



Ashley Heichelbech
Ashley@cra-nw.com

Kathleen Healy
Kathleen@cra-nw.com

503.274.0211
www.cra-nw.com

GOATBLOCKS

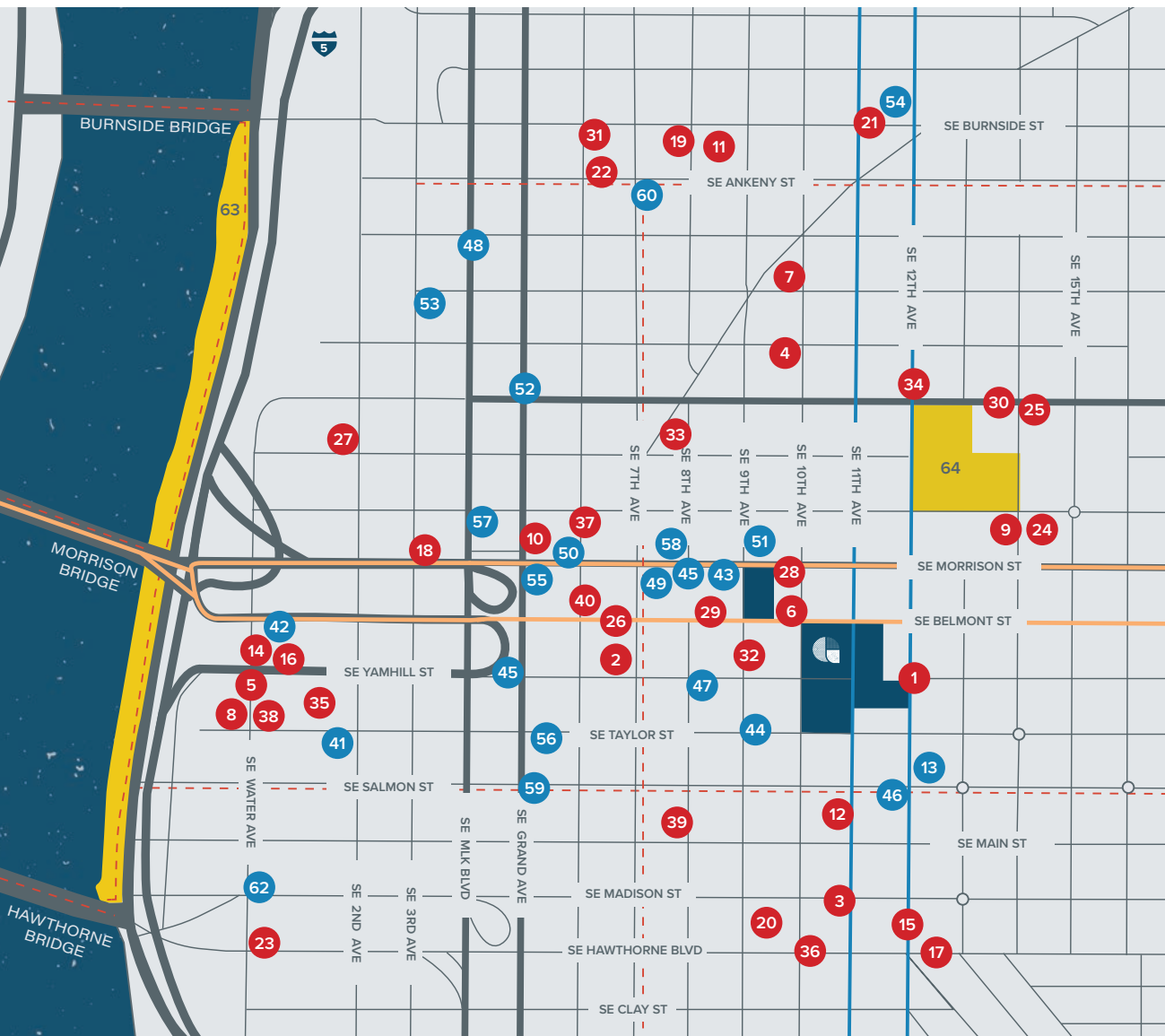
SE 9th | 10th | 11th | Belmont
Portland, OR 97214



733 SW Second Avenue, Suite 200
Portland, Oregon 97204



GOATBLOCKS AREA OVERVIEW



Our Neighbors

● DRINKS & DINING

1. A Roadside Attraction
2. Afuri
3. Asylum Food Carts
4. Basecamp Brewing
5. Boke Bowl
6. Cascade Brewing
7. Century Bar
8. Clark Lewis
9. Delores
10. Dig a Pony
11. Doug Fir Lounge
12. Elevator Coffee
13. Good Coffee
14. Hair of the Dog Brewing
15. Hawthorne Food Carts
16. Kure Juice
17. Lardo
18. Le Bistro Montage
19. Le Pigeon
20. Lucky Labrador
21. Noble Rot
22. Nong's Khao Man Gai
23. Noraneko
24. Nostrana
25. Meat Cheese Bread
26. Modern Times Brewing
27. Olympia Provisions
28. Pepper Box
29. Pips & Bounce
30. Revolution Hall
31. Rontoms
32. Rogue Brewing
33. Rum Club
34. Sweat Pea Bakery
35. Shalom Y'all
36. The Toffee Club
37. Trifecta
38. Water Ave. Coffee
39. White Owl Social Club
40. Hat Yai Belmont

● RETAIL

41. Animal Traffic
42. Cargo
43. Core Power Yoga
44. Crossfit Magnus
45. Grand Central Bowling
46. Dogs Dig it
47. Dosha Salon
48. Evo Portland Store
49. Key Bank
50. Local Branch Shop
51. Napa Auto Store
52. Next Adventure
53. Office Depot
54. Portland Rock Gym
55. Portland Running Co.
56. Rejuvenation
57. River City Bicycles
58. Shop Boswell
59. Spartan Shop
60. Subaru of Portland
61. Urbanite Vintage
62. Vega Dance Studio

■ PARKS

63. Eastbank Esplanade
64. Washington High School Dog Park

- 70 Trimet Line
- 15 Trimet Line
- Bike paths



93

Walk Score
"Walker's Paradise"



96

Bike Score
"Biker's Paradise"



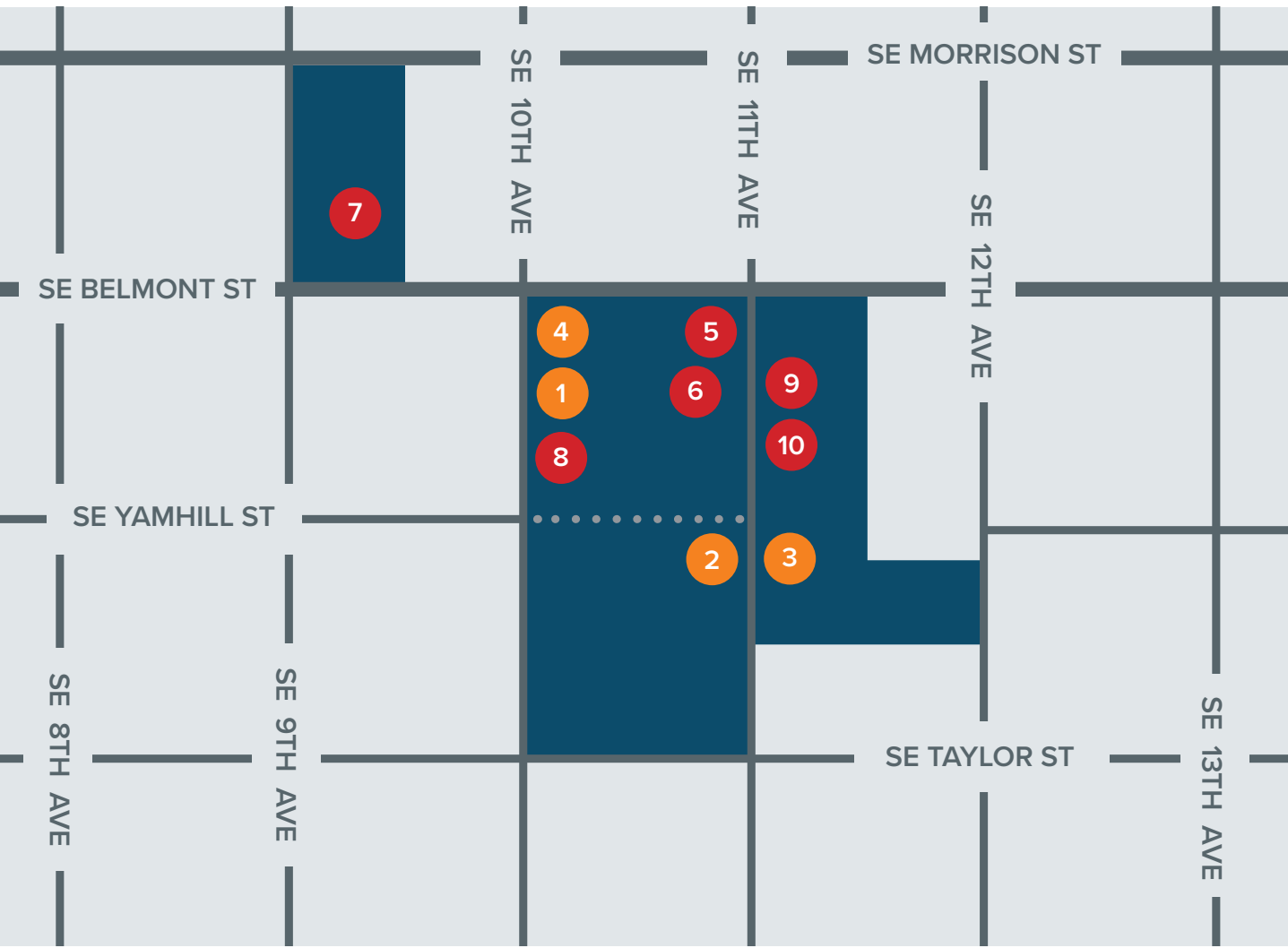
15

Trimet Line
Access to Downtown



70

Trimet Line
Access to NE Portland







Current Tenants

FOOD + BEVERAGE

- 1. 
- 2.  ROSELINE COFFEE
- 3.  KACHKA
vodka - saushki - paleni
- 4.  CHIPOTLE
MEXICAN GRILL

RETAIL + SERVICES

- 5.  MARKET OF CHOICE[®]
- 6.  VICE BEAUTY LASHES
a luxury lash studio
- 7.  Orangetheory[®]
FITNESS
- 8.  COLUMBIA
CREDIT UNION
Making life better!
- 9.  THE JOINT[®]
...the chiropractic place

- 10.  Banfield[®]
PET HOSPITAL

•••• Yamhill Alley

At the Goat Blocks

200

Parking Stalls

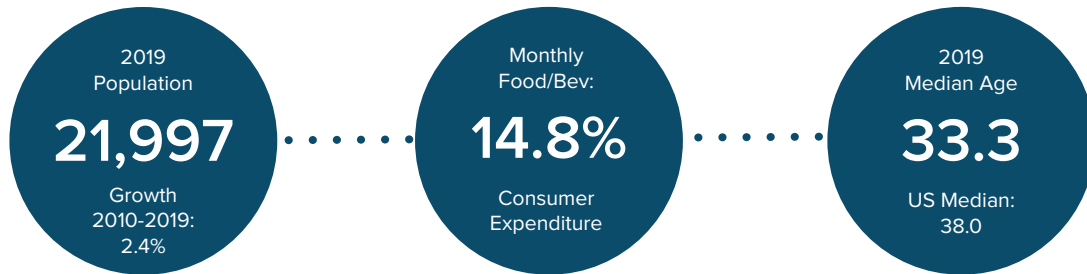
347

Residential Units

1,500+

Apartment Units
within 10 square blocks

Within a 1 Mile Radius



Demographics	.25 MILE	.5 MILE	1 MILE
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)



SE 9TH AVE UNIT 110

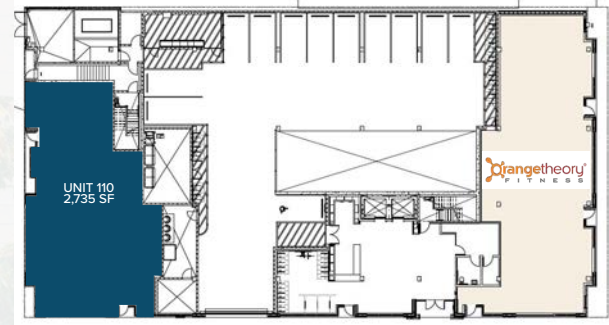


Unit 110

2,735 SF

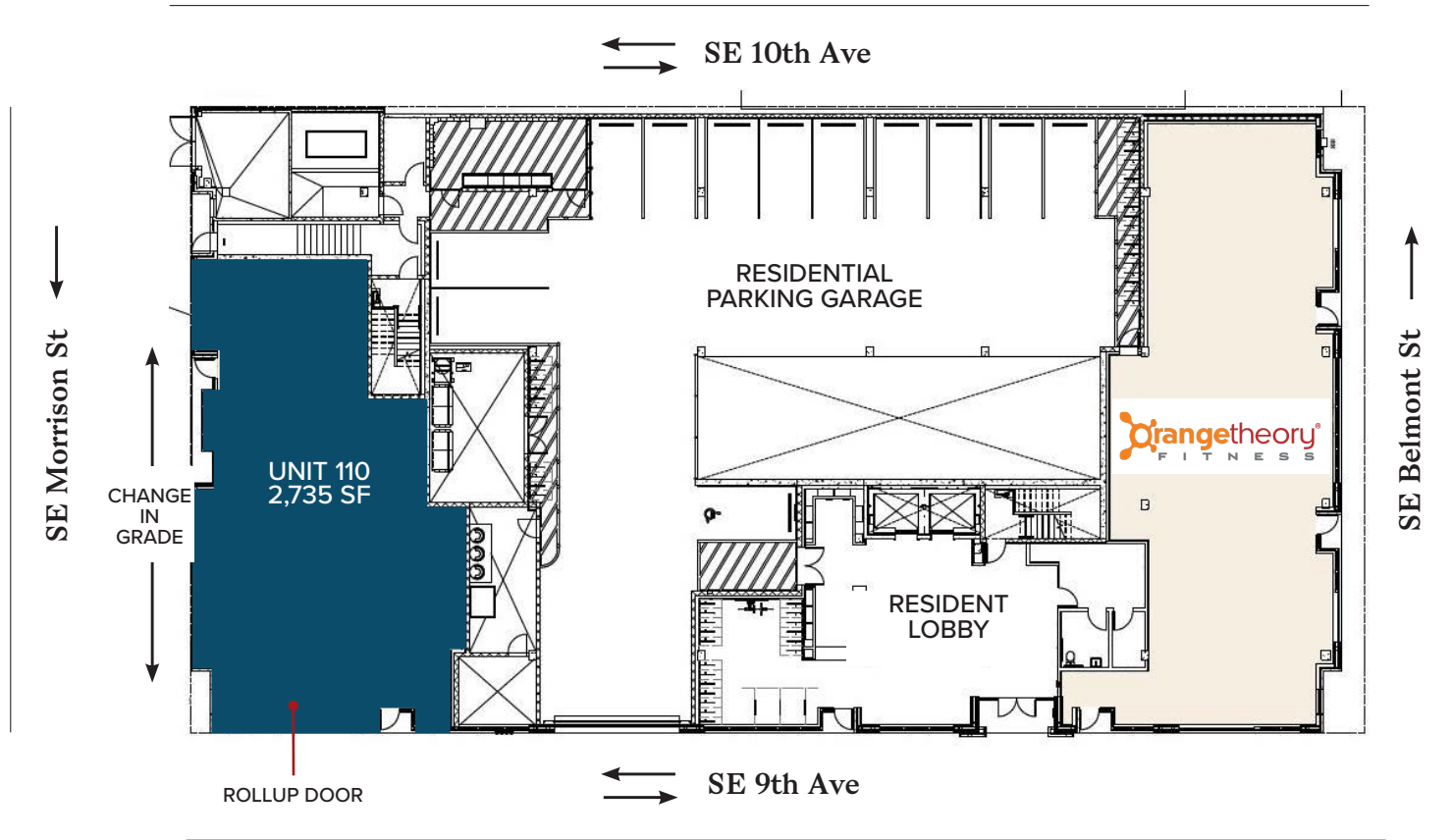
Rental Rate

\$32.00 PSF/ YR/NNN





SE 9TH AVE SITE PLAN





SE 10TH AVE RETAIL UNIT 14

Unit 14

40,984 SF

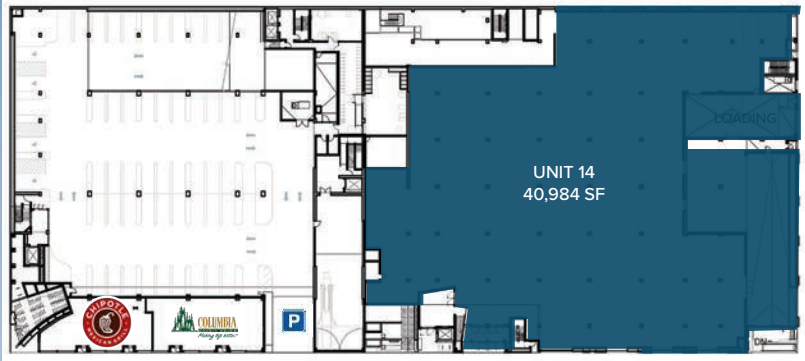
Rental Rate

\$28.00 PSF/ YR/NNN



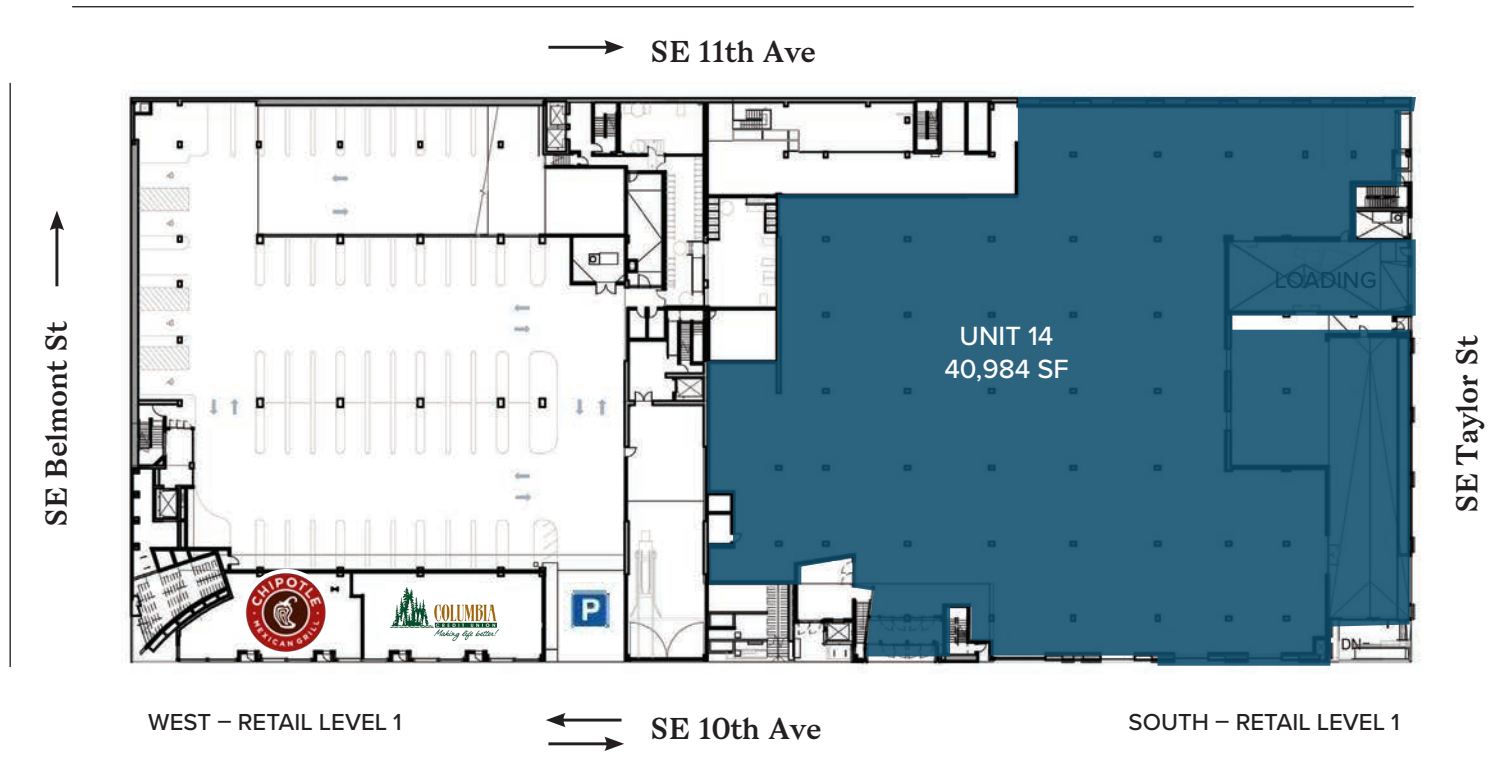


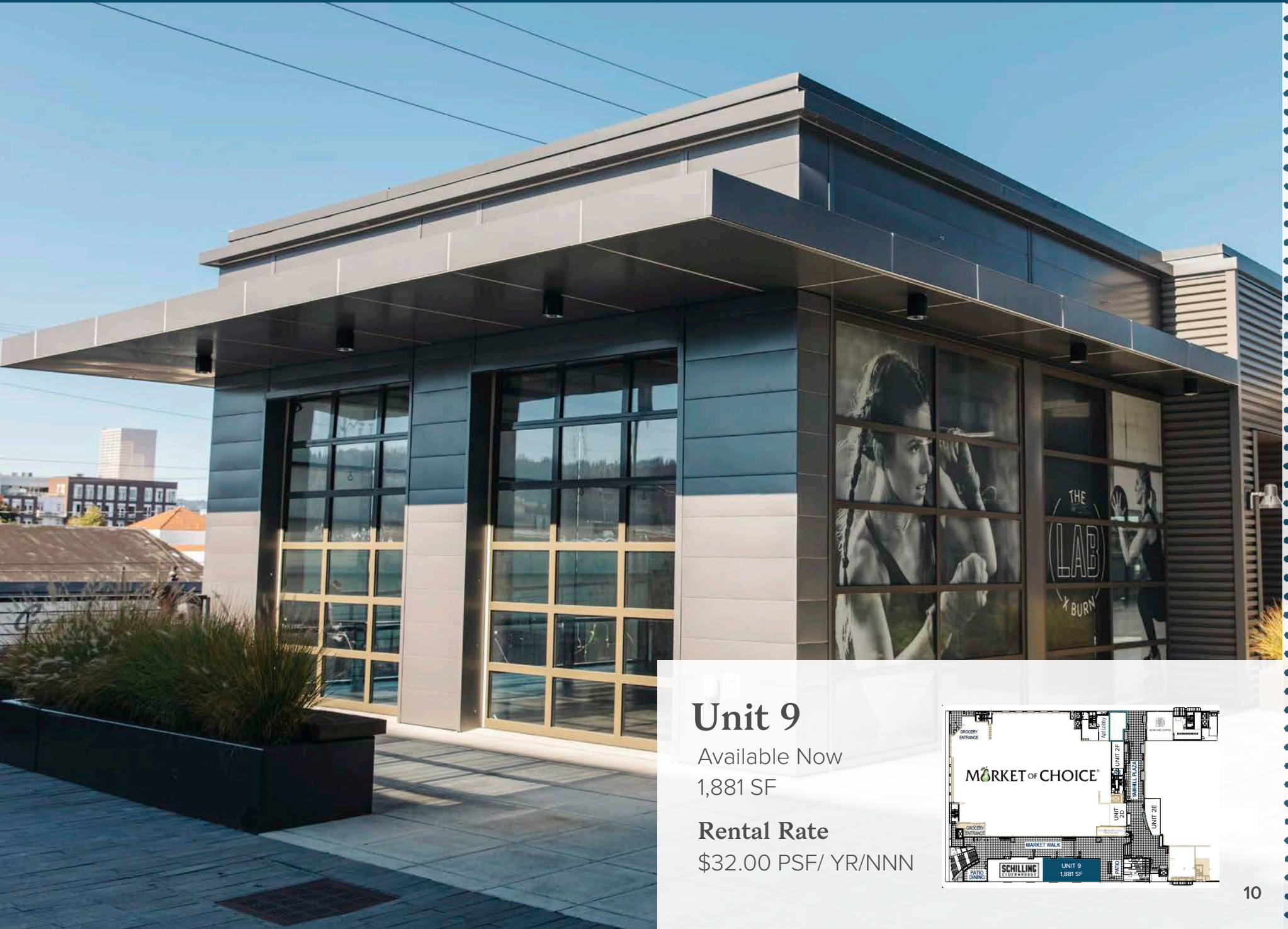
SE 10TH AVE RETAIL UNIT 14





SE 10TH AVE RETAIL SITE MAP

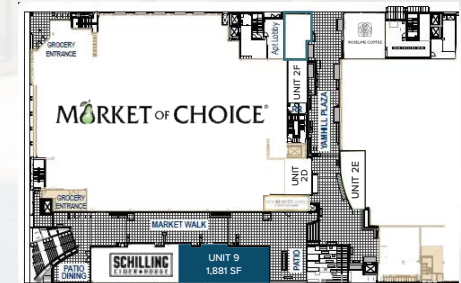




Unit 9

Available Now
1,881 SF

Rental Rate
\$32.00 PSF/ YR/NNN





SE 11TH AVE RETAIL UNIT 2

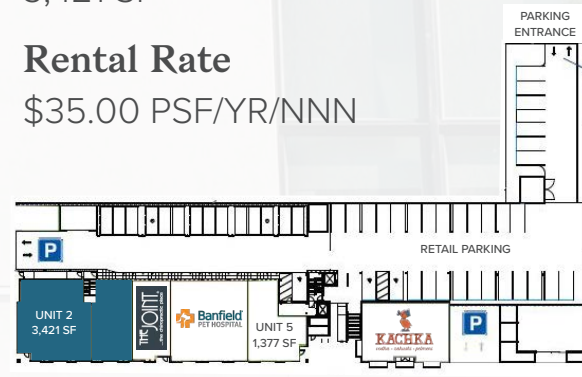


Unit 2

3,421 SF

Rental Rate

\$35.00 PSF/YR/NNN





SE 11TH AVE RETAIL UNIT 5

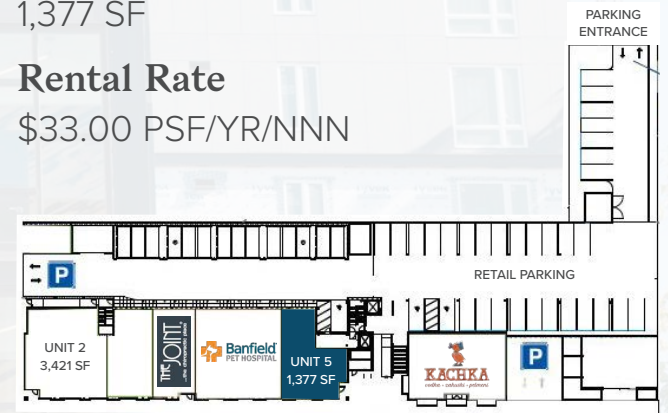


Unit 5

1,377 SF

Rental Rate

\$33.00 PSF/YR/NNN

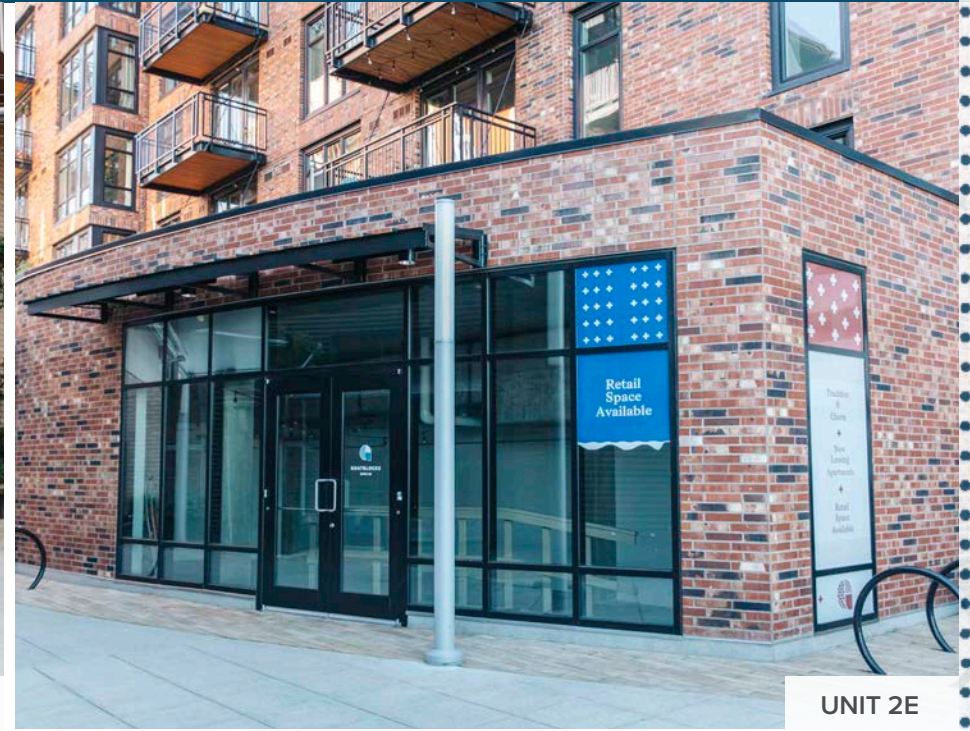




YAMHILL ALLEY RETAIL UNIT 2D, UNIT 2E + UNIT 2F



UNIT 2D



UNIT 2E



UNIT 2F

Unit 2D

532 SF

\$1,600 MG/mo

Roll-up door

Unit 2E

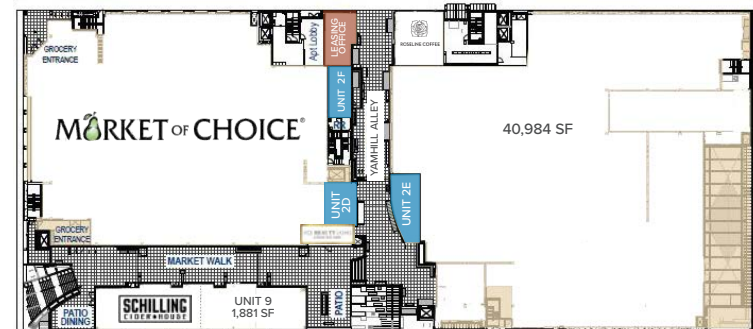
691 SF

\$2,250 MG/mo

Unit 2F

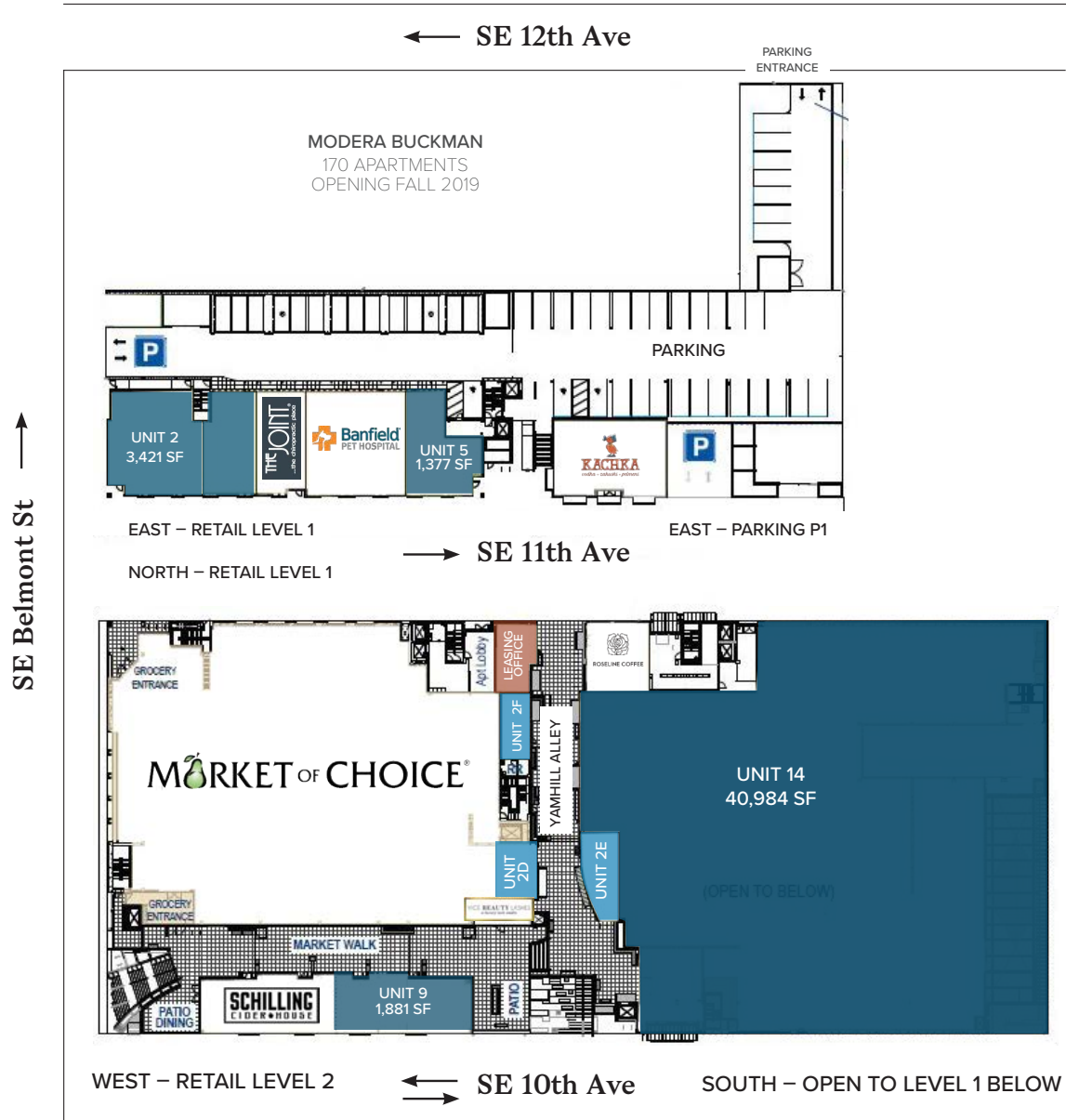
480 SF

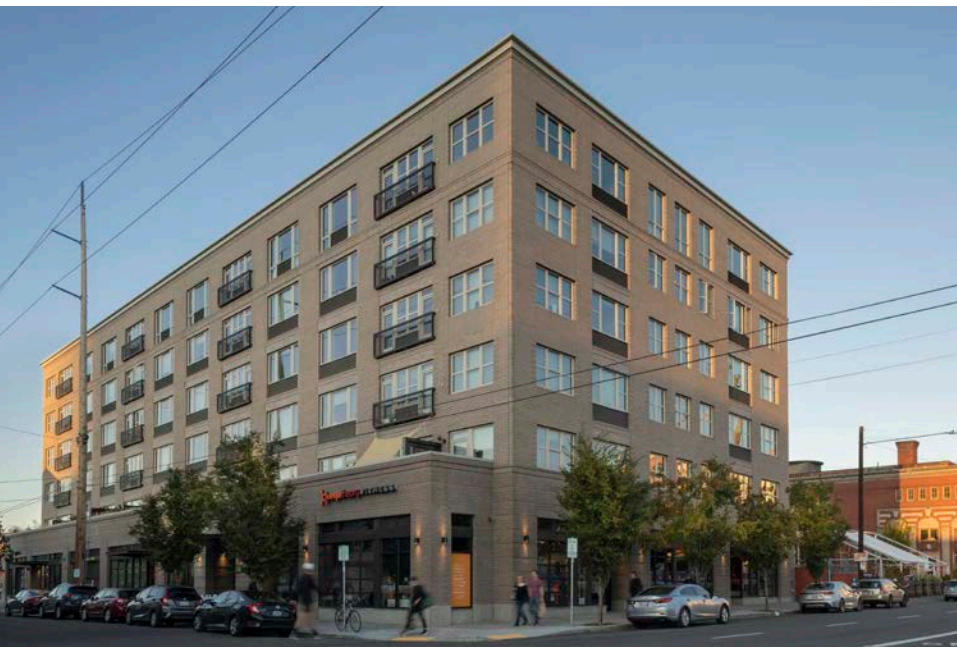
\$1,500 MG/mo





SE 10TH + 11TH AVE SITE PLAN







GOATBLOCKS

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

Ashley Heichelbech
Ashley@cra-nw.com

Kathleen Healy
Kathleen@cra-nw.com

503.274.0211
www.cra-nw.com

Offered by

KILLIAN PACIFIC



733 SW Second Avenue, Suite 200
Portland, Oregon 97204