

PROPOSED RETAIL SPACE FOR LEASE

MODERA BELMONT

818 SE 6TH AVENUE PORTLAND OR

REAL ESTATE INVESTMENT GROUP

2839 SW 2nd Avenue
Portland OR, 97201
503.222.1655 (ph)
503.274.6610 (fax)

Nicholas G. Diamond

503.222.2655 (office)
503.887.8344 (cell)
ndiamond@reig.com

Michelle D. Rozakis

503.222.1195 (office)
503.869.1471 (cell)
mrozakis@reig.com

Licensed in the
State of Oregon



Please Call for Lease Rates

Restaurant Space: 1,300 - 2,230 SF

Service / Retail Space: 880 - 2,639 SF

Property Features:

- Mixed-Use Building to be Delivered Fall of 2017
- Beautiful Ground Floor Retail and Restaurant Space
- High Ceilings and Large Window Frontage
- Hood and Venting Shaft for Restaurants

Location Features:

- Close in South East Portland, Just East of the Morrison Bridge
- Within Walking Distance of the Goat Blocks
- Neighboring Retailers Include Robo Taco, Grand Central Bowling, The Growler Guys, Commons Brewing, Trifecta Tavern, Bunk Sandwiches, Loyal Legion, Portland Running Company, and River City Bicycles
- Close to Grand Ave, MLK Blvd., Trimet Streetcar Loop and Bus Lines
- Minutes from Downtown
- Walkscore.com Rating: 93%, Bike Score: 100%, Transit Score: 75%

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03.17.2016

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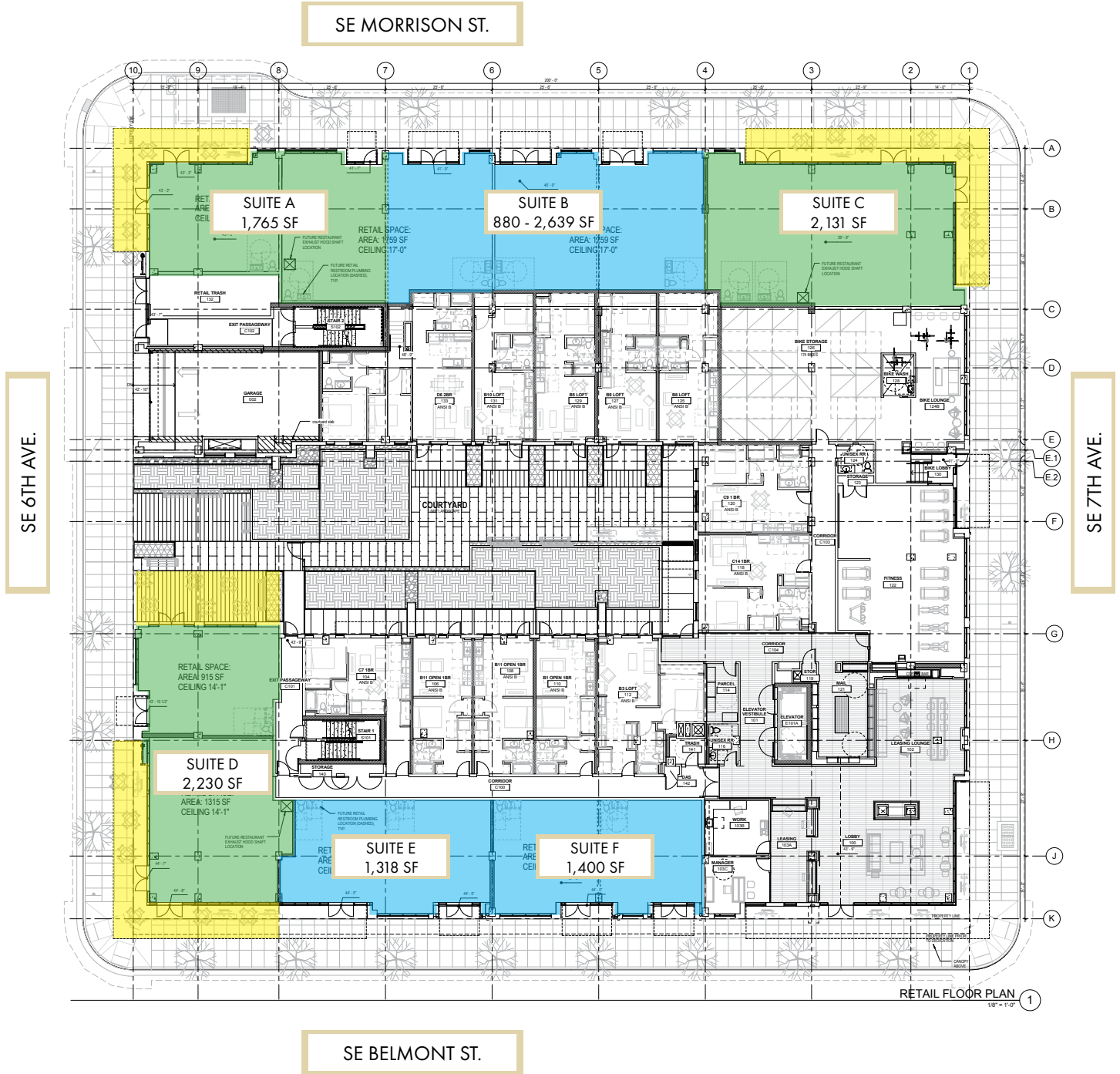


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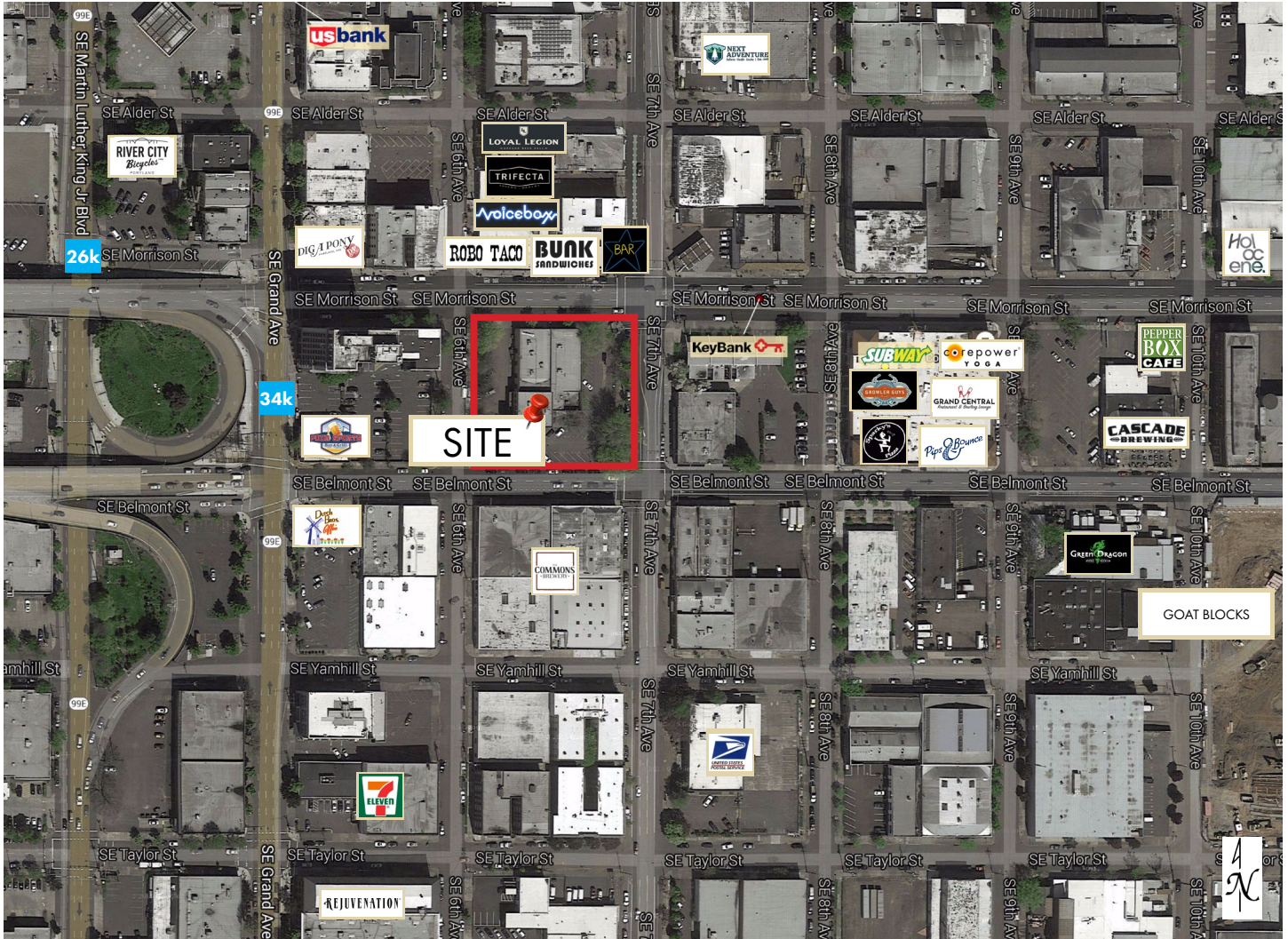


- PATIO SEATING OPPORTUNITY
- AVAILABLE RESTAURANT
- AVAILABLE SERVICE / RETAIL

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Modera on Belmont Portland OR		1 mi radius	3 mi radius	5 mi radius
2015 Estimated Population		17,401	194,771	421,212
2020 Projected Population		18,280	204,993	441,675
2010 Census Population		16,582	185,103	404,467
2000 Census Population		14,586	166,829	378,231
Projected Annual Growth 2015 to 2020		1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2015		1.3%	1.1%	0.8%
2015 Est. HH Income Under \$15,000		24.0%	16.8%	14.4%
2015 Est. Average Household Income		\$60,016	\$80,485	\$78,179
2015 Est. Median Household Income		\$39,551	\$58,729	\$59,791
2015 Est. Per Capita Income		\$33,741	\$41,188	\$36,156
2015 Est. Total Businesses		4,482	20,312	28,896
2015 Est. Total Employees		54,397	251,902	332,149

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REgis Online at SitesUSA.com *



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