



# FOR ASSIGNMENT

## RESTAURANT | BAR | RETAIL

8250 SW Barbur  
872 SF | 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 commercial restaurant/ retail space is located at the corner of SW Barbur Blvd and SW Multnomah Blvd in the Multnomah Village neighborhood of SW Portland.

A quick drive from bustling South Burlingame & Hillsdale, and touted as one of the best neighborhoods in Portland, Multnomah Village offers a unique mix of residential houses and well-defined commercial and retail districts, giving it a dense suburban feel, with an array of bars, coffee shops, and parks.

Some nearby businesses of note include Grand Central Bakery, Rustix Pub, Bellagios Pizza, Spunky Monkey Coffee & Kitchen, Enterprise Car Rental, Boulevard Taphouse, Safeway Grocery, Lucky Labrador Public House, and Multnomah Arts Center.

The lease includes a full kitchen with the option for additional available FF&E, a spacious outdoor patio, storage space, and ample parking.

### MULTNOMAH VILLAGE DEMOGRAPHICS

Total Population

**6,625**

Median Age

**39**

Median Household Income

**\$62,474**



# THE SPACE

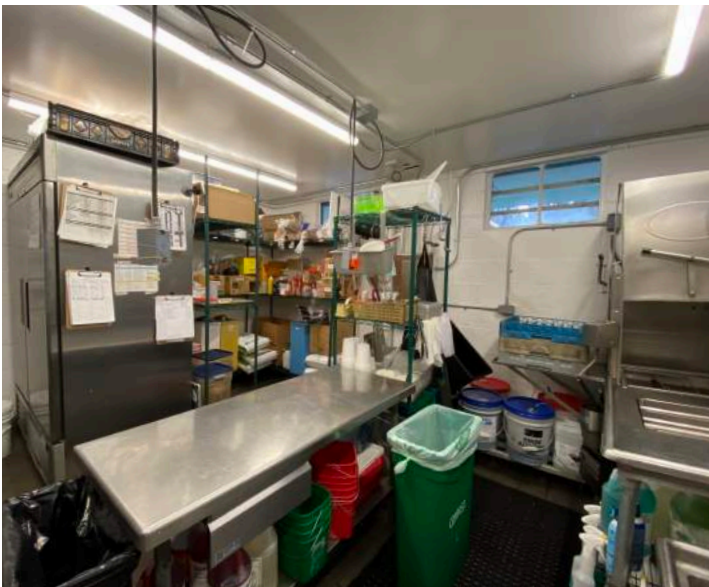


## CURRENTLY OPERATING

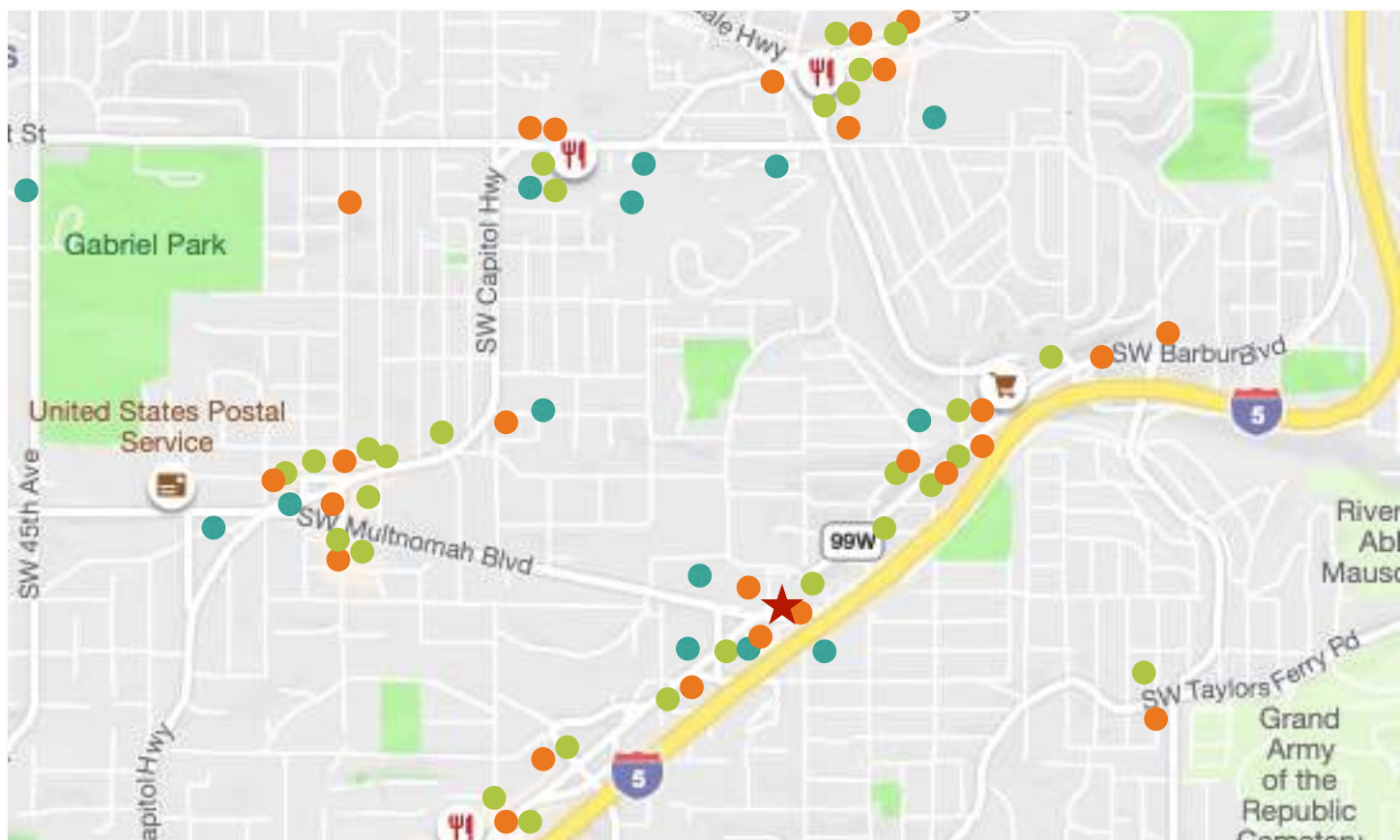
as a fast casual dine-in restaurant, this 872 SF commercial space with outdoor seating would be a nearly turnkey option for a restaurant or bar.

## FEATURES

- 872 SF Structure
- Full kitchen (hood, dishwasher, grease trap, etc)
- Dining area
- Ample parking
- Outdoor patio
- ADA restroom
- Zoning: CM3
- Storage space
- FF&E available for sale - list of items and details on package pricing available



# AROUND THE NEIGHBORHOOD



**8250 SW BARBUR** is ideally situated in Multnomah Village between South Burlingame, Hillsdale, and Downtown Portland and includes quick access to public transit with a bike score of 87 and a walk score of 76.

## **RESTAURANTS**

Grand Central Bakery  
Bellagios Pizza  
Rustix Pub  
Sasquatch Brewing Company  
Village Hut  
Lucky Labrador Public House  
Yoshi's Sushi  
Otto & Anna's Schnitzelhaus  
McMenamins Hillsdale  
Vertical Diner  
Verde Cocina Hillsdale  
Oak & Olive Restaurant

## **HOUSING & SCHOOLS**

SW Barbur Blvd: 269 units  
SW Capitol Hill: 60 units  
SW 24th Ave: 15 units  
Multnomah Village Apts: 72 units  
Multnomah Station Apts: 39 units  
SW Canby Condos: 25 units  
Capitol Hwy Apts: 6 units  
Wilson High School  
West Hills Christian School  
Capitol Hills Elementary  
Portland Jewish Academy  
Rieke Elementary School

## **RETAIL & GROCERY**

Safeway Grocery  
Fred Meyer Grocery  
The Portland Ballet  
Enterprise Car Rental  
Katelyn's Closet  
Multnomah Arts Center  
FedEx Office & Print Center  
A-Boy Electric & Plumbing  
Banfield Pet Hospital  
Pacific Car Care  
Burlingame Shoe Repair  
White House Motors

## **FOR MORE INFORMATION CONTACT:**

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