

FOR LEASE

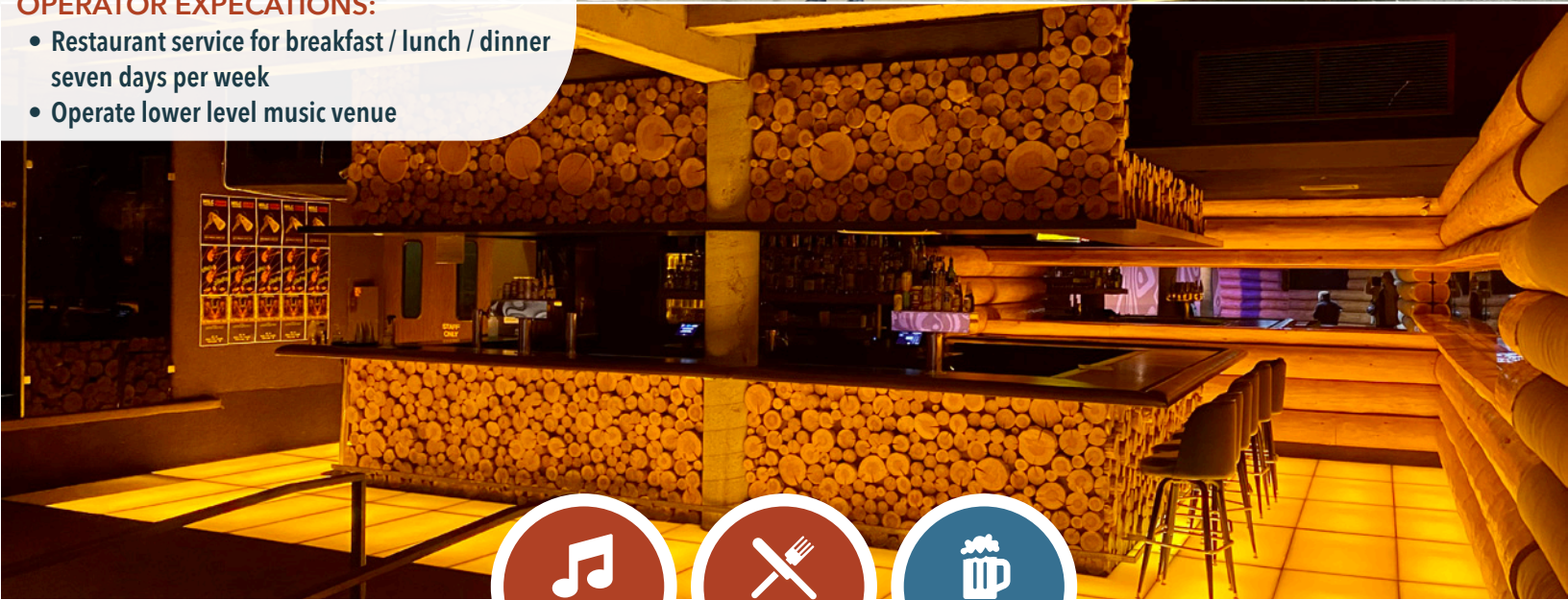
URBAN
WORKS



SINGLE OPERATOR OPPORTUNITY

OPERATOR EXPECTATIONS:

- Restaurant service for breakfast / lunch / dinner seven days per week
- Operate lower level music venue



830 E BURNSIDE ST

EVENT SPACE AND RESTAURANT AT THE JUPITER HOTEL

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830 E BURNSIDE ST



Address

830 E Burnside St

Area

Central Eastside / E Burnside

Uses

Restaurant & Lounge / Event Space / Performance Venue

About the Space

Former event space and restaurant located in the Jupiter Hotel. Known for its mid-century meets Pacific Northwest dining room and state of the art live music venue, the building was designed in 2004 by renowned architect Jeff Kovel. The venue became the cornerstone for the now thriving East Burnside neighborhood and the space continues to receive accolades for its performance space from both music artists and fans.

Operator Expectations

The building ownership team is seeking an operator to run both the music venue and restaurant. The desired operator will continue to utilize the venue for live music performances. The same operator will manage the restaurant and offer breakfast, lunch and dinner service seven days per week.

Restaurant / Bar (Main Floor)	Event Space (Lower Level)	Private Dining
Restaurant 3,048 SF	Space 5,353 SF	Space 272 SF
Patio 1,230 SF	Occupancy 299 people	Occupancy +/- 35 people

Surrounding Retailers Include



The Jupiter Hotel & Jupiter Next | With a combined total 148 rooms, The Jupiter Hotel & Jupiter Next's modern design and close-in eastside neighborhood location connect guests with Portland from a local's perspective. Anchoring Jupiter Next, Hey Love is one of Portland's premier lounges attracting locals and travelers alike.



Hey Love



Jupiter Next

RESTAURANT / BAR MAIN LEVEL



Main Level
3,048 SF

Patio
1,230 SF

Private Dining
272 SF

Operator Expectations

- Restaurant service for breakfast, lunch and dinner seven days per week
- Operate lower level music venue

Space Highlights

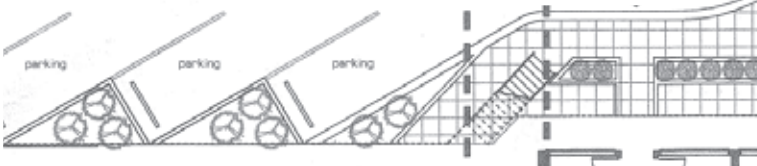
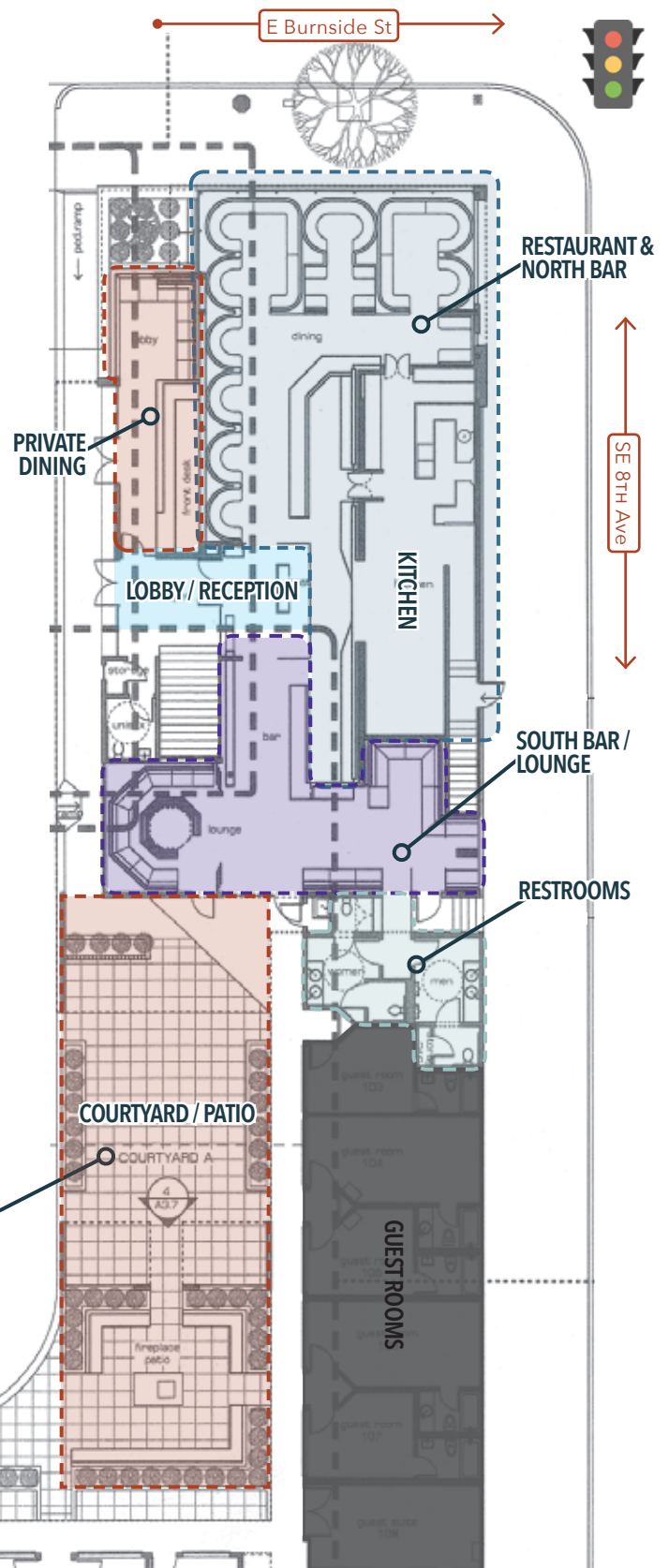
- Iconic building
- Exterior signage
- Fully built-out kitchen and dining area
- Bar and lounge with access to patio seating area
- Adjacent to The Jupiter Hotel lobby
- Type 1 Hood system in place
- "A" Occupancy (see breakout of restaurant vs event space)



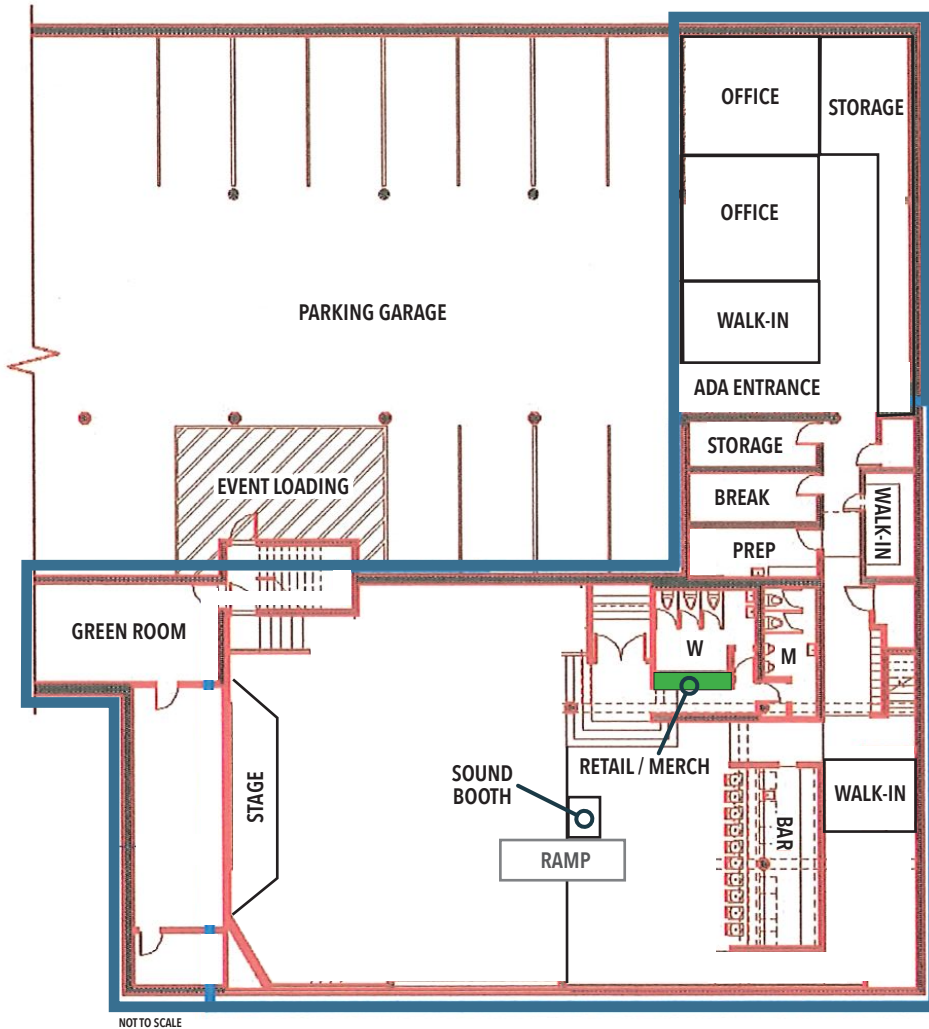
South Bar



Courtyard / Patio



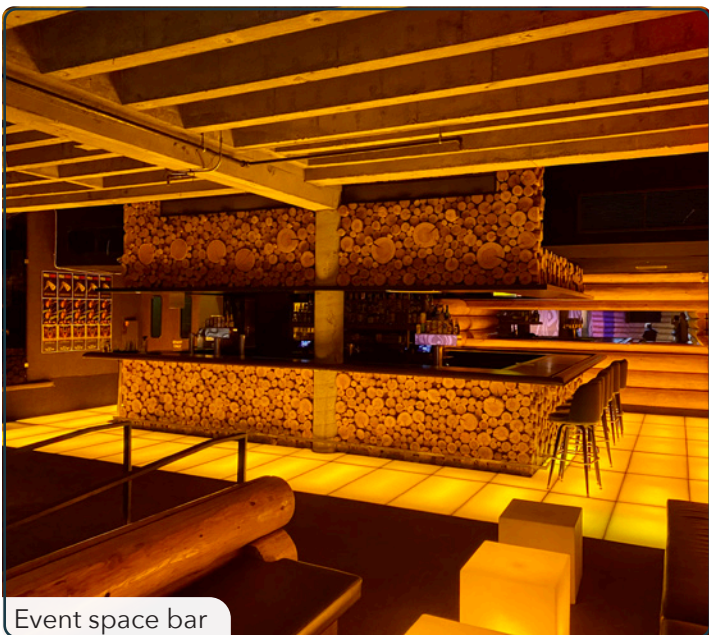
EVENT SPACE LOWER LEVEL



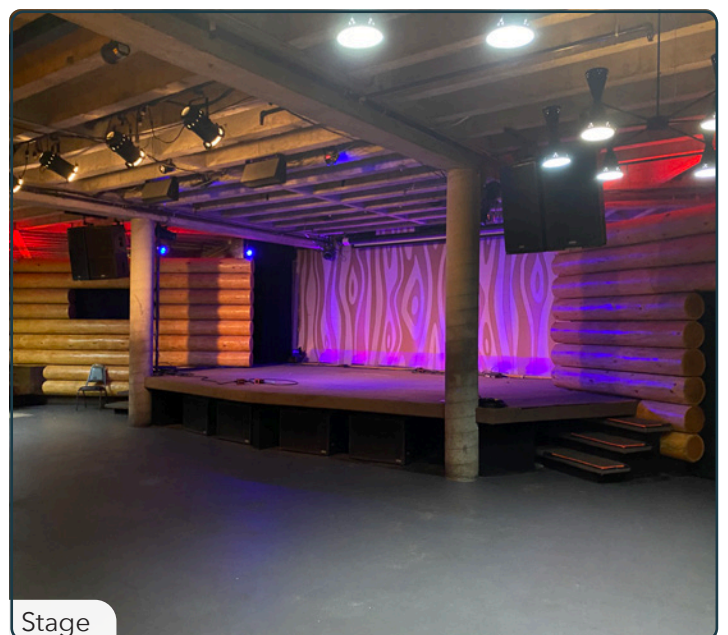
Total Size
5,353 SF

Occupancy
299 people

- | |
|--|
| Space Highlights |
| <ul style="list-style-type: none"> • Built-in stage • Large bar area • Green room • High quality acoustics • ADA accessible • Retail / Merchandise area • Sound Booth • Dedicated loading area for event space |



Event space bar

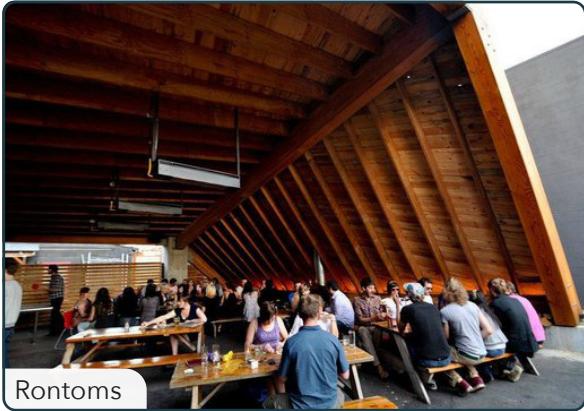


Stage

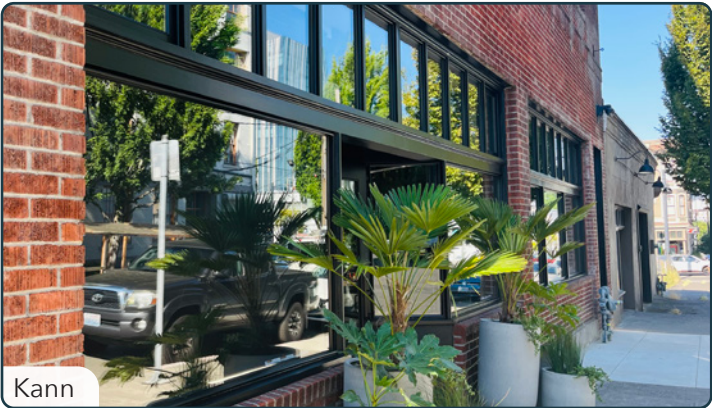
NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2022 Population	1,341	5,697	27,235
Total Employees	3,729	19,813	67,989
Total Businesses	343	1,494	5,584
Median Household Income	\$71,341	\$60,567	\$56,480
Median Age	34.6	34.6	36.7
Any College	87.4%	87.6%	82.7%



Rontoms



Kann



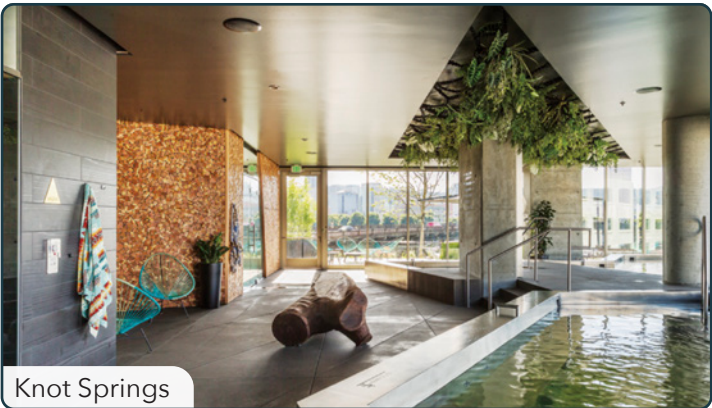
Darkside Initiative



Le Pigeon



KEX



Knot Springs



Ranger

RETAIL MAP



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