

RETAIL FOR LEASE

# GOATBLOCKS

SE 9TH / 10TH / 11TH & BELMONT  
PORTLAND, OREGON



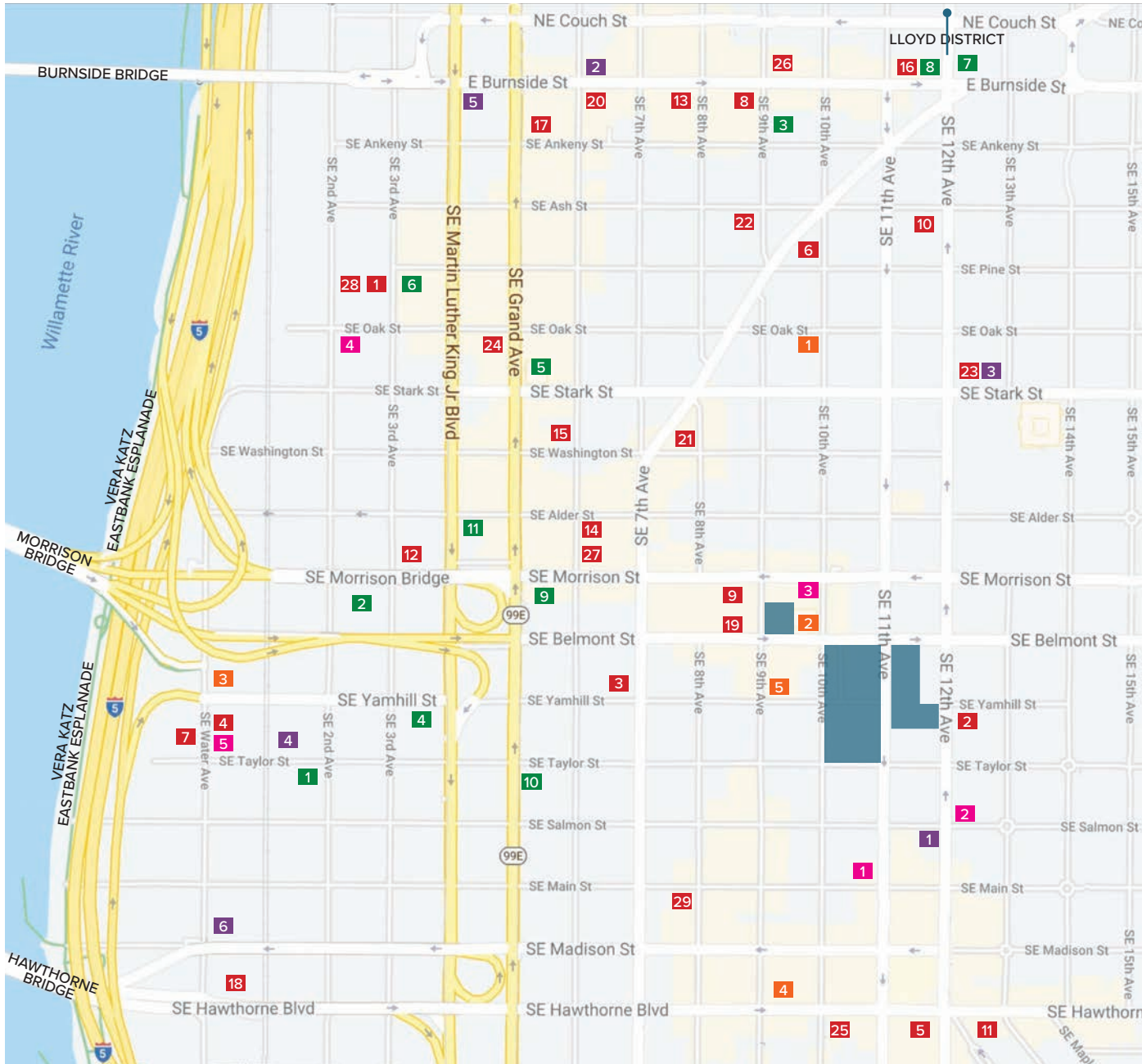
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KILLIAN PACIFIC

# VIBRANT MARKETPLACE



## DINING & COCKTAILS

- 1 45 EAST
- 2 A ROADSIDE ATTRACTION
- 3 AFURI
- 4 BOKE BOWL
- 5 BURGerville
- 6 CENTURY
- 7 CLARKLEWIS
- 8 DOUG FIR LOUNGE
- 9 GRAND CENTRAL BOWLING
- 10 HUNGRY TIGER
- 11 LARDO
- 12 LE BISTRO MONTAGE
- 13 LE PIGEON
- 14 LOYAL LEGION
- 15 MY FATHER'S PLACE
- 16 NOBLE ROT
- 17 NONG'S KHAO MAN GAI
- 18 NORANEKO
- 19 PIPS & BOUNCE
- 20 RONTOMS
- 21 RUM CLUB
- 22 SCOTCH BAR
- 23 SWEETPEA BAKING CO
- 24 THE LOVECRAFT BAR
- 25 THE TOFFEE CLUB
- 26 TRIO LOUNGE
- 27 VOICEBOX KARAOKE
- 28 WAYFINDER BEER
- 29 WHITE OWL SOCIAL CLUB

## SERVICES

- 1 DOGS DIG IT
- 2 ENTERPRISE
- 3 FOOD FIGHT! GROCERY
- 4 PLAZA DEL TORO
- 5 SUBARU OF PORTLAND
- 6 VEGA DANCE LAB

## RETAIL & FITNESS

- 1 ANIMAL TRAFFIC
- 2 CITY LIQUIDATORS
- 3 EVO PORTLAND STORE
- 4 GUARDIAN GAMES
- 5 NEXT ADVENTURE
- 6 OFFICE DEPOT
- 7 OUTSIDER ART GALLERY
- 8 PORTLAND ROCK GYM
- 9 PORTLAND RUNNING CO
- 10 REJUVENATION
- 11 RIVER CITY BICYCLES

## CAFES

- 1 ELEVATOR COFFEE
- 2 GOOD COFFEE
- 3 PEPPER BOX CAFE
- 4 PRODUCE ROW CAFE
- 5 WATER AVENUE COFFEE

## BREWERIES

- 1 BASE CAMP BREWING CO
- 2 CASCADE BREWING BARREL HOUSE
- 3 HAIR OF THE DOG BREWING CO
- 4 LUCKY LABRADOR BREW PUB
- 5 ROGUE EASTSIDE PUT

**GOAT BLOCKS**

# DEMOGRAPHICS

Within a 1 mile radius:



.25 MILE      .5 MILE      1 MILE

	.25 MILE	.5 MILE	1 MILE
2019 Estimated Population	1,999	7,008	21,997
Number of Households	1,259	4,020	12,027
Some College or Higher	79.5%	84.3%	86.8%
Average Family Income	\$91,192	\$101,326	\$124,648
Per Capita Income	\$30,662	\$35,004	\$40,394
Renter Occupied %	90.5%	85.7%	79.1%
Median Home Value	\$462,991	\$480,619	\$519,939
Employees	2,927	11,795	46,403
Food & Beverage Expenditure	\$525 (15.0%)	\$611 (14.9%)	\$691 (14.8%)

Source: Regis – SitesUSA (2019)



# RETAIL & SERVICES

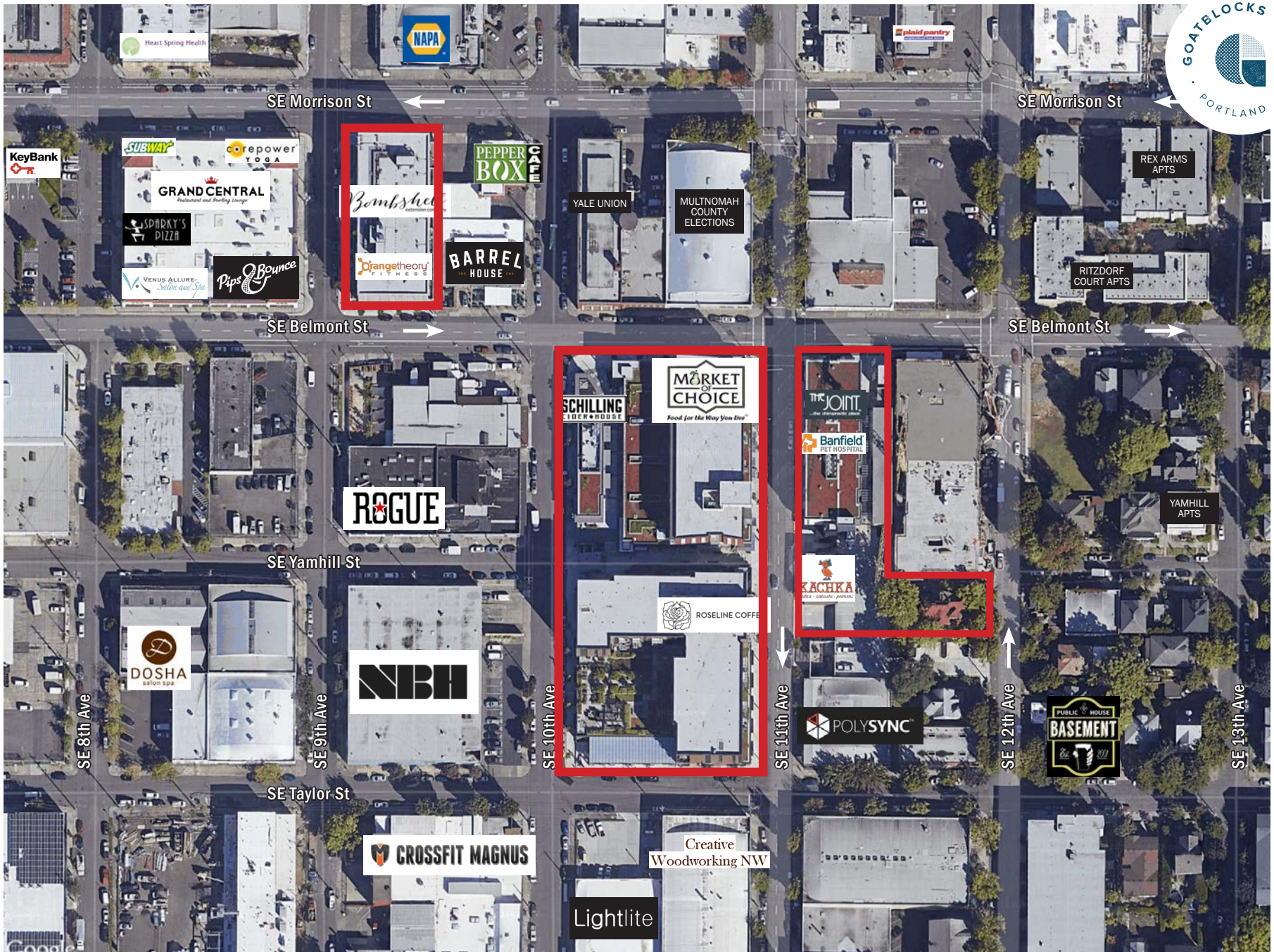


# FOOD & BEVERAGE

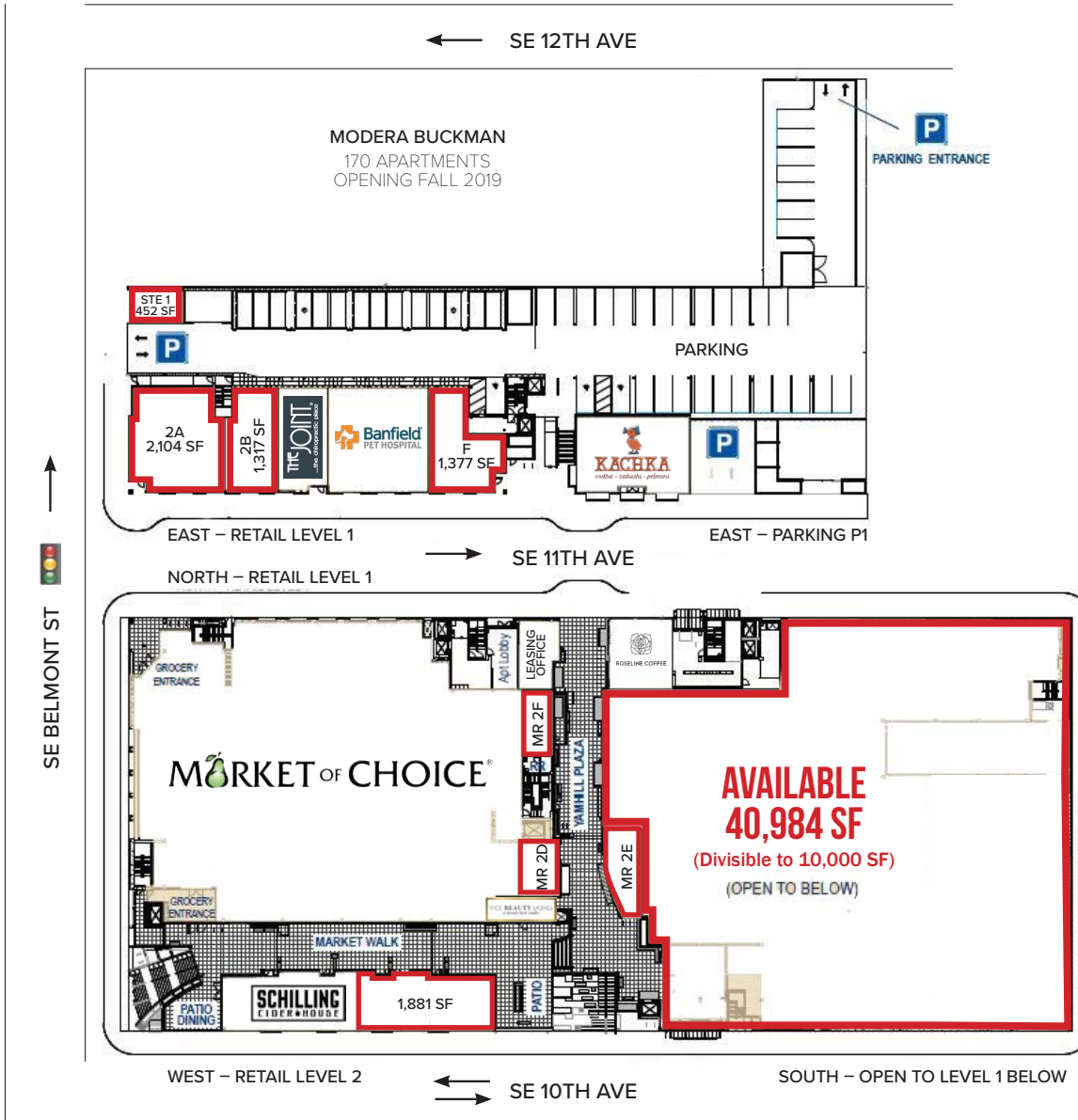
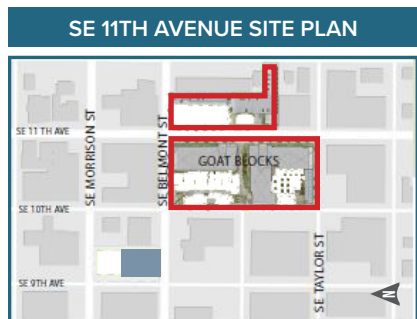


# FRIENDS & NEIGHBORS

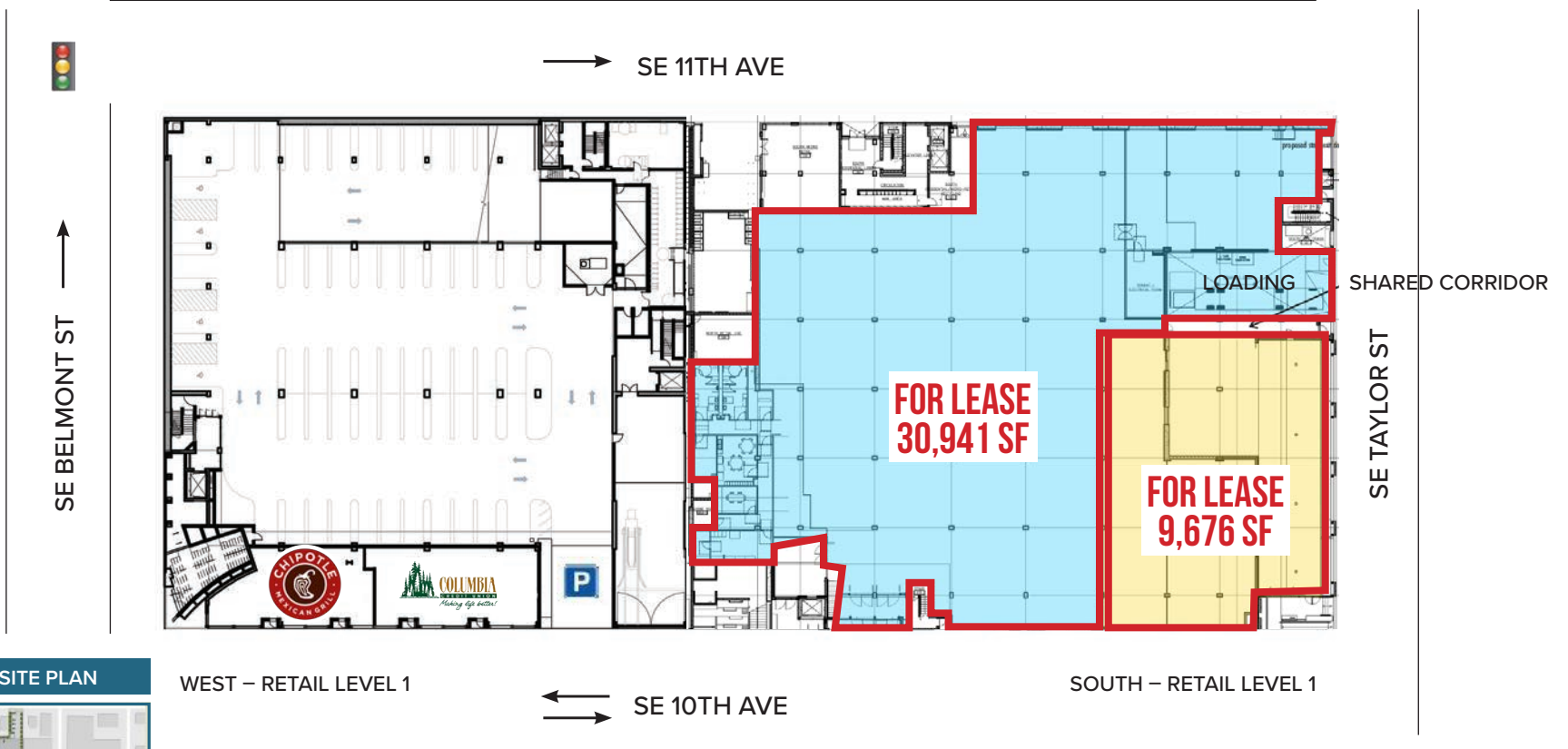




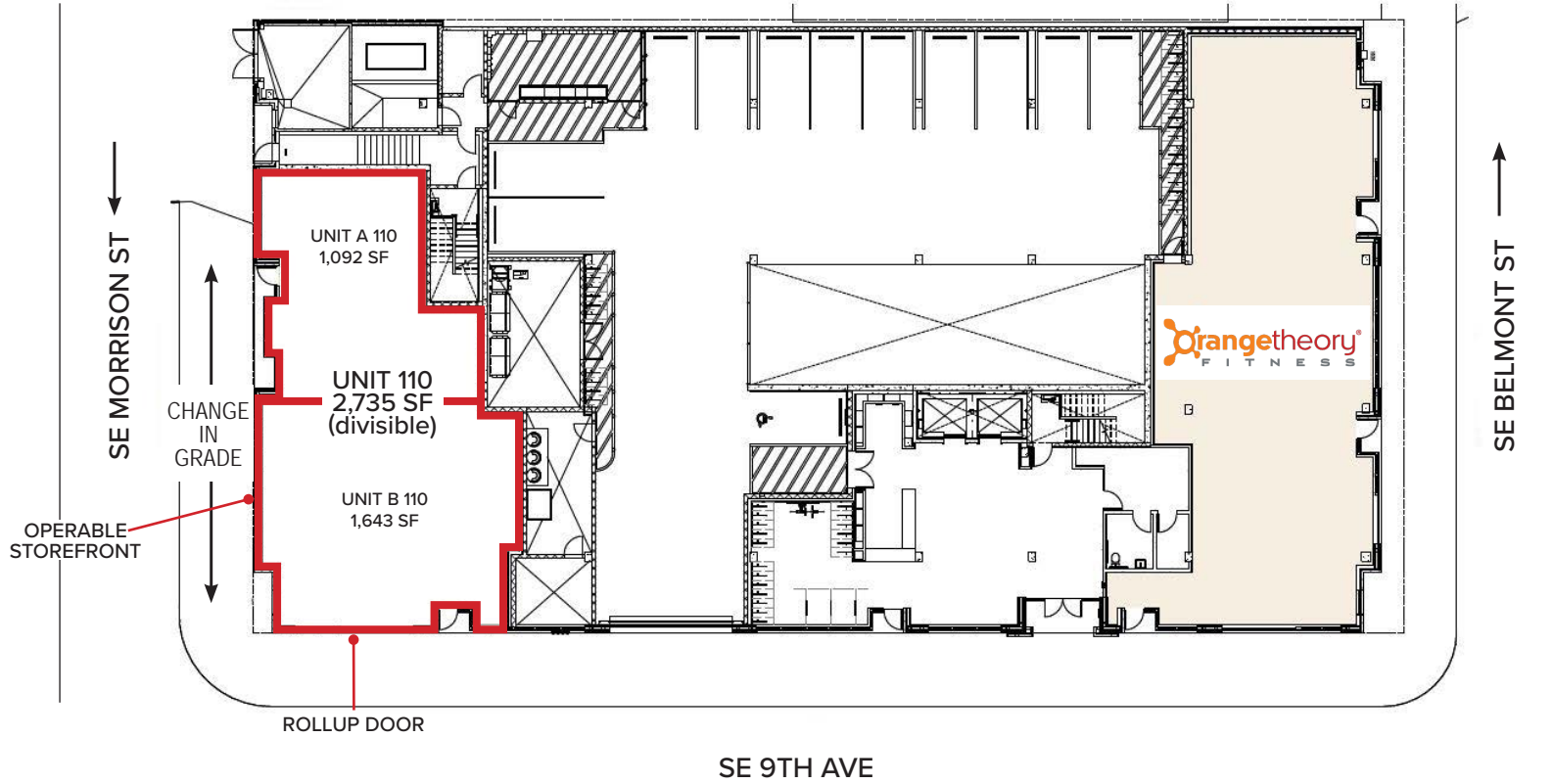
# SE 11TH AVENUE SITE PLAN



# SE 10TH AVENUE SITE PLAN



# SE 9TH AVENUE SITE PLAN



SE 9TH AVENUE SITE PLAN





**SE 9TH AVENUE RETAIL**

SUITE 110      2,735 SF (divisible)

**Rental Rate:**  
\$32.00-\$34.00 PSF/ YR/NNN





**SOUTH RETAIL LEVEL 1**

TENANT A	30,941 SF
TENANT B	9,676 SF

**Rental Rate:**  
\$28.00-32.00 PSF/YR/NNN





**EAST RETAIL LEVEL 1**

AVAILABLE NOW! 1,811 SF

**Rental Rate:**  
\$32.00-34.00 PSF/YR/NNN



**EAST RETAIL LEVEL 1**

SUITE 1	452 SF
SUITE 2A	2,104 SF
SUITE 2B	1,317 SF

**Rental Rate:**  
\$32.00-34.00 PSF/YR/NNN





**EAST RETAIL LEVEL 1**

SUITE F 1,377 SF

**Rental Rate:**

\$32.00-34.00 PSF/YR/NNN





MR 2D



MR 2E

**MICRO RETAIL**

MR 2D	532 SF (Roll-up door)
MR 2E	691 SF
MR 2F	480 SF

**Rental Rate:**  
\$1,200/mo - \$2,000/mo all in rate



MR 2F



LEASING OFFICE