



FOR LEASE



GRAND CENTRAL BUILDING: RETAIL SPACE

2nd-Gen Retail / Service / Bar Space / Mezzanine Office

1,331 SF - 4,459 SF (Divisible) | \$25 - \$27 psf + NNN

808 SE Morrison St, Portland, OR 97214

- Parking for Patrons: Surface Lot, Parking Garage, On-street
- Located in Walkable SE Neighborhood of Buckman with nearby Transit including Portland Street Car and TriMet Bus Lines 6, 12, 19, 20, and 70.
- Co-tenants include Grand Central Bowl & Arcade, Subway, Taqueria Portland, Corepower Yoga, Lush Collective Salon, and Miss Orange Tea & Pastry
- Demising Options Available | In-line and Corner Space Attached

MICHELLE D. ROZAKIS

Principal | Licensed in OR

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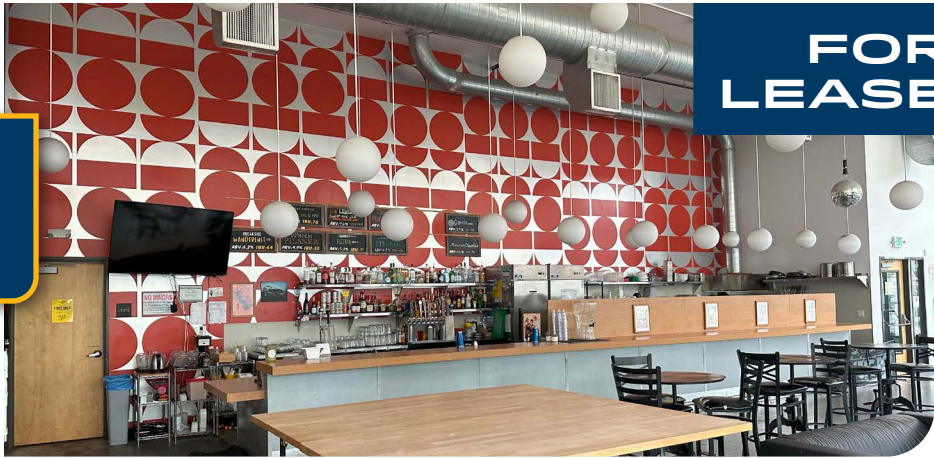
MICHAEL HORTER

Senior Associate Broker | Licensed in OR

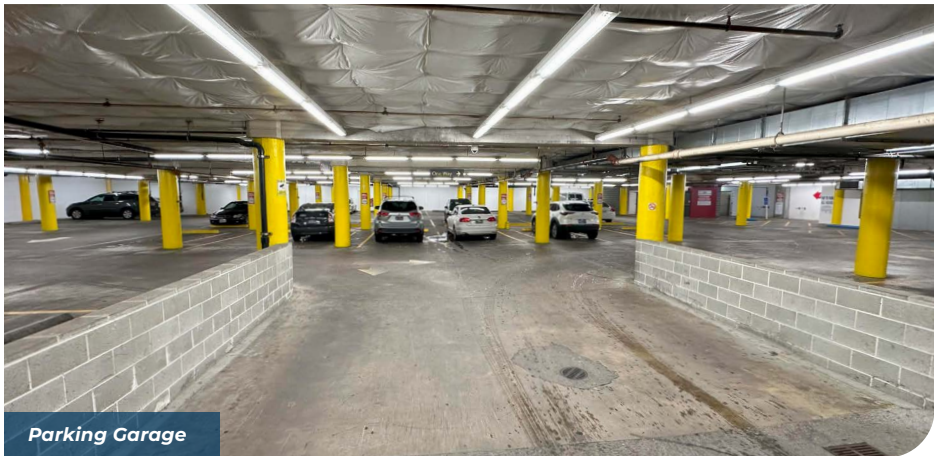
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PROPERTY SUMMARY



FOR LEASE



Parking Garage

PROPERTY DETAILS

Address	808 SE Morrison St, Portland, OR 97214
Available Space	1,331 SF - 4,459 SF
Suites Available	1 - 3 (4,459 SF - Divisible)
Lease Rate	\$25 - \$27 psf + NNN

Space	Size	Use Type	Rate	Availability
833	4,459 SF (Demisable)	Entertainment / Bar / Retail / Service / Restaurant	\$25 - \$27 psf + NNN	Now

Location Highlights

- Patron Parking including On-street, Off-street, and a Large Parking Garage
- Nearby Transit including Portland Street Car and TriMet Bus Lines 6, 12, 19, 20, and 70
- Central Eastside Location Near Great Restaurants and Retail
- Located in Walkable SE Neighborhood of Buckman
- Traffic Counts:
 - SE Morrison St - 7.0k ADTV*
 - SE Belmont St - 8.4k ADTV*

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

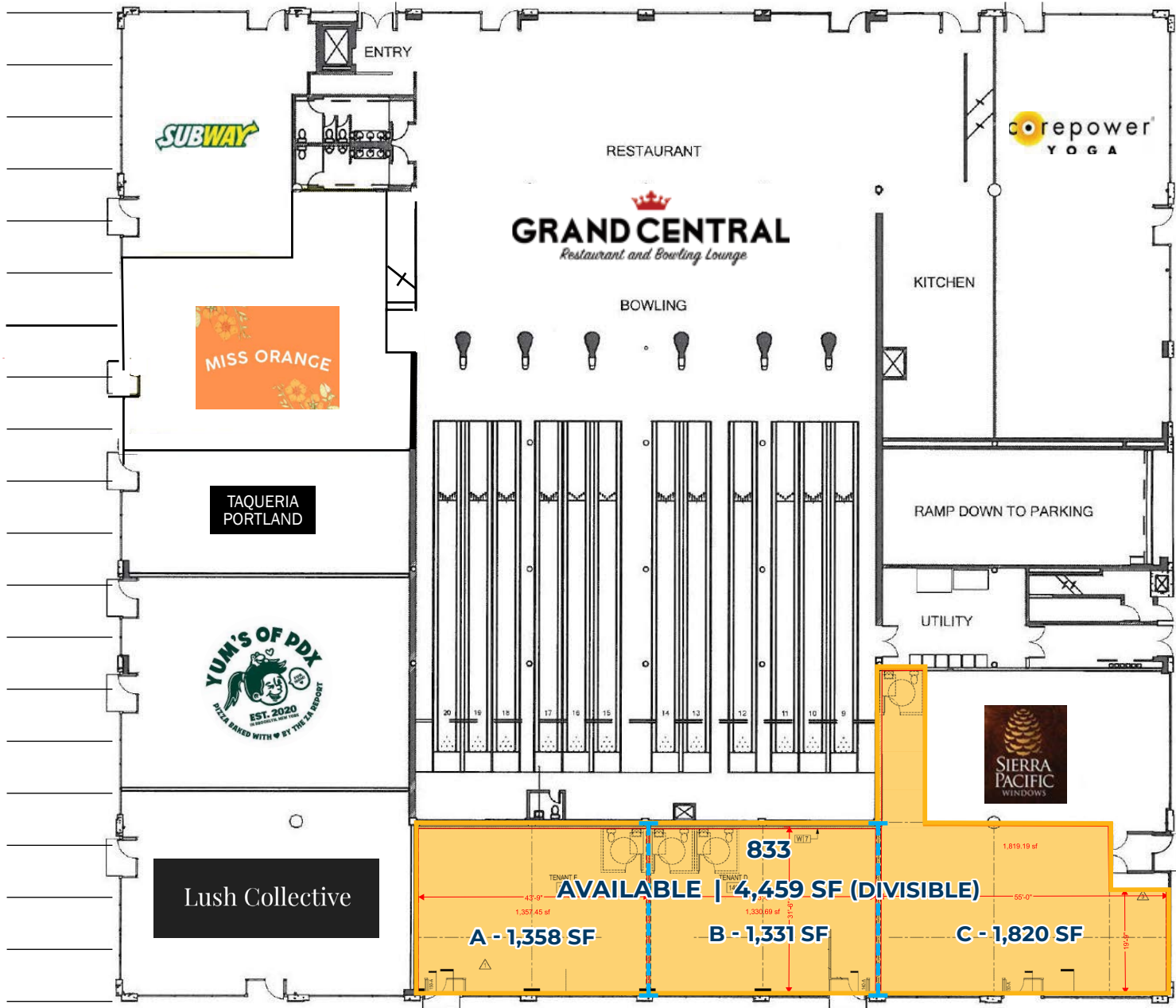
Nearby Highlights

- Goat Blocks (200+ Unit Apartments)
- Market of Choice
- Orange Theory
- Soho House (New)
- Afuri
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Dos Hermanos Bakery
- GNARLYS
- Hey Love
- Ironside Training
- Jackie's
- Kachka
- Kann
- Loyal Legion
- NORMADIE
- Olympia Provisions



SITE PLAN

OFF STREET PARKING FOR CUSTOMERS



SE 9TH AVE

*Average Daily Traffic Volume
Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

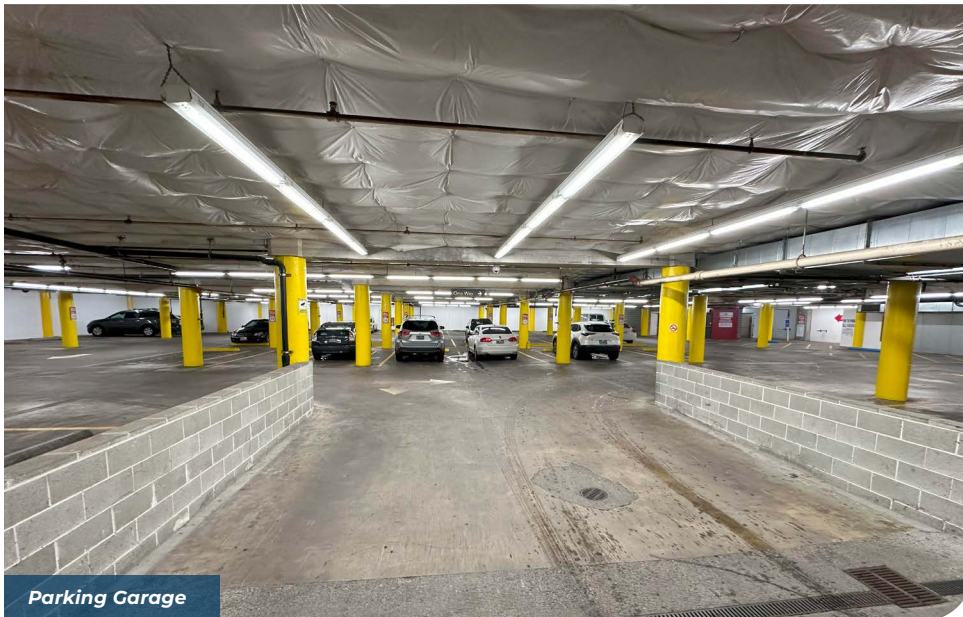
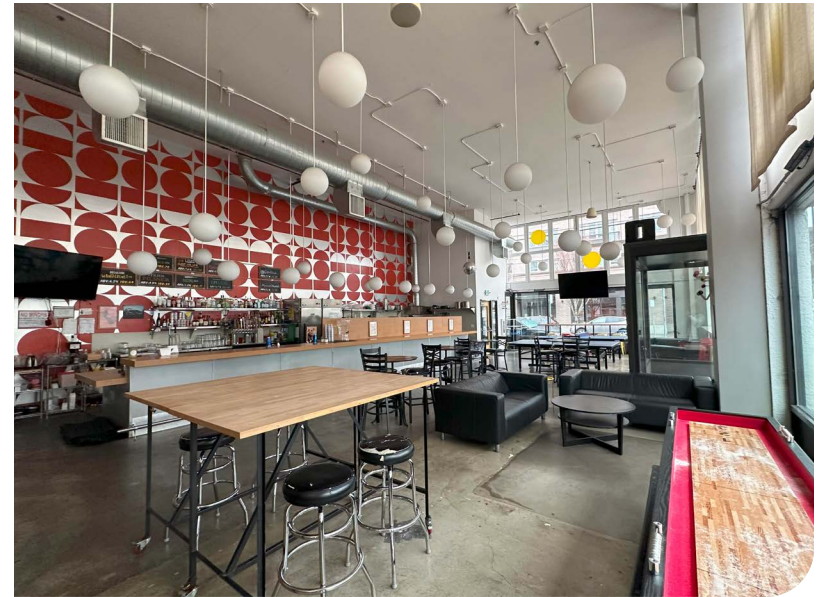
The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.



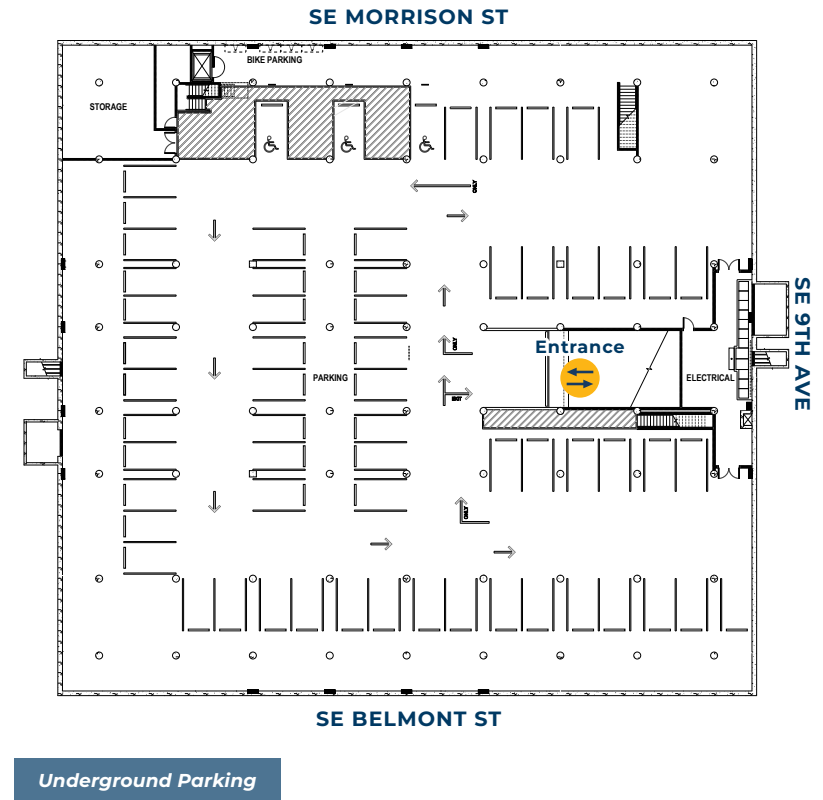
PROPERTY PHOTOS



Former Taphouse

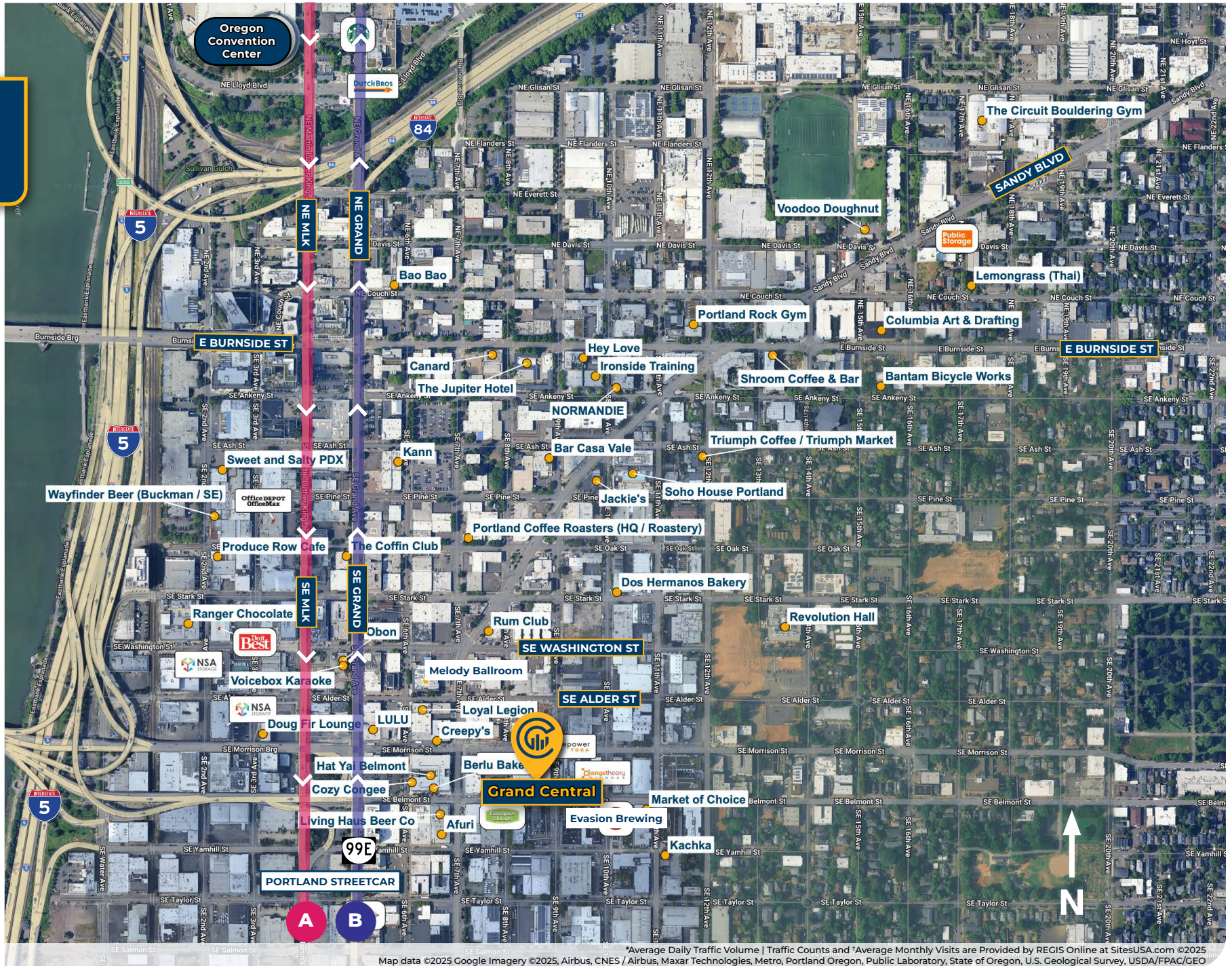


Parking Garage





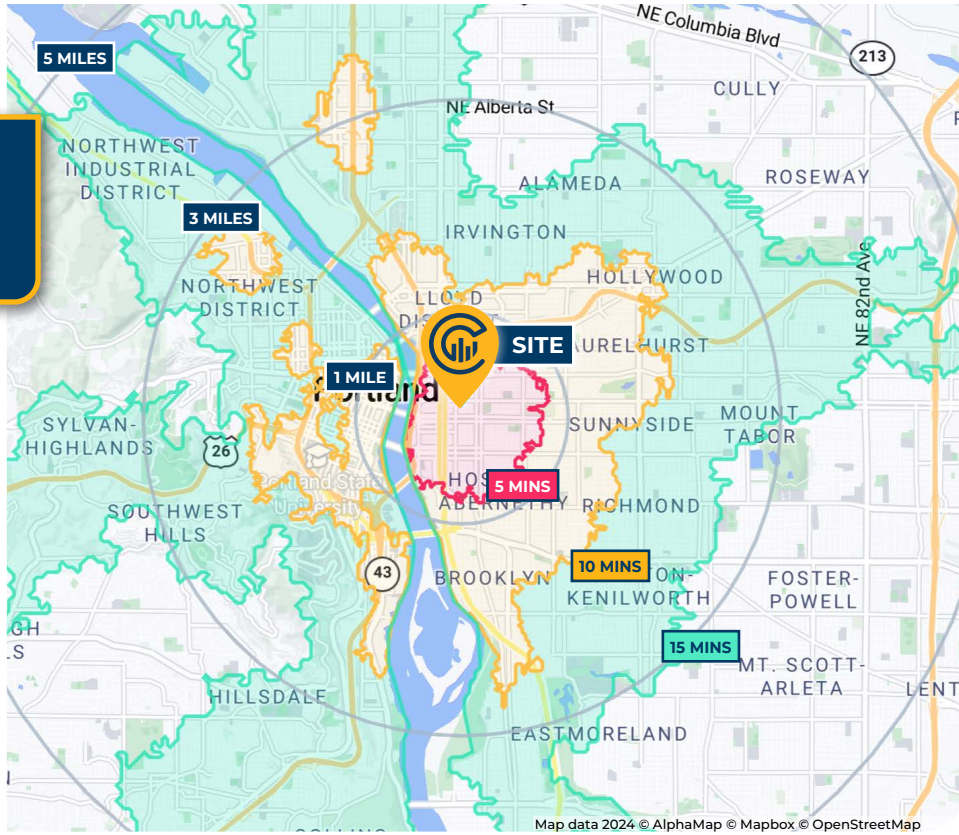
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	26,823	239,802	466,235
2030 Projected Population	27,199	238,292	459,745
2020 Census Population	23,567	226,686	461,032
2010 Census Population	16,701	188,333	404,976
Historical Annual Growth 2010 to 2025	4.0%	1.8%	1.0%
Households & Income			
2025 Estimated Households	14,709	122,474	219,819
2025 Est. Average HH Income	\$102,136	\$139,699	\$141,407
2025 Est. Median HH Income	\$77,797	\$102,791	\$106,164
2025 Est. Per Capita Income	\$56,690	\$71,718	\$66,972
Businesses			
2025 Est. Total Businesses	5,996	25,115	38,716
2025 Est. Total Employees	62,507	223,444	323,798

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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Walk Score®
"Walker's Paradise"

Ratings provided by <https://www.walkscore.com>

100

Bike Score®
"Biker's Paradise"

71

Transit Score®
"Excellent Transit"

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