» CLOSE-IN EASTSIDE RETAIL/RESTAURANT OPPORTUNITIES «

GRAND + BELMONT

FOR LEASE IN PORTLAND, OREGON

LOCATION

SE Grand Avenue & Belmont Street (SE corner)
in Portland, Oregon 97214

AVAILABLE SPACE

1,155 RSF – 4,516 RSF

RENTAL RATE

$30.00 – $34.00/SF/YR plus NNN

TRAFFIC COUNTS

SE Grand Avenue – 26,091 ADT ('22)
SE Belmont Street – 12,938 ADT ('22)
SE Morrison Street – 23,986 ADT ('22)

HIGHLIGHTS

- New, mixed use project in Portland's central eastside (131 market rate apartments above ground floor retail).
- Excellent opportunity for coffee/café operator to occupy prime 1,155 SF corner space with direct connection to building lobby and conference room.
- Opportunities for space fronting SE Grand Avenue, including corner of Grand & Yamhill, ideal for restaurant, retail/service retail.
- Retail features large glass storefronts, high (15') ceilings and incredible visibility and signage.
- Notable area tenants include: Afuri Ramen, Kachka, Loyal Legion, Trifecta Tavern, Voicebox Karaoke, and just steps from the "Goat Blocks" mixed use redevelopment including Market of Choice, among others.
- Available Now!

Walk Score 85 | Bike Score 100 | Transit Score 73

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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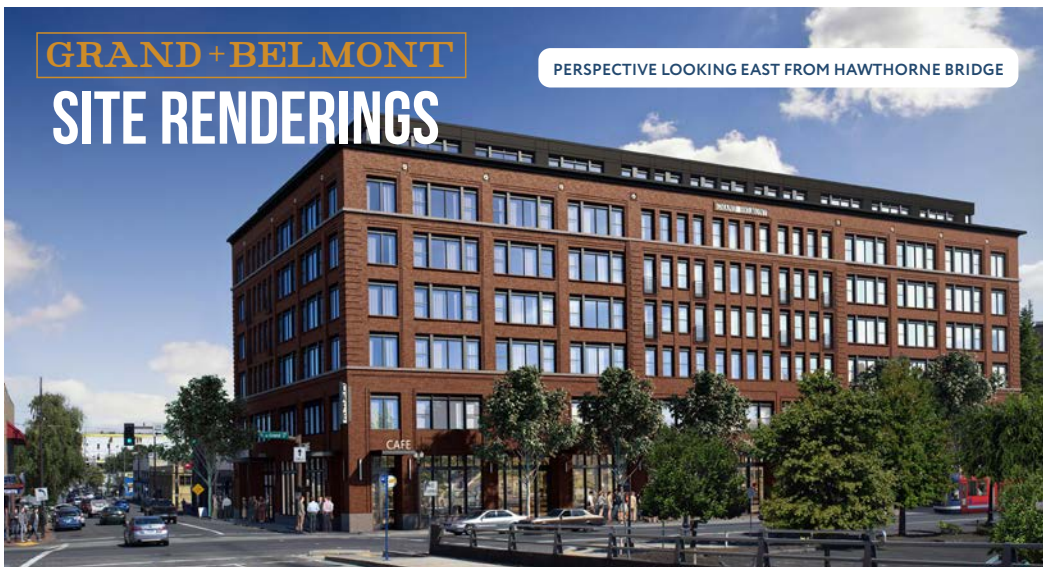
GRAND+BELMONT

SITE RENDERINGS



PERSPECTIVE LOOKING EAST FROM HAWTHORNE BRIDGE

PERSPECTIVE LOOKING WEST AT THE CORNER CAFE OPPOORTUNITY

PERSPECTIVE LOOKING NORTH ON SE GRAND AVENUE

PERSPECTIVE LOOKING AT THE SW CORNER FROM GRAND

RESTAURANT RENDERING

RESTAURANT RENDERING

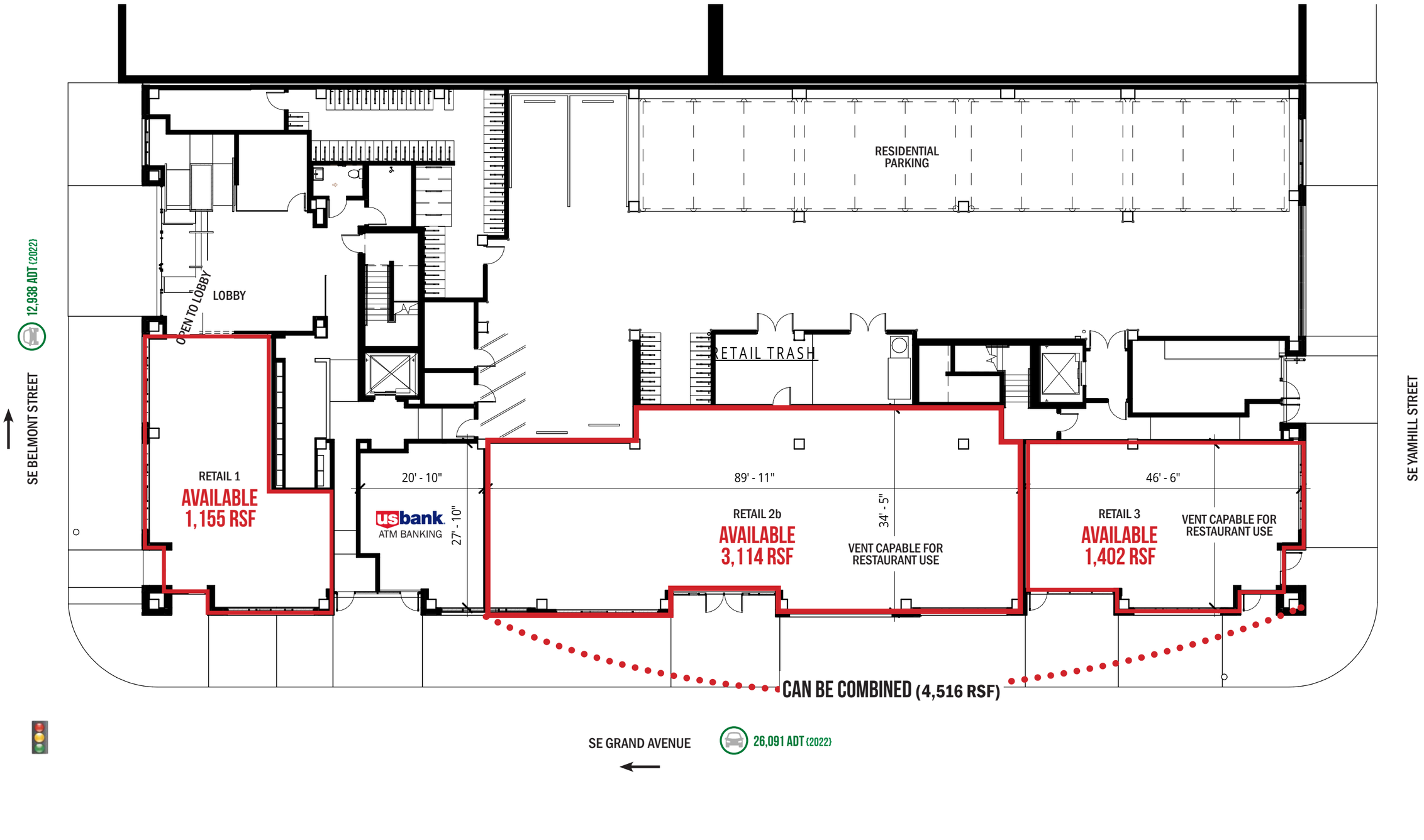
GRAND + BELMONT
514 SE BELMONT STREET
PORTLAND, OR
SE Ankeny St
SE 2nd Ave
Martin Luther King Jr Blvd
SE Grand Ave
SE 7th Ave
SE 10th Ave
SE 12th Ave
SE 9th Ave
SE 11th Ave
SE Pine
SE Oak St
SE Stark St
SE 3rd Ave
SE Washington St
SE Alder St
SE 8th Ave
SE Morrison St
SE Belmont St
SE Yamhill St
SE Taylor St
SE Salmon St
SE Main St
SE Madison St
SE Morrison Bridge
99E
FUTURE DEVELOPMENT
26,091 ADT (22)
25,386 ADT (22)
23,986 ADT (22)
15,094 ADT (22)
8 ADT (22)
MODERA BELMONT
MIXED-USE REDEV
SITE
GOAT BLOCKS
MIXED-USE
REDEVELOPMENT
E45T
Office DEPOT
MILLER PAINT CO.
Belgue Bites
ANDY and BAX
bikemhike
MODO YOGA
Sheridan FRUIT CO.
ALEXIS FOODS
QUADRANT
What's New?
MESHER
WINK
Linoleum City
RIVER CITY BICYCLES
SWAN DIVE
usbank
vacebox
LULU
ROBO TACO
STELLAR CELLARS
Slow Bar
Rum Club
Taqueria NUEVE
SLAMMERS TAVERN
OTA TOFU
DÀNWÈI CÀNTĪNG
ECLIPTIC
RACK ATTACK
NEXT Adventure
STAGES
WORLDPAC
NAPA
plaid pantry
COMMISSION FOR THE BLIND
KeyBank
GRAND CENTRAL
CASCADE BREWING BARREL HOUSE
orangetheory FITNESS
City LIQUIDATORS
FURNITURE WAREHOUSE
PACIFIC COAST SIGN CO.
MARKET of CHOICE
COLUMBIA
ROGUE
NBH
DOSHA
Post Office
SalonCentric
7-ELEVEN
Rodda PAINT
GRAND MARKETPLACE
SIGN WIZARDS
PLATT
REJUVENATION
PAULSONS
Mr. FORMAL
THE REDD
Creative Woodworking NW
Dick's Color Center Portland
U STORE SELF STORAGE
PRATT LARSON
Knez
NEW DEAL DISTILLERY
DOGS DIG IT
Honey Latte Cafe
Coava
URBAN TIMBERWORKS
PORTLAND INDOOR SOCCER CENTER
CRAVE Catering
Tom Starlight
WASABI
SUBARU OF PORTLAND
IMAGO Theater
MIZUNO
THE JUPITER
Una
TRIXIE & MILO
LUNA cafe
NEGATIVE PERFECTION
HUNGRY TIGER
TRIUMPH COFFEE
NuWay PRINTING CO.
PRECISION IMAGES
PORTLAND ROASTING Coffee
O'Reilly AUTO PARTS
Doug Fir LOUNGE
Nong's Khao Man Gai
MARUKIN RAMEN
evo
CRA

SITE PLAN

GRAND+BELMONT

514 SE BELMONT STREET

PORTLAND, OR



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GRAND+BELMONT

514 SE BELMONT STREET

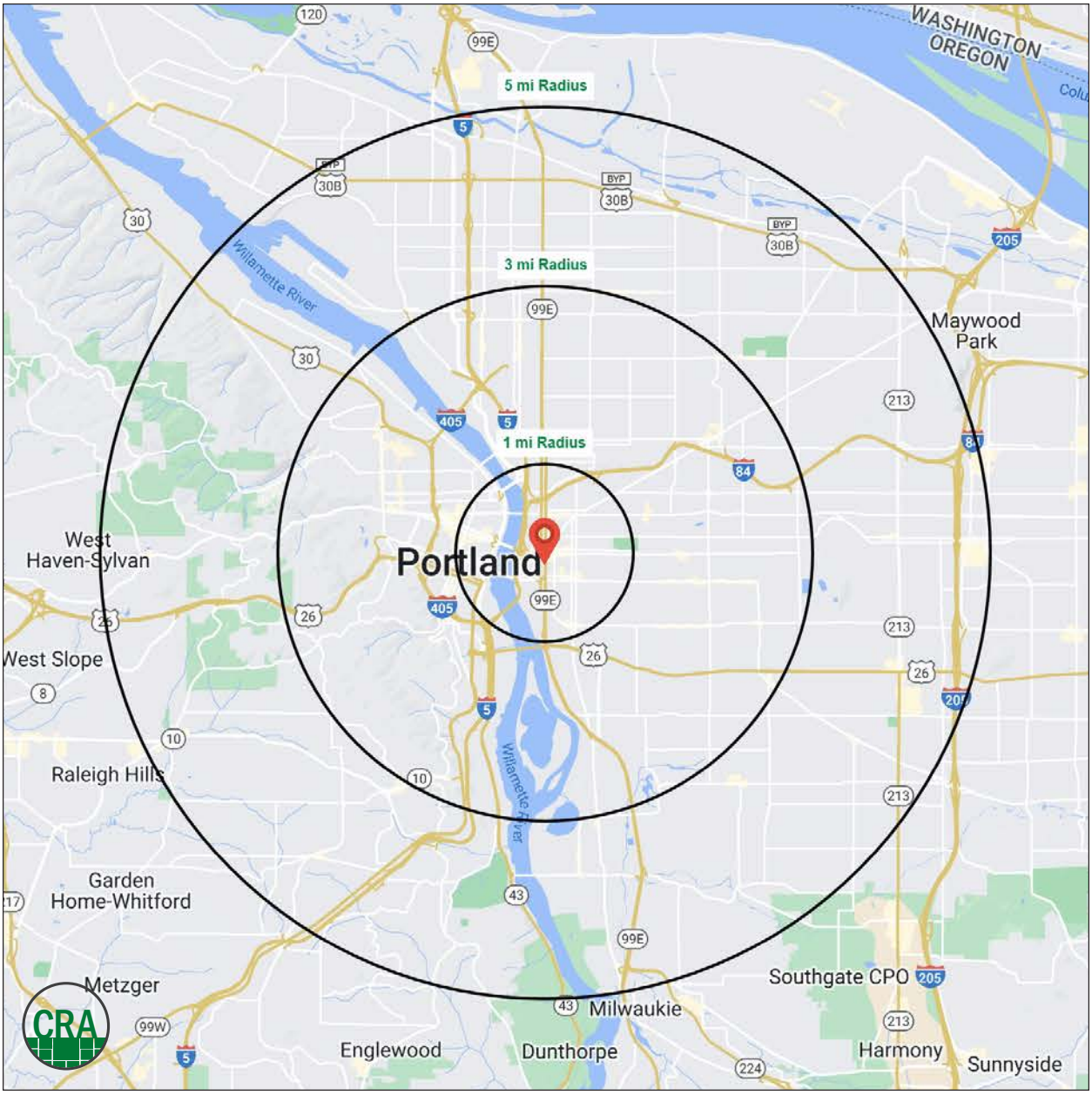
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	23,187	218,453	455,078
Projected Population 2027	24,363	224,017	467,254
Average HH Income	$70,212	$112,454	$115,333
Median Home Value	$618,898	$625,293	$568,473
Daytime Demographics 16+	94,985	309,777	478,241
Some College or Higher	83.6%	87.2%	83.9%

36.5
Median Age
1 MILE RADIUS

$618,898
Median Home Value
1 MILE RADIUS



Summary Profile

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

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Lat/Lon: 45.5164/-122.6605

514 SE Belmont St Portland, OR 97214	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	23,187	218,453	455,078
2027 Projected Population	24,363	224,017	467,254
2020 Census Population	23,185	220,673	459,532
2010 Census Population	16,712	182,675	403,788
Projected Annual Growth 2022 to 2027	1.0%	0.5%	0.5%
Historical Annual Growth 2010 to 2022	3.2%	1.6%	1.1%
2022 Median Age	36.5	38.1	38.2
Households			
2022 Estimated Households	13,545	112,938	212,144
2027 Projected Households	14,392	117,199	220,825
2020 Census Households	13,580	113,532	212,888
2010 Census Households	9,065	91,671	183,844
Projected Annual Growth 2022 to 2027	1.3%	0.8%	0.8%
Historical Annual Growth 2010 to 2022	4.1%	1.9%	1.3%
Race and Ethnicity			
2022 Estimated White	74.7%	76.9%	75.0%
2022 Estimated Black or African American	4.5%	4.3%	5.0%
2022 Estimated Asian or Pacific Islander	6.5%	7.1%	7.9%
2022 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2022 Estimated Other Races	13.2%	11.0%	11.4%
2022 Estimated Hispanic	15.5%	10.0%	10.2%
Income			
2022 Estimated Average Household Income	$70,212	$112,454	$115,333
2022 Estimated Median Household Income	$64,095	$87,271	$89,017
2022 Estimated Per Capita Income	$42,206	$58,616	$54,133
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.2%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.0%	2.3%
2022 Estimated High School Graduate	12.1%	9.7%	11.7%
2022 Estimated Some College	19.4%	15.4%	16.9%
2022 Estimated Associates Degree Only	3.7%	5.0%	6.0%
2022 Estimated Bachelors Degree Only	37.1%	37.5%	35.0%
2022 Estimated Graduate Degree	23.3%	29.2%	26.1%
Business			
2022 Estimated Total Businesses	7,117	24,767	38,469
2022 Estimated Total Employees	88,735	251,992	359,772
2022 Estimated Employee Population per Business	12.5	10.2	9.4
2022 Estimated Residential Population per Business	3.3	8.8	11.8

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RS1

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:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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