

FOR LEASE

URBAN
WORKS

TURN-KEY RESTAURANT

CORNER WINDOW LINE WITH OUTDOOR PATIO

SOUTH WATERFRONT

PRIME LOCATION WITH HEAVY FOOT TRAFFIC

AVAILABLE NOW

SIZE | 1,508 SF



THE EMERY

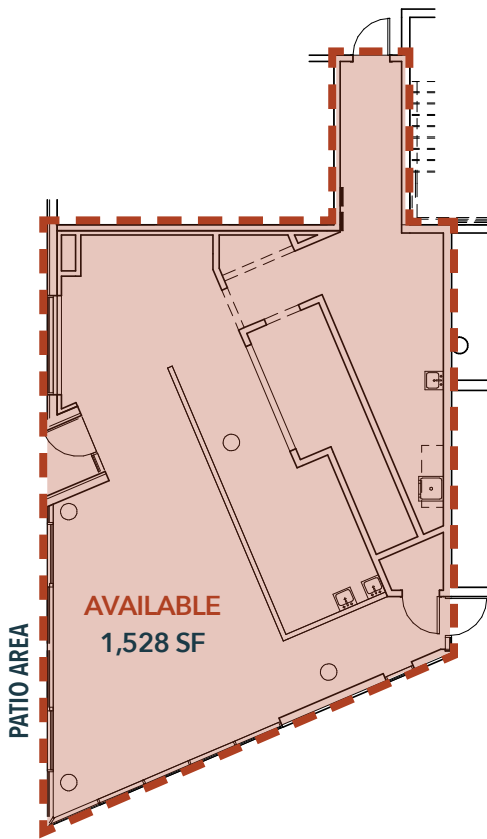
3159 S MOODY AVE

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THE EMERY



Address

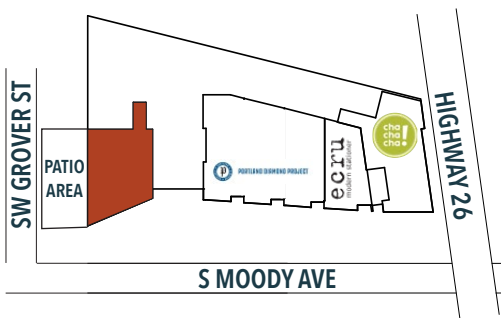
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Uses

Second Generation Restaurant

About the Space

- Second generation restaurant space with Type-1 Hood and grease interceptor
- Fantastic south facing outdoor patio
- Great foot traffic and proximity to OHSU
- Public on-street parking available on SW Grover St
- Off street loading
- 118 high end apartments above



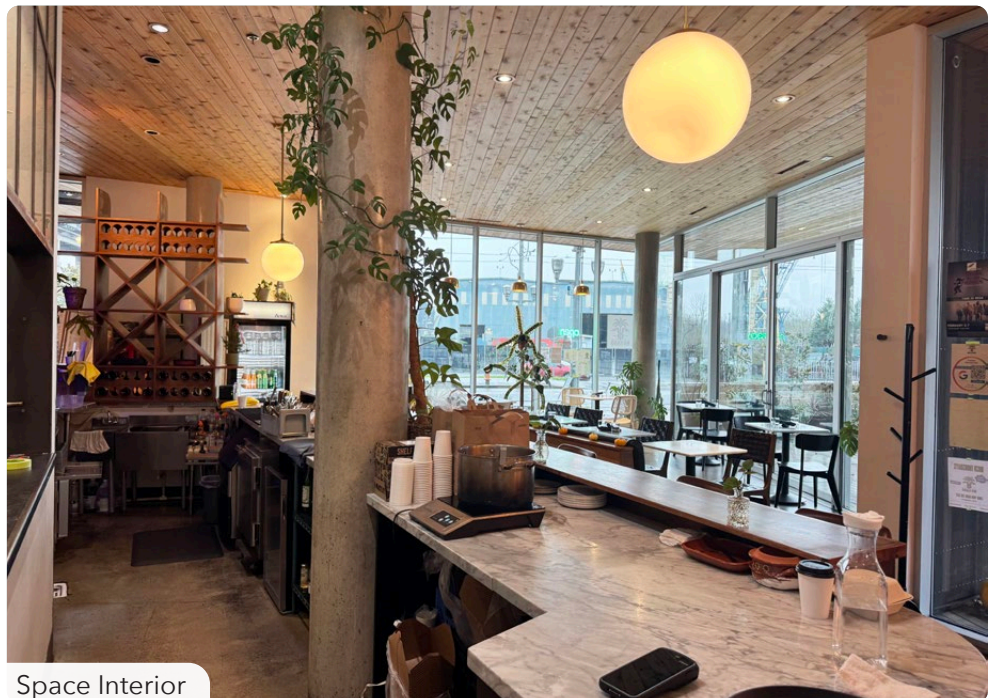
Current Retail Tenants



ecru
modern stationer



PORTLAND DIAMOND PROJECT



Space Interior

SOUTH WATERFRONT



The Neighborhood

The South Waterfront neighborhood of Portland is situated just south of the downtown city center and bordered by the Willamette River and Interstate 5. Along with several Oregon Health and Science University (OHSU) buildings, direct access to the main OHSU campus via the tram, Elizabeth Caruthers Park, and numerous local and regional retail tenants, the South Waterfront is home to 4,269 residential units, making it one of the densest neighborhoods in the city. OHSU is ranked as one of the top hospitals in the state and has approximately 20,000 employees and 4,800 students. The hospital is undergoing an expansion that will see an additional 5,000 employees to the area in 2026. The South Waterfront is conveniently accessible to the city center via the waterfront greenway and Portland Streetcar, as well as the Tillikum Bridge providing access across the river to the Central Eastside, OMSI and the Oregon Ballet Theater.

Area Retailers



Demographics	¼ Mile	½ Mile	1 Mile
2026 Population	866	7,046	18,881
Total Employees	785	5,182	27,887
Total Businesses	93	534	2,634
Median Household Income	\$135,712	\$116,295	\$104,317
Median Age	46	41.5	37.7
Any College	92.9%	92.9%	90.2%

