

#### ADDRESS

425 SW Montgomery Street in Portland, OR

### AVAILABLE SPACE

 $4,542~\rm SF$  (3,279 SF ground level, and  $1,263~\rm SF$  2nd level) plus lower level storage and  $1,758~\rm SF$  exclusive covered dock with water and electricity.

### RENTAL RATE

Please call for details

### SALE PRICE

\$1,000,000

### HIGHLIGHTS

- Rare opportunity for 2nd generation floating restaurant on the Willamette River in downtown Portland!
- Accessible to river traffic (boat docking available adjacent to restaurant).
- Close to McCormick & Schmick's Harborside at The Pilsner Room, Kimpton's RiverPlace Hotel, King Tide Fish & Shell, YoMi Sushi, Upstream Coffee, and Little River Café.
- Dense residential and daytime population in nearby vicinity.
- Visibility from Marquam and Hawthorne Bridges.
- Available now!









# RIVERPLACE 425 SW MONTGOMERY

PORTLAND, OR

EXTERIOR IMAGES

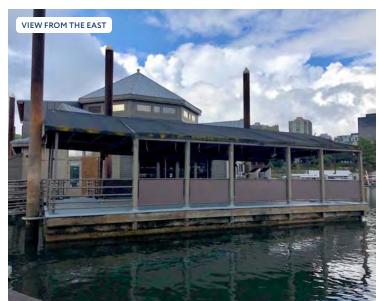


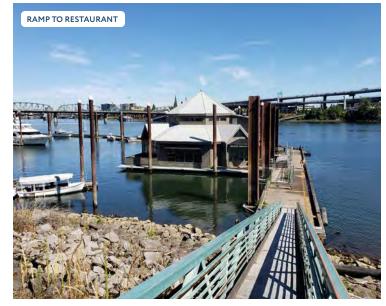














# RIVERPLACE 425 SW MONTGOMERY

PORTLAND, OR

INTERIOR IMAGES







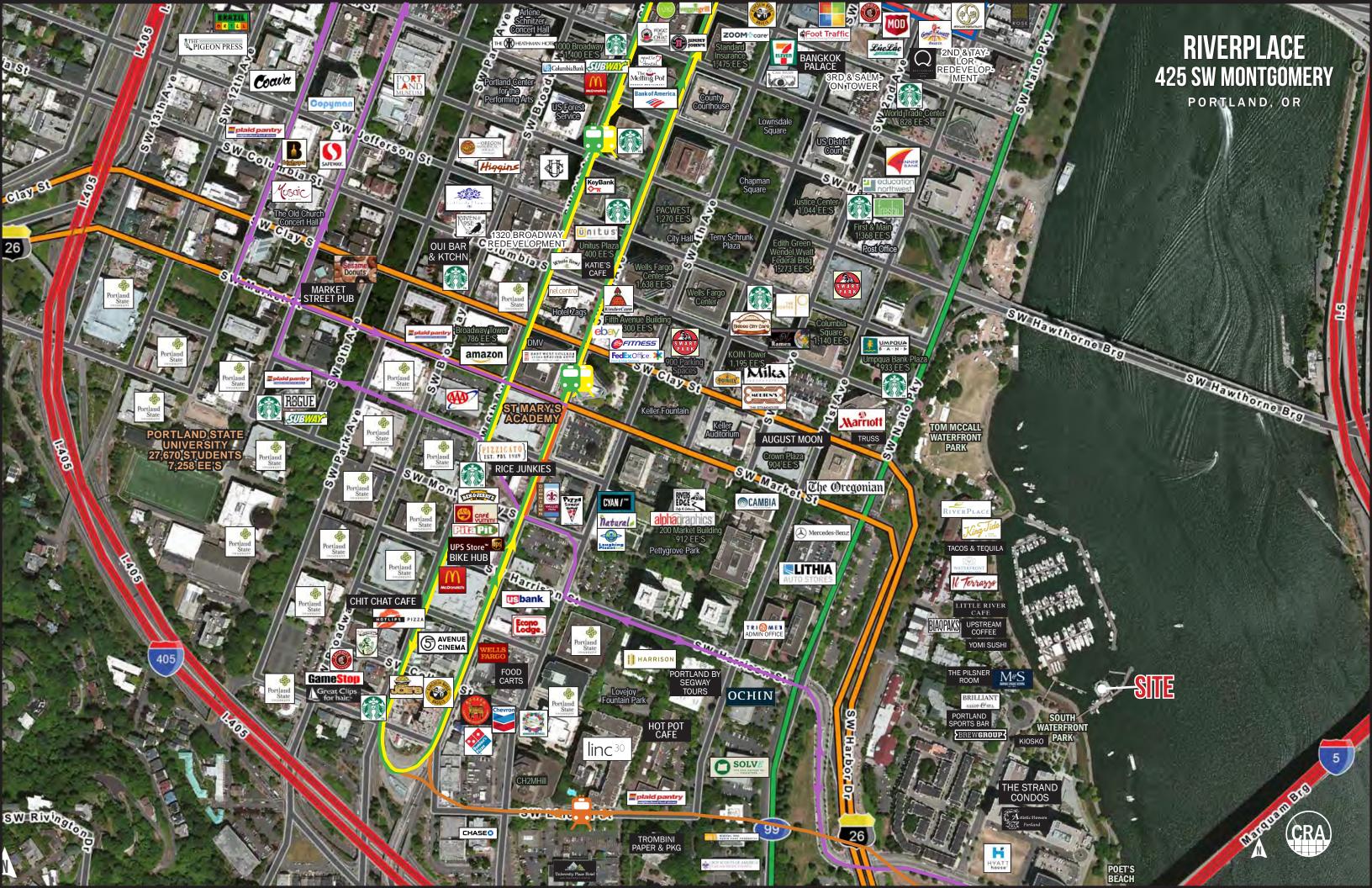






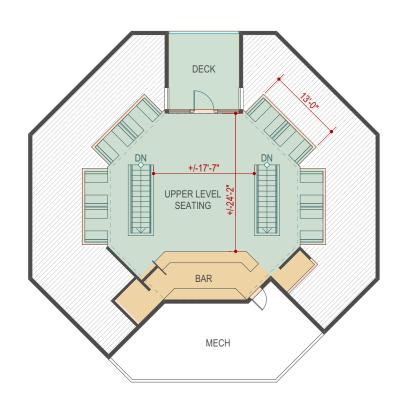


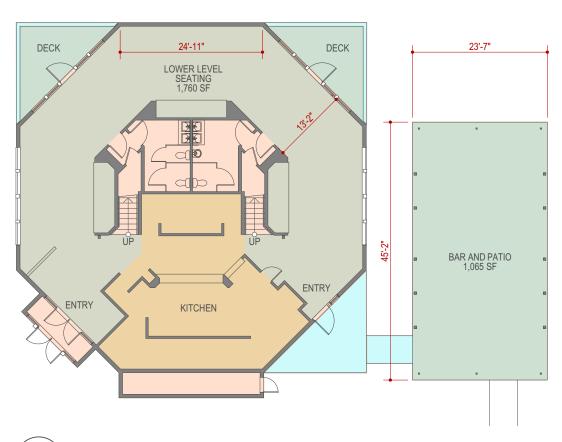




SITE PLANS

PORTLAND, OR





2 UPPER FLOOR PLAN Scale: 1/16" = 1'-0"

1 LOWER FLOOR PLAN
Scale: 1/16" = 1'-0"



# RIVERPLACE 425 SW MONTGOMERY

## **DEMOGRAPHIC SUMMARY**

PORTLAND, OR

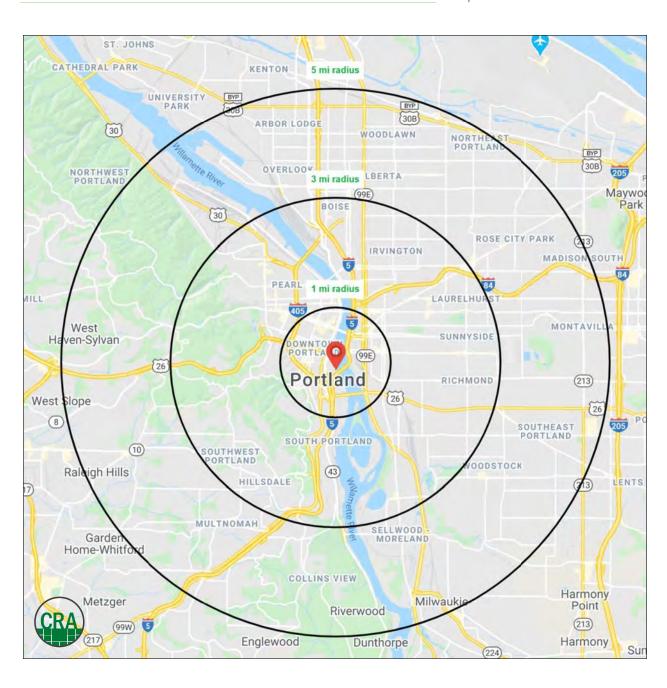
Source: Regis – SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	26,858	201,127	459,999
Projected Population 2025	27,311	205,023	468,304
Average HH Income	\$76,358	\$107,441	\$110,564
Median Home Value	\$526,057	\$587,560	\$513,382
Daytime Demographics 16+	99,830	324,455	487,143
Some College or Higher	84.3%	87.9%	84.7%

\$107,441

Average Household Income 3 MILE RADIUS

37.0

Median Age 1 MILE RADIUS



# **SUMMARY PROFILE**

### 2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5094/-122.6719

RS

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

			-	RS1
Rive	place	1 mi radius	3 mi radius	5 mi radius
Porti	and, OR 97201			
	2020 Estimated Population	26,858	201,127	459,999
_	2025 Projected Population	27,311	205,023	468,304
<u>É</u>	2010 Census Population	19,611	162,708	399,066
₹	2000 Census Population	15,135	145,119	373,884
POPULATION	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.4%
🖁	Historical Annual Growth 2000 to 2020	3.9%	1.9%	1.2%
	2020 Median Age	37.0	37.1	37.9
	2020 Estimated Households	15,933	108,282	219,755
DS	2025 Projected Households	16,837	114,124	231,829
호	2010 Census Households	10,888	83,266	183,221
ноиѕеногрѕ	2000 Census Households	9,003	73,903	167,762
10t	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
_	Historical Annual Growth 2000 to 2020	3.8%	2.3%	1.5%
	2020 Estimated White	75.1%	80.2%	77.8%
اما	2020 Estimated Black or African American	7.1%	5.3%	6.1%
RACE AND ETHNICITY	2020 Estimated Asian or Pacific Islander	9.0%	6.0%	7.2%
│ 끯 <sup>ᆾ</sup>	2020 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
≥≣	2020 Estimated Other Races	7.7%	7.6%	8.0%
	2020 Estimated Hispanic	8.6%	8.9%	8.5%
Ę	2020 Estimated Average Household Income	\$76,358	\$107,441	\$110,564
INCOME	2020 Estimated Median Household Income	\$56,639	\$78,386	\$83,231
N N	2020 Estimated Per Capita Income	\$46,886	\$58,297	\$53,101
	2020 Estimated Elementary (Grade Level 0 to 8)	2.8%	1.3%	1.9%
l_	2020 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.1%	2.6%
EDUCATION (AGE 25+)	2020 Estimated High School Graduate	9.7%	8.6%	10.9%
CAT E 2	2020 Estimated Some College	19.3%	17.2%	18.7%
ĕ	2020 Estimated Associates Degree Only	6.7%	5.8%	6.4%
"	2020 Estimated Bachelors Degree Only	32.6%	37.0%	34.7%
	2020 Estimated Graduate Degree	25.7%	27.9%	24.9%
BUSINESS	2020 Estimated Total Businesses	7,424	23,920	35,334
	2020 Estimated Total Employees	89,370	272,223	370,298
	2020 Estimated Employee Population per Business	12.0	11.4	10.5
	2020 Estimated Residential Population per Business	3.6	8.4	13.0





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