

COOK & LYON CO.

RESTAURANT - RETAIL - CREATIVE OFFICE

FOR LEASE

CALL FOR RATES!



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1205 SE GRAND

 real estate

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THE SPACE



Wood beams

High ceilings

Bike storage

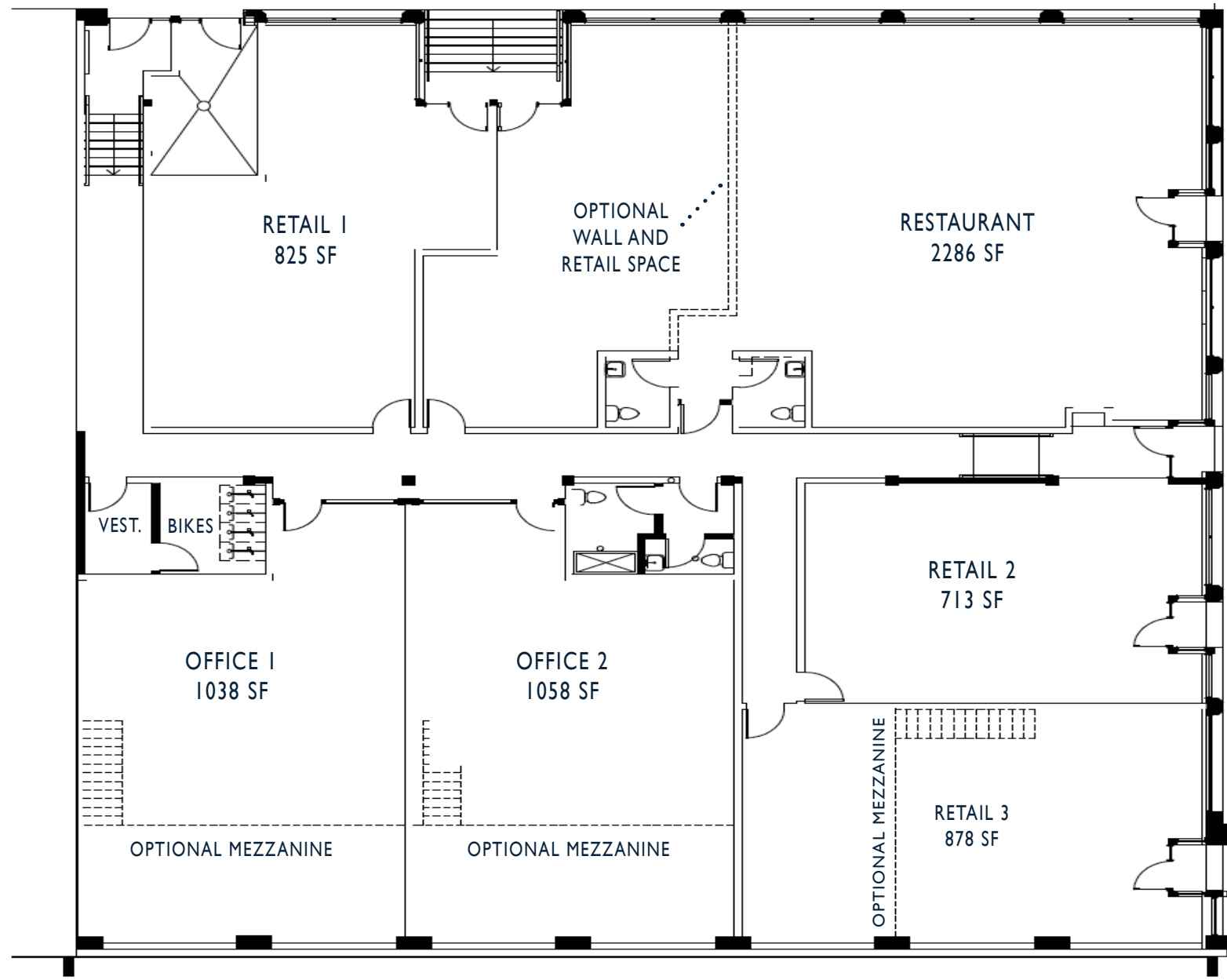
The old Mr. Formal Building on the corner of busy SE Grand in the heart of the Central East Side is getting tastefully restored by local ownership and Brett Schulz Architect via revealed transom windows, energy upgrades, and emphasis of its historical facade details. The newly renovated building will consist of a corner restaurant on SE Salmon, three to four retail tenants and two creative office spaces with original skylights and high wood beams. All street facing storefronts will have expansive window panes, inviting entrances and eye-catching signage.

DELIVERY SUMMER OF 2019

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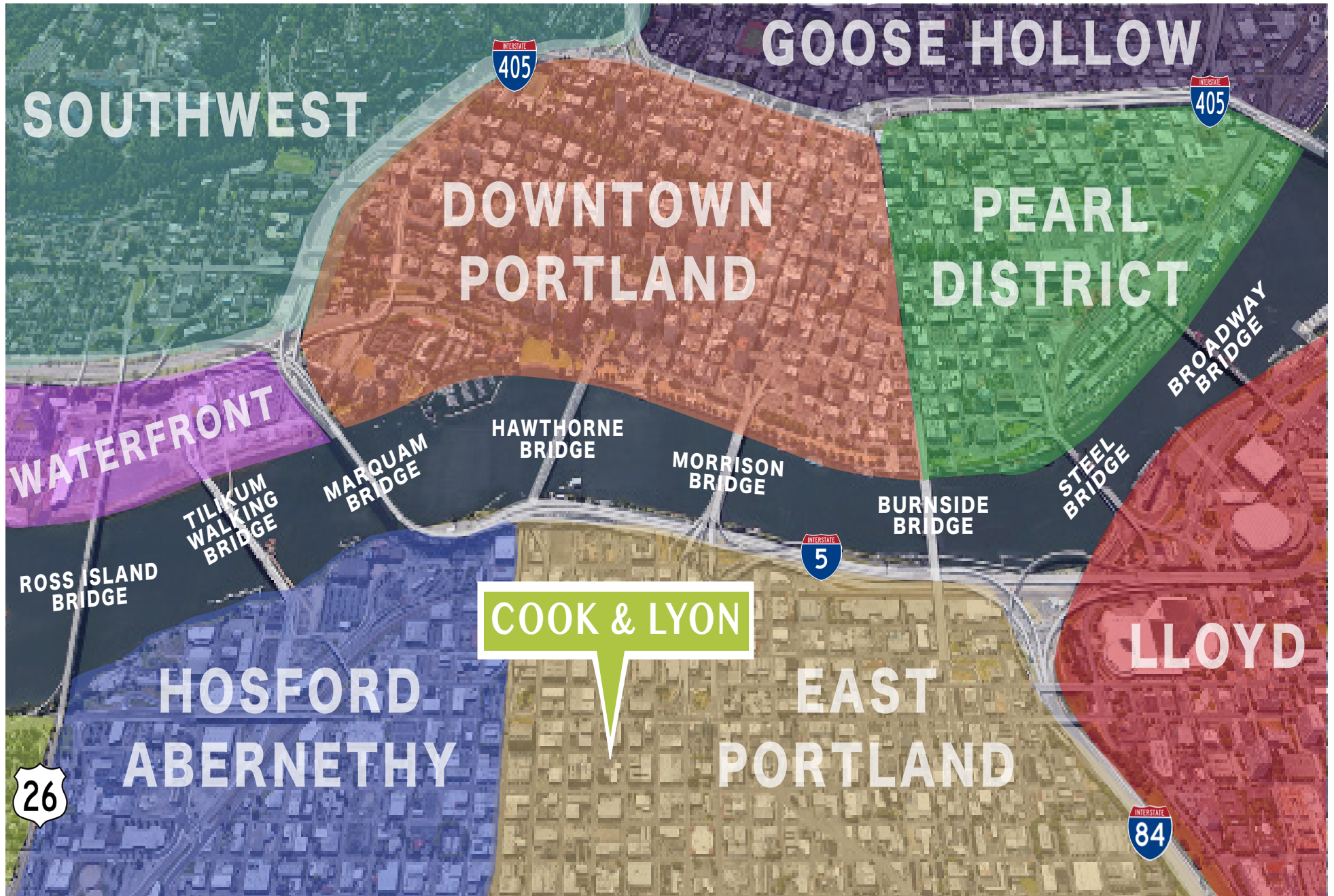
THE FLOOR PLAN

SALMON ST



GRAND AVE

REGIONAL MAP



DEMOGRAPHICS

1205 SE GRAND AVE, PORTLAND, OR 97214

POPULATION	RADIUS 0 - 1 mi	RADIUS 0 - 3 mi	RADIUS 0 - 5 mi
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2023 Projection	21,427	218,505	477,142
2018 Estimate	19,756	204,660	449,617
Growth 2018-2023	8.46%	6.76%	6.12%

TRAFFIC	CROSS STREET	VOLUME	YEAR
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SE Grand Ave	SE Madison St	34,886	2018
SE Grand Ave	SE Hawthorne	19,591	2018
Se 7th Ave	SE Taylor St	2,366	2017

BUSINESSES AND COLLECTIVES

Next Adventure	Ecotrust Redd East
WildFang	City Liquidators
OMSI	Milagro
The Ford Building	Portland Indoor Soccer
Sheridan's Market	Helium Comedy Club
Lippman	Simple Bank
Spartan Shop	

APARTMENT COMPLEX	UNITS	YEAR BUILT
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Goat Blocks	349	2016
YARD	284	2016
Modera Belmont	200	2018
Broadstone Tempo	197	2018
Aura Burnside	157	2017
Linden	132	2013
East 12 Lofts	97	2014
Central Eastside Lofts	81	2012
Slate PDX	75	2016
Lower Burnside Lofts	63	2015

EATERIES

Coava Coffee Roasters	Afuri
Tight Tacos	Renata
Olympic Provisions	Stacked Sandwiches
Shalom Y'all	Lucky Labrador
Kachka	Produce Row Cafe
White Owl Social Club	Wayfinder Beer
ClarkLewis	Tilt

