



FOR LEASE



## W BURNSIDE BAR / RESTAURANT

### 2nd-Generation Bar / Restaurant Space

± 2,850 SF | \$29 psf + NNN

1981 W Burnside St, Portland, OR 97209

- Prominent Storefront on W Burnside and NW 20th Ave
- Expansive Glass Storefront Windows Ideal for Signage and Natural Light
- Existing Bar/Restaurant Infrastructure in Place
- Equipment/Furniture Available to New Tenant
- Large Walk-In Cooler
- 20 Taps with Glycol Cooling System

**IAN M. BIGGI**

Senior Associate Broker | Licensed in OR  
503-222-1683 | [ianbiggi@capacitycommercial.com](mailto:ianbiggi@capacitycommercial.com)



FOR LEASE



PROPERTY DETAILS

Address	1981 W Burnside St, Portland, OR 97209
Available Space	2,850 SF
Lease Rate	\$29 psf + NNN
Use Type	Bar / Restaurant
Availability	With 30 Days' Notice
Space Condition	Existing Bar/Restaurant Build Out

Location Features

- Ground Floor of 52 Unit Edington Court Apartments
- Steps from Providence Park (MLS Stadium), McMenamins Mission Theater, and NW 23rd Ave
- Situated at the Gateway to the Pearl District, Surrounded by Destination Retail, Restaurants, and High-Density Housing
- Excellent Transit Access via MAX Light Rail and TriMet Bus Lines. 0.2 Miles from Providence Park Max Station
- Walk Score: 98 | Transit Score: 85 | Bike Score: 92
- Easy Access to I-405, Hwy 26, and Downtown Portland
- High-Visibility Location at the Intersection of W Burnside St and NW 19th Ave — One of Portland's Busiest Corridors. Traffic Counts: W Burnside St. — ±23k ADTV\*

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025

Nearby Highlights

- Fred Meyer
- Ductch Bros Coffee
- Taco Bell
- Kingston Sports Bar
- Wildwood Saloon
- Pizza Kat
- The Soop
- Mox Boarding House
- Elephants Delicatessen
- Zupan's Markets Burnside
- Multnomah Athletic Club
- Providence Park Stadium
- Coco Donuts
- Downtown Portland
- Rose Garden
- Portland Japanese Garden
- Vista Bridge

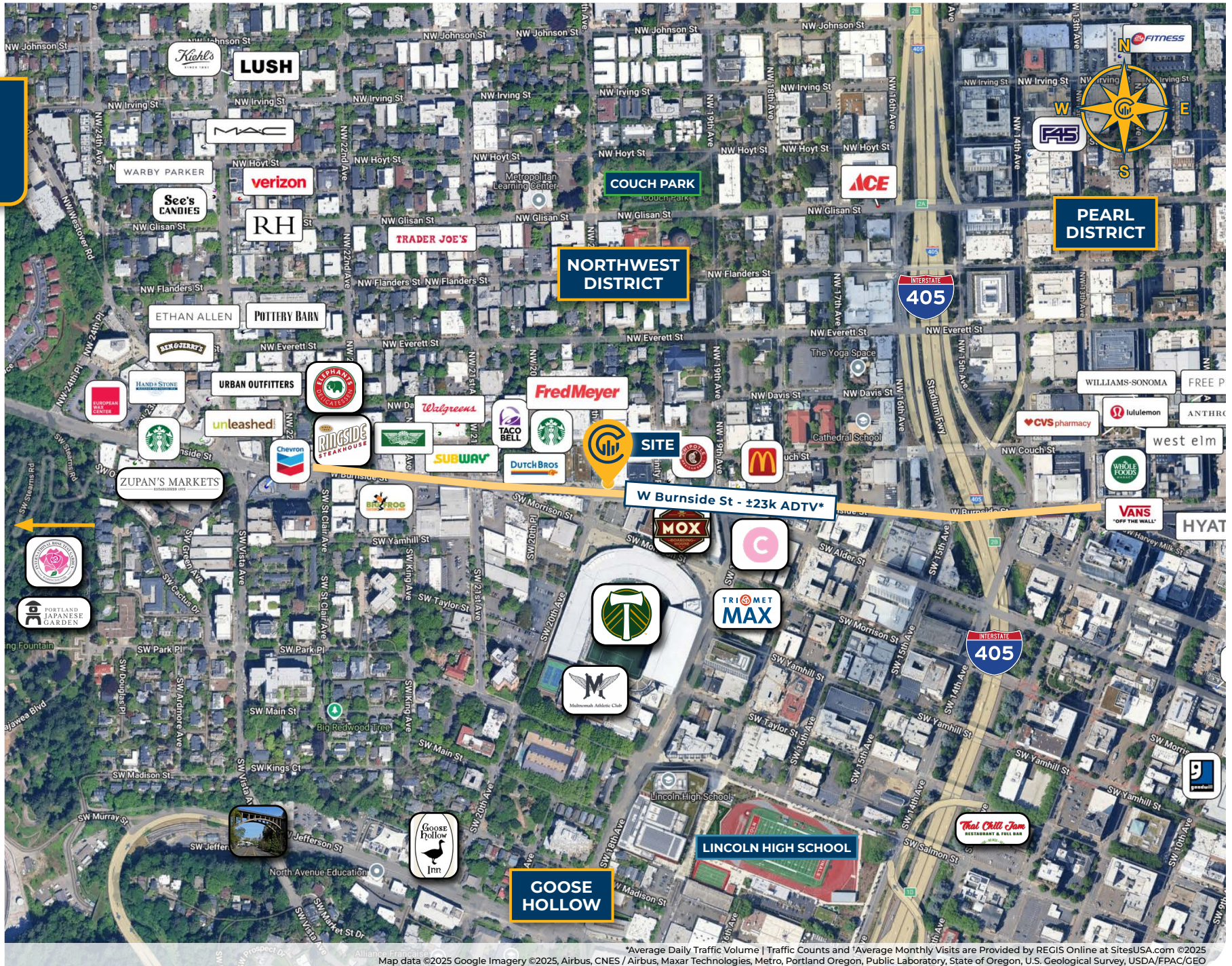


INTERIOR PHOTOS





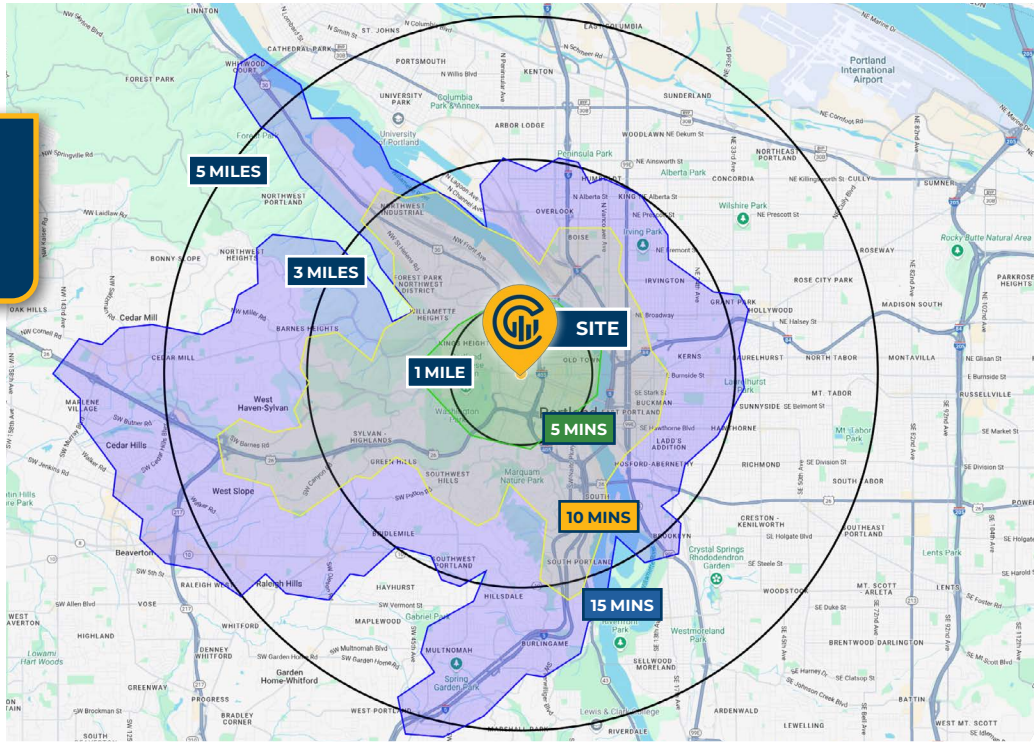
# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	59,508	176,846	423,978
2029 Projected Population	58,972	176,665	415,797
2020 Census Population	45,837	163,533	420,530
2010 Census Population	37,427	131,439	365,803
Projected Annual Growth 2024 to 2029	-0.2%	-	-0.4%
Historical Annual Growth 2010 to 2024	4.2%	2.5%	1.1%
Households & Income			
2024 Estimated Households	32,517	93,904	202,188
2024 Est. Average HH Income	\$124,561	\$142,120	\$149,455
2024 Est. Median HH Income	\$82,038	\$100,928	\$111,267
2024 Est. Per Capita Income	\$68,706	\$75,905	\$71,604
Businesses			
2024 Est. Total Businesses	8,653	21,061	36,790
2024 Est. Total Employees	96,307	207,419	303,973

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 11/2024, TIGER Geography - RS1

## Neighborhood Scores

**97**

Walk Score®  
"Walker's Paradise"

**93**

Bike Score®  
"Biker's Paradise"

**81**

Transit Score®  
"Excellent Transit"

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

**IAN M. BIGGI**

Senior Associate Broker | Licensed in OR

503-222-1683 | [ianbiggi@capacitycommercial.com](mailto:ianbiggi@capacitycommercial.com)

**W BURNSIDE BAR / RESTAURANT**