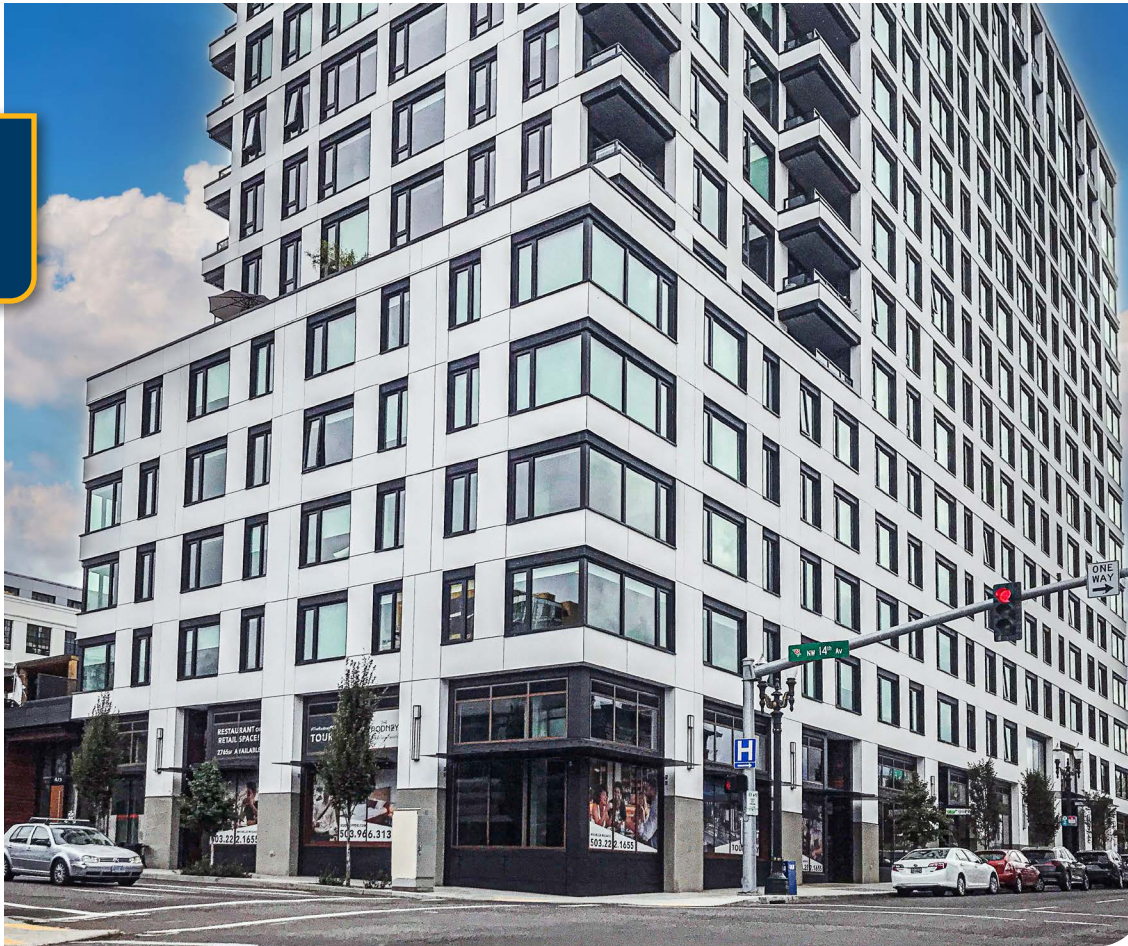




FOR LEASE



THE RODNEY

Built-Out Ground-Floor Restaurant Space

± 1,935 SF | \$25 psf + NNN

1470 NW Glisan St, Portland, OR 97209

- Desirable built-out restaurant space, with Type-1 hood, located on the ground floor of a heavily leased luxury high-rise apartment, "The Rodney", in a high traffic, Downtown Portland corridor, adjacent to the Pearl District.
- Mixed-Use Building with 230 Apartment Units and 3 Retail Spaces
- 1 Ground-Floor Space Remaining for Lease
- Seeking Restaurant, Food Service, etc.

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	1470 NW Glisan St, Portland, OR 97209
Available Space	1,935 SF
N° of Suites Available	1 Suite
Lease Rate	\$25 psf + NNN
Use Type	Restaurant
Availability	Now
Space Condition	Built-Out Restaurant

Location Features

- Flexible TIA or Free Rent
- Located in the Pearl District among numerous Boutique Retailers and Restaurants
- 2nd-Generation Food Service build-out with Type 1 Hood
- Large Windows - Great Frontage
- Close to I-405, TriMet Bus Lines and Portland Streetcar

Nearby Highlights

- 10 Barrel Brewing
- Andina
- Khao San
- BRIX Tavern
- Barista
- Rev'd Fitness
- Silk Road
- Filson
- Fish Sauce
- The Star Portland
- Powell's Books
- Whole Foods Market
- Mud Bay
- KEEN Garage
- Mediterranean Exploration Company
- ACE Hardware
- Blick Art
- Mud Bay
- Deschutes Brewery
- Portland Public House
- BASCO Appliances
- Oblation Papers and Press

FLOOR PLAN

This detailed floor plan illustrates the layout of a restaurant, enclosed by a thick orange border. The plan includes the following areas and features:

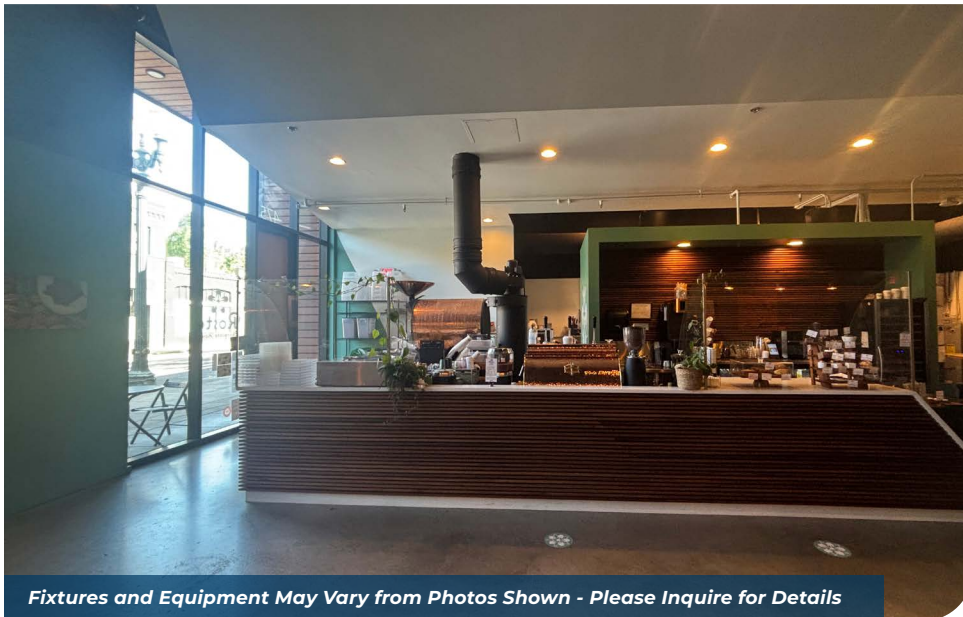
- EXIT PASSAGEWAY:** Located at the top center, with a door labeled "1 A5.1".
- BIKE PARKING:** Indicated by a label and a small icon on the left side.
- DINING AREA:**
 - BUILT-IN BENCH:** A long bench along the top wall, labeled "2".
 - Tables:** Multiple 24x30 tables are arranged in rows. A central 42 x 144 table is labeled "3".
 - Seating:** Various chair arrangements are shown, with dimensions like 3'-8" and 3'-5" indicated.
 - TO-GO DISPLAY:** A counter area on the right side, labeled "4".
 - CONDIMENTS:** A station on the right side, labeled "7".
- SERVICE AREA:**
 - POS (Point of Sale):** Located near the center.
 - PASTRY:** A counter area adjacent to the POS.
 - COUNTER:** A long counter area on the right side.
 - BACK BAR:** A bar area at the bottom center.
- KITCHEN:**
 - HOOD OVR. HEAD:** A range hood area, labeled "Type 1 Hood".
 - W/C (Water Closet):** Two restrooms are located on the left side, labeled "1" and "2".
 - CLO. (Closet):** A small closet area near the restrooms.
 - SALES:** A counter area near the restrooms, labeled "5".
 - DISPLAY WALL:** A wall area near the restrooms, labeled "6".
- Dimensions and Circulation:** Various dimensions are marked throughout the plan, such as 3'-8", 3'-5", and 3'-4", indicating clearances and furniture sizes.

NW 14TH AVE

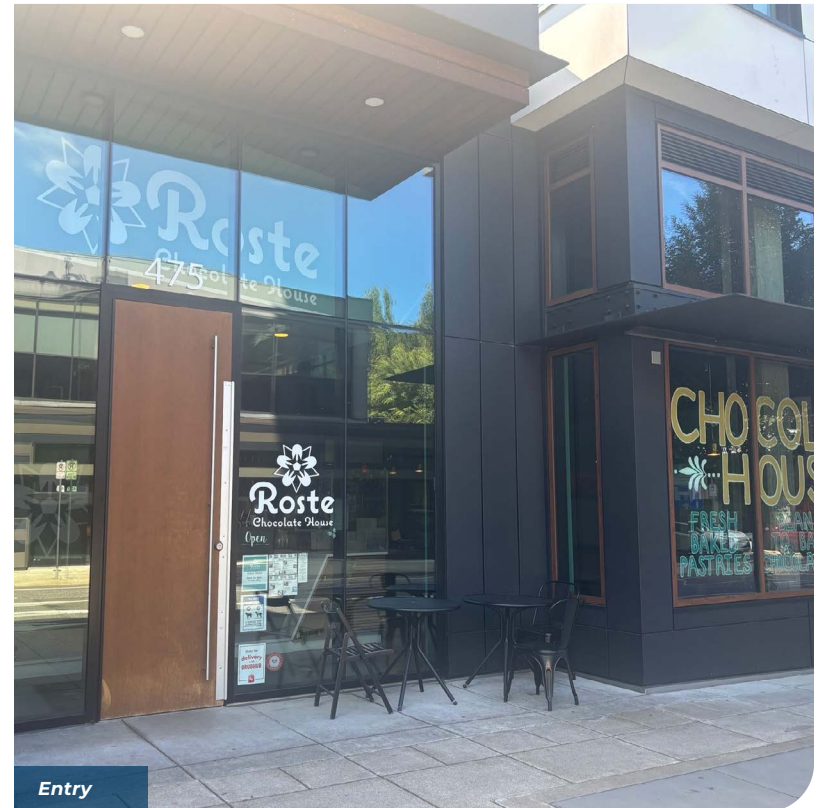
Fixtures and Equipment May Vary from Plans Shown - Please Inquire for Details



INTERIOR PHOTOS



Fixtures and Equipment May Vary from Photos Shown - Please Inquire for Details

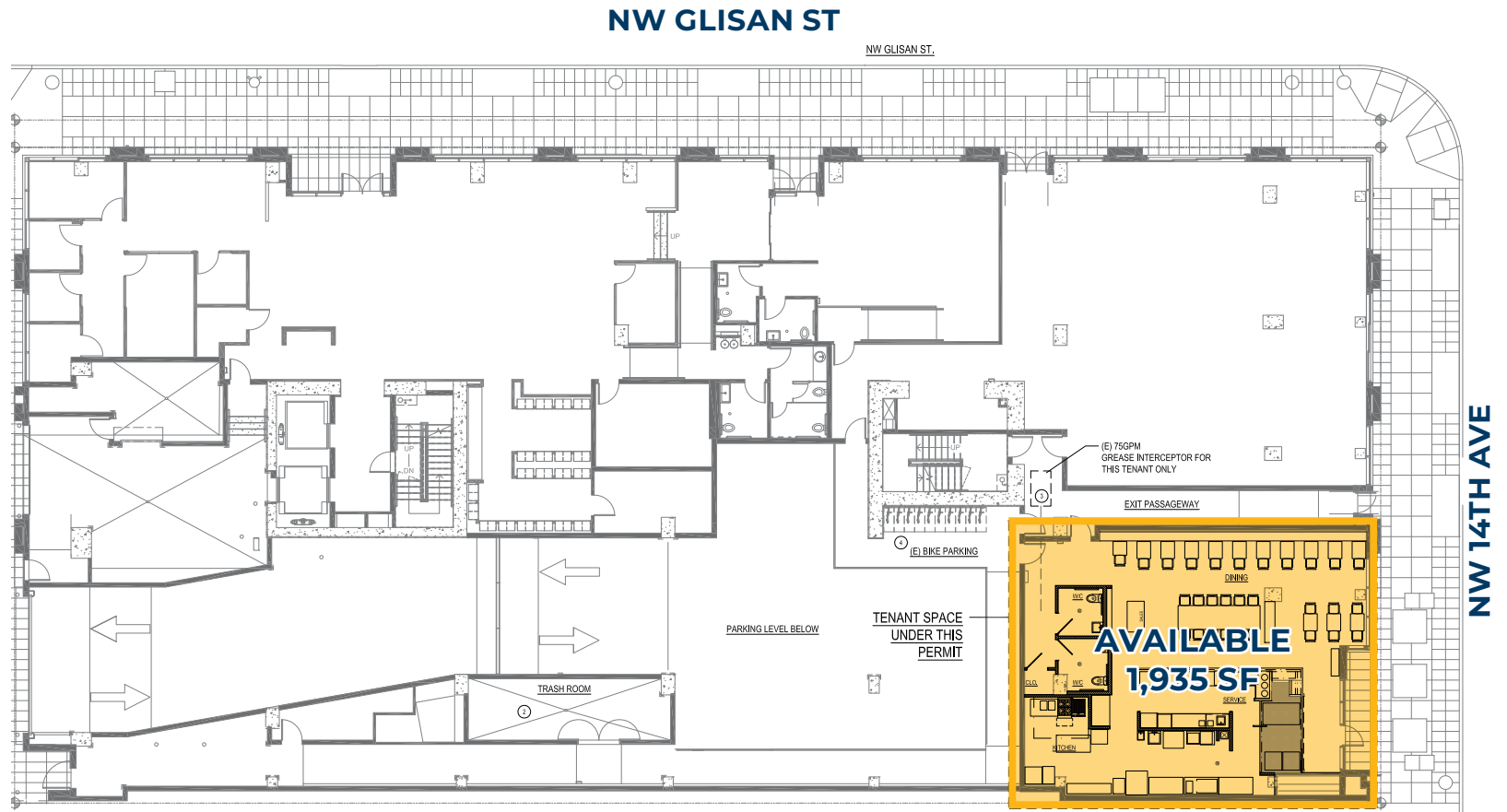


Entry



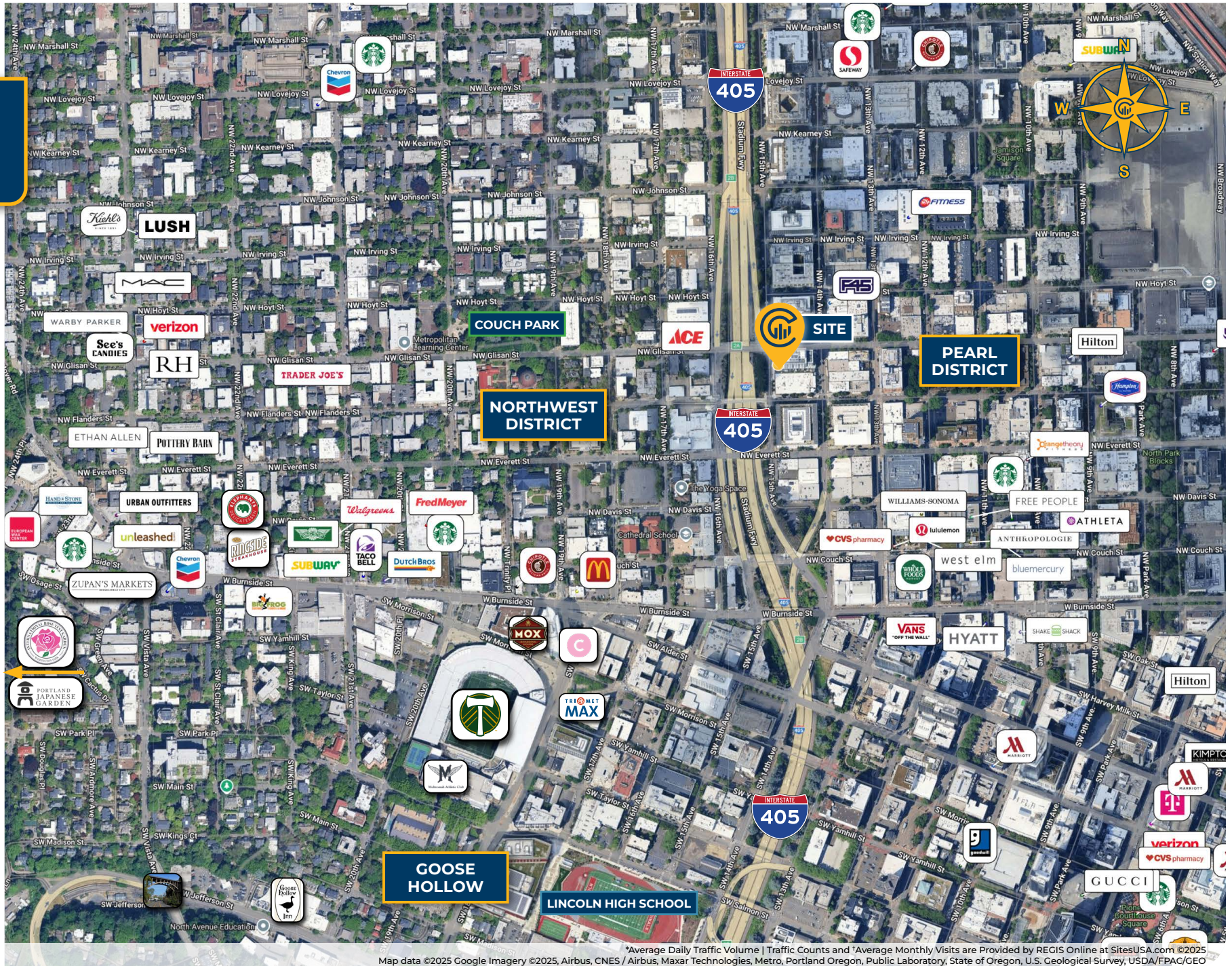
SITE PLAN

SITE PLAN





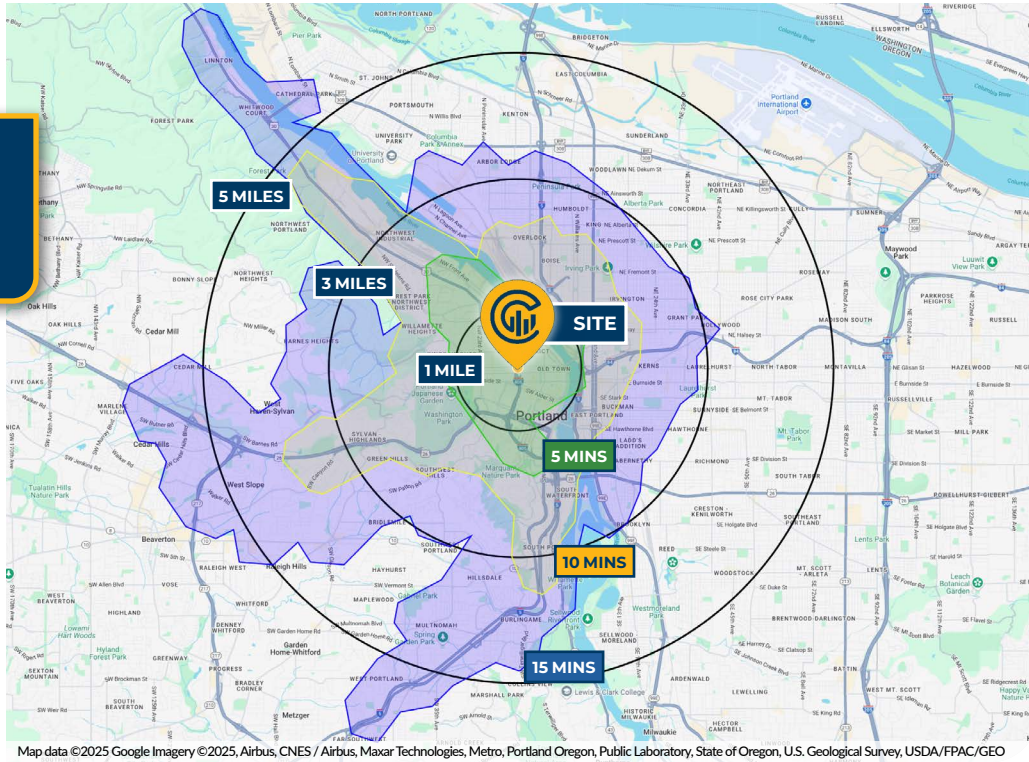
LOCAL AERIAL MAP



*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



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	61,137	192,045	429,953
2030 Projected Population	61,269	193,164	424,836
2020 Census Population	44,749	176,413	423,567
2010 Census Population	35,411	142,751	368,748
Projected Annual Growth 2025 to 2030	-	0.1%	-0.2%
Historical Annual Growth 2010 to 2025	4.8%	2.3%	1.1%
Households & Income			
2025 Estimated Households	32,617	99,380	203,193
2025 Est. Average HH Income	\$119,277	\$140,555	\$148,111
2025 Est. Median HH Income	\$81,142	\$101,737	\$110,071
2025 Est. Per Capita Income	\$64,205	\$73,122	\$70,312
Businesses			
2025 Est. Total Businesses	8,796	22,292	37,012
2025 Est. Total Employees	95,059	212,991	307,031

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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