

6410 SE MILWAUKIE AVE

Portland, OR 97202

FOR SALE & LEASE



2ND GEN RETAIL / PUB / BAR / BREWERY SPACE AVAILABLE FOR SALE AND LEASE

DETAILS

- Sale price: Call broker for details
- Lease rate: \$25.00 PSF, NNN
- Building size: $\pm$ 5,177 SF
- Land size: $\pm$ 5,000 SF
- Zoning: CM2
- Parking: $\pm$ 4 surface spaces
- Year built: 1925 / Renov. 2012

FEATURES

- Fully operational Pub/Bar in front $\pm$ 2,323 SF and multilevel brewery in back $\pm$ 2,854 sf.
- Prominent building signage, outdoor patio seating
- Affluent Westmoreland demographics with high foot traffic
- On SE Milwaukie ($\pm$ 12,000 VPD), across the street from high performing anchors QFC and ACE Hardware
- Ideal location steps to Moreland Theater, Limelight, Matt's BBQ, Pizzacato, Bible Club, Kay's Bar, Saburos Sushi



For more information or a property tour, please contact:

LUIS MARTIN DEL CAMPO

503.416.8422

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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 their own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204

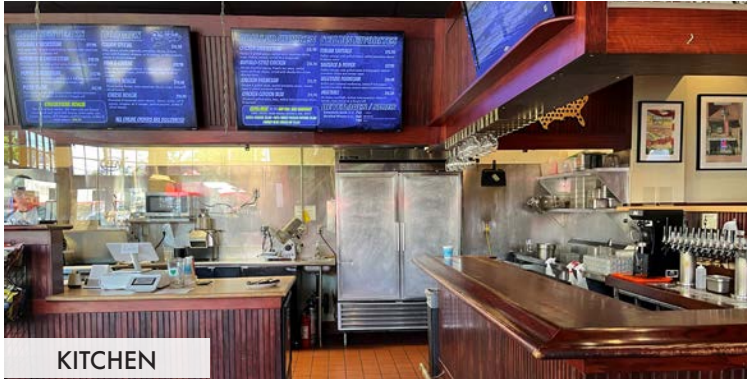
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PROPERTY PHOTOS

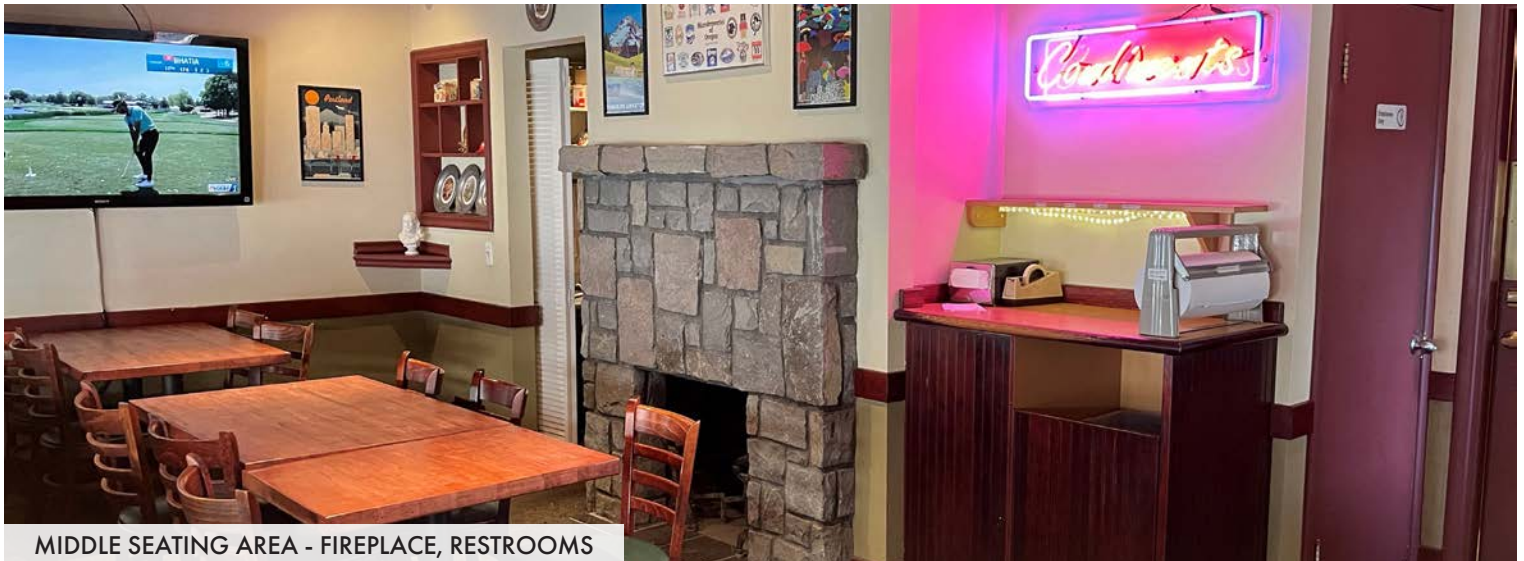


KITCHEN

Front Pub/Bar: ± 2,323 SF – old school wood décor with kitchen, small hood, bar, additional seating, fireplace, lottery room, restrooms.



FRONT SEATING AREA - KITCHEN



MIDDLE SEATING AREA - FIREPLACE, RESTROOMS

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Back Brewery: $\pm 2,854$ SF - added in 2012 with 3 phase power, 1" gas line to garage, and has 3 levels:

1. Tasting Area – bar with beer taps, seating.
2. Mezzanine – additional seating, TVs, games.
3. Brewery floor – fully equipped with floor drains/sinks, epoxy flooring, large walk-in cooler with 24 taps (with glycol cooling), large restroom with shower, garage with 13' glass roll-up door, with access to basement. Brewery equipment to be negotiated separately.



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AERIAL MAP



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