

Delta Park Restaurant

9848 N Whitaker Rd, PORTLAND OR

North Whitaker Road off I-5 Exit 306B

High Visibility Location with Parking Lot

2nd-Gen Freestanding Restaurant Building for Lease (or Ground Lease)
6,758 SF | Ample Parking | Drive-Thru Opportunity | Near I-5 Exit



N WHITAKER ROAD | 7,600+ VPD

Freestanding Restaurant for Lease

Call for Lease Rate

2nd-Generation Opportunity with Full Buildout

READY FOR NEW USER • PARKING AVAILABLE IN PRIVATE LOT
ADJACENT TO DELTA PARK CENTER RETAIL AND TWO NATIONAL HOTELS



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Licensed
in OR & WA
05.30.2023

Delta Park Restaurant

9848 N Whitaker Rd, PORTLAND OR



2ND-GEN
RESTAURANT
AT DELTA PARK
N. PDX

NEARBY HIGHLIGHTS:

- Chevron • Country Inn & Suites
- Best Western Inn • Shari's Cafe & Pies
- Guitar Center • La-Z-Boy • Walmart Supercenter
- Dollar Tree • Lowe's • DICK'S Sporting Goods



Freestanding Restaurant Building for Lease at Delta Park • 2nd-Generation Opportunity

Lease Offering

RESTAURANT OPPORTUNITY

Presented Exclusively by Capacity Commercial Group

Lease Rate: Please Call Broker



- **2nd-Gen Restaurant Building for Lease**
- Established Location on 1.2 Acre Lot with Large Pylon Signage at Delta Park - Ground Lease also Available
- 6,758 SF Building - Available Now
- Generous Parking (~70 Spaces) plus Drive-Thru Opportunity
- Full Kitchen Amenities including Stainless Steel Surfaces, Grease Trap, Vent Hood, Cooler / Freezer, Grill, Fryer, Prep Area, Counter, Full Dishwashing Area, Warming Oven & More
- Adjacent to Gas Station and Two National Hotel Locations
- N Whitaker Road Directly off I-5 (94,000+ VPD) at Exit 306B and Along Main Access to Delta Park Center
- Exposure to Over 7,600 VPD Between I-5 and Delta Park Center's Big Box Retailers (Lowe's, DICK'S, Walmart)
- Nearby Highlights Include Chevron, Best Western, Country Inn & Suites, Lowe's, Guitar Center, DICK'S, Dollar Tree, Walmart, MOR Furniture, 7-Eleven (Coming Soon)

LEASE HIGHLIGHTS PAGE 2

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

Freestanding 2nd-Gen Building for Lease

Delta Park Restaurant

6,758 SF 2ND-GEN
RESTAURANT



Freestanding 2nd-Gen Building for Lease

Delta Park Restaurant

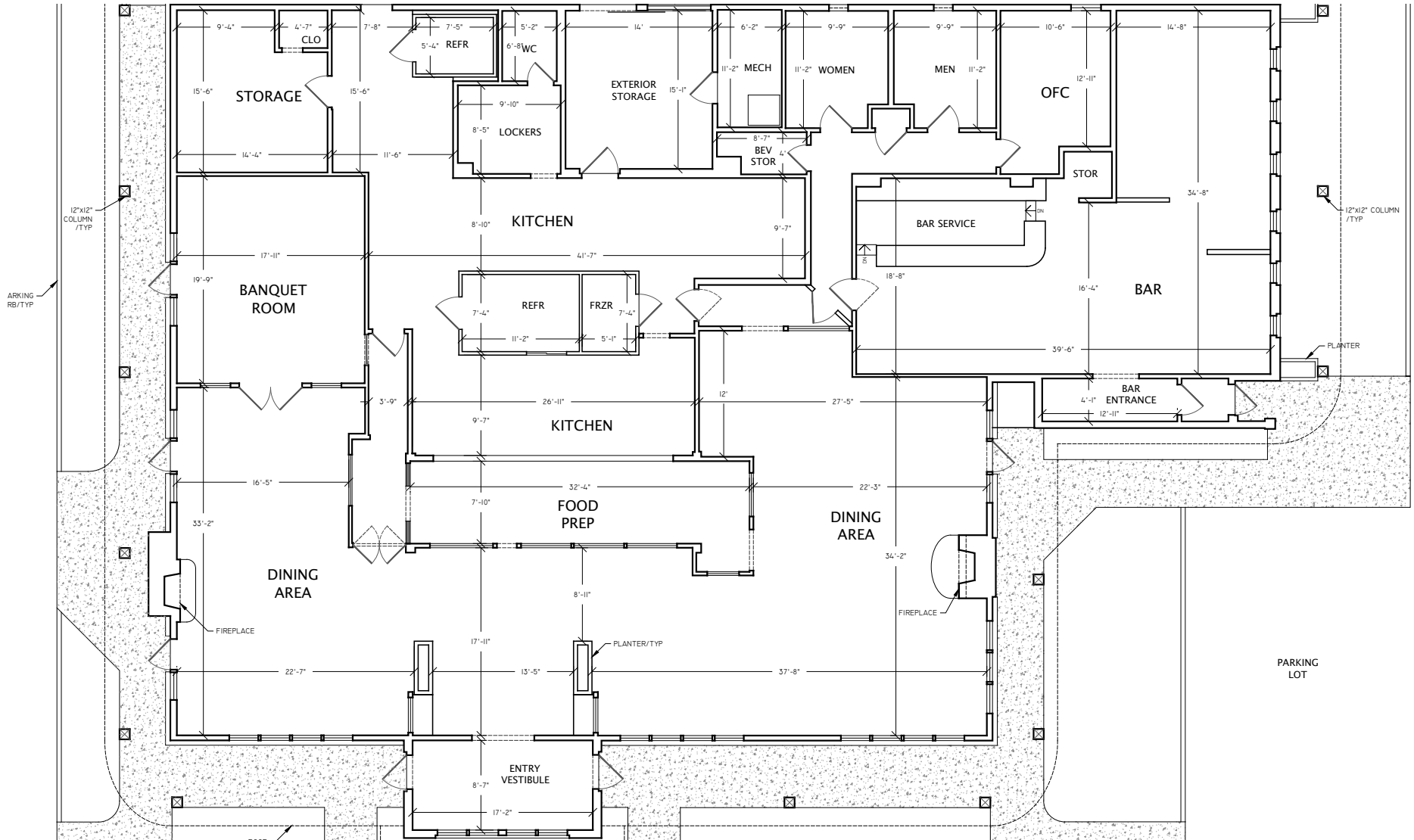


Freestanding 2nd-Gen Building for Lease

Delta Park Restaurant



Delta Park Restaurant





9848 N Whitaker Rd Portland, OR 97217		1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS	2021 Estimated Population	4,720	91,884	263,254
	2026 Projected Population	4,940	94,773	275,728
	2010 Census Population	3,768	80,697	226,558
	2000 Census Population	3,254	75,846	209,038
	Projected Annual Growth 2021 to 2026	0.9%	0.6%	0.9%
	Historical Annual Growth 2000 to 2021	2.1%	1.0%	1.2%
	2021 Est. HH Income Under \$15,000	5.4%	9.3%	10.3%
	2021 Est. Average Household Income	\$88,902	\$96,702	\$102,908
	2021 Est. Median Household Income	\$81,079	\$79,035	\$79,917
	2021 Est. Per Capita Income	\$38,624	\$41,089	\$48,358
2021 Est. Total Businesses	417	6,377	20,401	
2021 Est. Total Employees	6,545	66,185	214,726	

**Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com*



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