



# Turnkey Restaraunt For Lease

**USE REQUIREMENT: NOURISHING WELLNESS  
FOCUSED FOOD RELATED BUSINESS**

A photograph of the exterior of 'The Breathe Building'. The building is a two-story structure with light-colored horizontal siding and a dark red accent band. A large circular sign on the upper level features a mountain range and the word 'BREATHE'. The ground floor has large glass windows and doors. In the foreground, there is a paved patio area with a stone wall and some landscaping. The sky is overcast with grey clouds.

## The Breathe Building

**2311 SE 50TH AVE, PORTLAND, OR 97215**

**PRESENTED BY:**

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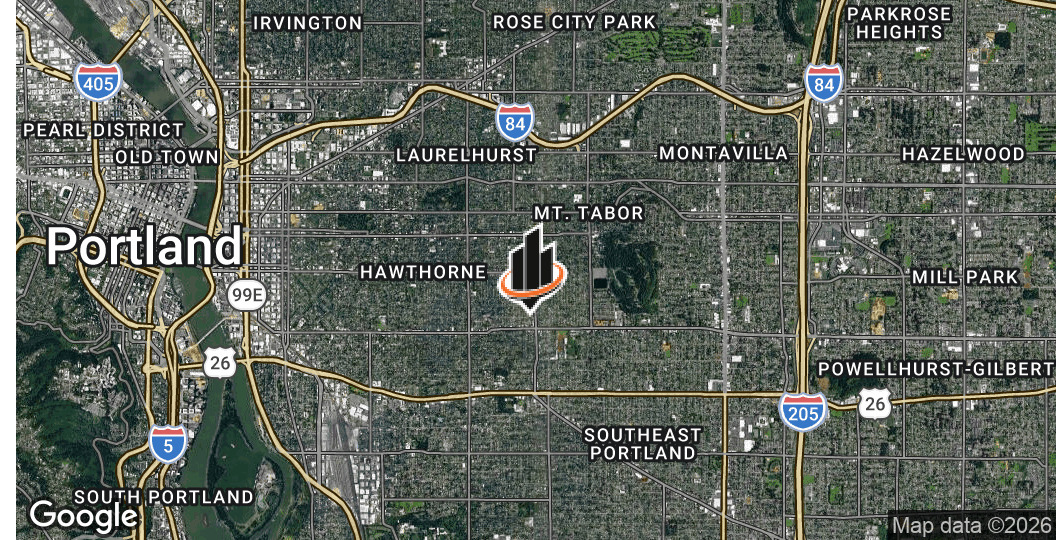
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### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22 SF/yr (NNN)
<b>BASE RENT/MO:</b>	\$1,833.33/month
<b>EST. NNNS</b>	\$13.34/sf/YR
<b>EST. NNN:</b>	\$1111.90 / Month
<b>AVAILABLE SF:</b>	785 - 1,000 SF
<b>ADD. UTILITIES:</b>	Elec + W/S submetered
<b>POWER:</b>	3p 250a
<b>ZONING:</b>	CM1 - Commercial Mixed Use 1

### PROPERTY OVERVIEW

Nestled right next to SE Division & 50th Ave, this retail property offers a commanding presence and adaptable interiors tailored to discerning tenants. The building's well-thought-out, convenient layout and modern, fresh buildout are perfect for tenants such as brunch cafes, smoothie/bowl shops, and coffee/tea establishments focused on bringing healthy, nourishing and community-building experiences to their customers. Such uses would align perfectly with the rest of the tenant base already in the building, which focuses on group movement classes and health & wellness.

Premises features approx 758sf of private suite with type 1 hood, lots of plumbing, open seating area, shared entrance and additional direct street entrance. Included with lease is approx 80sf of Patio space and approx 100sf of either shared or private additional seating area. Approx 8'x8' walk in cooler and additional storage in the lower level accessible through stairs or elevator. Oversized multi-stall upgraded restrooms include showers and lockers for the movement studio.



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- INCLUDED IN THE PREMISES -
- Type 1 Hood, Grease Trap, WALK-IN Cooler
- Multiple sinks including food prep, handwashing station, utility sink, drains
- All utilities available including gas. Garbage part of NNNs. W/S + Elec are billed directly based on submeter readings. Temperature controlled suite with well maintained HVAC system
- Private outside Patio space ~90sf and outside larger shared seating area.
- Multi-stall gender specific restrooms with showers and locker rooms
- Additional storage in basement



**TYPE-1 HOOD**



**WALK-IN COOLER**



**OUTSIDE PATIO**



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**The Breathe Building**

2311 SE 50th Ave, Portland, OR 97215



Exterior of the premises with entrance through the double doors



Common area seating

**PLEASE DO NOT BOTHER EXISTING TENANTS OR ENTER PREMISES WITHOUT FIRST SCHEDULING A TOUR WITH LISTING BROKER**

**PLEASE NOTE:** Only Cafés whose primary focus is Breakfast/Brunch will be considered. Grilling is permitted. Deep frying is prohibited. Interested parties should focus on community development and serve nutritious, health forward food.



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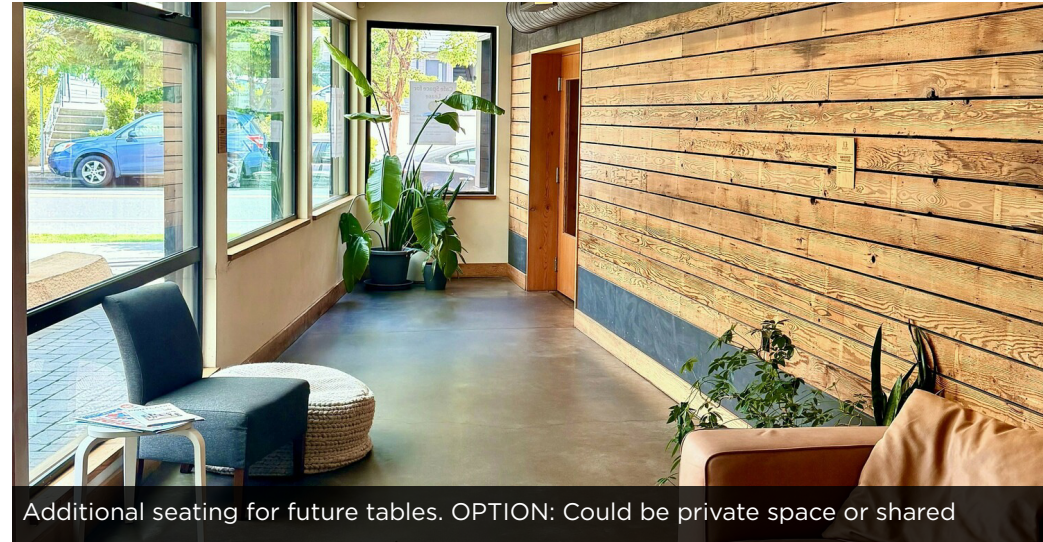
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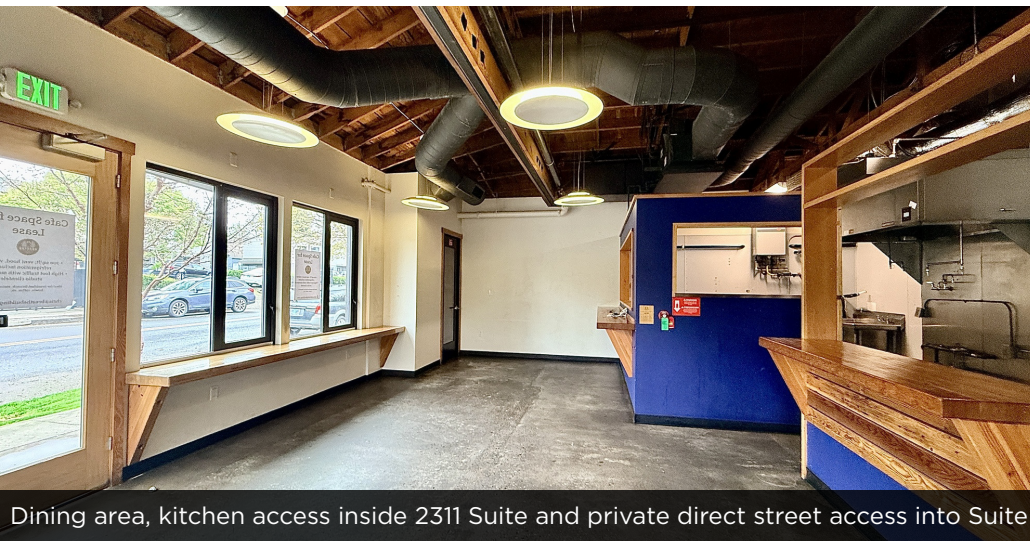
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Shared Lobby



Additional seating for future tables. OPTION: Could be private space or shared



Dining area, kitchen access inside 2311 Suite and private direct street access into Suite



OUTSIDE PATIO: Exclusive covered outside seating area



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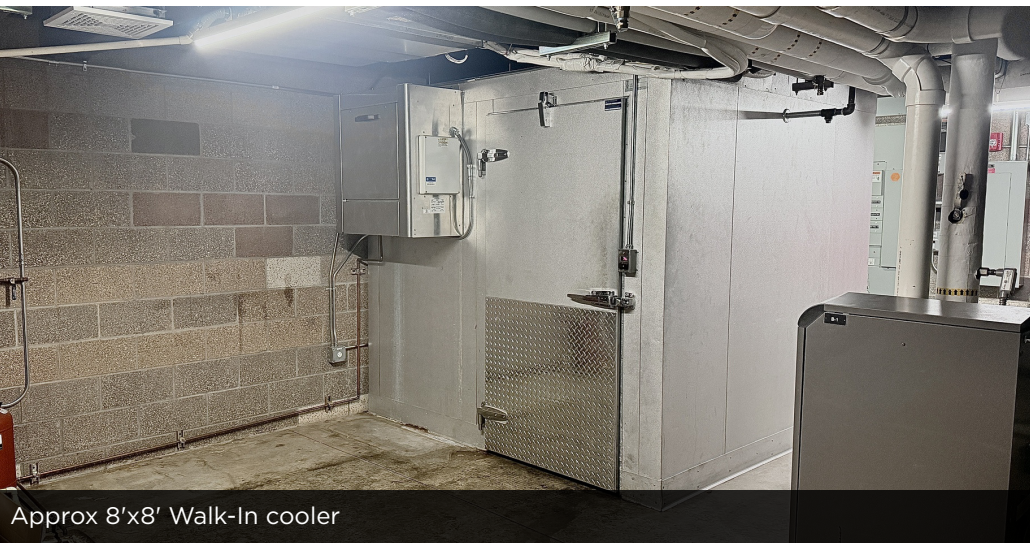
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Type 1 Hood



Plumbing buildout completed



Approx 8'x8' Walk-In cooler



Additional hand washing stations



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## DEMOGRAPHIC SUMMARY

2311 SE 50th Ave, Portland, Oregon, 97215

Ring of 0.5 miles

### KEY FACTS

7,889

Population



3,727

Households

38.8

Median Age

\$103,040

Median Disposable Income

### EDUCATION

3%

No High School Diploma



8%

High School Graduate



18%

Some College



72%

Bachelor's/Grad/Prof Degree

## INCOME



\$137,563

Median Household Income



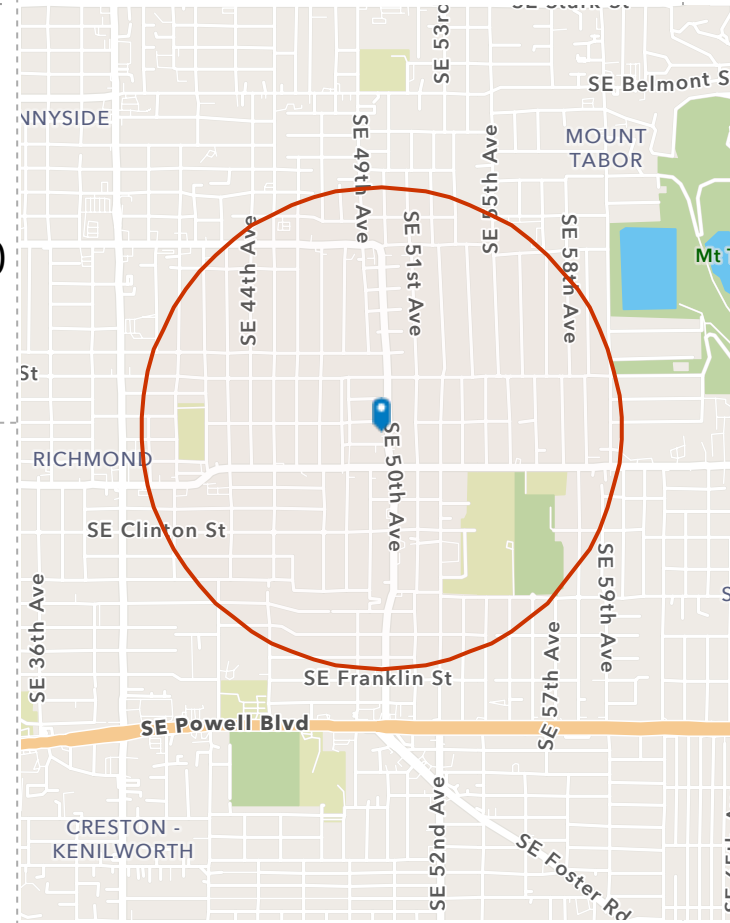
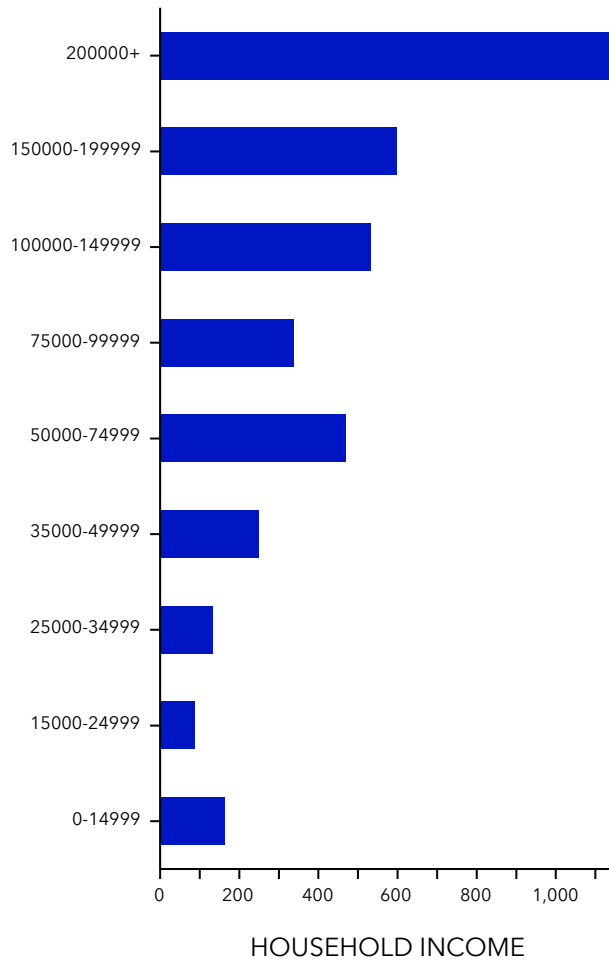
\$77,364

Per Capita Income



\$331,530

Median Net Worth



### EMPLOYMENT



83%

White Collar



6%

Blue Collar



11%

Services

4.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2025, 2030.

Source: This infographic contains data provided by Esri (2025, 2030).



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**The Breathe Building**

2511 SE 50th Ave, Portland, OR 97215

Located just near SE 50th & SE Division, this Richmond neighborhood area is a well-established dense residential neighborhood with is pedestrian friendly achieving a Walk Score of 91 Walker's Paradise and Bike Scope of 97 Biker's Paradise. This inner Southeast area is community-oriented retail with easy access to green spaces. The location uis within walking distance of many shops, restaraunts, and other community amenities indicating it is an active, mixed-use pocket within a residential setting, while offering additional retail traffic from SE Division.

Nearest traffic study shows great visibility with vehicle traffic at nearly 11,000 per day!



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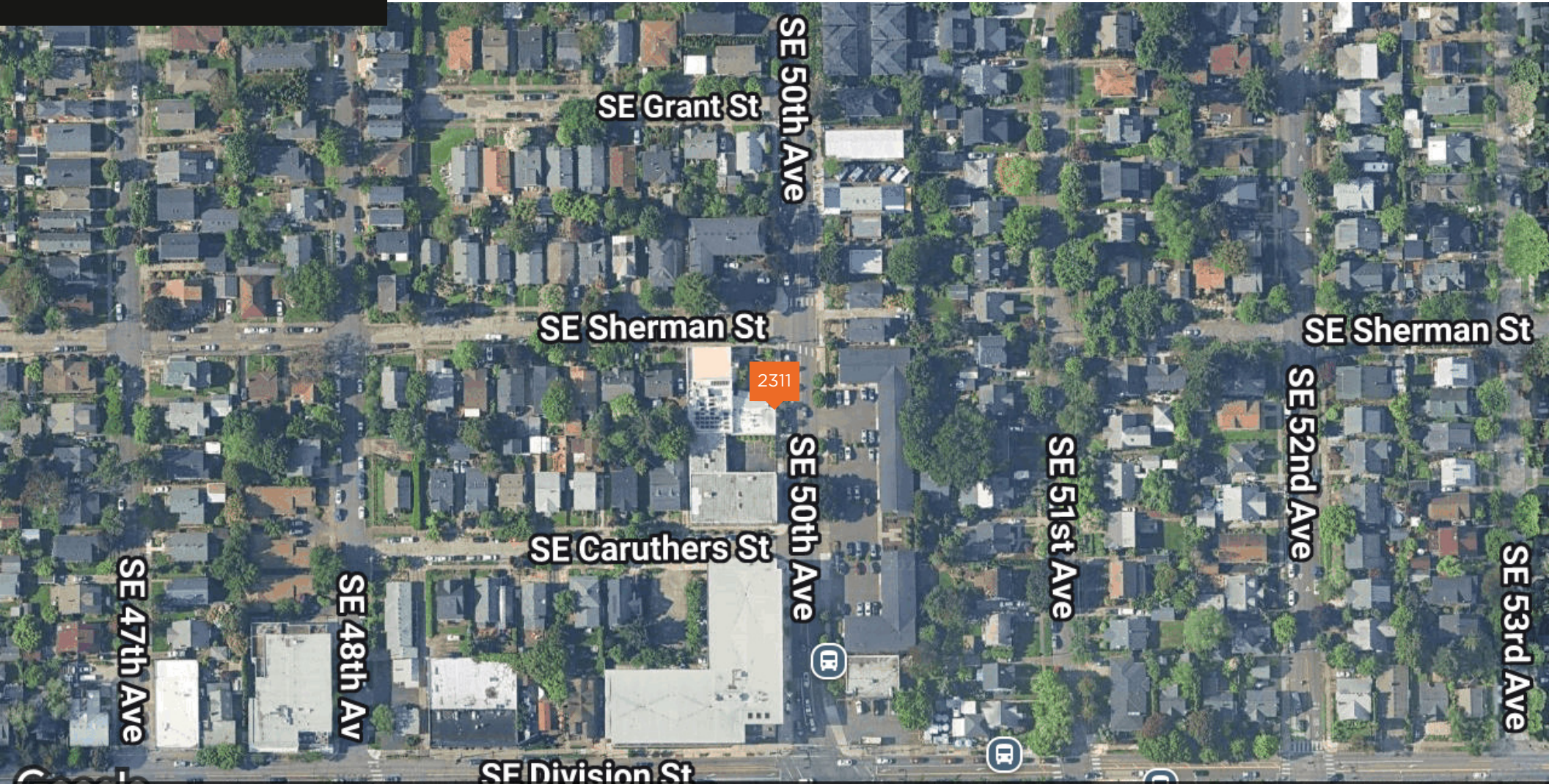
COMMERCIAL REAL ESTATE ADVISORS



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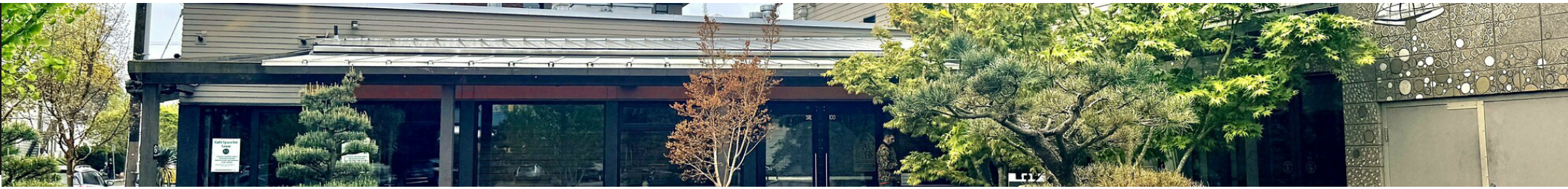


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