

An aerial architectural rendering of a modern, multi-story building with a glass and dark frame facade. A large, curved outdoor terrace with wooden decking and numerous tables and chairs is highlighted with a blue line. The terrace is adjacent to a wide, paved walkway with a metal railing, overlooking a body of water. The scene includes landscaped areas with trees and small figures of people to provide a sense of scale.

Colliers

For Lease

Iconic Waterfront Restaurant Opportunity

THE SUTTON | 1550 NW NAITO PARKWAY, PORTLAND, OR

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5,818 SF Restaurant / Retail
Outdoor Seating Available
Call for pricing

THE SUTTON

1550 NW Naito Parkway
Portland, OR 97209

PROPERTY FEATURES

- Riverfront Restaurant Opportunity
- Outdoor Patio Seating
- Operable Windows
- Floor-to-Ceiling Glass
- Waterfront Views
- High Ceilings
- Concrete Floors
- Natural Light
- Onsite Parking
- Riverwalk Exposure

Iconic Waterfront Restaurant Opportunity

Positioned along Portland's prominent waterfront and adjacent to the Pearl District, The Sutton offers a rare opportunity for restaurant, event, or experience-driven retail users seeking visibility, outdoor seating, and direct riverfront access.

The space features expansive window lines, operable glass, high ceilings, abundant natural light, and a large outdoor patio overlooking the Willamette River waterfront.

HIGHLIGHTS



**5,184 SF
Available**

Restaurant / Retail
Opportunity



**Outdoor
Seating**

Waterfront
Exposure



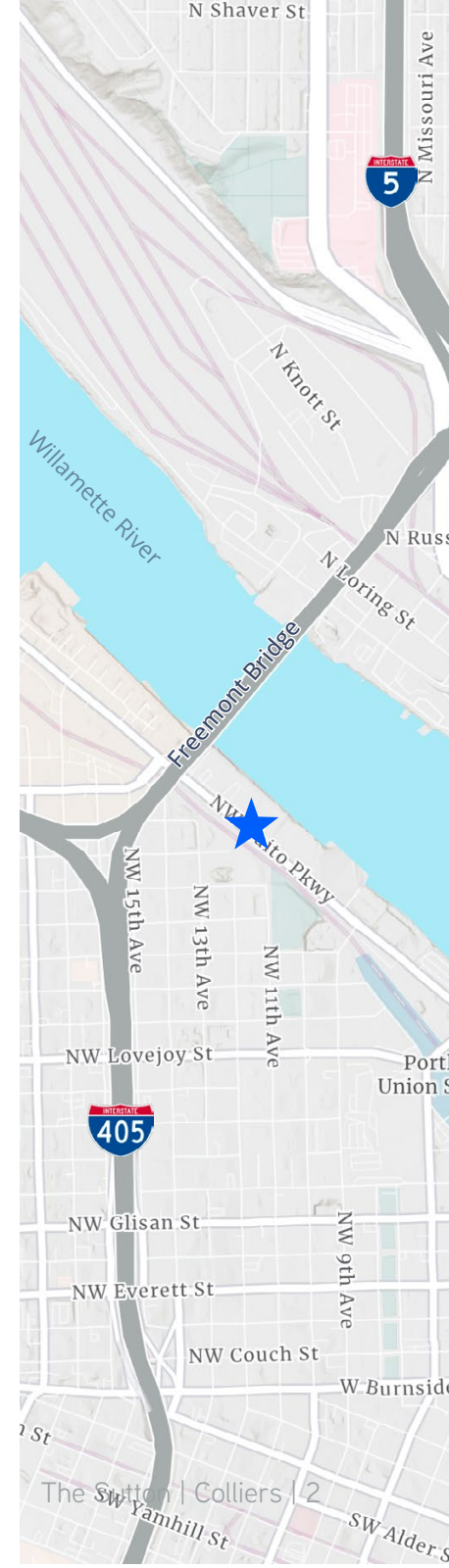
**Pearl District
Adjacent**

High Visibility
Location

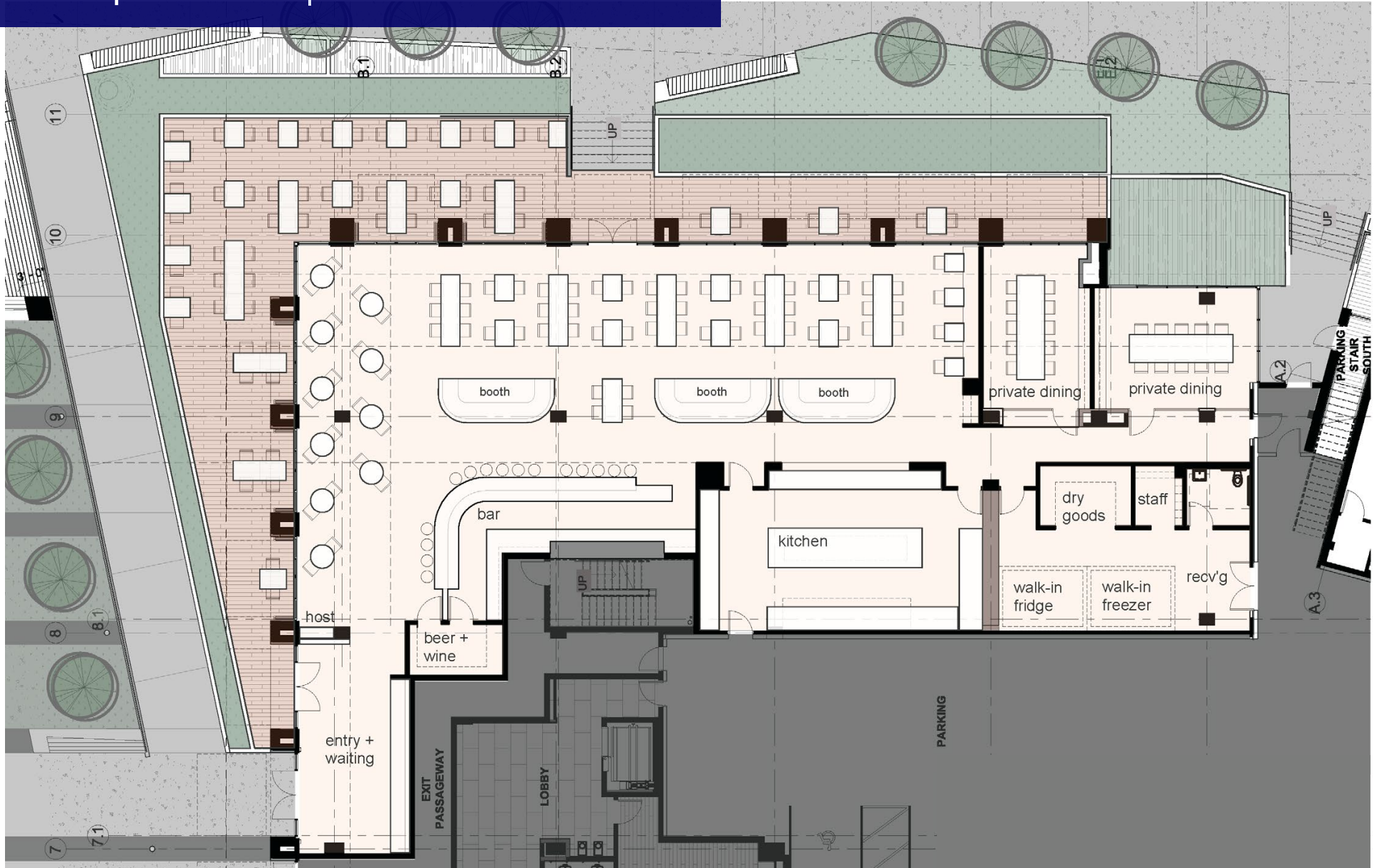


**Riverfront
Walkway**

Pedestrian
Connectivity

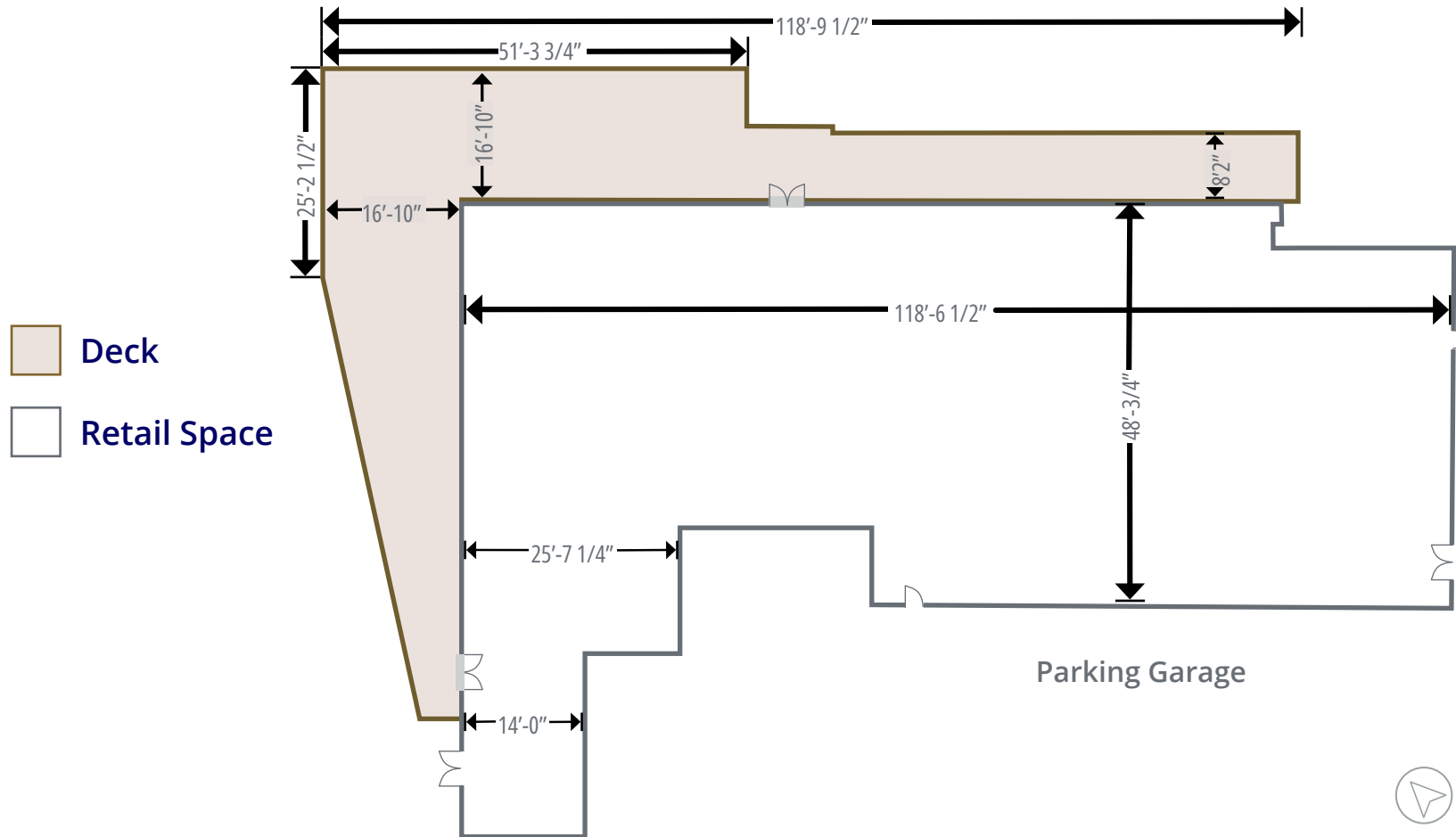


Conceptual Plan | Bar & Restaurant

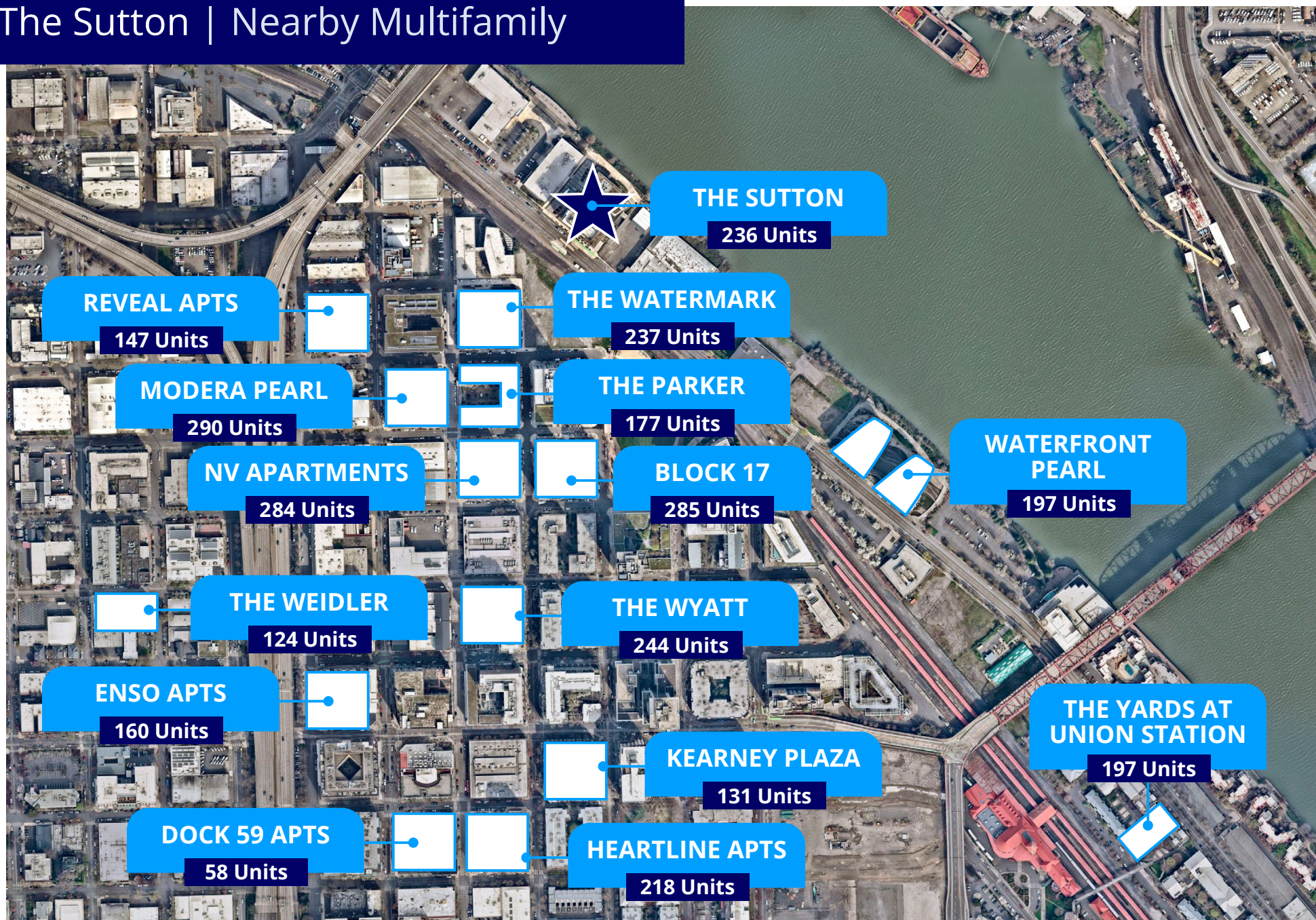


The Sutton | Retail Floor Plan

Willamette River



The Sutton | Nearby Multifamily



Conceptual Renderings | Bar & Restaurant



Consumer Expenditures

Annual Food & Alcohol Spending



\$307,571,113
Food Total



\$193,190,790
Food at Home



\$114,380,323
Food Away from Home



\$18,431,124
Alcoholic Beverages



\$68,123,931
Apparel & Services



\$87,675,292
Travel

*within 1 mile



Walk Times



2 min
to TriMet
Bus Stop



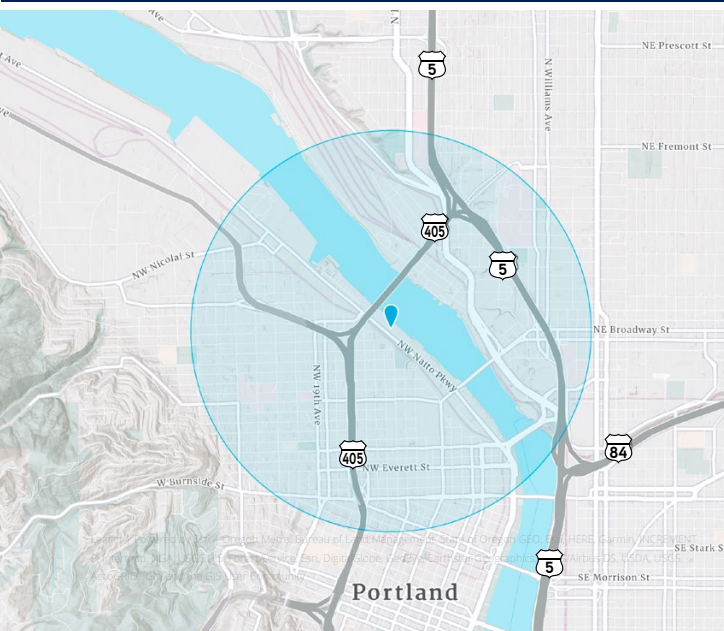
10 min
to Safeway



8 min
to Cycle Town
Coffee Roasters



8 min
to Le Petit Café
NW



Walk Score
77



Bike Score
94



Transit Score
67

Wealth & Income



\$80,545
Median Household
Income



\$79,129
Per Capita
Income



\$59,491
Median Disposable
Income



\$781,316
Median Home Value



\$23,211
Median Net Worth

*within 1 mile

The Sutton | Nearby Amenities

★ The Sutton

Food & Drinks

- 1 Dockside Restaurant
- 2 Emerald Line
- 3 Le Petit Café NW
- 4 Cascadia Coffee Pub
- 5 Takara Sushi
- 6 Jojo
- 7 X NOODLES
- 8 Brix Tavern - Pearl
- 9 Silk Road
- 10 HG Provisions
- 11 Andina
- 12 10 Barrel Brewing
- 13 Mediterranean Co
- 14 Screen Door
- 15 Hearth & Vine
- 16 Piattino
- 17 Farmhouse Kitchen
- 18 Hana Sushi
- 19 Yoburi coffee

Local Highlights

- 1 McMenamins Crystal Ballroom
- 2 Star Theater
- 3 Lan Su Chinese Garden
- 4 Roseland Theater
- 5 Barrel Room
- 6 Japanese American Plaza
- 7 Portland Oregon White Stag
- 8 Portland Union Station
- 9 Moda Center
- 10 Veterans Memorial Coliseum

Health & Fitness

- 1 Hyatt Strength + Wellness
- 2 Barry's Portland
- 3 24 Hour Fitness
- 4 Irving Street Tapas
- 5 YoYoYogi Yoga

Retail

- 1 Shogun's Gallery
- 2 Elements Glass
- 3 Magnum Opus Inc
- 4 Tomo Bouldering Club
- 5 Movement Portland
- 6 Culture Barbershop
- 7 Safeway
- 8 Joybird
- 9 Porch Light
- 10 CVS
- 11 Blu Dot
- 12 Anthropologie
- 13 Madewell
- 14 Powell's
- 15 California Closets
- 16 Ground Kontrol
- 17 USPS
- 18 McCormick Pier Grocery

Parks & Recreation

- 1 The Fields Park
- 2 Tanner Springs Park
- 3 Jamison Square

Multifamily

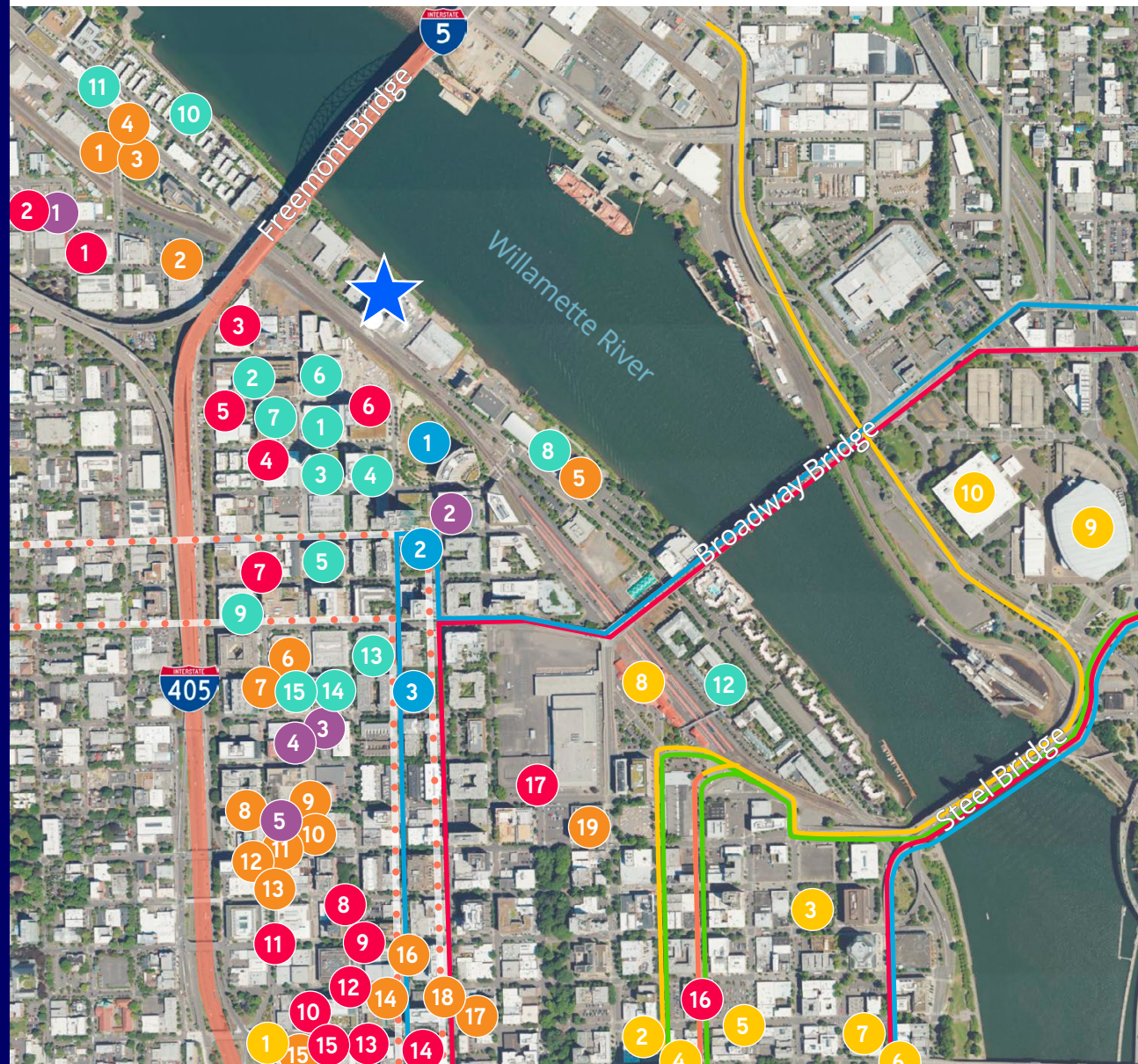
- 1 The Parker
- 2 Reveal Apartments
- 3 NV Apartments
- 4 Block 17
- 5 The Wyatt
- 6 The Watermark
- 7 Modera Pearl
- 8 Waterfront Pearl
- 9 Enso Apartments
- 10 Riverscape Townhomes
- 11 Waterline Apartments
- 12 The Yards at Union Station
- 13 Kearney Plaza
- 14 Heartline Apartments
- 15 Dock 59 Apartments



MAX Lines



Portland Streetcar





Accelerating success.

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