

FOR LEASE

722 SE 10TH AVE • PORTLAND, OR 97214



RESTAURANT

BRAD MACOMBER
Director of Leasing
brad.macomber@cinw.com
OR 200908061 | WA 95748

**COMMERCIAL
INTEGRITY *nw***
A Real Estate Investment Advisory Company
commercialintegritynw.com
503.218.4380

LEASE OFFERING

200 SF/ 320 SF
AVAILABLE

\$2,900* / \$4,800
NNN

MORRISON MARKET

722 SE 10TH AVE • PORTLAND, OR 97214

Available . . . 200 SF / 320 SF

Built . . . 1947

Rate . . . \$2,900* / \$4,800 PER MONTH NNN

Co-Tenants . . . Spice Of Africa, The Crazy Kokonut

Uses . . . Restaurant

Parking . . . Street

Delivery . . . Immediately

Average Household Income (3-Mile Radius) . . . \$110,326

*Monthly rent for first six (6) months, includes all utilities & NNNs. \$4,500 / mo thereafter, includes all utilities & NNNs



LEASE OFFERING

MORRISON MARKET has a 200 square foot restaurant stall and a 320 square foot restaurant stall available for sublease at Morrison Market, the new indoor food hall, taproom, and concert venue in close-in Southeast Portland, Oregon. The food hall features polished concrete floors, big wooden tables, large ceiling fans and houses several restaurant stalls including Spice of Africa (African), The Almighty Sammich and The Crazy Kokonut (Acai), offering something for everyone. The Golden Cat, the food hall's central bar, sits in the center of the warehouse below mounted TVs. There is also a large stage known as Stage 72 that hosts DJs, bands and other artists including Pitbull and Snoop Dog.

MORRISON MARKET'S available restaurant stalls include a 6 FT Type 1 Hood as well as a Central Grease Trap. Portland's Newest Food Avenue is located in close-in Southeast Portland's Buckman neighborhood, near the Goat Blocks – Killian Pacific's mixed-use development consisting of 347 new apartment units across four apartment communities and a Market of Choice. The neighborhood boasts a near-perfect bike and walk score of 97 (Biker's Paradise) and 96 (Walker's Paradise) respectively. It is a short walk to the Portland Streetcar B Loop and the Trimet Bus Stop at SE Grand Avenue & Belmont Street.



● 2 STALLS AVAILABLE FOR LEASE AT MORRISON MARKET FOOD HALL & CONCERT VENUE

● LOCATED IN SOUTHEAST PORTLAND'S BUCKMAN NEIGHBORHOOD

● 200 SF FOOD STALL , 6FT TYPE I HOOD, CENTRAL GREASE TRAP

● 320 SF FOOD STALL, 6FT TYPE I HOOD, CENTRAL GREASE TRAP, EXTRA STORAGE

● VINTAGE INDUSTRIAL CHIC INTERIOR VIBES WITH ADDITIONAL OUTDOOR SEATING

● WALKER'S PARADISE: WALKING SCORE OF 96, BIKER'S PARADISE: BIKING SCORE OF 97



200 SF FOOD STALL



200 SF FOOD STALL



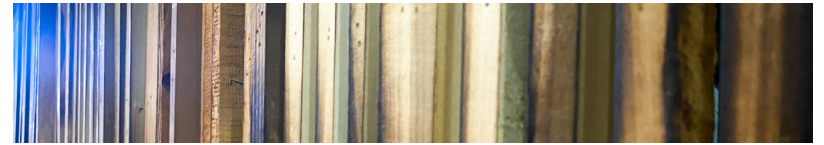
320 SF FOOD STALL



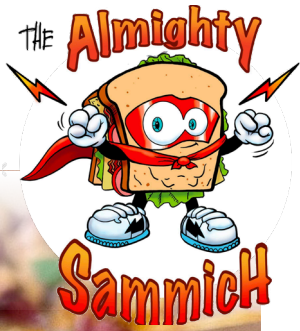
320 SF FOOD STALL



VENUE INTERIOR



CO-TENANTS



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
AVG HOUSEHOLD INCOME	\$87,295	\$110,326	\$107,738
# OF HOUSEHOLDS	13,312	118,014	212,772
2021 POPULATION	24,702	235,161	468,960
DISTANCE TO DOWNTOWN PORTLAND, OR	Approx. 1.7 Mile		
DISTANCE TO PORTLAND INTERNATIONAL AIRPORT (PDX)	Approx. 11.1 Miles		
TRAFFIC COUNTS	20,730+ Vehicles Per Day Along SE Morrison Street 10,517+ Vehicles Per Day Along Belmont Street		
COUNTY	Multnomah		
METROPOLITAN	Portland MSA		
MULTNOMAH COUNTY POPULATION	820,421 (2021 Population Estimate)		
PORTLAND METRO POPULATION	2,530,540 (2021 Population Estimate)		



Demographic and traffic count data: © CoStar Realty Information, Inc. 2021
 Other population data from: <https://worldpopulationreview.com/us-cities/happy-valley-or-population>

AERIAL MAP



MELCLIFF
APARTMENTS



Holocene



MORRISON ST.
APARTMENTS

ALDER.9
APARTMENTS



SE MORRISON STREET 20,730+ VPD

BELMONT STREET 10,517+ VPD





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