

# FOR LEASE



## 3226 SE Division, Portland OR 97202

Commercial Restaurant – Call for Lease Rates & Key Money  
**1,734 SF | Available Now**

- please do not disturb the current tenant -



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# THE BUILDING

A fantastic opportunity to take over a great 2nd generation restaurant space right on Division Street. This cool collection of buildings is setup for Covid friendly service with separated seating areas, kitchen and lots of outdoor seating.

Spaces include outdoor patio seating, dining room, bar area, storage, take out window and prep kitchen. All equipment and furniture is included in this lease and part of the key money request. This opportunity offers a unique space with options for both indoor & outdoor seating along with a great take-out window option.



**1,734 SF | Commercial Space**

**5,000 SF | Lot**

**ZONING | Commercial Mixed Use 2**



# THE SPACE

**NOW AVAILABLE**

**1,734 SF**

Well organized kitchen layout to accommodate a few different stations with minimal cross traffic.

Dining areas are separated and layout is user and guest friendly.

## **ADDITIONAL FEATURES**

2x Type 1 hoods

Grease Interceptor

Walk-in Cooler and Freezer

Dish Station

Office/Storage

HVAC throughout

Prep kitchen

Independent to go window

Employee break area

Off street parking



**2020 AVG AREA INCOME**

\$99,976

**2020 AREA HOUSEHOLDS**

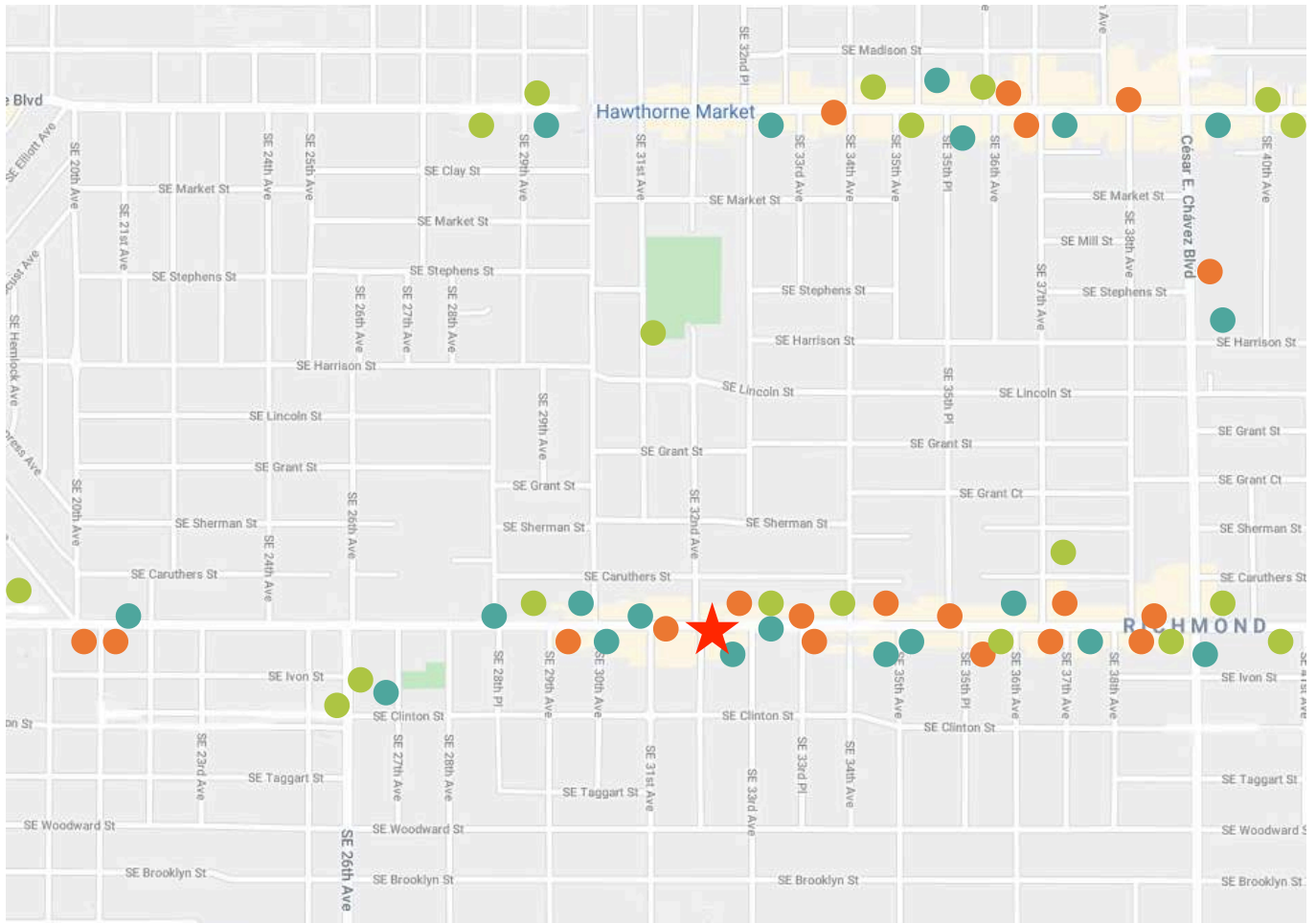
107,905

**2020 POPULATION**

227,116



# DIVISION HIGHLIGHTS



## SHOP

Hawthorne Market  
 Twill Boutique  
 New Seasons Market  
 Citizen Ruth  
 Little Otsu Stationary  
 Wild Cactus Boutique  
 Vine & Dandy Gifts  
 Clinton Market  
 Zahara Boutique  
 Coava Coffee Roasters  
 Safeway  
 Natural Grocers  
 Sloan Boutique

## EAT

Bollywood Theater  
 Harlow  
 Salt & Straw  
 Broder Cafe  
 ¿Por Qué No?  
 Kati Portland  
 Olympia Provisions  
 Xico  
 Eb & Bean  
 Sapphire Hotel  
 Tabor Bread  
 New Cascadia Bakery  
 Blue Star Donuts

## PLAY

Imperial Bottle Shop & Taproom  
 Rudy's Barbershop  
 Night Light Lounge  
 Cinemagic  
 Flying Cat Coffee Co  
 The Richmond Bar  
 DeFunkT Theatre  
 Dosha Salon & Spa  
 Unfold Yoga & Meditation  
 Division Wines  
 Brew Dr. Teahouse  
 Pinn Salon  
 Loyly Sauna Southeast

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.



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