



FOR LEASE



W BURNSIDE BAR / RESTAURANT

2nd-Generation Restaurant/Bar or Retail Space

± 2,850 SF (Potential to Demise)

Year 1 Promotional Rate: \$25/SF

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

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	1981 W Burnside St, Portland, OR 97209
Available Space	2,850 SF
Lease Rate	\$29 psf + NNN \$25 psf + NNN - Year 1 Promotional Rate
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
- Dutch 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

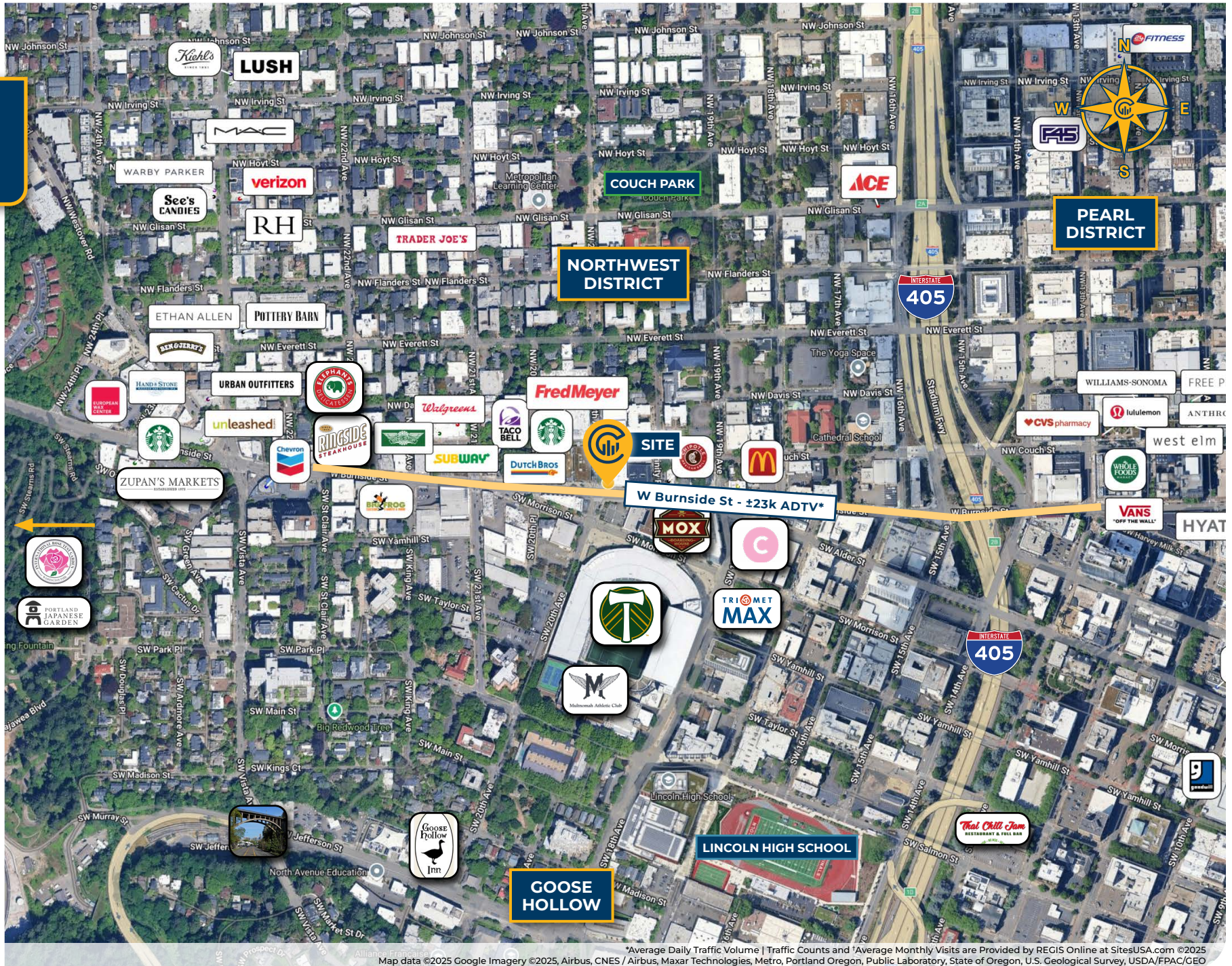


INTERIOR PHOTOS





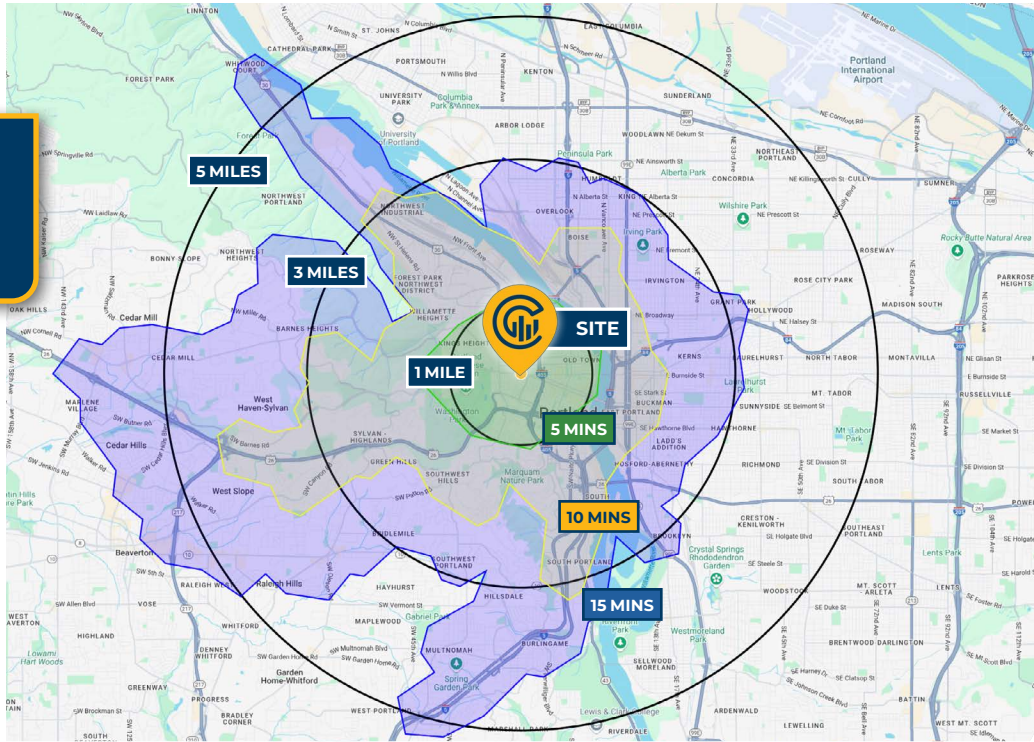
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	60,866	181,346	429,199
2030 Projected Population	60,639	182,973	424,035
2020 Census Population	45,837	163,533	420,530
2010 Census Population	37,427	131,439	365,803
Projected Annual Growth 2025 to 2030	-	0.2%	-0.2%
Historical Annual Growth 2010 to 2025	4.2%	2.5%	1.2%
Households & Income			
2025 Estimated Households	33,091	95,789	203,684
2025 Est. Average HH Income	\$122,102	\$139,234	\$150,443
2025 Est. Median HH Income	\$83,320	\$99,574	\$111,901
2025 Est. Per Capita Income	\$66,970	\$73,950	\$71,712
Businesses			
2025 Est. Total Businesses	8,741	21,349	37,266
2025 Est. Total Employees	95,873	208,268	305,017

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 11/2025, 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>

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