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GOATBLOCKS

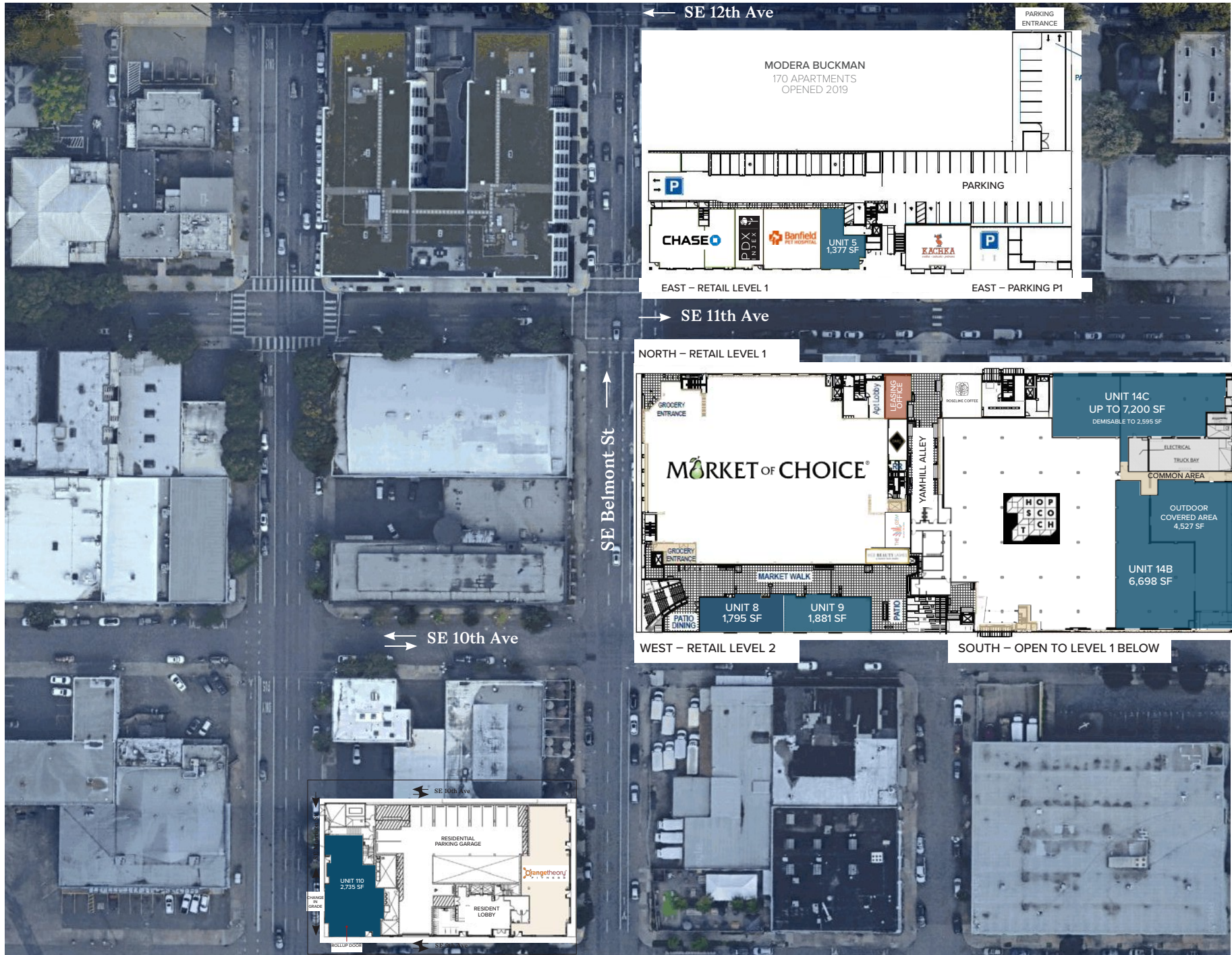
SE 9th | 10th | 11th | Belmont
Portland, OR 97214



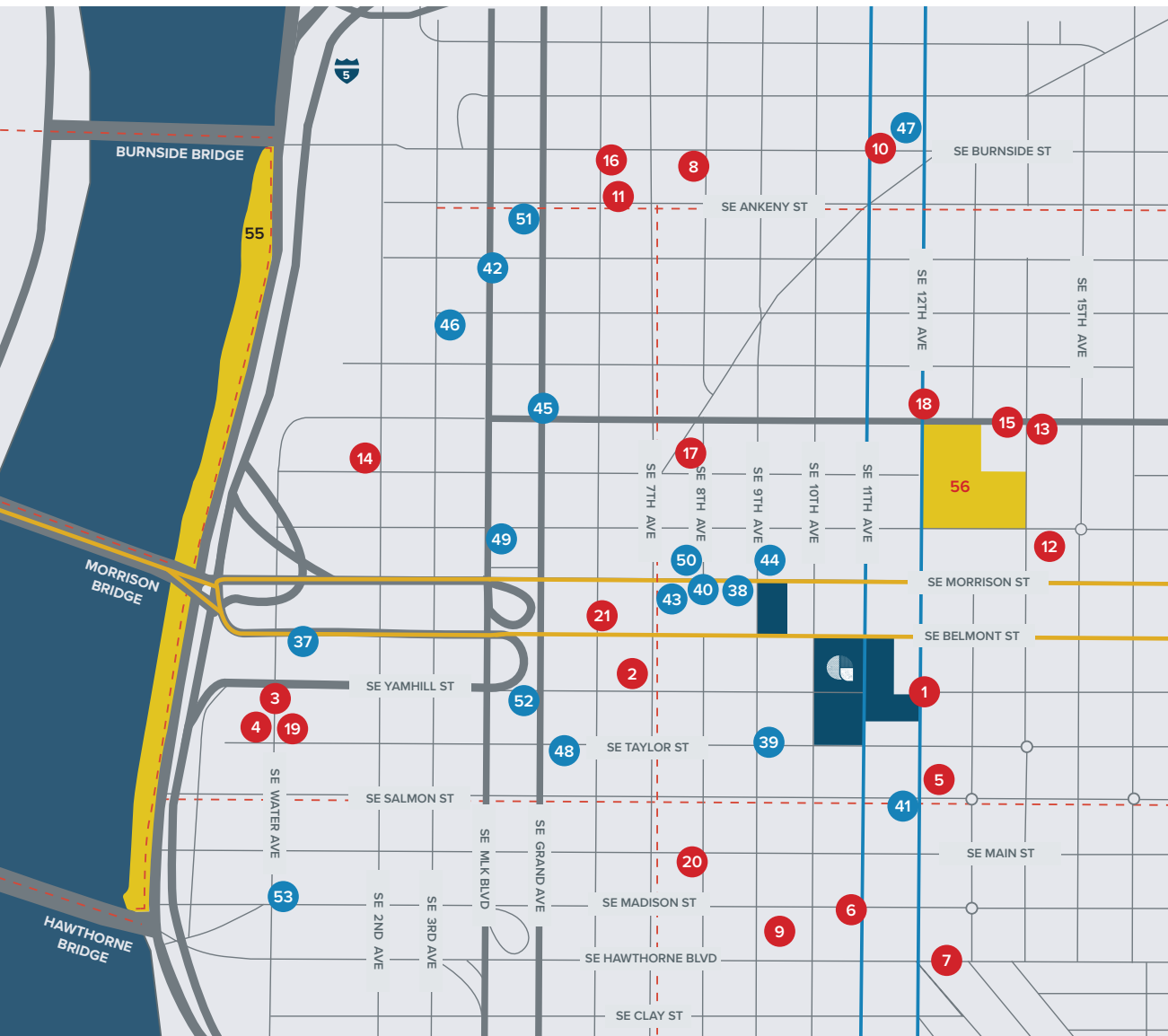
15350 SW Sequoia Pkwy, Suite 198
Portland, Oregon 97224



SITE PLAN



GOATBLOCKS AREA OVERVIEW



Our Neighbors

● DRINKS & DINING

1. A Roadside Attraction
2. Afuri
3. Boke Bowl
4. Clark Lewis
5. Good Coffee
6. Hawthorne Asylum Food Carts
7. Lardo
8. Le Pigeon
9. Lucky Labrador
10. Noble Rot
11. Nong's Khao Man Gai
12. Nostrana
13. Meat Cheese Bread
14. Olympia Provisions
15. Revolution Hall
16. Rontoms
17. Rum Club
18. Sweet Pea Bakery
19. Water Ave. Coffee
20. White Owl Social Club
21. Hat Yai Belmont

● RETAIL

37. Cargo
38. Core Power Yoga
39. United Athletic Club
40. Grand Central Bowling
41. Dogs Dig it
42. Evo Portland Store
43. Key Bank
44. Napa Auto Store
45. Next Adventure
46. Office Depot
47. Portland Rock Gym
48. Rejuvenation
49. River City Bicycles
50. Shop Boswell
51. Subaru of Portland
52. Urbanite Vintage
53. Vega Dance Studio

■ PARKS

55. Eastbank Esplanade
56. Washington High School Dog Park

- 70 Trimet Line
- 15 Trimet Line
- - - Bike paths



92

Walk Score
"Walker's Paradise"



100

Bike Score
"Biker's Paradise"



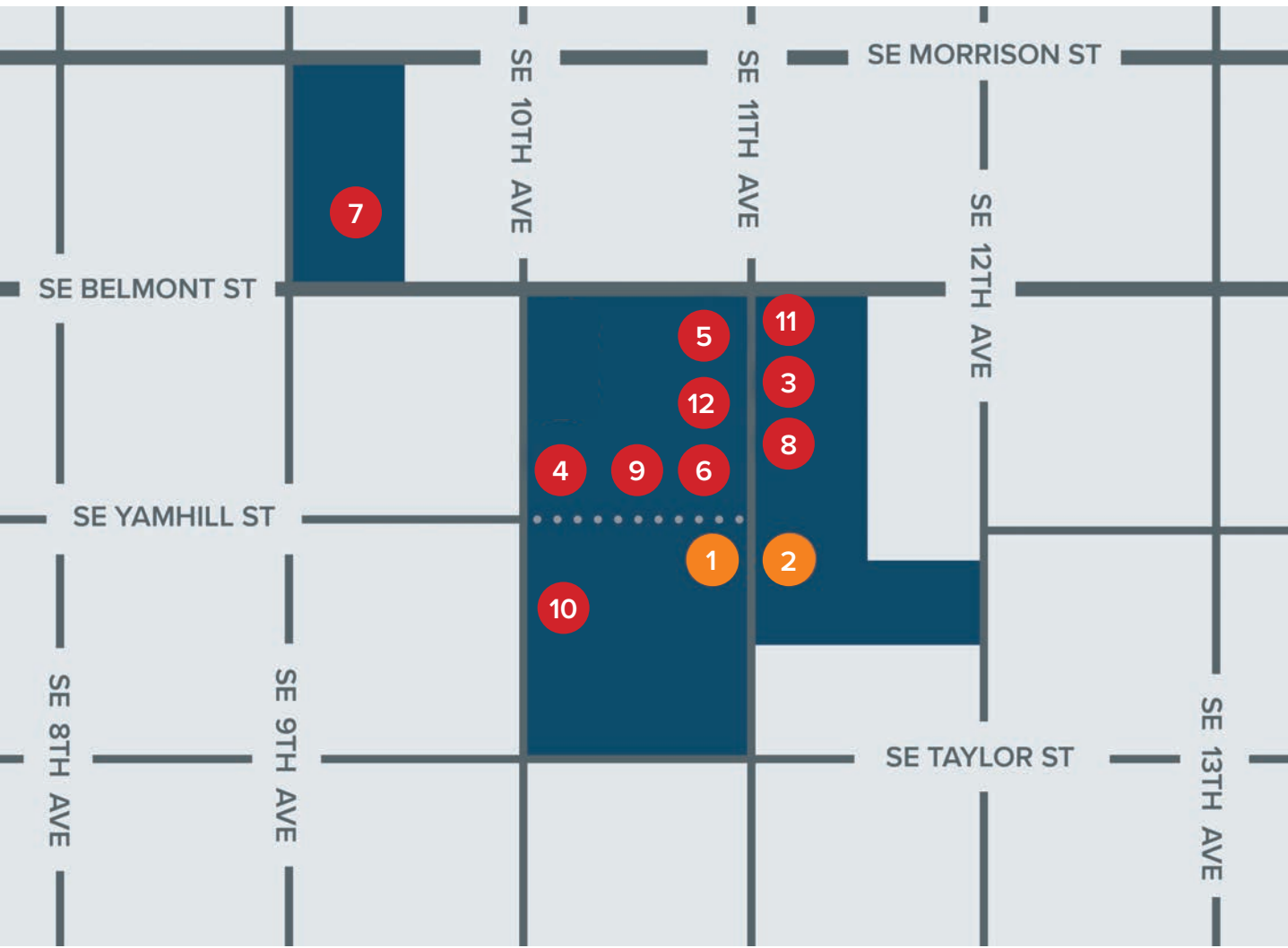
15

Trimet Line
Access to Downtown



70

Trimet Line
Access to NE Portland



Current Tenants

FOOD + BEVERAGE

1. 
ROSELINE COFFEE

2. 
KACHKA
codka - zabuki - palmani

RETAIL + SERVICES

3. 
PDX INJEX

4. 
COLUMBIA CREDIT UNION
Making life better!

5. 
MARKET OF CHOICE®

6. 
VICE BEAUTY LASHES
a luxury lash studio

7. 
Orangetheory®
FITNESS

8. 
Banfield
PET HOSPITAL

9. 
THE GEM
let your life shine

10. 
HOP SCOOP

11. 
CHASE

12. 
DARC

• • • • Yamhill Alley

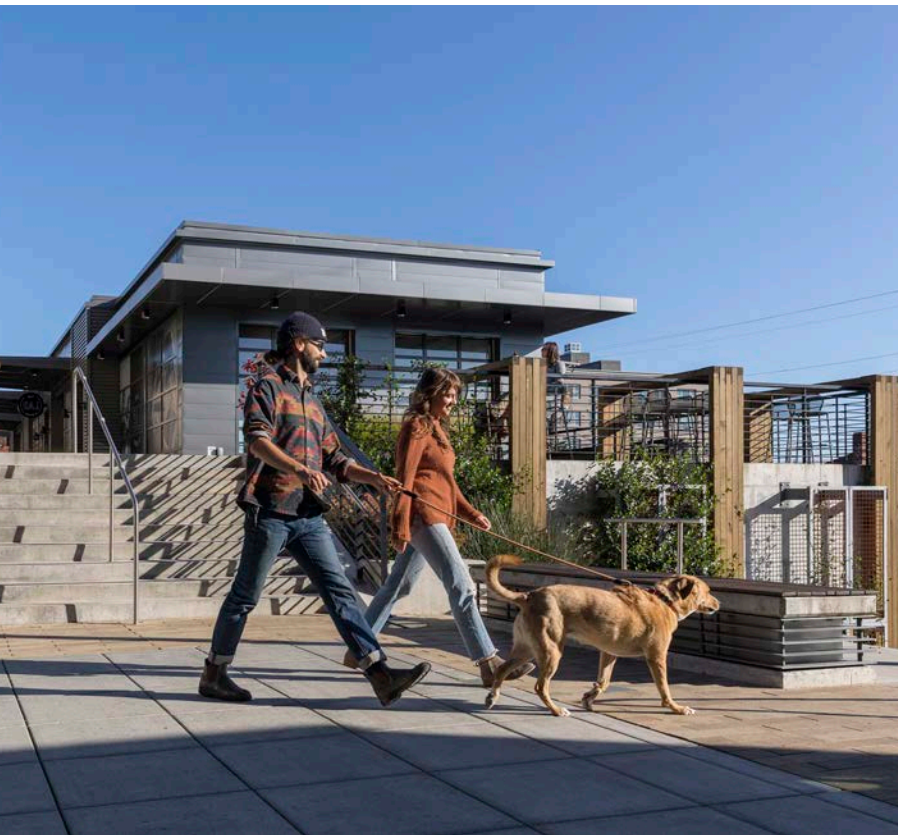
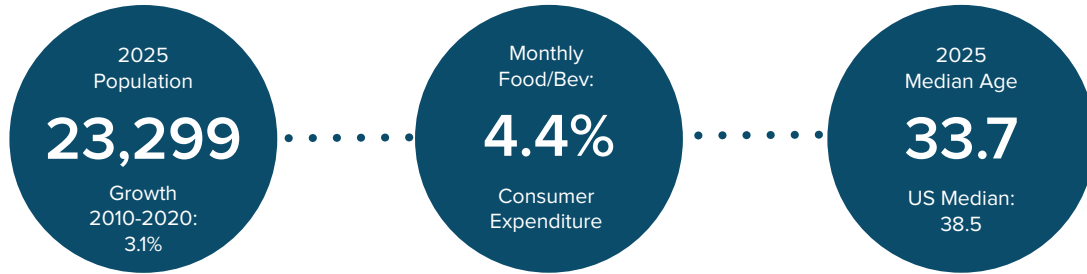
At the Goat Blocks

200
Parking Stalls

347
Residential Units

1,500+
Apartment Units
within 10 square blocks

Within a 1 Mile Radius

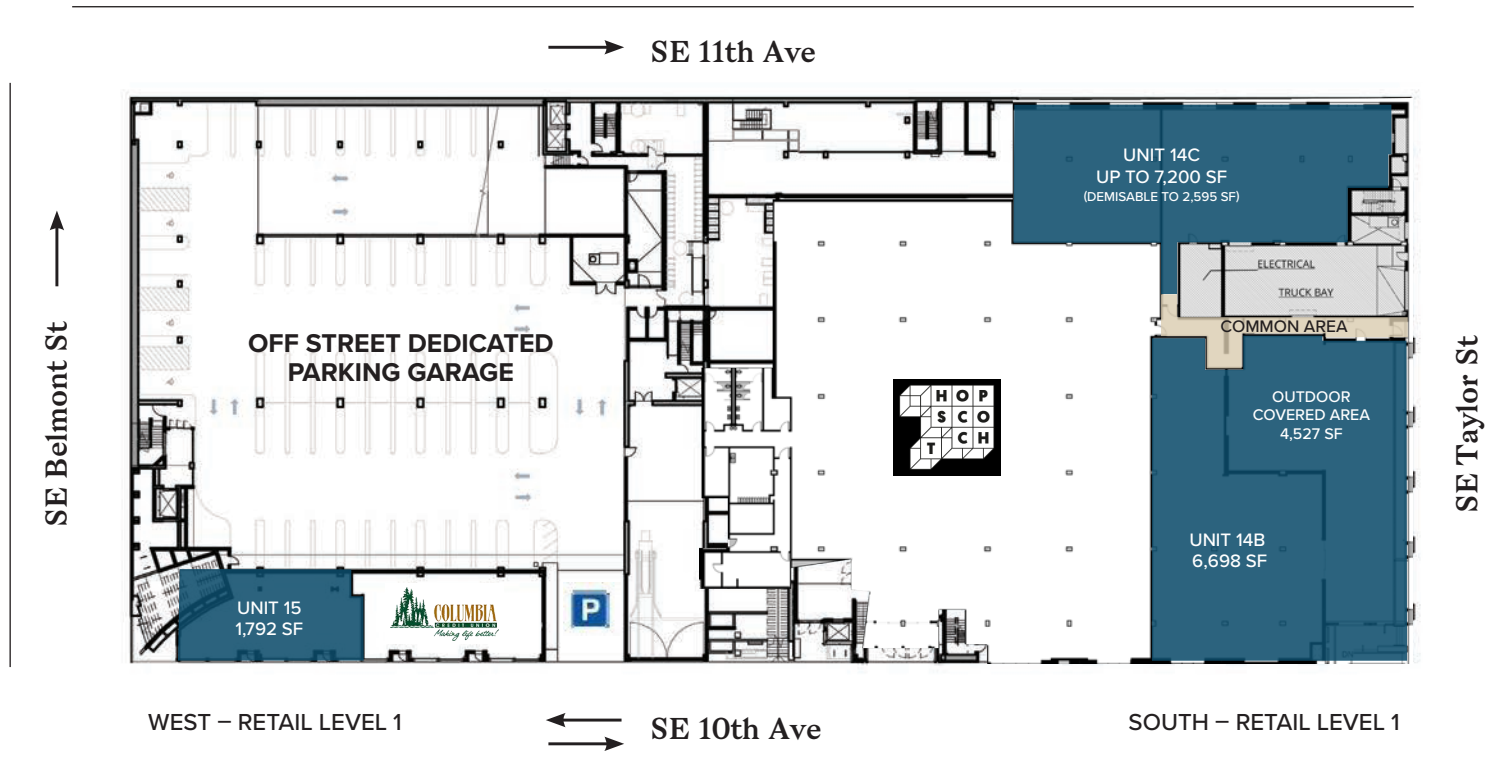


Demographics	.25 MILE	.5 MILE	1 MILE
2025 ESTIMATED POPULATION	2,798	8,271	23,299
NUMBER OF HOUSEHOLDS	1,811	5,088	13,436
SOME COLLEGE OR HIGHER	83.0%	85.8%	84.9%
AVERAGE FAMILY INCOME	\$408,282	\$242,839	\$205,589
PER CAPITA INCOME	\$70,485	\$69,066	\$63,615
RENTER OCCUPIED %	90.7%	83.9%	79.3%
MEDIAN HOME VALUE	\$804,240	\$722,834	\$733,851
EMPLOYEES	2,821	11,015	40,804
FOOD & BEVERAGE EXPENDITURE	\$301 (4.4%)	\$333 (4.4%)	\$344 (4.4%)

Source: Regis – SitesUSA (2025)



SE 10TH AVE RETAIL SITE MAP





SE 9TH AVE UNIT 110

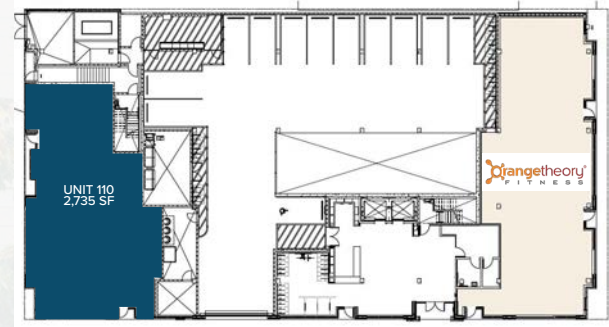


Unit 110

2,735 SF

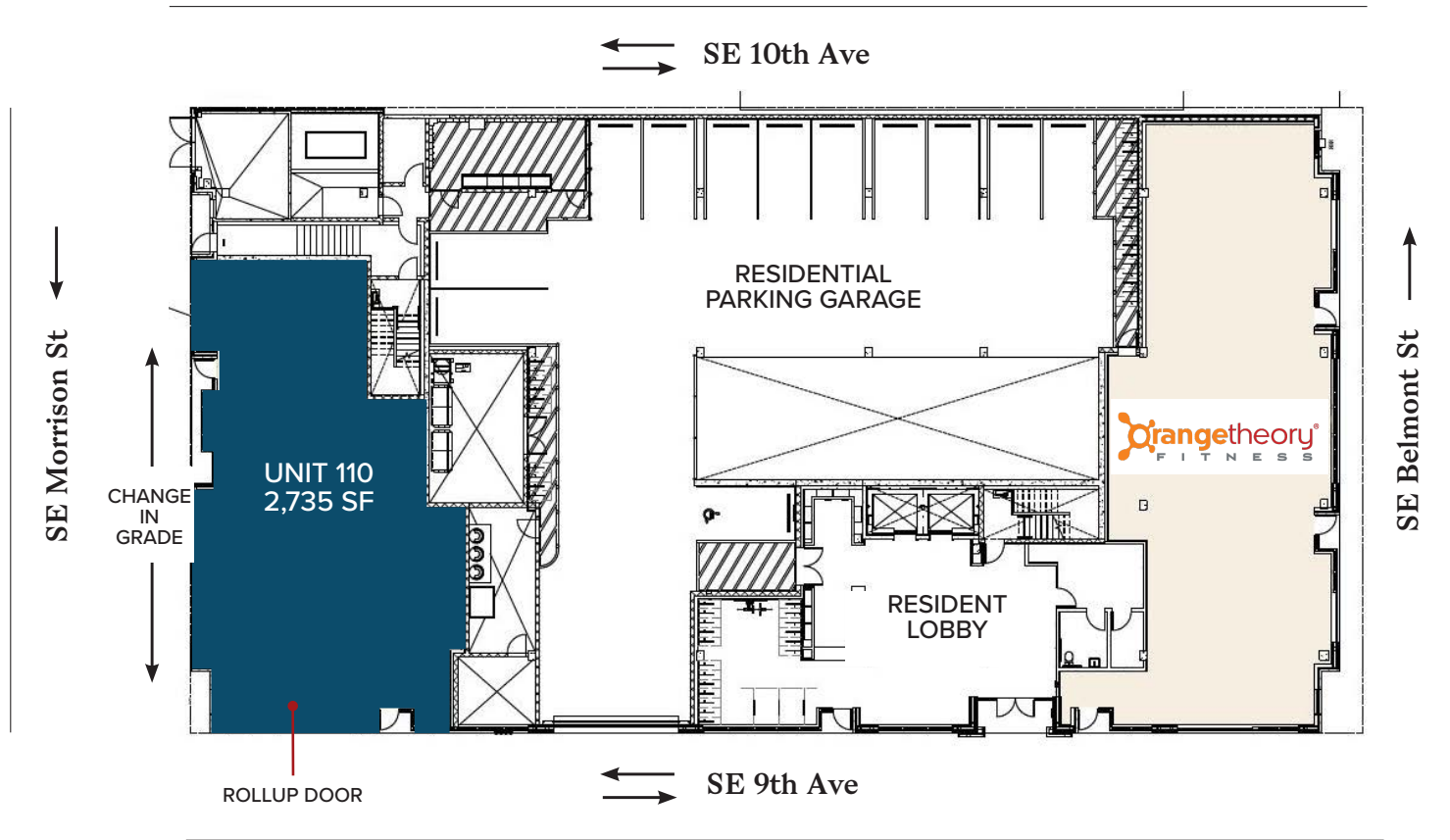
Rental Rate

\$35.00 PSF/YR, NNN





SE 9TH AVE SITE PLAN



Unit 14C

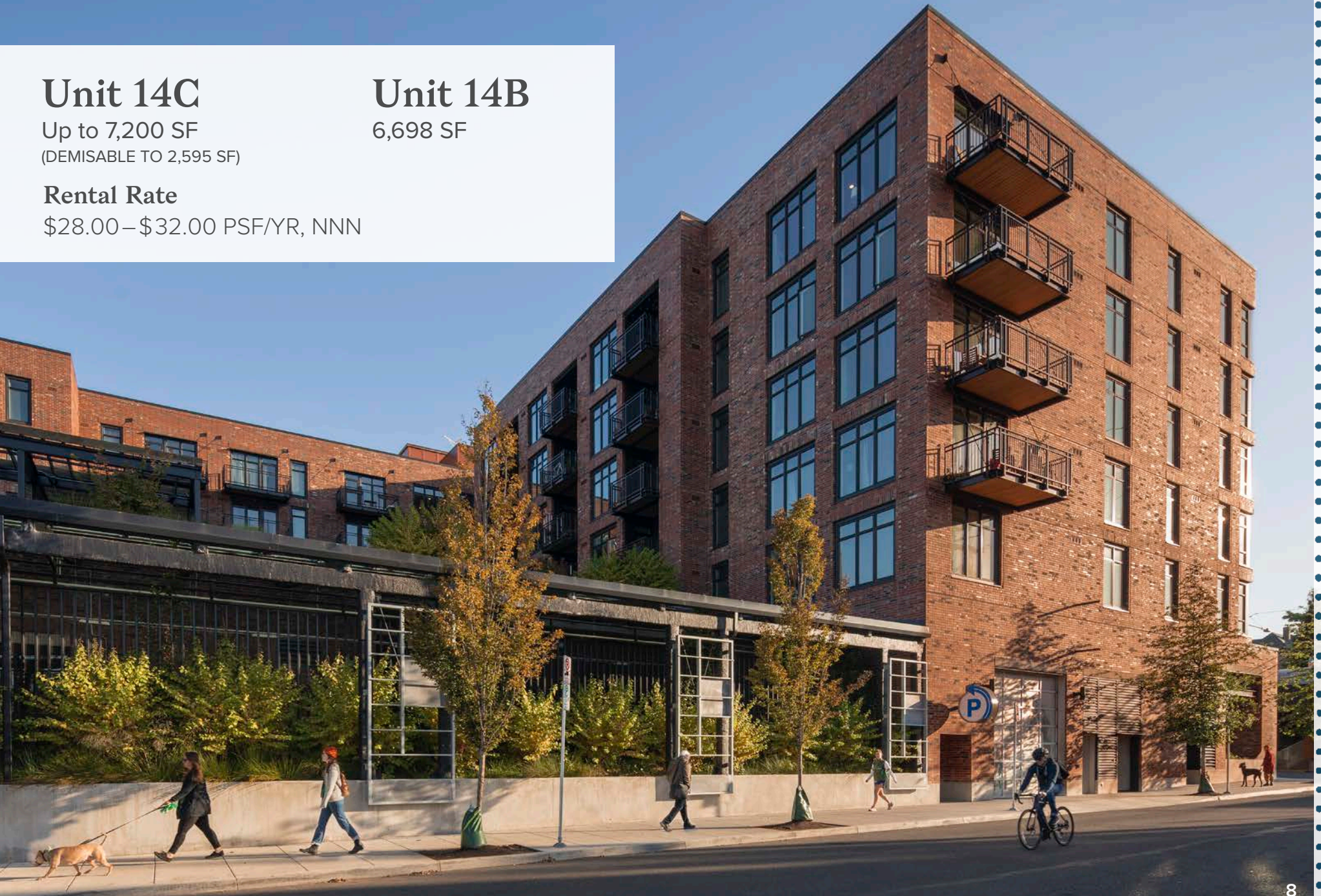
Up to 7,200 SF
(DEMISABLE TO 2,595 SF)

Rental Rate

\$28.00 – \$32.00 PSF/YR, NNN

Unit 14B

6,698 SF



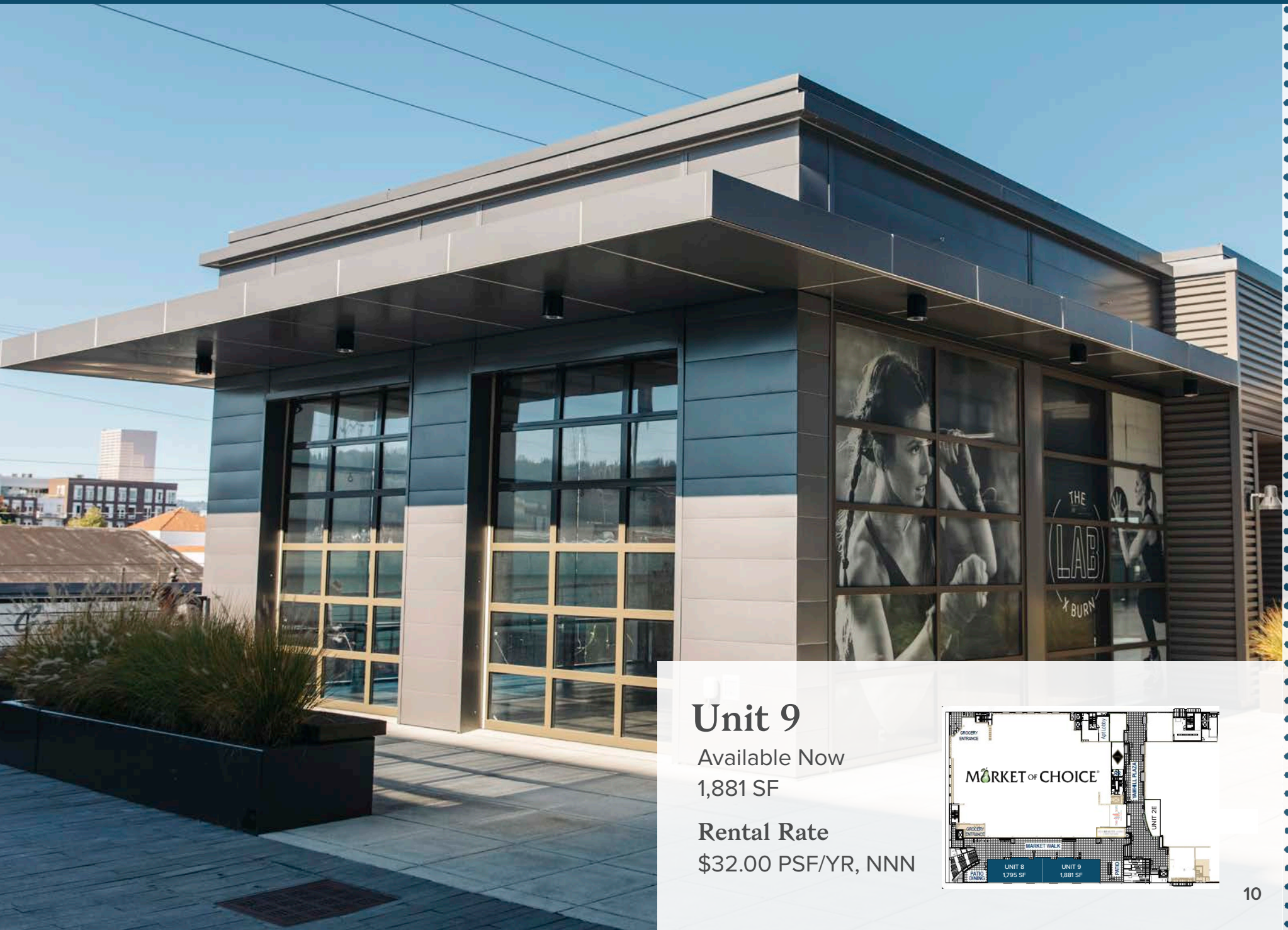


SE 10TH AVE RETAIL UNIT 14



**OPEN
NOW!**

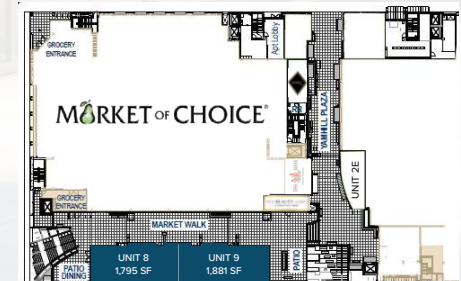




Unit 9

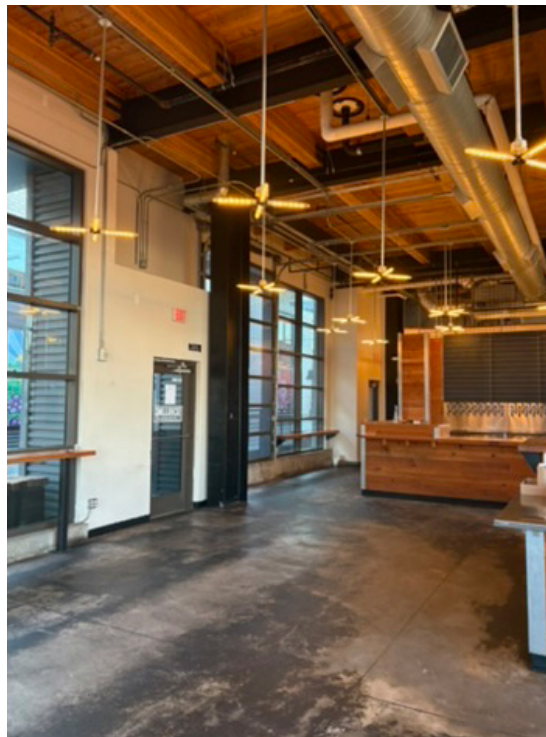
Available Now
1,881 SF

Rental Rate
\$32.00 PSF/YR, NNN





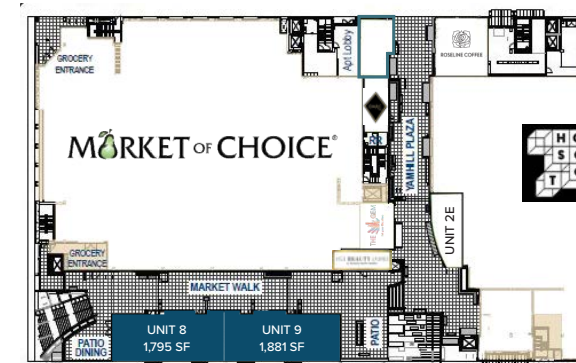
SE SE BELMONT RETAIL UNIT 8



Unit 8 Second Generation Restaurant/Bar Space

Available Now
1,795 SF

Rental Rate
\$35.00 PSF/YR, NNN



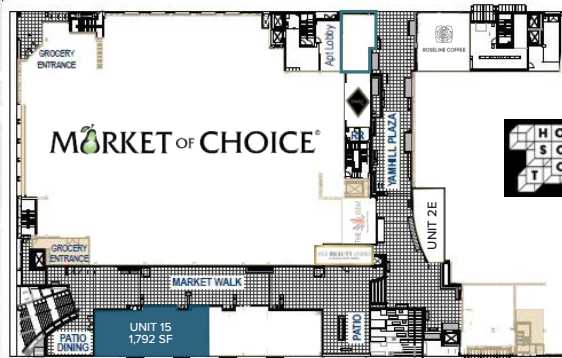


SE SE BELMONT RETAIL UNIT 15



Unit 15 Second Generation Quick Serve Restaurant Space

Available Now Rental Rate
1,792 SF \$35 PSF/YR, NNN





SE 11TH AVE RETAIL UNIT 5

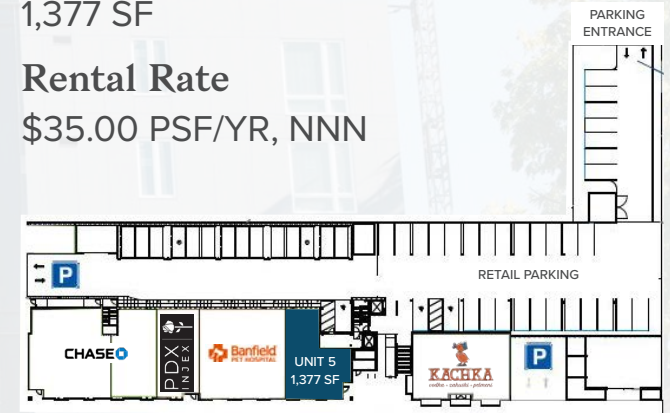


Unit 5

1,377 SF

Rental Rate

\$35.00 PSF/YR, NNN





YAMHILL ALLEY RETAIL UNIT 2E



UNIT 2E



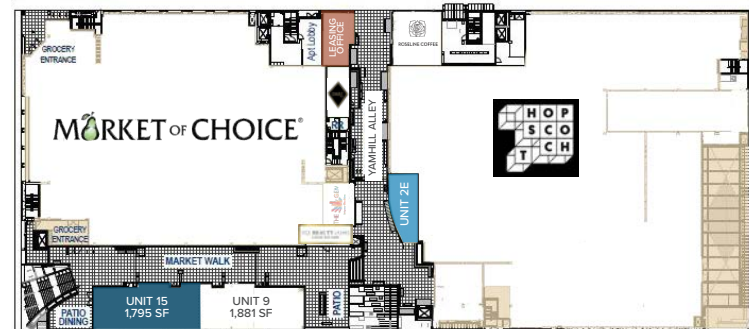
2E INTERIOR



Unit 2E Micro Space

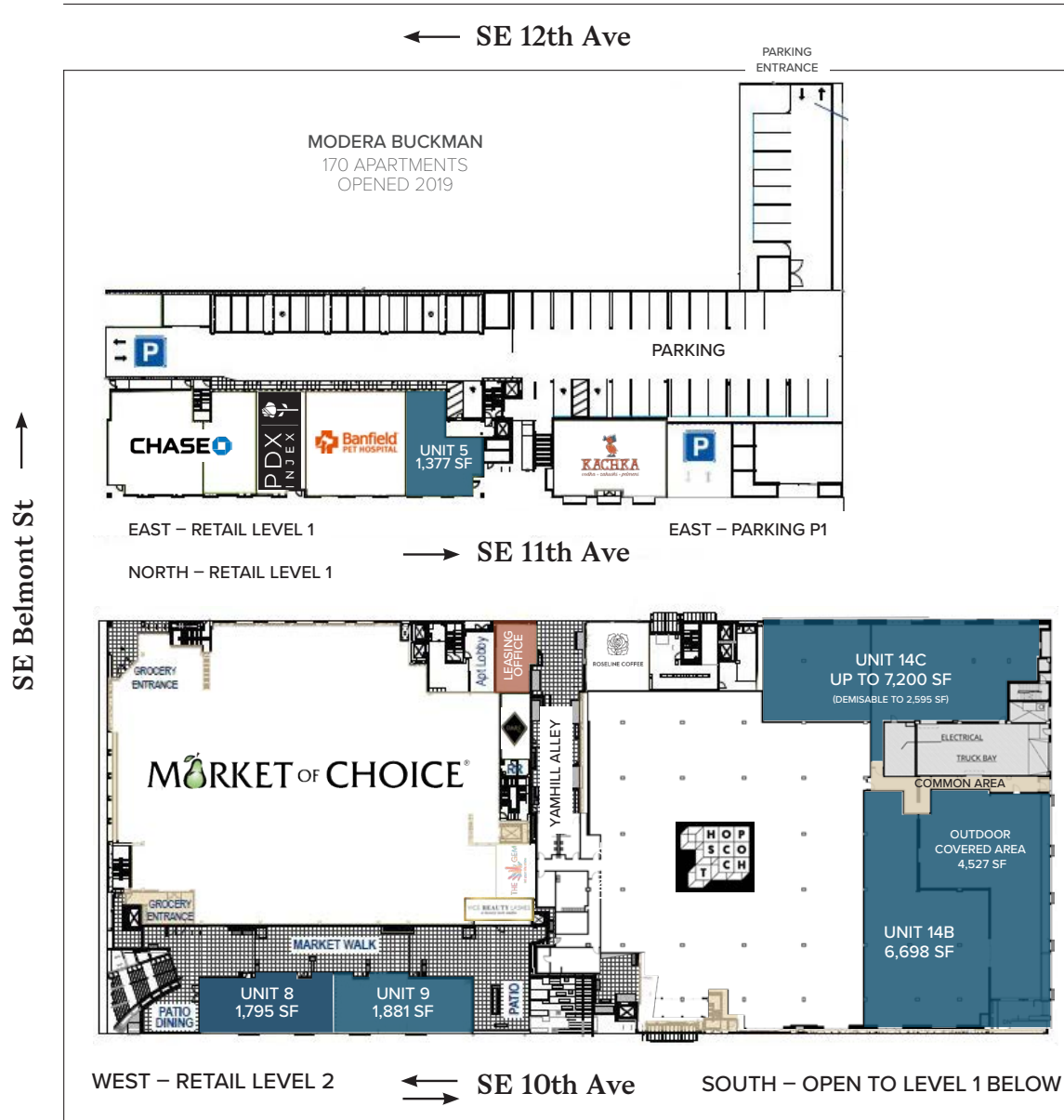
691 SF

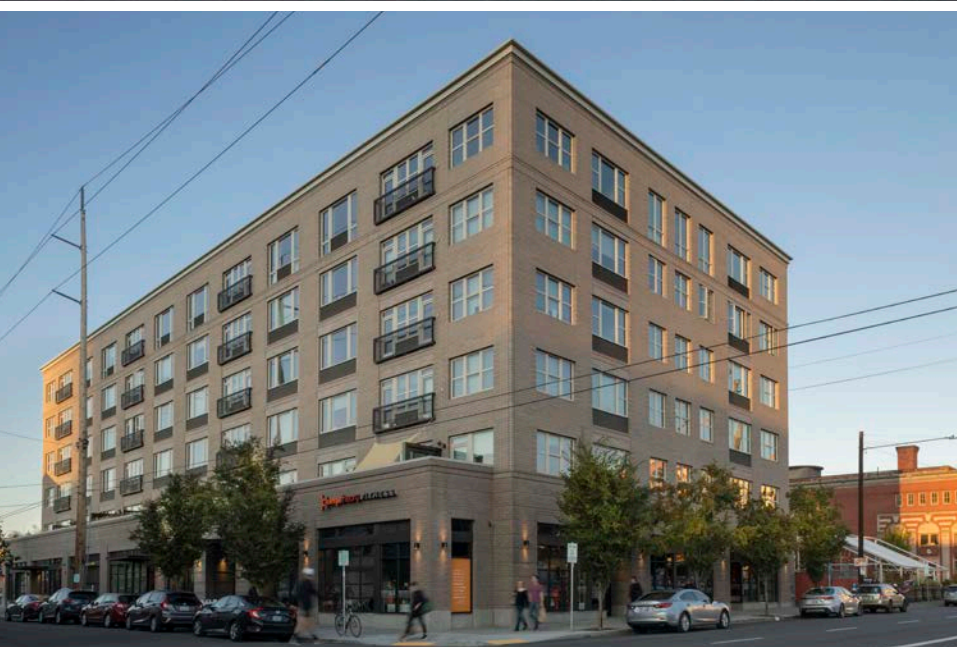
\$1,600 MG/mo





SE 10TH + 11TH AVE SITE PLAN







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Offered by

KILLIAN PACIFIC



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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