

# COOK & LYON CO.

RESTAURANT - RETAIL - CREATIVE OFFICE

FOR LEASE

CALL FOR RATES!



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## 1205 SE GRAND



503.226.2141

# THE SPACE

Wood beams  
High ceilings  
Bike storage



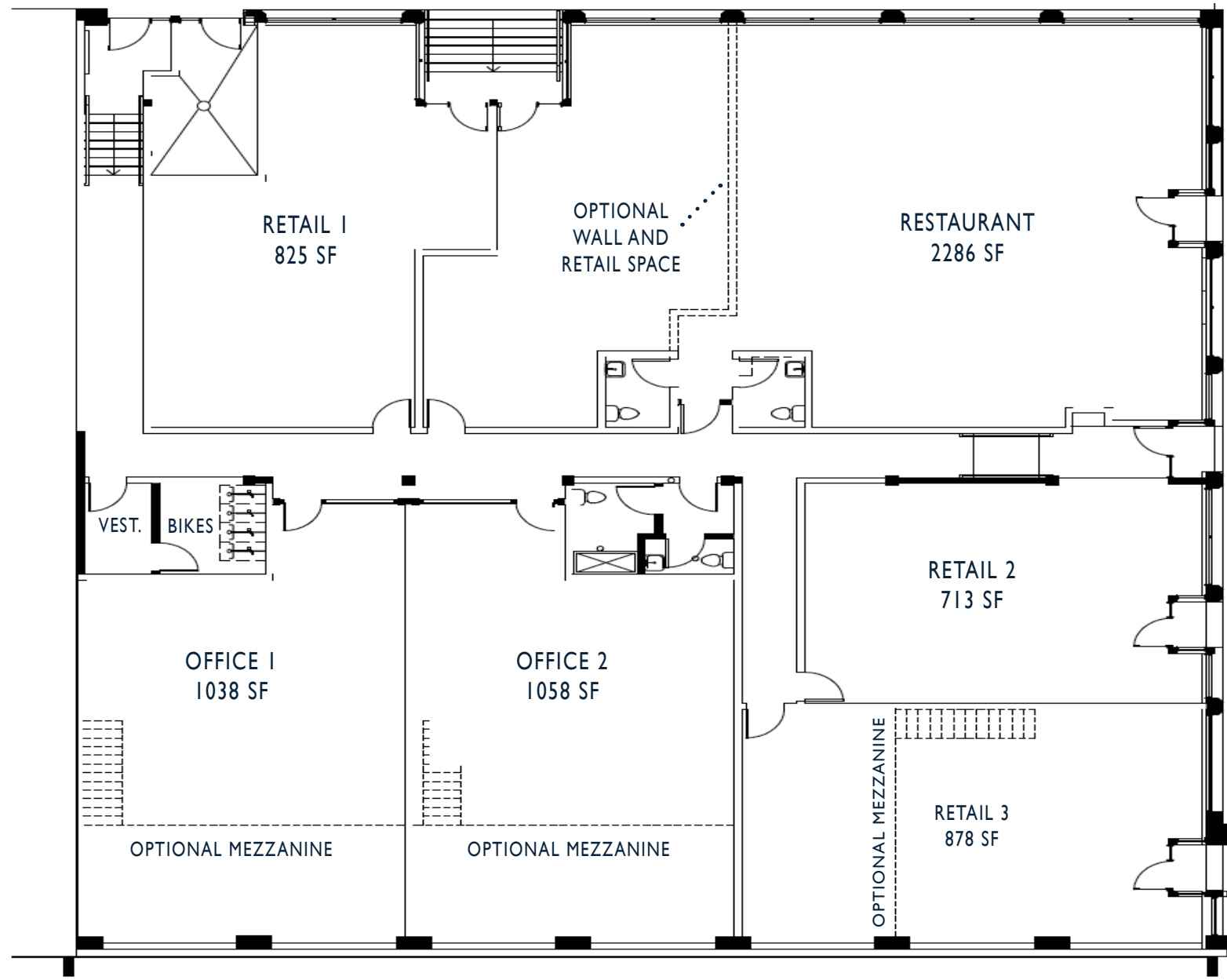
The old Mr. Formal Building on the corner of busy SE Grand in the heart of the Central East Side is getting tastefully restored by local ownership and Brett Schulz Architect via revealed transom windows, energy upgrades, and emphasis of its historical facade details. The newly renovated building will 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 windowpanes and inviting entrances and eye-catching signage.

DELIVERY SUMMER OF 2019

CALL FOR RATES!

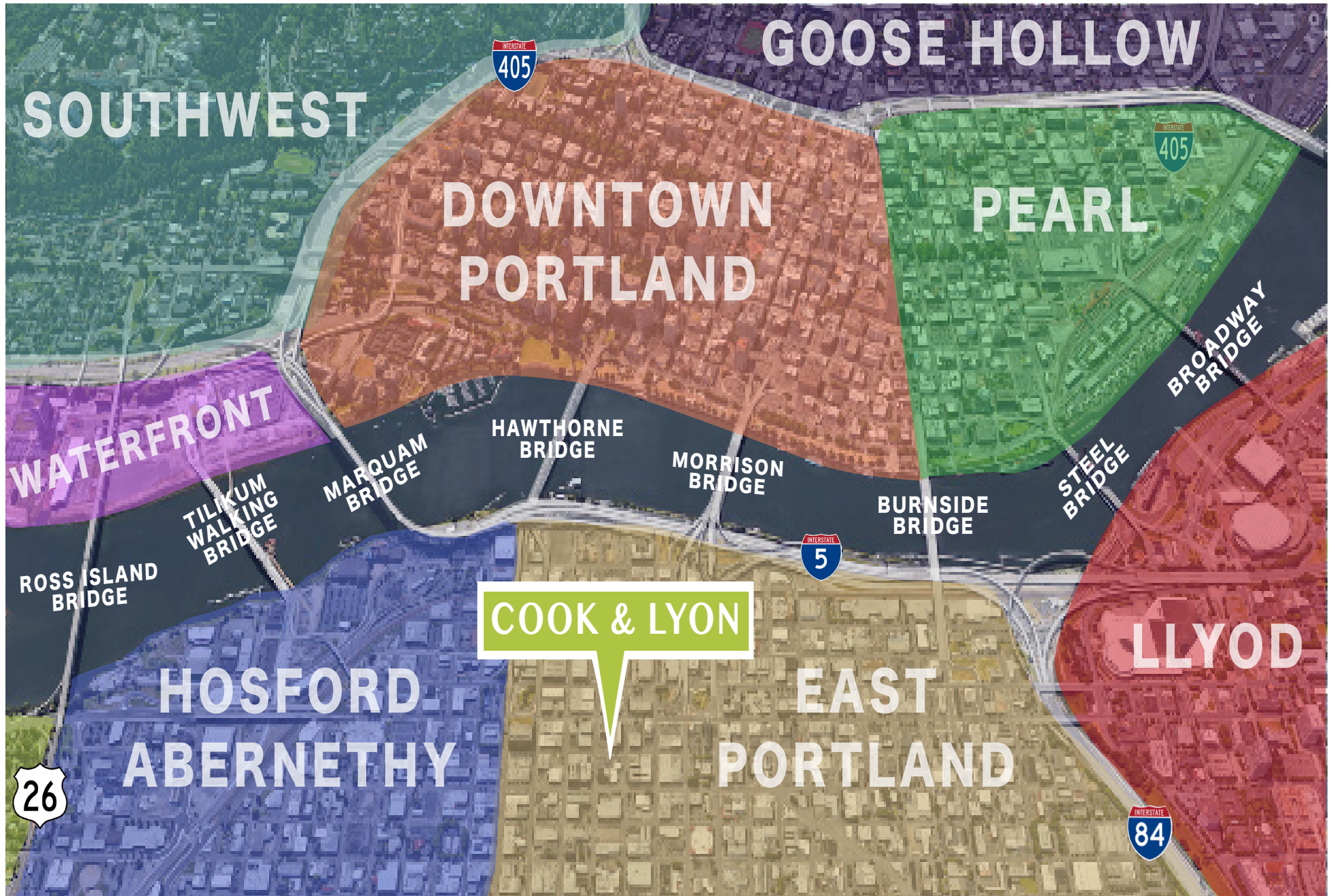
# THE FLOOR PLAN

SALMON ST .....



GRANDE AVE .....

# REGIONAL MAP



# DEMOGRAPHICS

1205 SE GRAND AVE, PORTLAND, OR 97214

| POPULATION | RADIUS 0 - 1 mi | RADIUS 0 - 3 mi | RADIUS 0 - 5 mi |
|------------|-----------------|-----------------|-----------------|
|------------|-----------------|-----------------|-----------------|

|                  |        |         |         |
|------------------|--------|---------|---------|
| 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 |
|---------|--------------|--------|------|
|---------|--------------|--------|------|

|              |               |        |      |
|--------------|---------------|--------|------|
| 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 |
|-------------------|-------|------------|
|-------------------|-------|------------|

|                        |     |      |
|------------------------|-----|------|
| 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               |

