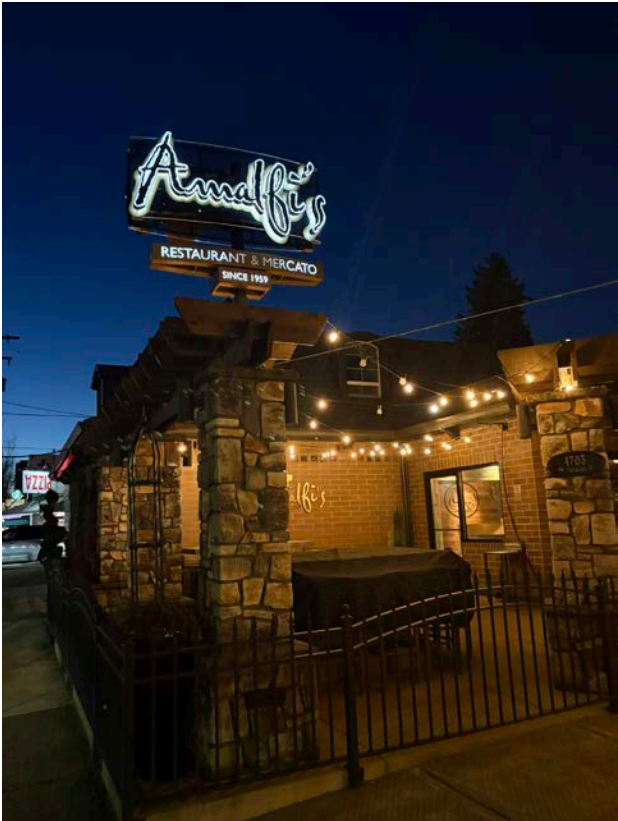


# ICONIC RESTAURANT SPACE

## 4703 NE FREMONT ST

PORTLAND, OR

### EXTERIOR IMAGES





# ICONIC RESTAURANT SPACE

4703 NE FREMONT ST  
PORTLAND, OR

## INTERIOR IMAGES

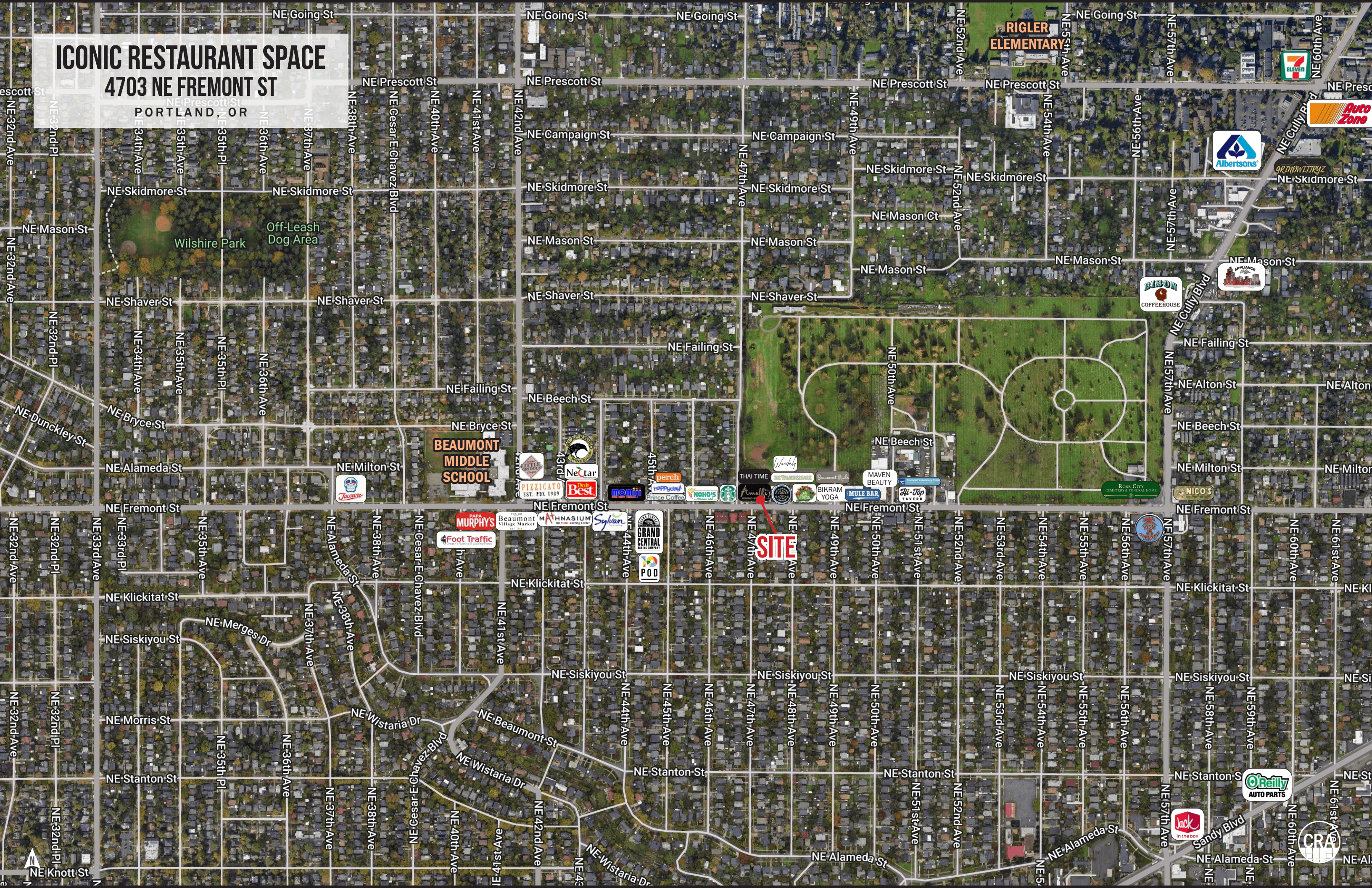




# ICONIC RESTAURANT SPACE

## 4703 NE FREMONT ST

PORTLAND, OR



**SITE**





# ICONIC RESTAURANT SPACE

## 4703 NE FREMONT ST

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

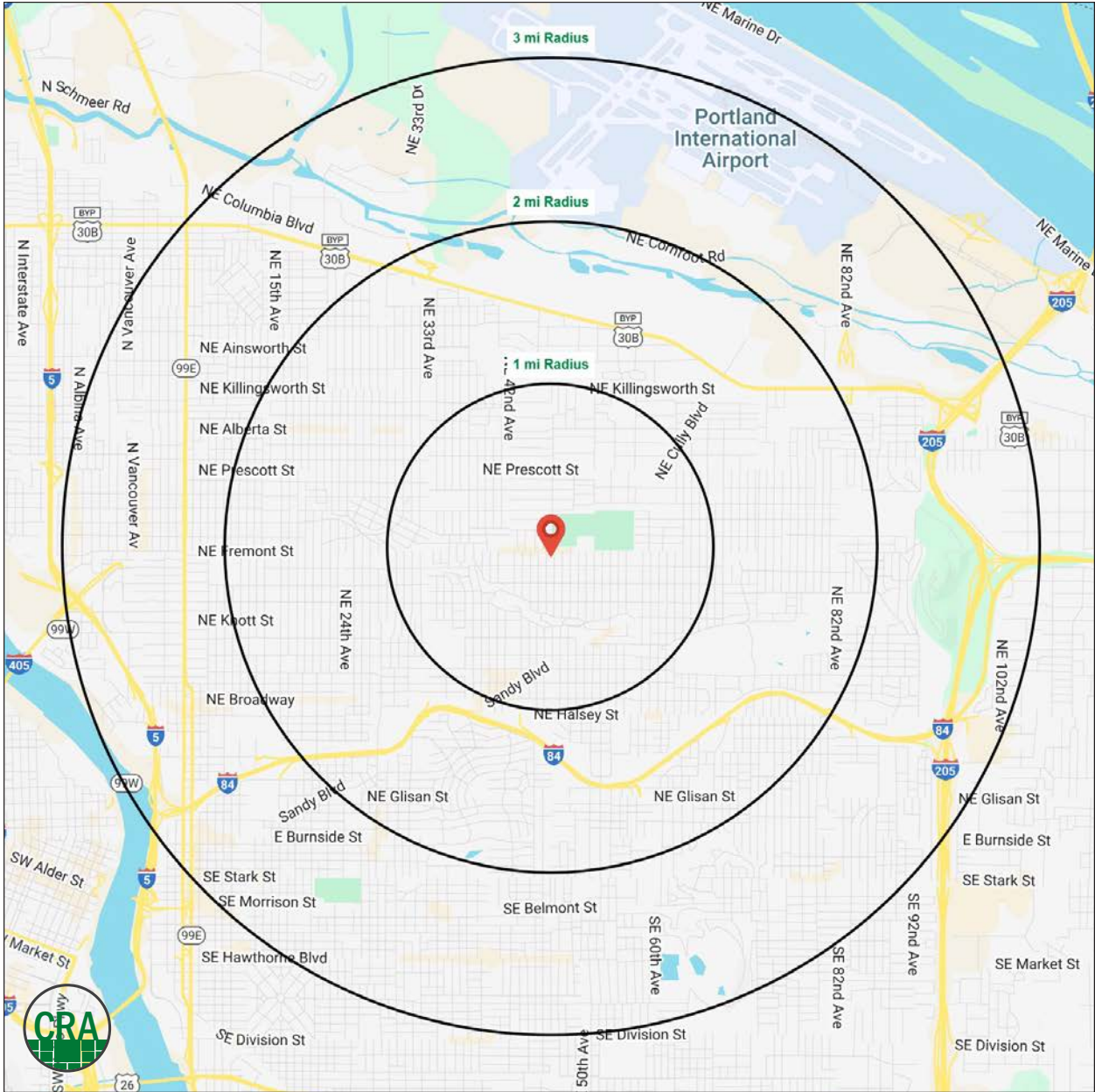
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	24,243	89,270	179,090
Estimated Households	10,523	40,013	84,177
Average HH Income	\$162,827	\$150,122	\$138,858
Median Home Value	\$663,980	\$658,683	\$635,408
Daytime Demographics 16+	13,525	55,618	147,016
Some College or Higher	86.8%	85.0%	84.0%

**\$162,827**

Average Household Income  
1 MILE RADIUS

**42.1**

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5485/-122.6149

4703 NE Fremont St Portland, OR 97213	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	24,243	89,270	179,090
2029 Projected Population	23,592	86,341	174,623
2020 Census Population	25,081	93,893	189,101
2010 Census Population	23,408	87,366	165,211
Projected Annual Growth 2024 to 2029	-0.5%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.6%
2024 Median Age	42.1	40.4	38.7
<b>Households</b>			
2024 Estimated Households	10,523	40,013	84,177
2029 Projected Households	10,247	38,777	82,409
2020 Census Households	10,538	40,356	84,027
2010 Census Households	9,769	37,213	72,206
Projected Annual Growth 2024 to 2029	-0.5%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	79.0%	75.5%	73.6%
2024 Estimated Black or African American	4.3%	6.0%	7.3%
2024 Estimated Asian or Pacific Islander	6.0%	6.0%	6.3%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2024 Estimated Other Races	10.1%	11.7%	12.0%
2024 Estimated Hispanic	8.7%	10.5%	10.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$162,827	\$150,122	\$138,858
2024 Estimated Median Household Income	\$129,700	\$118,253	\$106,673
2024 Estimated Per Capita Income	\$70,743	\$67,418	\$65,523
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.0%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.5%	2.8%
2024 Estimated High School Graduate	9.5%	10.6%	11.3%
2024 Estimated Some College	14.7%	15.5%	15.9%
2024 Estimated Associates Degree Only	7.0%	6.6%	6.3%
2024 Estimated Bachelors Degree Only	38.7%	37.6%	38.0%
2024 Estimated Graduate Degree	26.4%	25.3%	23.8%
<b>Business</b>			
2024 Estimated Total Businesses	1,666	5,881	13,969
2024 Estimated Total Employees	6,819	33,459	104,589
2024 Estimated Employee Population per Business	4.1	5.7	7.5
2024 Estimated Residential Population per Business	14.5	15.2	12.8

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*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS  
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