

# For Lease

Colliers

1723 & 1733 NE Alberta Street  
Portland, OR 97211



DO NOT DISTURB TENANT

**Robbie MacNichol**

+1 503 819 1110

[robbie.macnichol@colliers.com](mailto:robbie.macnichol@colliers.com)

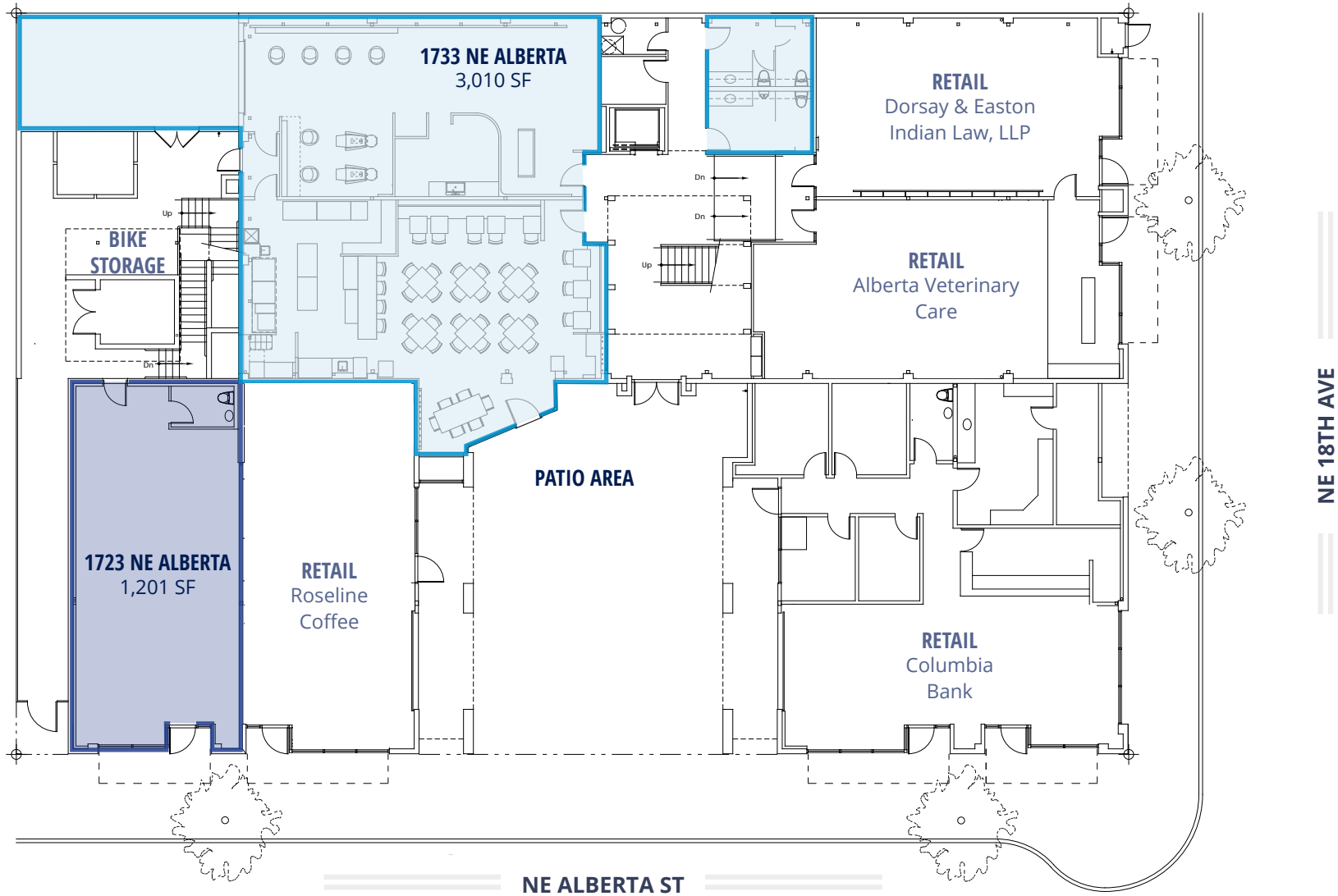
**Tamer Riad**

+1 503 407 4328

[tamer.riad@colliers.com](mailto:tamer.riad@colliers.com)

1,201 SF & 3,010 SF  
Retail & 2nd Gen Restaurant Opportunity  
Call for pricing

# Site Plan | First Floor



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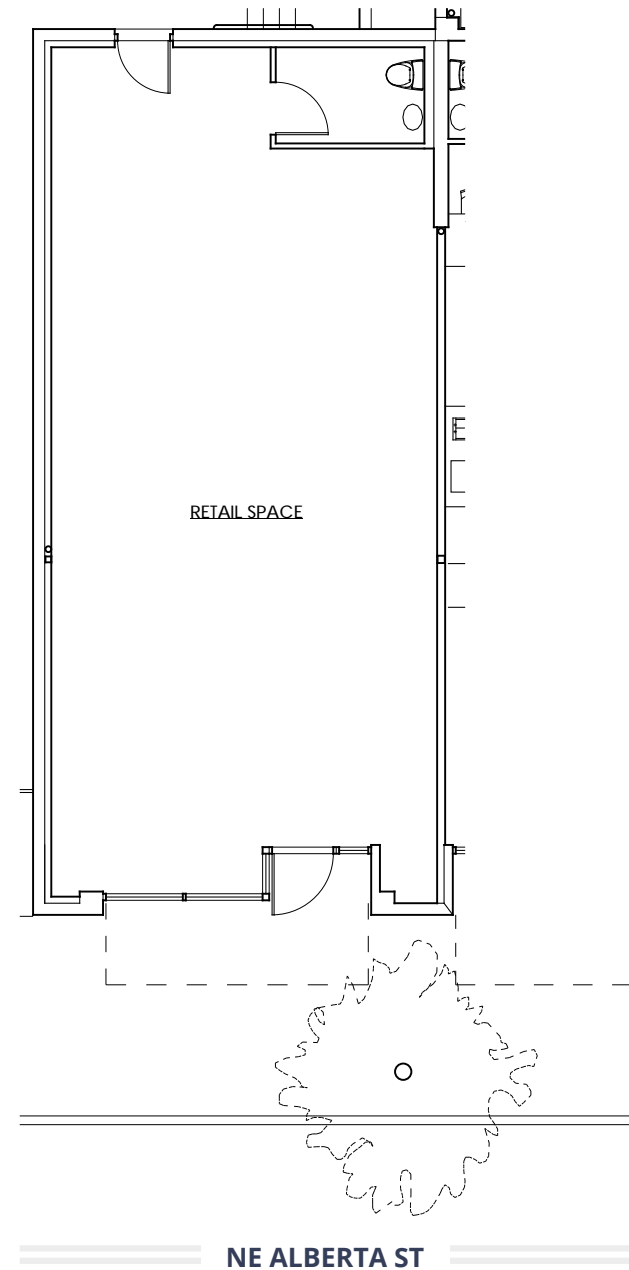


# 1723 | Floor Plan

1723 NE Alberta Street

**Suite 1723: 1,201 SF**

- + Private restrooms
- + Street-facing signage opportunity on NE Alberta St
- + Active/on-site ownership group



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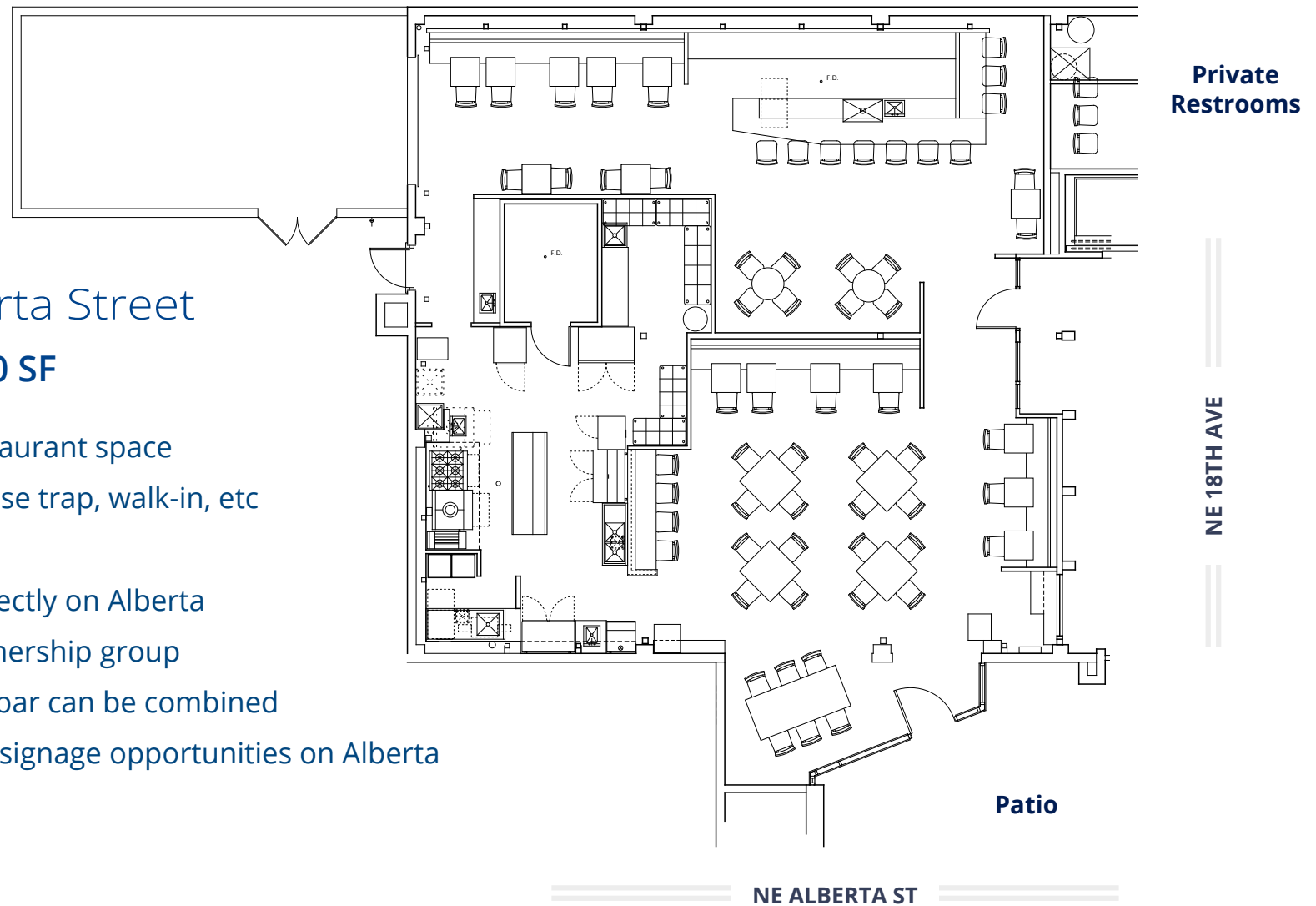
[tamer.riad@colliers.com](mailto:tamer.riad@colliers.com)



# 1733 | Floor Plan

## 1733 NE Alberta Street Suite 1733: 3,010 SF

- + True 2nd gen restaurant space
- + Type 1 hood, grease trap, walk-in, etc
- + Private restrooms
- + Outdoor patio directly on Alberta
- + Active/on-site ownership group
- + Dining room and bar can be combined
- + Two street-facing signage opportunities on Alberta



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# 1733 | Interior Photos



Bar Area



Private Dining



Private Restrooms



Dining Room



Private Dining

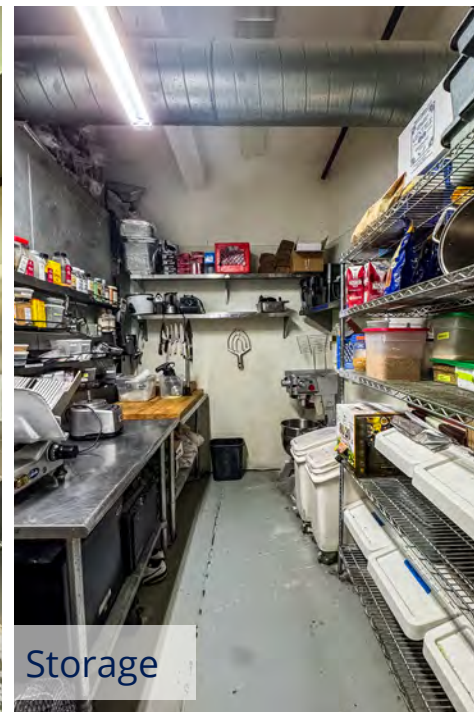
1733 | Interior Photos



Kitchen



Kitchen



Storage



Walk-in

# Consumer Expenditures

## Annual Food & Alcohol Spending



**\$194,197,513**  
Food Total



**\$122,022,385**  
Food at Home



**\$72,175,128**  
Food Away from Home



**\$12,253,693**  
Alcoholic Beverages Total



**\$42,178,331**  
Apparel & Services



**\$63,650,228**  
Travel

\*within 1 mile



## Walk Times



**1 min**  
to TriMet - 18th & Alberta Bus Stop



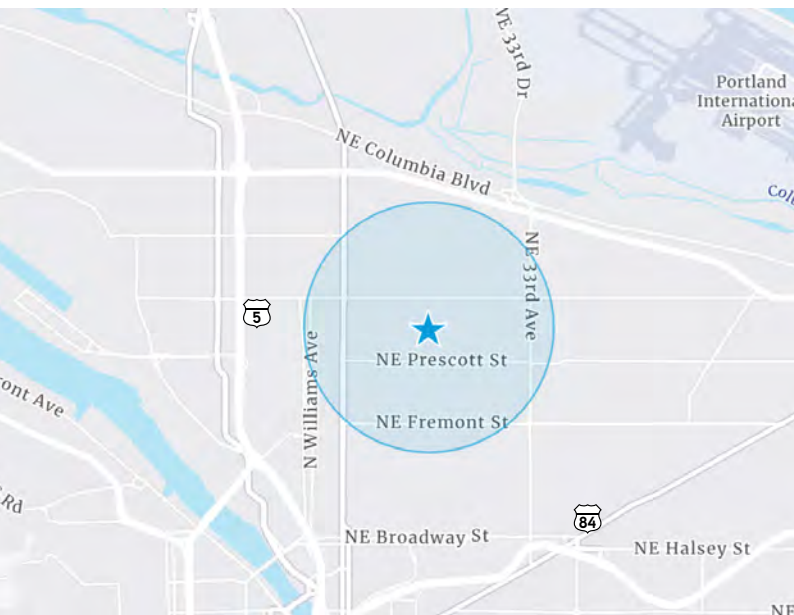
**1 min**  
to Petite Provence



**1 min**  
to Ben & Esther's Vegan Delicatessen



**1 min**  
to Roseline Coffee



**Walk Score 95**



**Bike Score 100**



**Traffic Counts 8,417 ADT**

## Wealth & Income



**\$126,211**  
Median Household Income



**\$66,736**  
Per Capita Income



**\$98,049**  
Median Disposable Income



**\$691,968**  
Median Home Value



**\$342,460**  
Median Net Worth

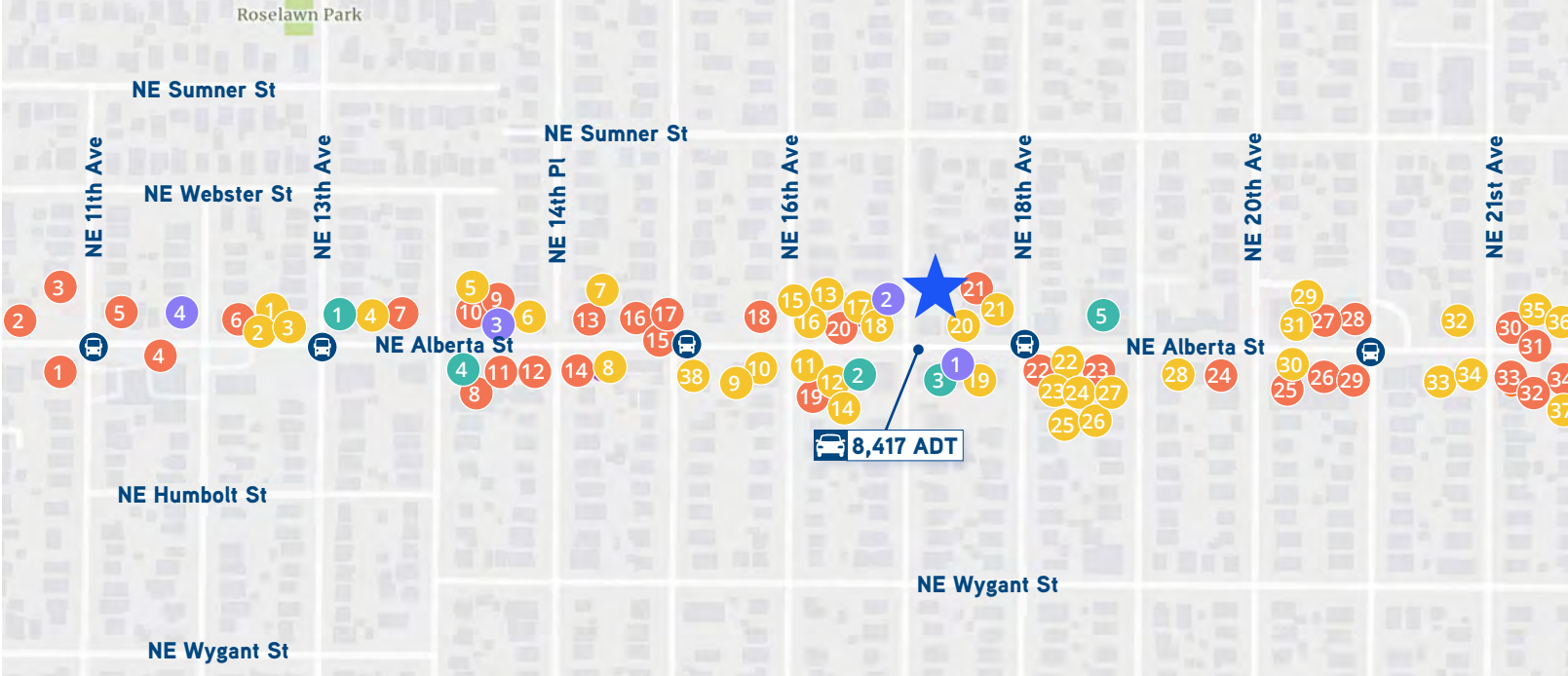
\*within 1 mile



**Colliers**  
 851 SW 6th Avenue, Suite 1600  
 Portland, OR 97204  
 +1 503 223 3123

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**Food & Drinks**

- 1 Alberta Street Pub
- 2 Bye and Bye
- 3 Food Cart #3
- 4 Terra Mae
- 5 Radio Room
- 6 Donnie Vegas
- 7 Food Cart Pod #2
- 8 Swiss Hibiscus
- 9 Pasture PDX
- 10 Bamboo Sushi
- 11 Case Study
- 12 Tin Shed Garden Café
- 13 Norah Alberta
- 14 Gebeta Ethiopian
- 15 Memoire Cà Phê
- 16 Tea & Tea
- 17 The Lime Stand

**Retail**

- 18 Food Cart Pod
- 19 Tiki Tea
- 20 Yang's Noodle
- 21 Roseline Coffee
- 22 Ben & Esther's
- 23 Petite Provence
- 24 The Hilt
- 25 Proud Mary Café
- 26 Kau Kau PDX
- 27 Salt & Straw
- 28 Bollywood Theater
- 29 Wild Child Pizza NE
- 30 Off The Griddle
- 31 Mole Mole
- 32 Pine State Biscuits
- 33 Great Notion Brewing
- 34 Hana Japanese Bistro

**Retail**

- 1 Y'nique Touch Salon
- 2 Mother Pupper
- 3 Hollywood Babylon
- 4 Electric Lettuce
- 5 Penrose Candles
- 6 Frock Boutique
- 7 Alberta Nails Spa
- 8 Zig Zag Vintage
- 9 Flowers In Flight
- 10 Seisuke Knife
- 11 Green Bean Books
- 12 VLuxe Hair Lounge
- 13 Photography by Amarett
- 14 Vital Ink Tattoo
- 15 Cherries & Figs Wine Shop
- 16 Midslumber Media
- 17 Love Spell

**Retail**

- 18 collage
- 19 Queendom Cuts
- 20 Alberta Veterinary
- 21 Columbia Bank
- 22 Aji Fish Butchery
- 23 Tumbleweed
- 24 Grasshopper Boutique
- 25 Hot Damn Tattoo
- 26 Psychic Sister
- 27 Blueprint Modern Hair
- 28 ECOVIBE
- 29 The Filling Station
- 30 a&bé bridal
- 31 Grayling Jewelry
- 32 Aladdin Finishers
- 33 El Nutri Taco
- 34 Lady Mae Boutique
- 35 Alberta Street Wine Shop

**Retail**

- 36 Variety Shop
- 37 WUN TWO Barbershop
- 38 Alberta Co-op

**Health & Wellness**

- 1 Forge Hot Yoga
- 2 Body Aware Massage
- 3 Community Cycling Center
- 4 ZoomCare
- 5 Motion Massage

**Art Studios**

- 1 Mimosa Studios
- 2 Alberta Studios
- 3 Marmoset
- 4 Nucleus House

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