



FOR ASSIGNMENT

2ND GEN RESTAURANT

1200 NW 18TH AVE
1,769 RSF | NNN Lease*

**Base rate includes hood, grease trap & structural items only
Additional FF&E is available to purchase separate as a package
- please call for details and pricing*

***Please Do Not Disturb Current Tenant*

**debbie
thomas** | real
estate

TAMER RIAD | COMMERCIAL BROKER
o: 503.266.2141
c: 503.407.4328
tamer@debbiethomas.com
www.debbiethomas.com

THE PROPERTY

NOW AVAILABLE

for assignment, this 2nd generation restaurant space is located on the ground floor of The Addy, a modern 104 unit apartment complex at the corner NW 18th and NW Northrup in the Alphabet District of Northwest Portland's Nob Hill.

In addition to all the high end shopping and dining destinations that line the 21st Ave & NW 23rd corridors, other nearby businesses of note include New Seasons Market, Cinema 21, Pro Photo Supply, Orange Theory Fitness, Dove Lewis Veterinary Hospital, and Legacy Good Samaritan Medical Center.

The lease includes one parking space as well as 322 square feet of additional office space, dry storage, and a large walk-in cooler, located in the secure garage.



NOB HILL DEMOGRAPHICS

Total Population

8,888

Average Age

38

Number of Households

5,979

Average Household Income

\$111,424.41

Number of Businesses

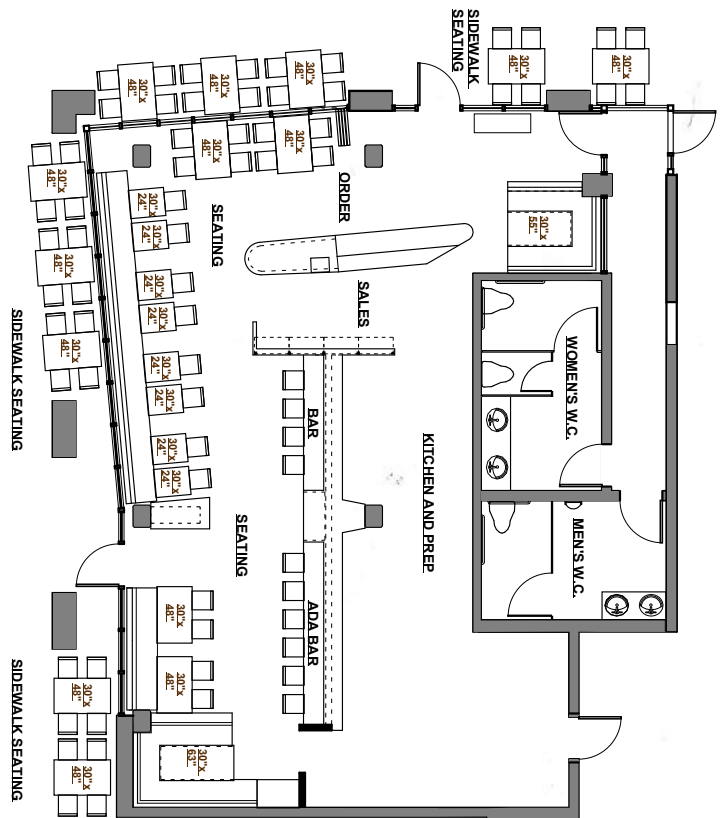
4,485

THE SPACE

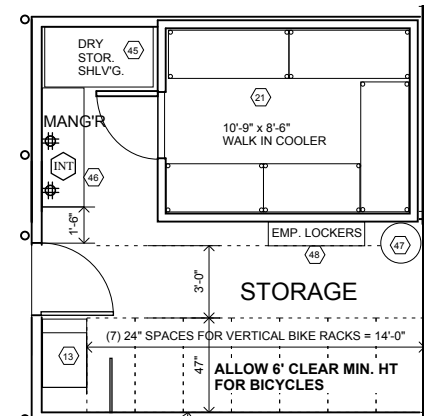
CURRENTLY OPERATING AS

a fast casual dine-in restaurant, this 1,447 RSF commercial space with significant heated outdoor seating would be a nearly turnkey option for a restaurant or bar looking for a high traffic location.

A secondary space located in the secure parking garage houses an additional 322 SF of dry storage, a walk-in cooler and an area for an office and/or employee break room.



MAIN SPACE
1,447 RSF
STORAGE SPACE
322 RSF



AVAILABLE FF&E*

Most of the existing FF&E is available to purchase. Please reach out to us for a list of items for sale and details on package pricing.



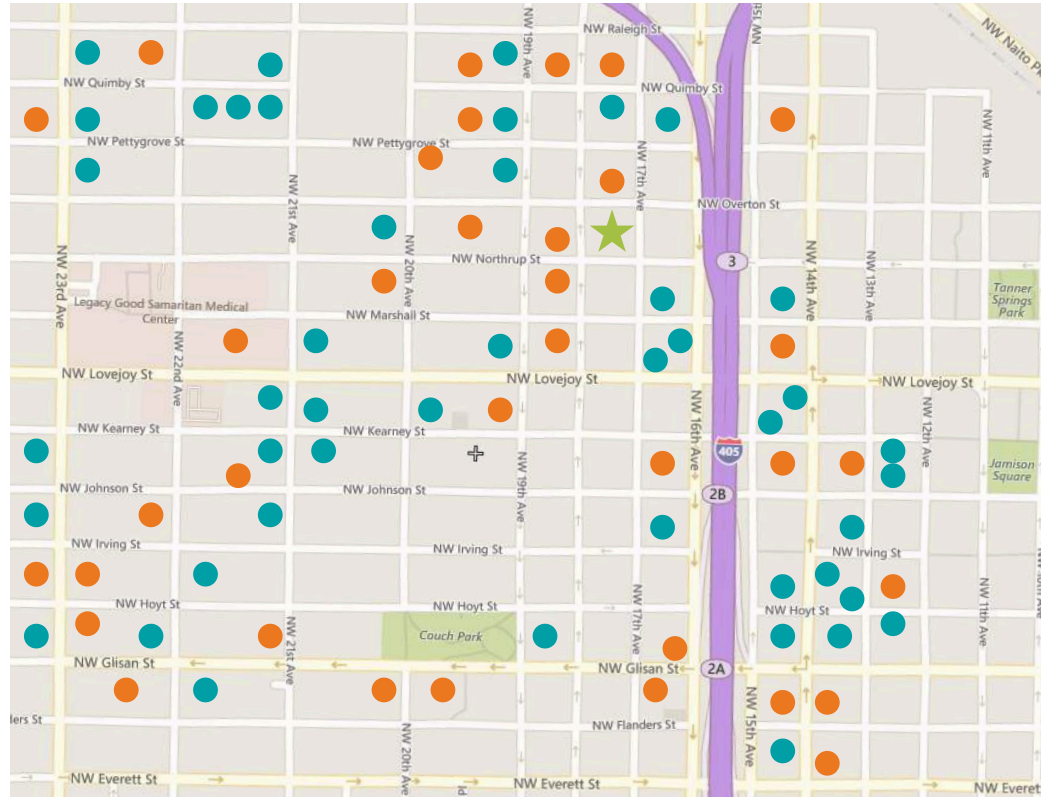
AROUND THE NEIGHBORHOOD

1200 NW 18TH AVE

is ideally situated on the Portland Streetcar line between the Pearl district and NW 23rd, with a bike score of 97 and a walk score of 94.

FOOD & BEVERAGE

New Seasons Market
Trader Joe's
Food Front Natural Grocers
Breakside Brewery
Rogue Public House
The Solo Club
St. Jack
Besaws
Muse Wine Bar
Aria Gin Distillery
Good Coffee
Barista
The Fireside Tavern
Pizzicato Pizza
XLB
St. Honore Bakery
Grassa
McMenamins Tavern & Pool Hall
23 Hoyt
Pok Pok
Papa Haydn
Boxer Ramen
Blue Star Donuts
Salt & Straw
Little Big Burger
Irving Street Kitchen
Nob Hill Bar & Grill



RETAIL & SERVICES

Pro Photo Supply
Burn Cycle
Core Power Yoga
Studio Plue Pilates
Orange Theory Fitness
Planet Granite
ACE Hardware
Sniff Dog Hotel
Wonder Puppy Doggie Daycare
Legacy Good Samaritan Hospital
Dove Lewis Veterinary Hospital
Providence Express Care
Multnomah Public Library NW

REI
Design Within Reach
Restoration Hardware
William Sonoma
Pottery Barn
The Float Shoppe
MAC Cosmetics
Kiehl's
Lucky Brand
Paper Source
Fetch Eyewear
Arc'teryx
prAna

FOR MORE INFORMATION CONTACT:

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