

# FOR LEASE

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WORKS

**AVAILABLE  
SPACE**

RETAIL 2C | 1,500 SF

2C



RESTAURANT



RETAIL



CAFE

## — GRIFFIS SOUTH WATERFRONT —

**GROUND FLOOR SECOND GENERATION RESTAURANT**

KIA HARTLEY | 503.228.3209 | [khartley@urbanworksrealestate.com](mailto:khartley@urbanworksrealestate.com)

[urbanworksrealestate.com](http://urbanworksrealestate.com)



# GRIFFIS SOUTH WATERFRONT

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## About the Building

Griffis South Waterfront is located directly across S Gaines St from Elizabeth Caruthers Park, a two-block green space that features walkways, bocce ball court, public art and a splash pad. Public transportation runs within a few feet of Griffis South Waterfront, with the Portland Streetcar line conveniently traveling north/south on Bond and Moody and stopping at the west and east entrances of the property.

## Retail 2C

This former pizza restaurant conveniently sits on the corner of S Gaines St and S Bond Ave with outdoor seating opportunity along both streets. This is an ideal turn-key restaurant space with grease interceptor and built-in pizza oven and Type II Hood System in place.

## Address

0650 S Gaines St

## Area

South Waterfront

## Suite 2C - Second Generation Restaurant

1,500 SF | Pizza oven in place

## Uses

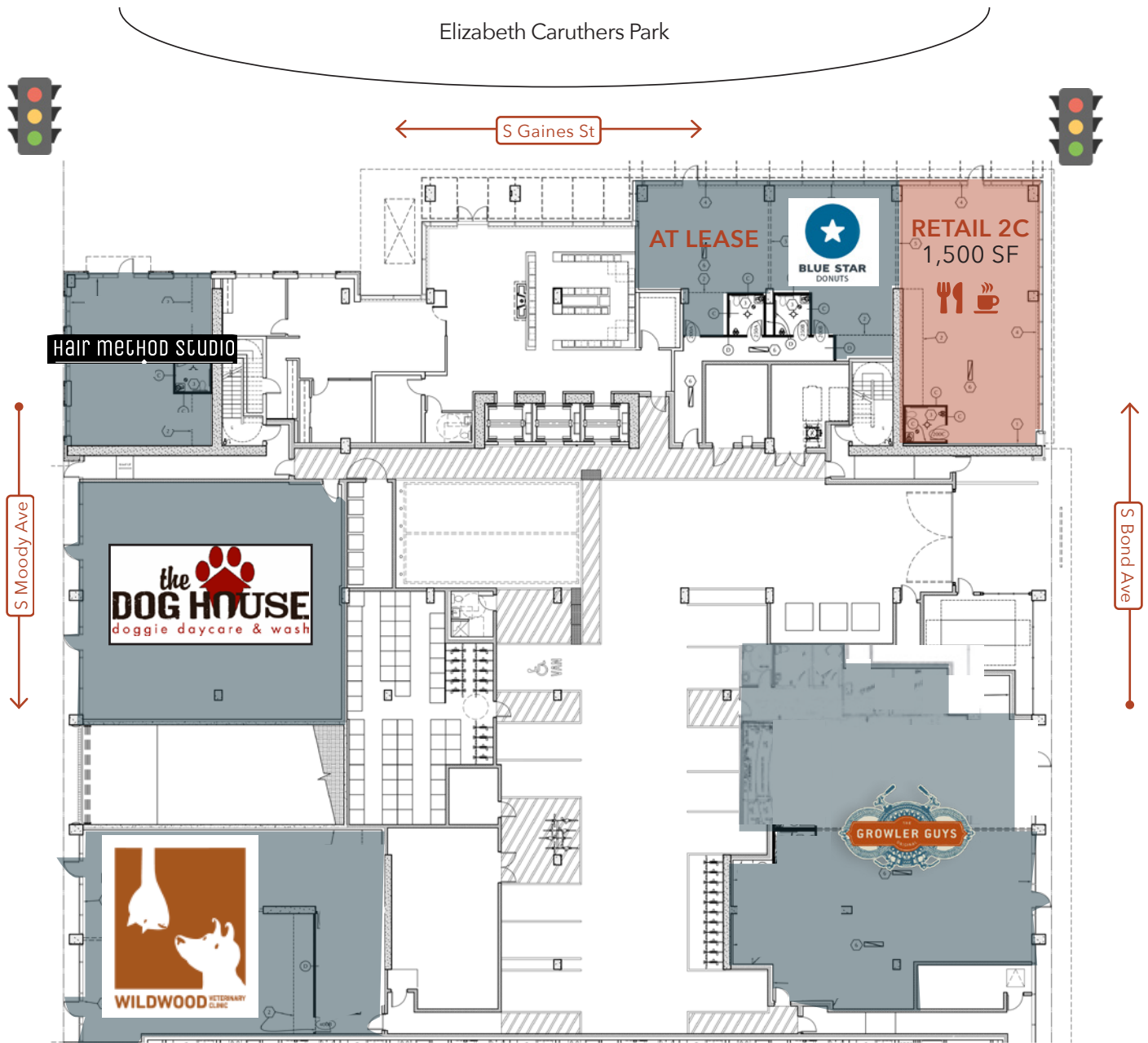
Restaurant / Retail / Cafe

## Area Tenants Include



# SITE PLAN

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**Griffis South Waterfront** | Griffis at South Waterfront is located on Gaines Street, between SW Moody and Bond Avenue. The 22-story modern apartment building features 294 luxury apartment homes, and is yet another pedestrian-friendly building in the district, incorporating active street level retail uses, walk up apartment homes, and four levels of structured parking for residents. The property includes a 25,000 square foot eco roof and has a LEED Gold certification. Griffis South Waterfront features a unique interior parking area accessible on Bond Avenue that provides access to the building and common area amenities.

# NEIGHBORHOOD

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Demographics	¼ Mile	½ Mile	1 Mile
2022 Population	3,692	5,191	13,506
Total Employees	2,293	4,751	18,465
Total Businesses	207	500	1,853
Median Household Income	\$90,687	\$89,352	\$89,370
Median Age	39	37.7	38.8
Any College	95.5%	94.6%	91.5%



South Waterfront

