

FOR LEASE

URBAN
WORKS

RARE RESTAURANT AVAILABILITY

MOVE-IN READY RESTAURANT ON HAWTHORNE BLVD

TOTAL SPACE | 2,115 SF INCLUDING OUTDOOR SEATING & STORAGE



3257 SE HAWTHORNE BLVD

TYLER BRUSS | 503.228.3274
tbruss@urbanworksrealestate.com

KIA HARTLEY | 503.228.3209
khartley@urbanworksrealestate.com

urbanworksrealestate.com

ABOUT



Exterior Patio



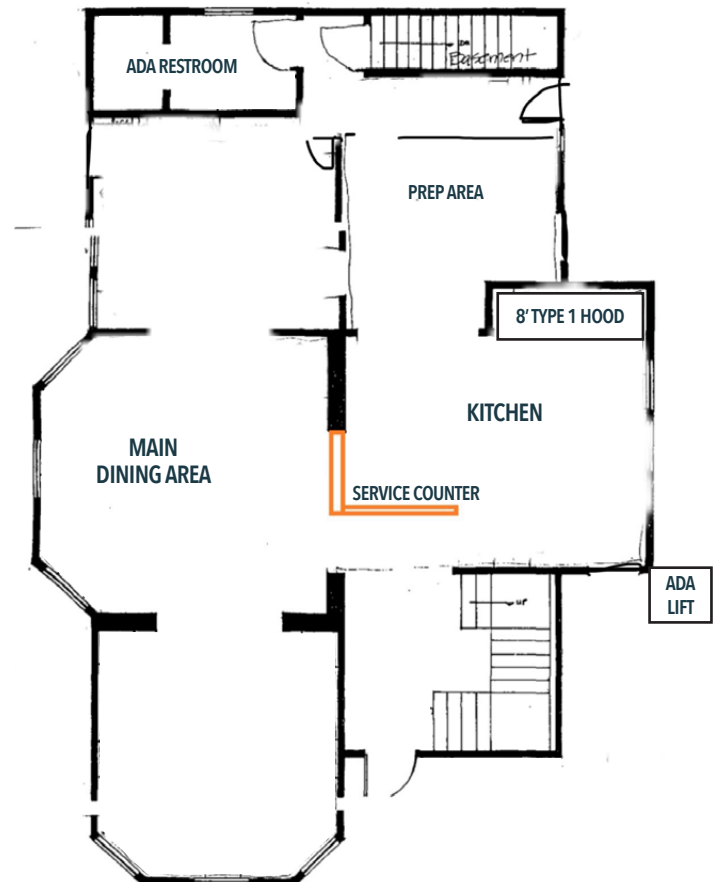
Great Signage on Hawthorne

Address	Area	Main Restaurant Floor Plan
3257 SE Hawthorne Blvd	Hawthorne	
Approximate Total Space 2,115 SF		
Main Restaurant 1,315 SF	Exterior Patio 400 SF	
Upper Dining 300 SF	Basement Prep 500 SF	
Use	Timing	
Restaurant	Available Now	

Space Features

This historic, move in ready SE Hawthorne building features a rare, second generation restaurant opportunity including:

- Kitchen includes: 8' Type 1 hood, dish pit, three comp sink, equipment list available upon request
- Prep area: 8' X 10' walk in cooler, 3 comp sink, ample clean prep and storage space
- Dedicated exterior seating with shade covering
- Private dining room with exterior balcony seating
- ADA accessible via exterior lift



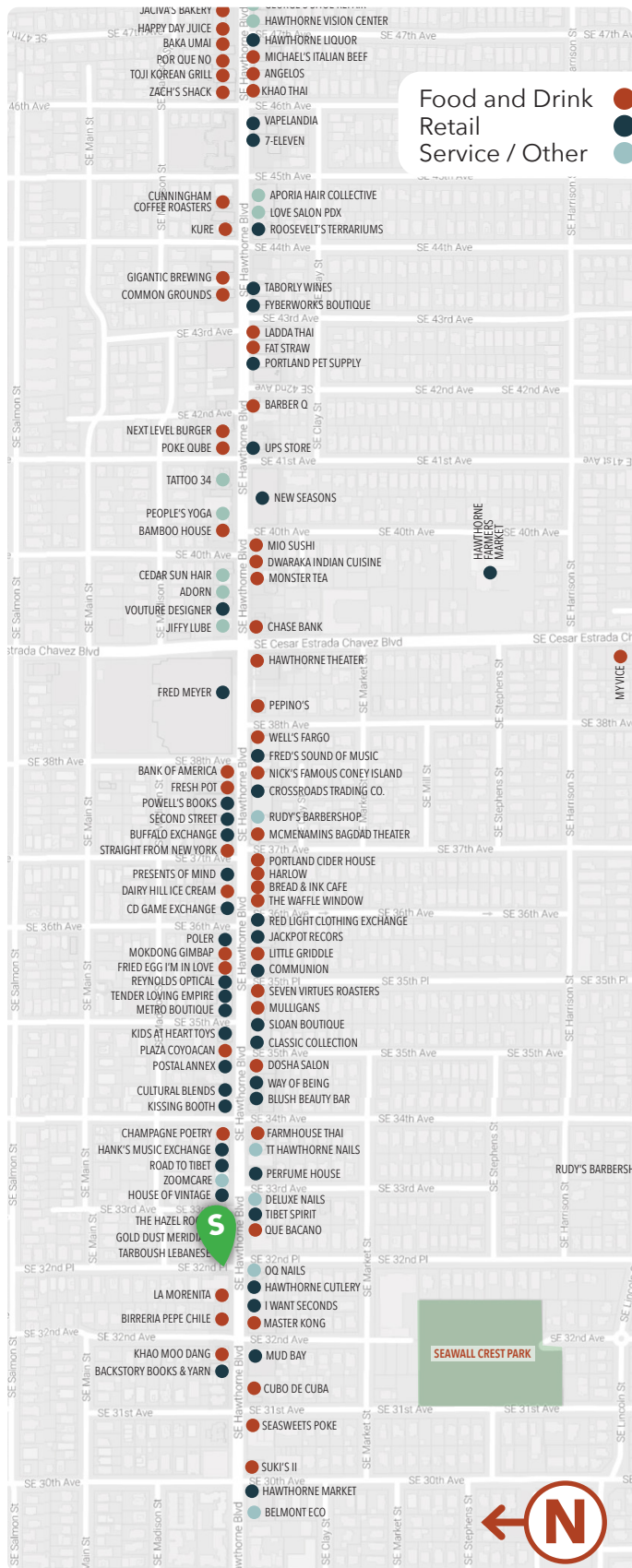
← SE Hawthorne Blvd →

INTERIOR PHOTOS



NEIGHBORHOOD

URBAN
WORKS



Demographics

	¼ Mile	½ Mile	1 Mile
2026 Population	2,239	8,830	33,774
Total Employees	927	2,784	11,449
Total Businesses	214	638	2,335
Median Household Income	\$117,418	\$105,407	\$110,387
Median Age	37.8	37.9	37.9
Any College	90%	88.8%	89.1%

