

FOR SALE OR LEASE



4141 NE 122ND AVE

PORTLAND, OR 97230

For more information or a property tour, please contact:

MATT LYMAN

503.225.8454 (O) | 503.507.4880 (C)

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

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STAND-ALONE RESTAURANT BUILDING FOR SALE OR LEASE

DETAILS

- Asking price: \$2,400,000
- Asking rate: \$28 PSF/yr, absolute net
- Building size: ± 4,977 SF
- Land size: ± 0.81 AC
- Parking: 60 spaces
- Zoning: CG2
- Cars per day: 28,444

FEATURES

- Comfortable dining area with ample seating
- Efficient kitchen layout, modern equipment, ample storage
- Two restrooms
- Abundant parking
- Multiple ingress/egress points
- Drive-thru possibilities
- Video game and storage area
- Ideal location with strong demographics, visibility, traffic counts, and neighboring businesses
- Lit monument sign
- Kitchen includes:
 - Hood
 - Walk-in fridge/freezer
 - Wash station
 - Fryer
 - Prep station
 - Dry storage



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28,444 VPD

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PHOTOS



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HOUSEHOLD DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2023 Households:	14,740	130,320	466,492
2028 Households (Projected):	14,278	128,190	472,181
Annual Growth ('23-'28):	- 0.6%	- 0.2%	+ 0.2%
Owner Occupied Households:	8,581	73,346	252,888
Renter Occupied Households:	5,697	55,845	219,293
Avg Household Size:	2.5	2.5	2.4
Avg Household Vehicles:	2	2	2



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LOCATION

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SUBJECT PROPERTY

PARKROSE HIGH SCHOOL

PARKROSE MIDDLE SCHOOL

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