

For Lease

2012 NE Alberta & 4922 NE 20th
Portland, OR 97211

Colliers

YOUR
SIGN
HERE

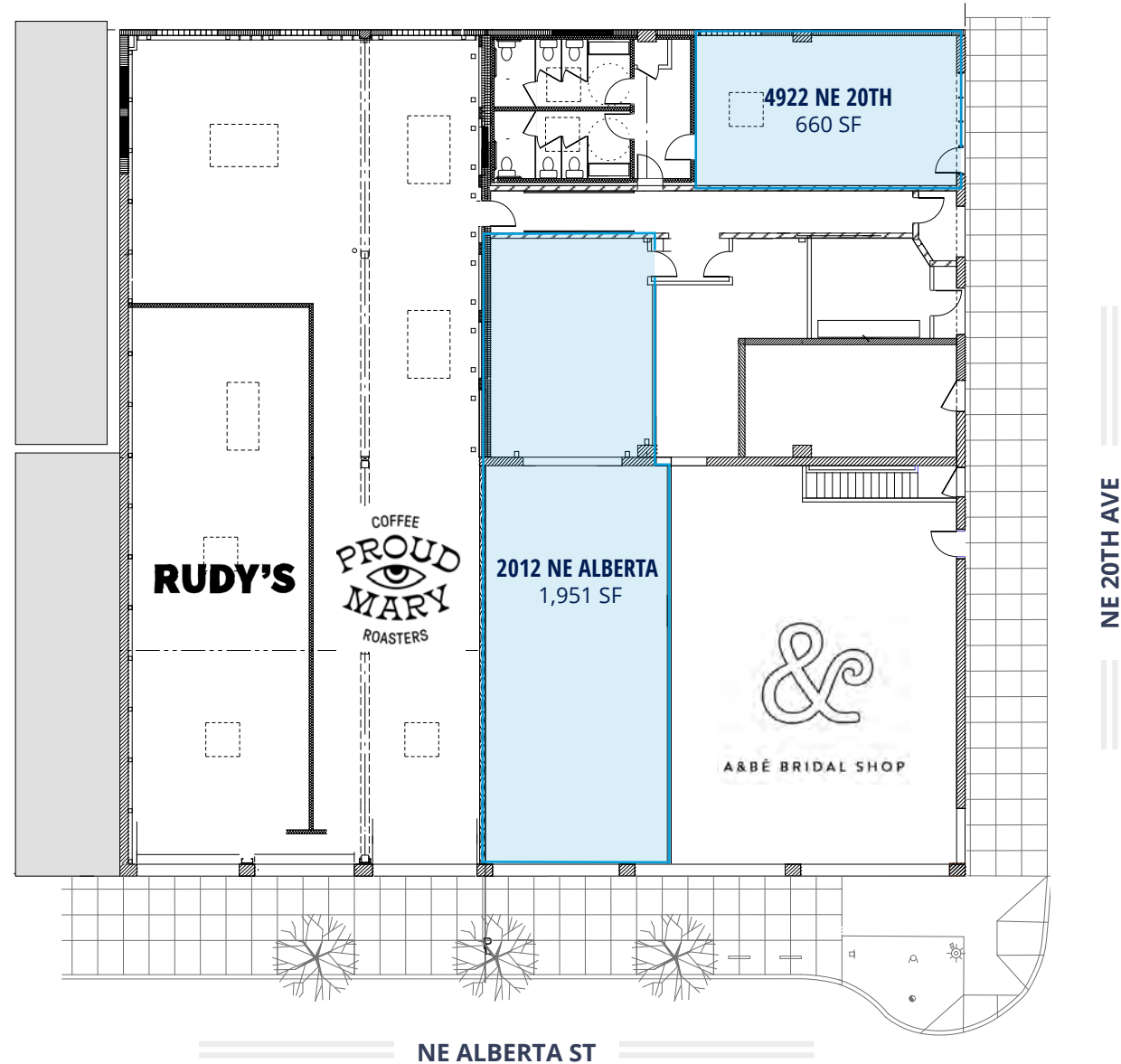
DO NOT DISTURB TENANT

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1,951 SF & 660 SF
Retail & 2nd Gen Restaurant Opportunity
Call for pricing

Site Plan



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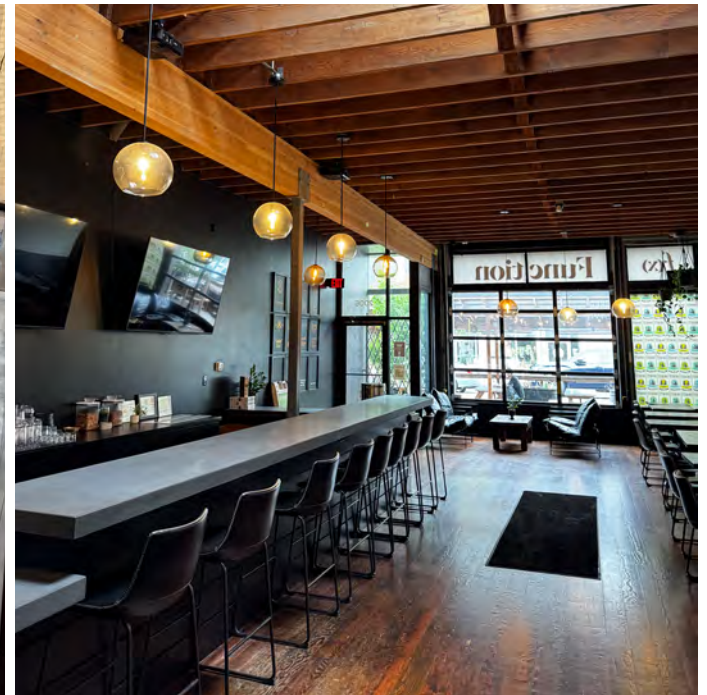
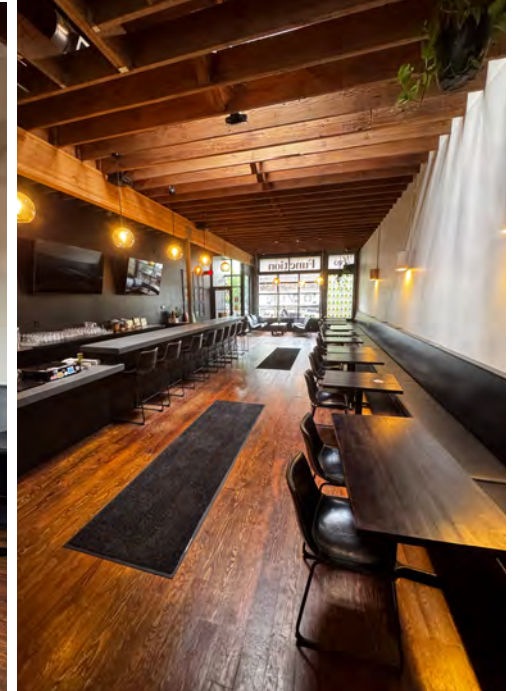


2012 NE Alberta Street

2ND GENERATION CAFÉ

1,951 SF

- + Excellent Alberta frontage
- + Walk-in cooler
- + Skylights providing tons of natural light
- + Exposed wood beam ceilings
- + Ability to install type 1 hood
- + Seeking bar, restaurant, wine bar, tasting room, soft goods, or event space

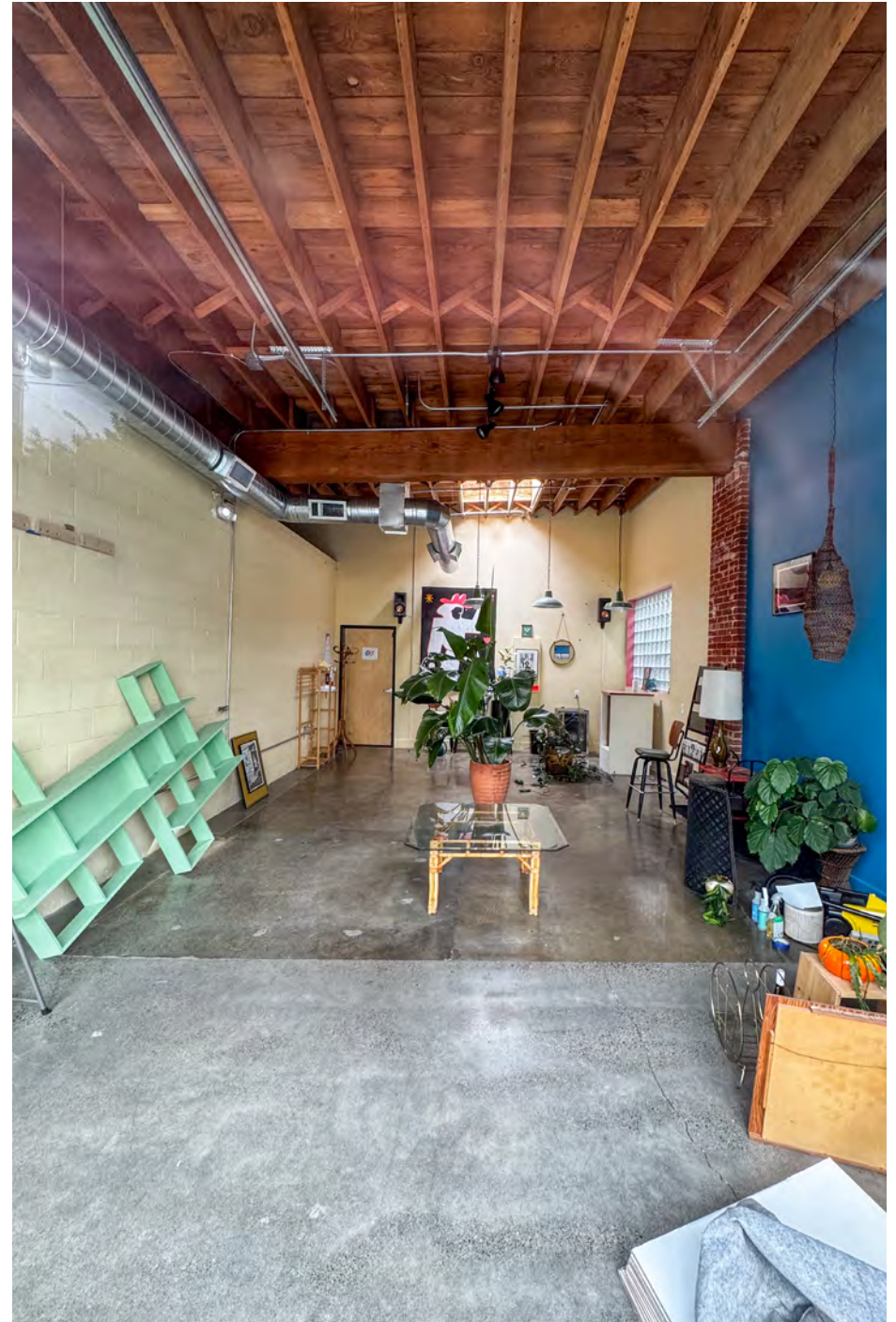


4922 NE 20th Street

RETAIL/CREATIVE SPACE

660 SF

- + Roll-up frontage right off of Alberta
- + Abundant natural light
- + Open-concept creative space
- + Exposed wood beam ceilings
- + Polished concrete floors
- + Seeking soft goods, entertainment, tasting room, art studio, or gallery



Consumer Expenditures

Annual Food & Alcohol Spending



\$202,121,847
Food Total



\$126,510,283
Food at Home



\$75,611,564
Food Away from Home



\$12,915,395
Alcoholic Beverages Total



\$43,039,549
Apparel & Services



\$63,459,070
Travel

*within 1 mile



Walk Times



1 min
to TriMet - 21st & NE Alberta Bus Stop



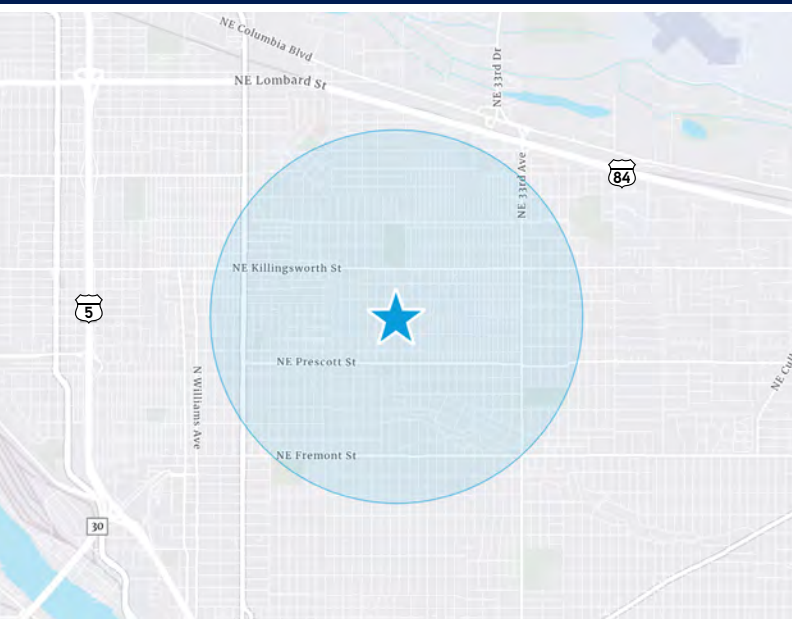
2 min
to Petite Provence



1 min
to Wild Child Pizza NE



4 min
to Just Bob Coffee



Walk Score
94



Bike Score
100



Traffic Counts
9,371 ADT

Wealth & Income



\$134,528
Median Household Income



\$70,004
Per Capita Income



\$102,363
Median Disposable Income



\$700,242
Median Home Value



\$509,181
Median Net Worth



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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
- 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 Kau Kau PDX
- 26 Salt & Straw
- 27 Bollywood Theater
- 28 Wild Child Pizza NE
- 29 Off The Griddle
- 30 Mole Mole
- 31 Pine State Biscuits
- 32 Great Notion Brewing
- 33 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
- 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
- 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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