

TURNKEY COFFEE SHOP FOR LEASE

EQUIPMENT INCLUDED

± 1,100 SF GROUND-FLOOR RETAIL · 2710 N KILLINGSWORTH ST, SUITE A · PORTLAND, OR 97217



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INVESTMENT REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

A fully built-out coffee shop in a 1925 masonry storefront on N Killingsworth is available for the first time in fifteen years. The space conveys with existing improvements, fixtures, and equipment in place: espresso bar and back bar millwork, refrigerated display case, under-counter refrigeration, point-of-sale counter, booth and communal seating, and window bar. A new operator can take possession and open without a build-out.

Space is also well suited to retail or restaurant use subject to zoning and licensing.

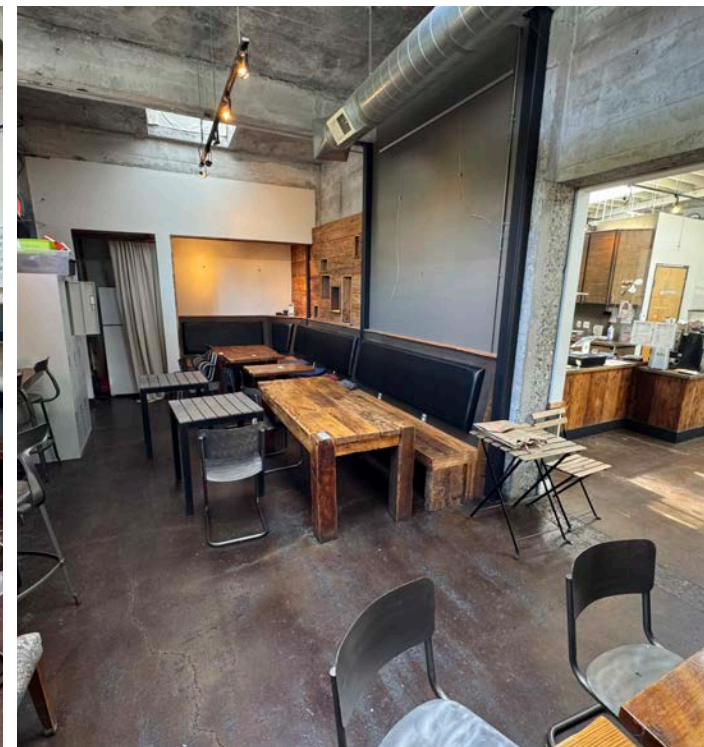
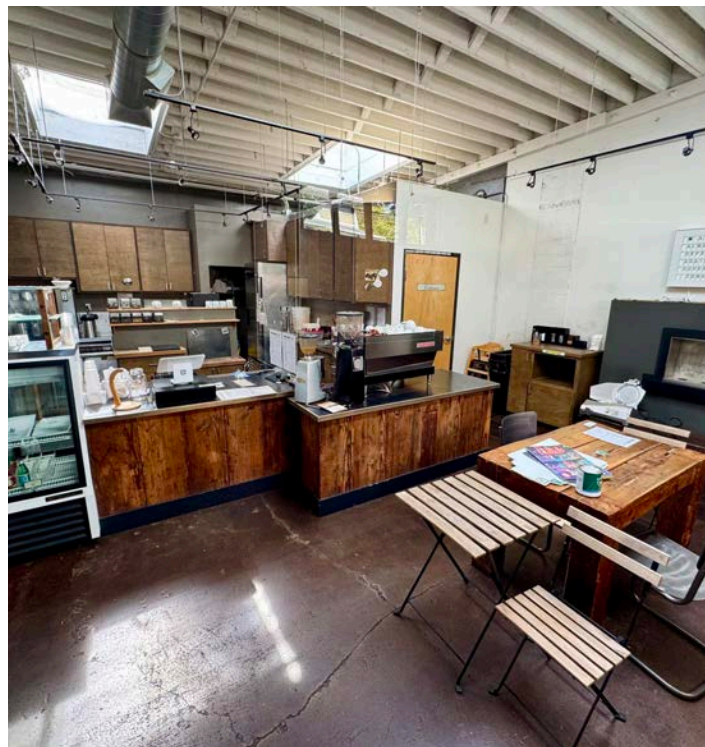
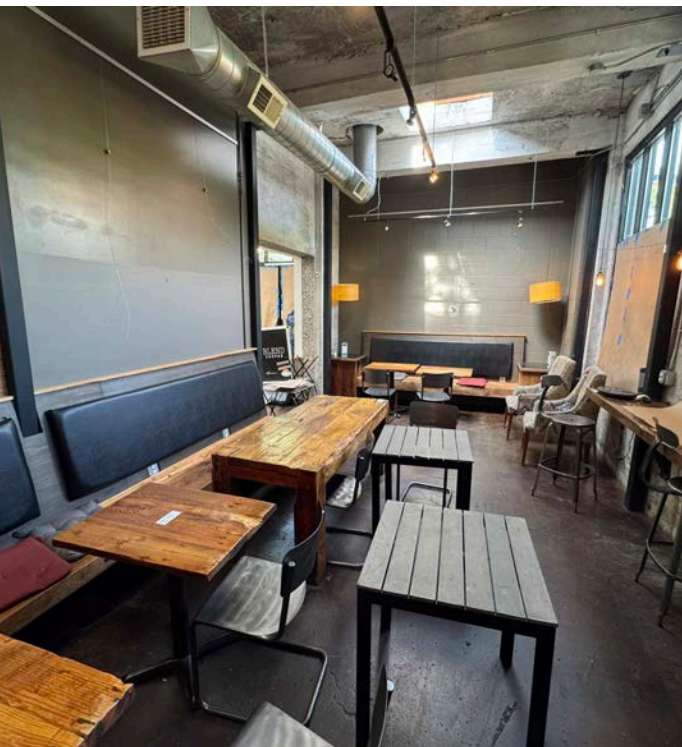
PROPERTY HIGHLIGHTS

- Turnkey coffee build-out. Fixtures and equipment included as they presently exist
- Proven location. Operated continuously as a coffee house since 2010
- Wraparound storefront glass on two elevations with double-door entry
- Exposed structural ceiling, skylights, polished concrete floors, track and pendant lighting
- Existing blade sign bracket, gooseneck storefront lighting, and window signage rights
- 104 feet of frontage on N Killingsworth
- Co-tenancy with La Bonita's, in place since 2016, with sidewalk seating
- Mature tree-lined block with on-street parking and bike traffic
- Bus line service. Cycling score 80, car score 100

LEASE TERMS

Address:	2710 N Killingsworth St, Suite A
City/State/Zip code:	Portland, OR 97217
Space size:	± 1,100 RSF
Operating expenses:	\$7.00/SF/Yr estimated, subject to annual reconciliation
Monthly (approx.):	\$2,704 base + \$642 NNN = \$3,346
Term:	3 to 5 years
Escalations:	3% annually
Condition:	Delivered as-is with existing FF&E
TI / Free rent:	Negotiable deal-by-deal, subject to owner approval
Permitted uses:	Coffee shop, retail sales, or restaurant
Security deposit:	One month base rent plus estimated NNN
Availability:	Immediate

PHOTOS



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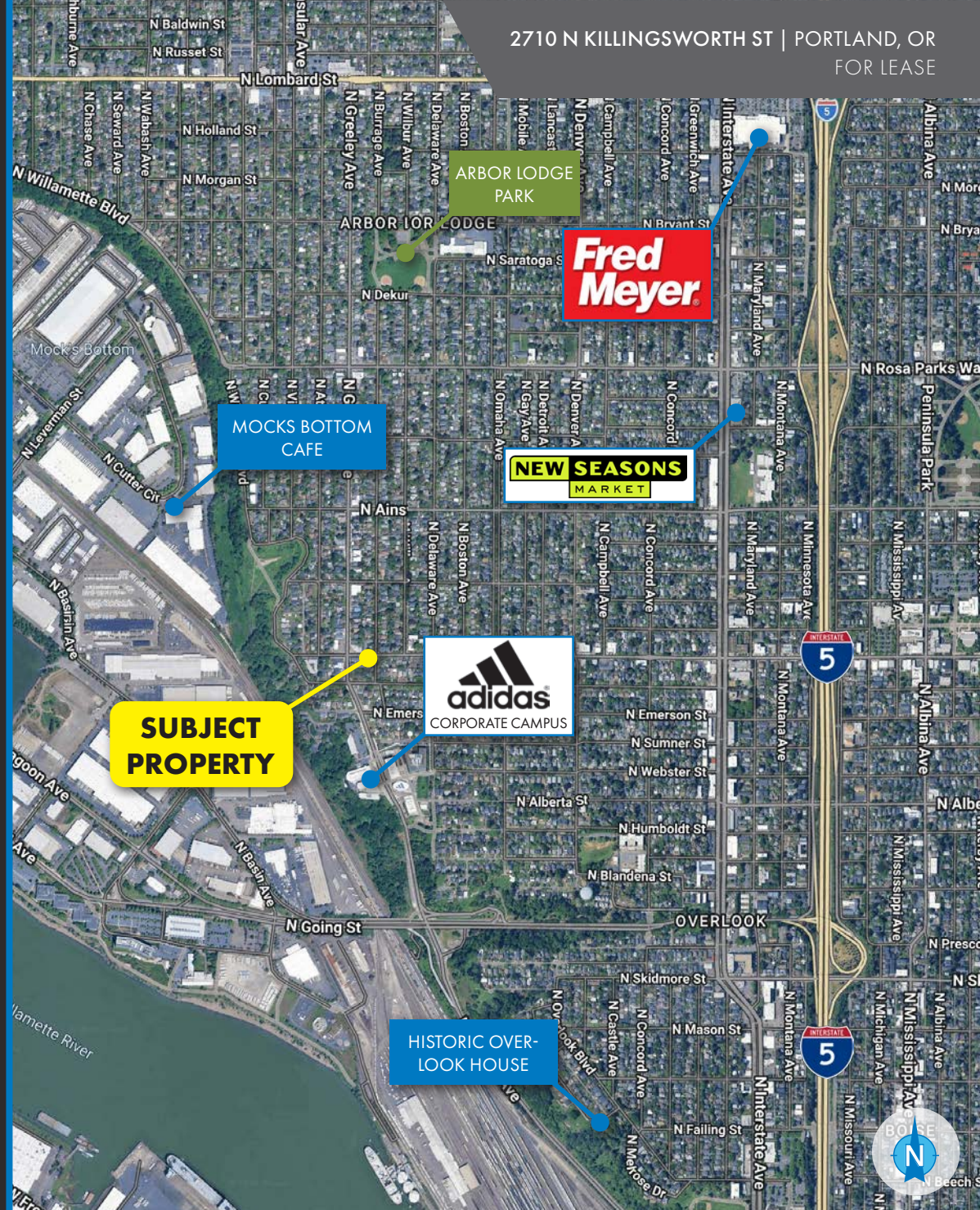
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LOCATION OVERVIEW

N Killingsworth at N Greeley is a close-in North Portland neighborhood corridor with strong household income and daily local traffic.

- 1-mile population: 15,479 people and 6,833 households
- 1-mile median household income: \$111,638
- 1-mile average household income: \$136,072
- 69% of 1-mile households above \$75,000
- 59% college graduates within one mile
- \$762.8M in buying power within one mile
- N Greeley Ave carries 14,000 to 17,800 vehicles per day
- Submarket retail vacancy: 6.3%



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