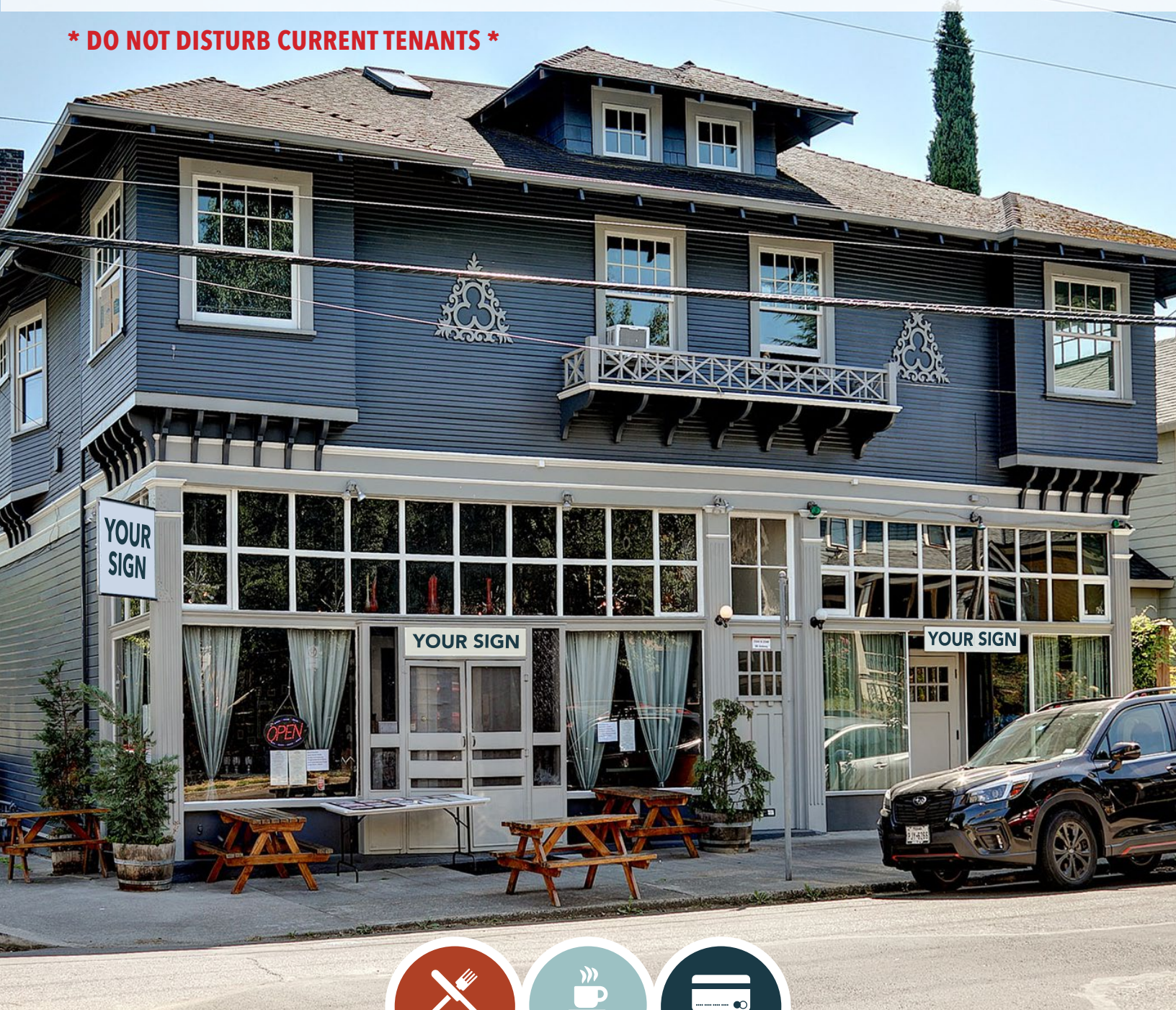


# FOR LEASE

URBAN  
WORKS

**\* DO NOT DISTURB CURRENT TENANTS \***



RESTAURANT



CAFE



RETAIL

## 2342-2348 SE ANKENY ST

### SECOND GENERATION RESTAURANT / BAR / RETAIL

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# SUMMARY



PLEASE DO NOT DISTURB CURRENT TENANTS

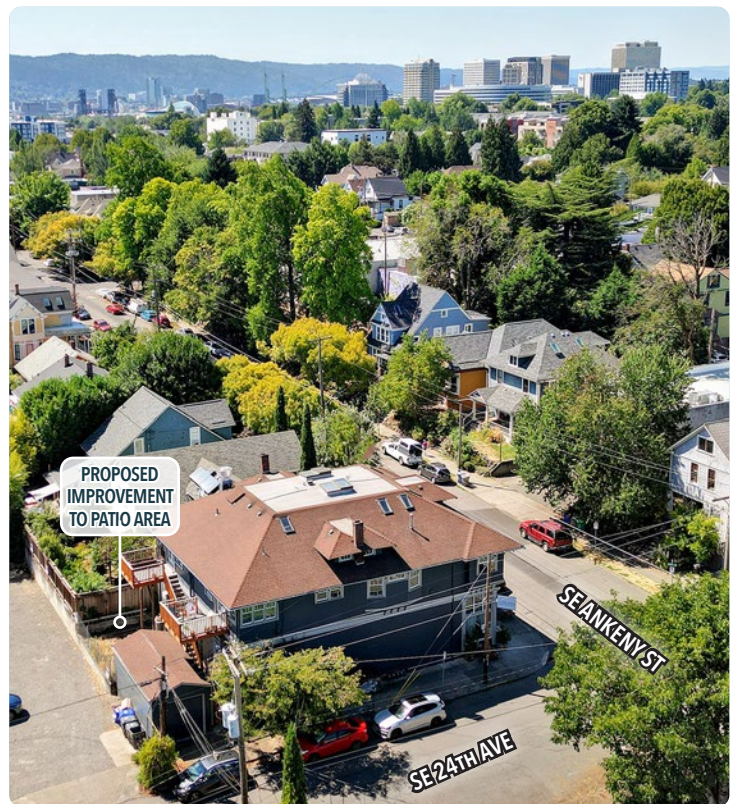


<b>Address</b>	<b>Area</b>
2342-2348 SE Ankeny St	Close-in SE Portland
<b>Space</b>	<b>Uses</b>
800 SF - 2,800 SF	Restaurant / Cafe / Retail

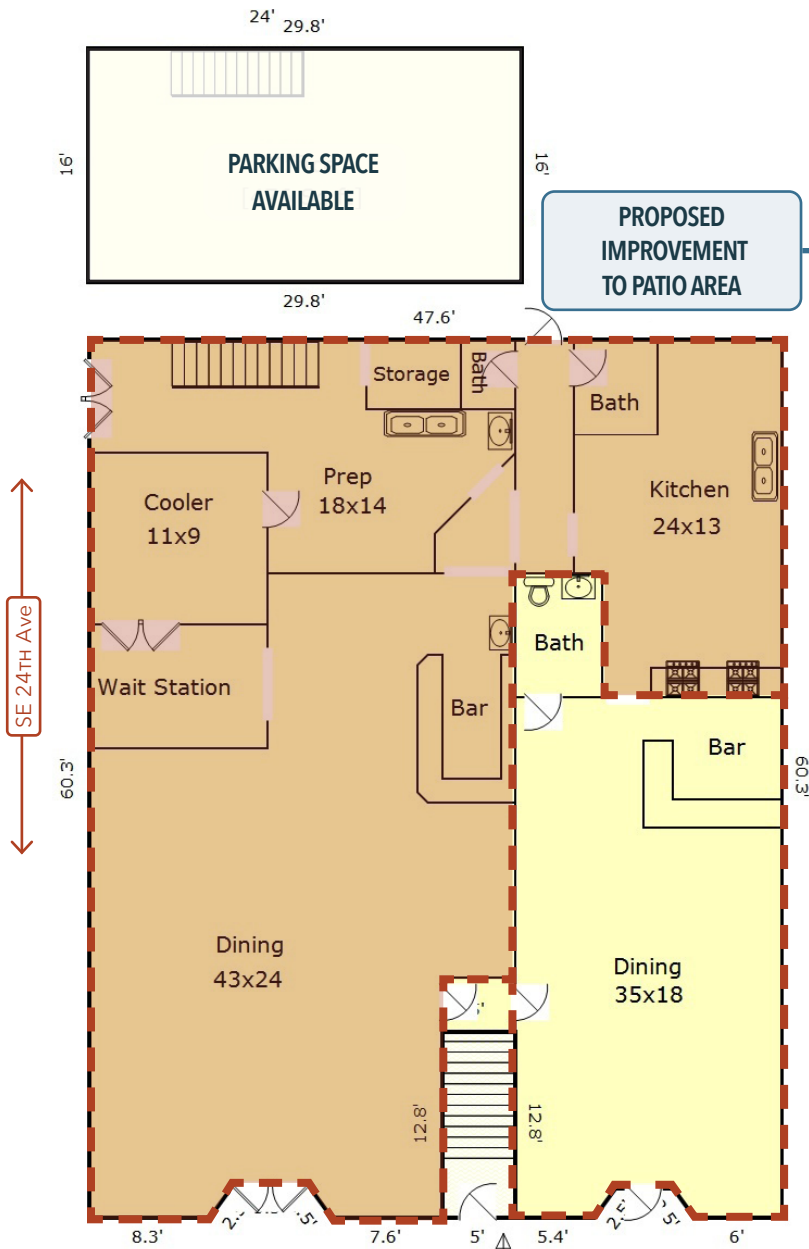
## About the Space

This historic mixed-use building features a rare, second generation restaurant and bar opportunities:

- New storefront to corner space in line with adjacent space
- Rear exterior patio available
- Excellent neighborhood retail building
- Kitchen includes: 10 foot type 1 hood, dish pit, three compartment sink, walk in cooler, etc.
- New HVAC for both spaces
- Ample storage and dedicated office
- Garage parking space available



# SITE PLAN & PHOTOS



← SE Ankeny St →

  Space A - 2,000 SF  
  Space B - 800 SF  
 Total Space Available Approx. 2,800 SF

# RETAIL MAP



Demographics	¼ Mile	½ Mile	1 Mile
2026 Population	2,288	10,226	35,602
Total Employees	1,064	5,783	27,557
Total Businesses	211	925	3,810
Median Household Income	\$68,900	\$72,331	\$90,451
Median Age	34.1	34.3	36.7
Any College	85%	87.9%	88.8%



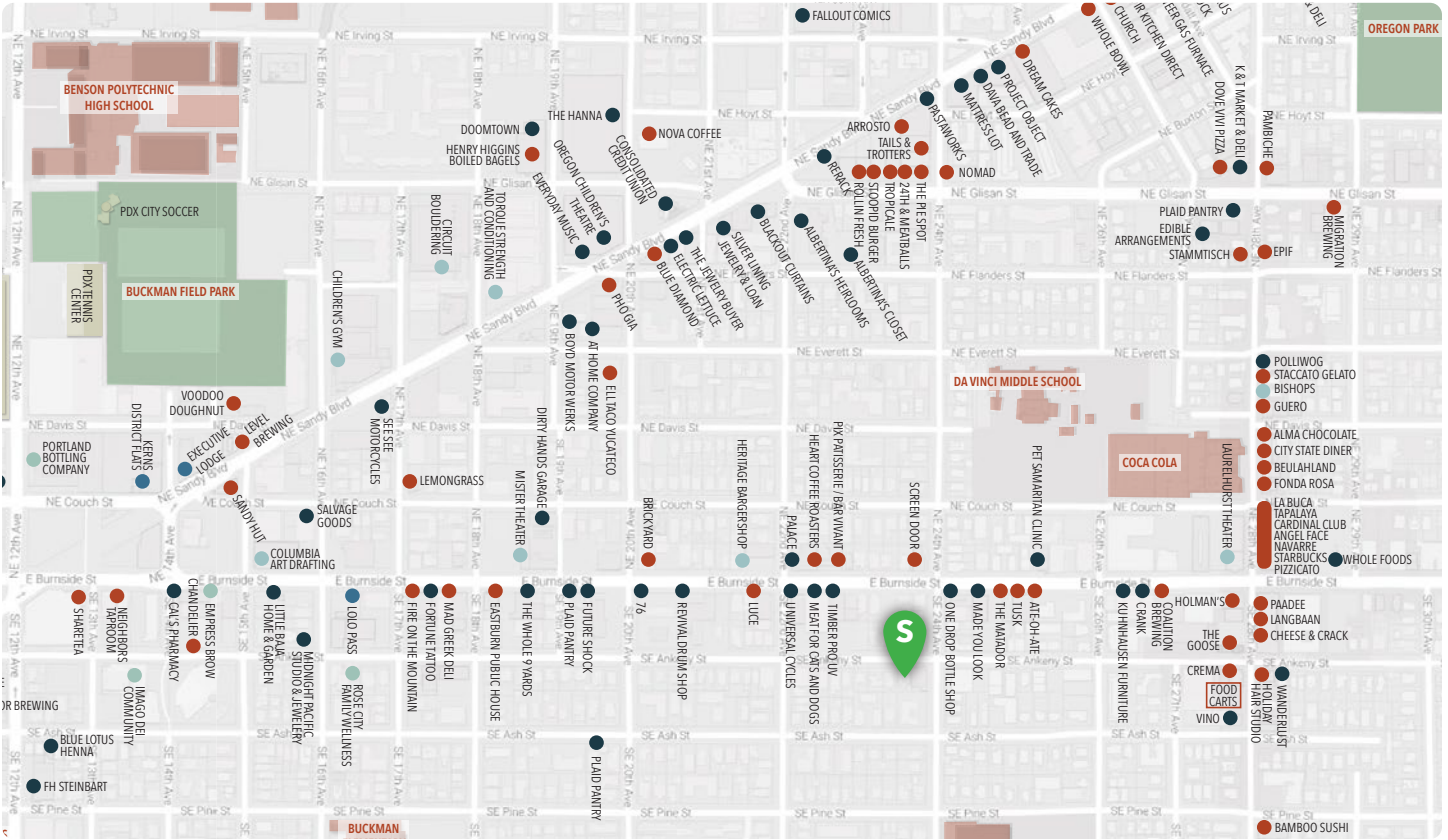
Whole Foods



Tusk



Matador



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.