

FOR LEASE

URBAN
WORKS

BEAUMONT VILLAGE TURN-KEY RESTAURANT / BAR

AVAILABLE NOW | 4,000 SF



RESTAURANT



CAFE



TAPROOM

ALAMEDA HOP

4765 NE FREMONT ST

CHARLOTTE LARSON | 503.228.3165 | clarson@urbanworksrealestate.com
urbanworksrealestate.com

THE OPPORTUNITY



Location

Alameda Hop
4765 NE Fremont St

Beaumont Village
Neighborhood

Space

4,000 SF

Uses

Restaurant / Bar / Cafe

Furniture, Fixtures & Equipment (FF&E)

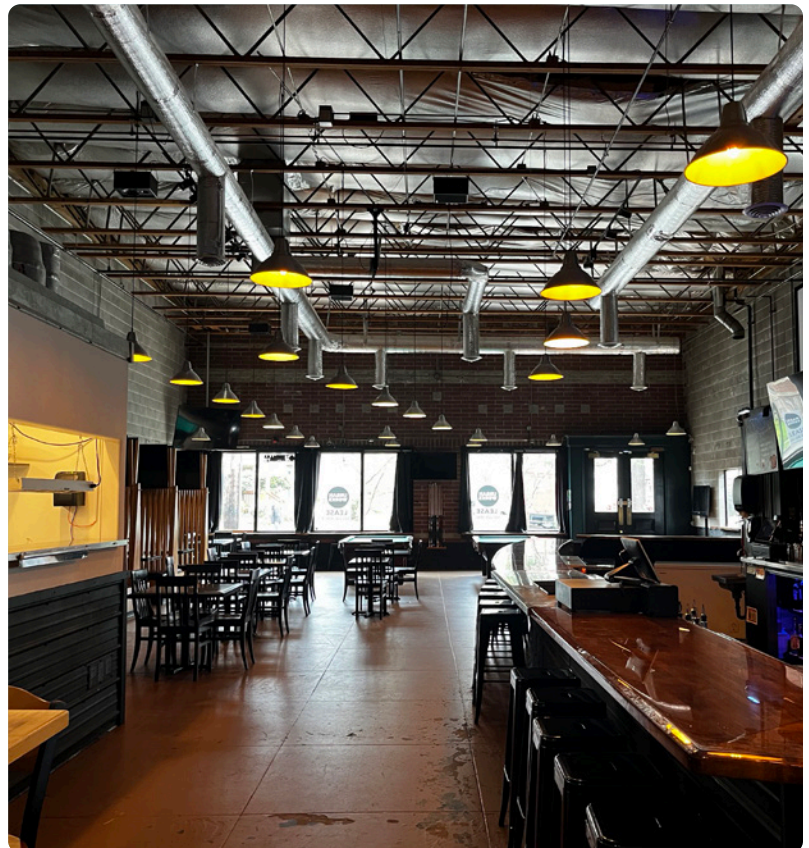
The space comes equipped with turn-key FF&E including, but not limited to:

- Tables and chairs
- Cooking equipment
- Refrigeration
- Work tables
- Pool tables

Restaurant Infrastructure

The space comes equipped with

- Class one hood
- Walk-in refrigeration
- Built-in bar with taps
- Grease trap
- Plumbing



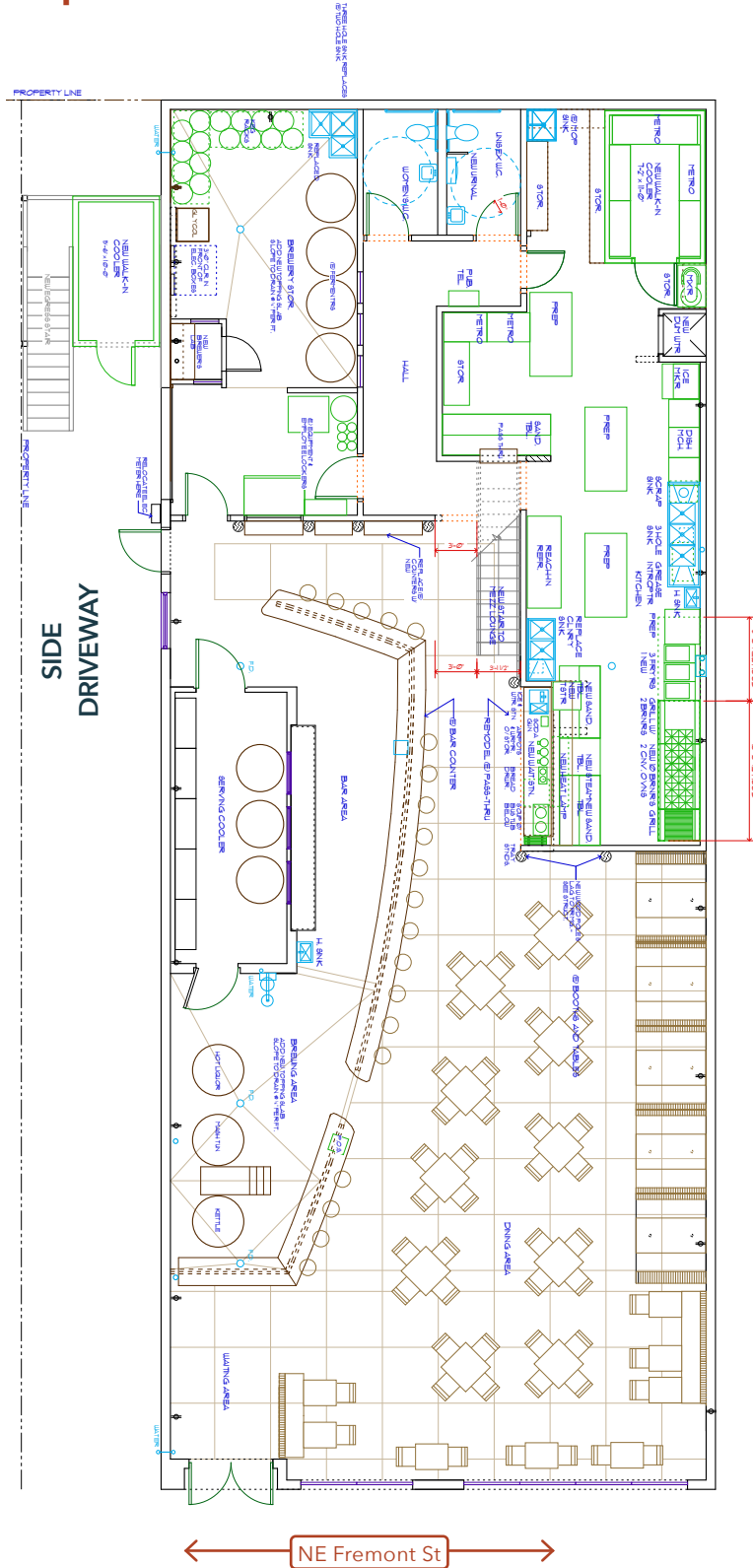
INTERIOR PHOTOS



SITE PLAN



TOTAL AVAILABLE | 4,000 SF



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	1,284	5,095	23,487
Total Employees	593	1,461	6,624
Total Businesses	141	355	1,651
Median Household Income	\$137,450	\$133,699	\$123,798
Median Age	41.2	41.5	40.5
Any College	90.7%	89.7%	87.3%



Little Griddle



Noho's Hawaiian Cafe



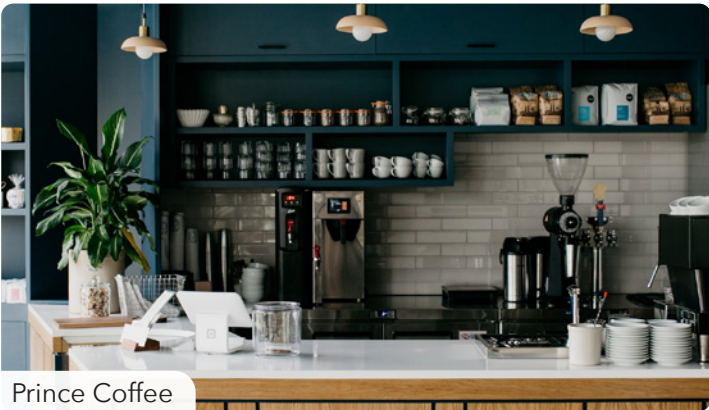
Grand Central Bakery



Almafì's



Pips Original

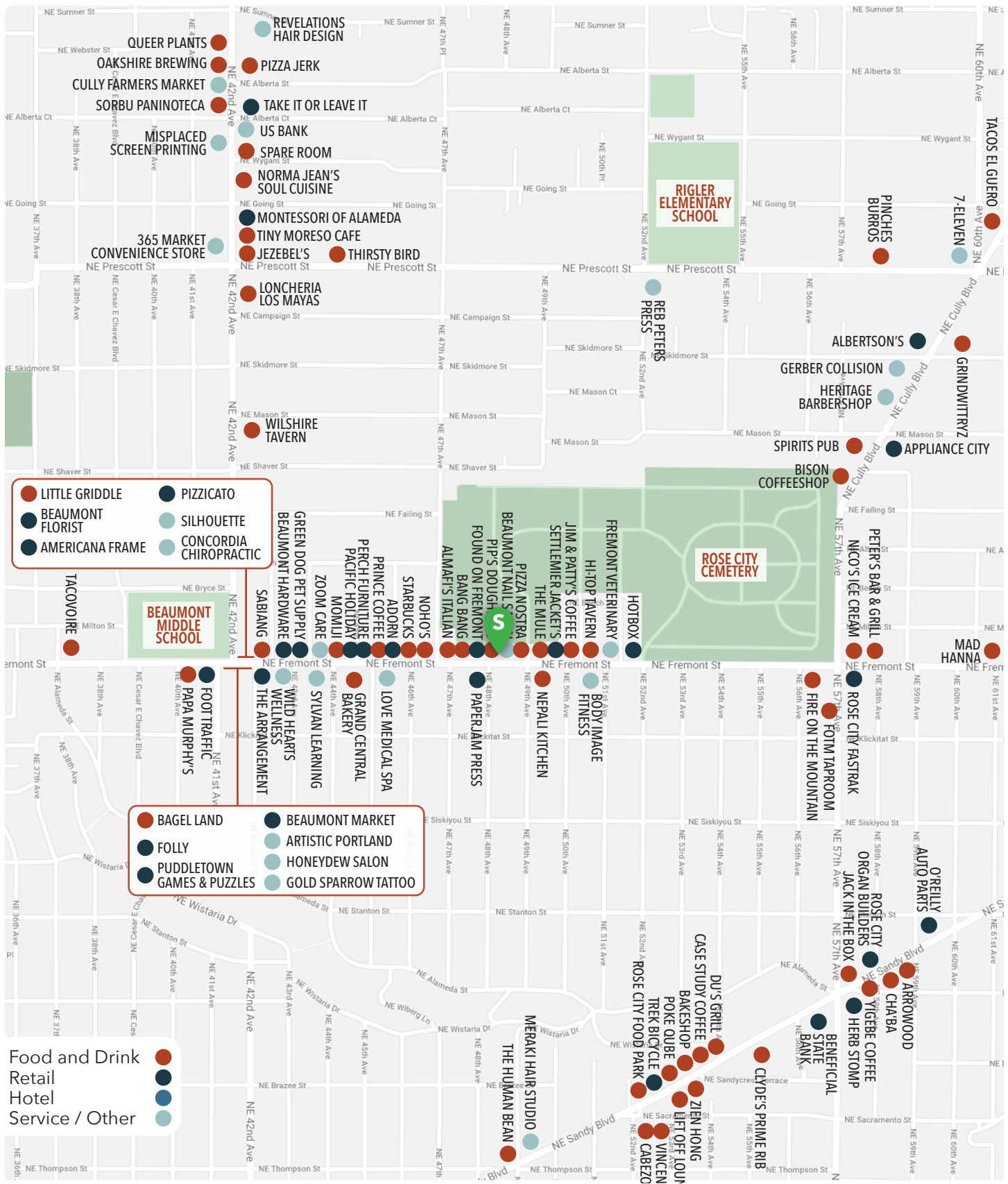


Prince Coffee



Pizzicato

RETAIL MAP



- LITTLE GRIDDLE
- PIZZICATO
- BEAUMONT FLORIST
- SILHOUETTE
- AMERICANA FRAME
- CONCORDIA CHIROPRACTIC

- BAGEL LAND
- BEAUMONT MARKET
- FOLLY
- ARTISTIC PORTLAND
- PUDDLETOWN GAMES & PUZZLES
- HONEYDEW SALON
- GOLD SPARROW TATTOO

- Food and Drink
- Retail
- Hotel
- Service / Other