

# For Lease

Colliers

1733 NE Alberta Street  
Portland, OR 97211

ROSELINE  
COFFEE



SIGNAGE AVAILABLE HERE  
& OPPOSITE CORNER

Patio Area

DO NOT DISTURB TENANT

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3,010 SF

2nd GEN Restaurant Opportunity

Call for pricing

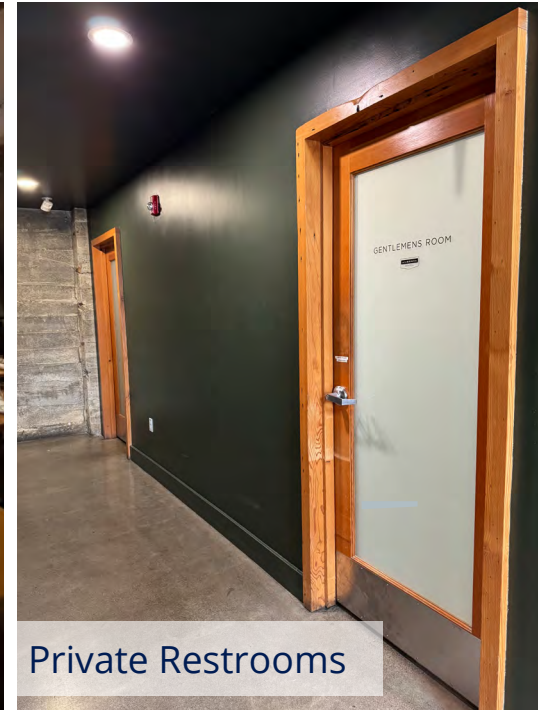
# Interior Photos



Bar Area



Private Dining



Private Restrooms



Dining Room



Private Dining

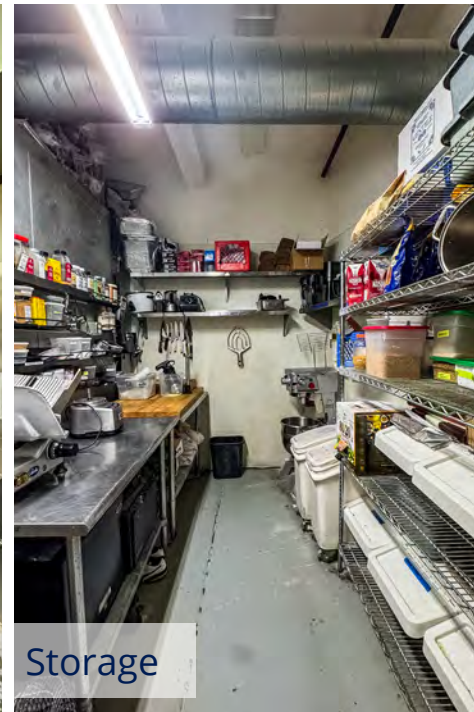
# Interior Photos



Kitchen



Kitchen



Storage

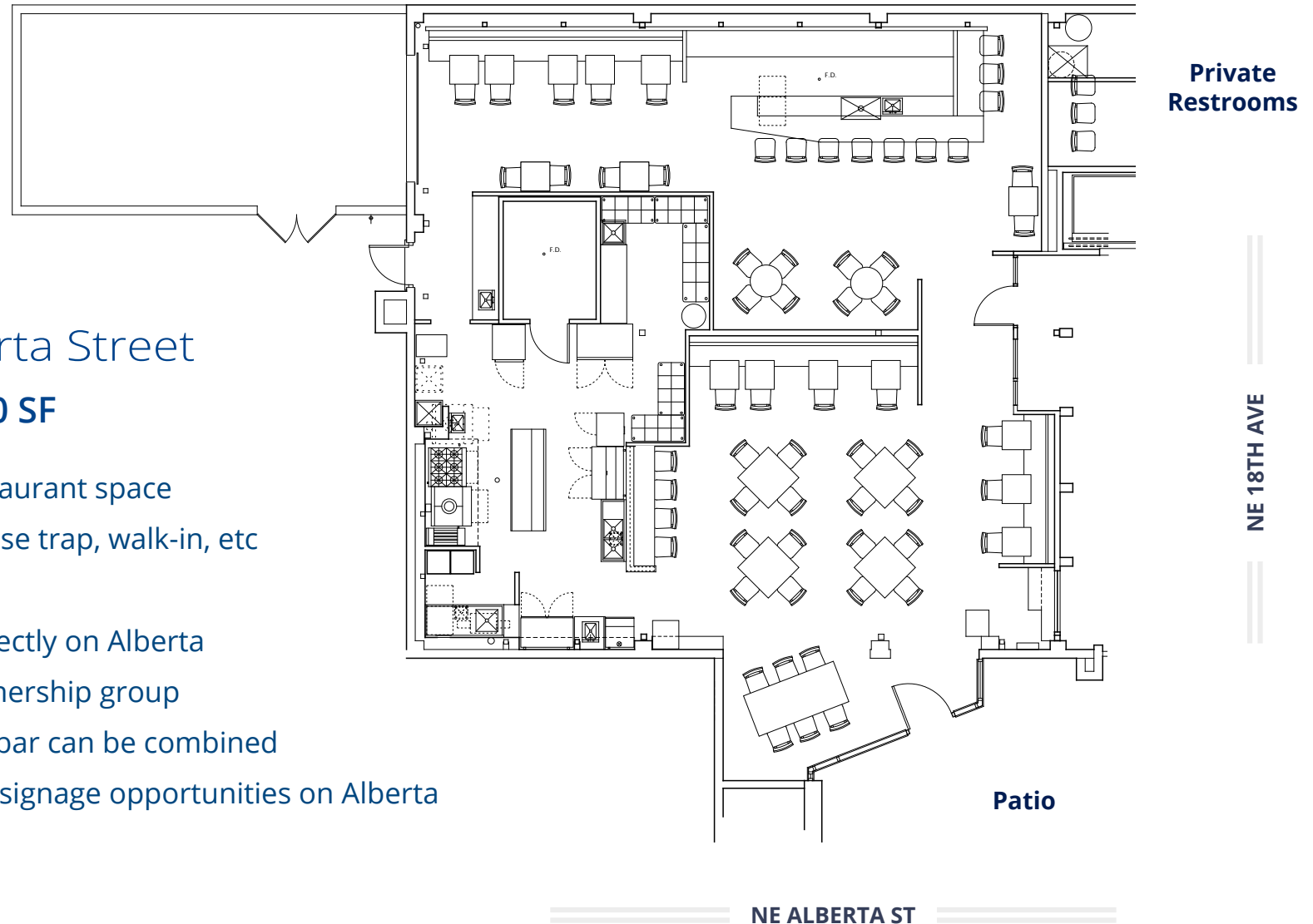


Walk-in

# Floor Plan

1733 NE Alberta Street  
Suite 1733: 3,010 SF

- + True 2nd gen restaurant space
- + Type 1 hood, grease trap, walk-in, etc
- + Private restrooms
- + Outdoor patio directly on Alberta
- + Active/on-site ownership group
- + Dining room and bar can be combined
- + Two street-facing signage opportunities on Alberta



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# Consumer Expenditures

## Annual Food & Alcohol Spending



\$194,197,513  
Food Total



\$122,022,385  
Food at Home



\$72,175,128  
Food Away from Home



\$12,253,693  
Alcoholic Beverages Total



\$42,178,331  
Apparel & Services



\$63,650,228  
Travel

\*within 1 mile



## Walk Times



1 min  
to TriMet - 18th & Alberta Bus Stop



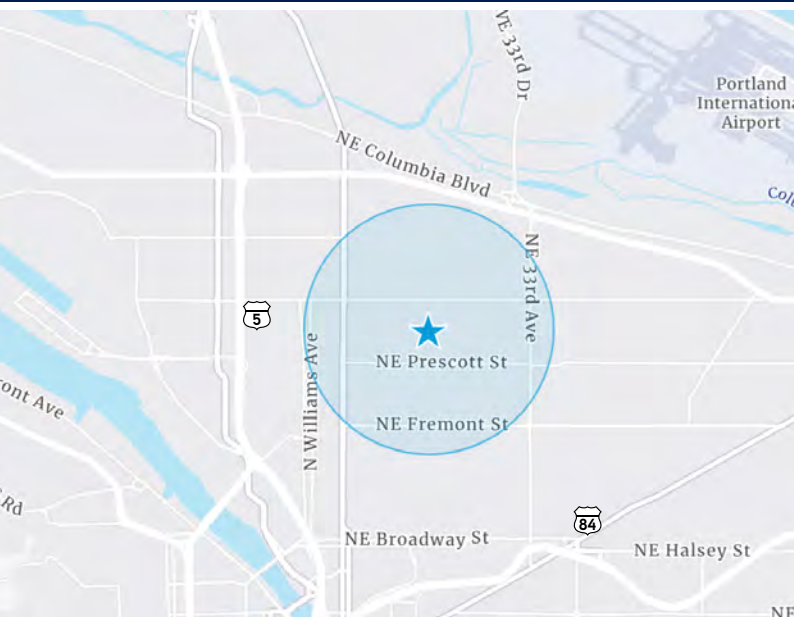
1 min  
to Petite Provence



1 min  
to Ben & Esther's Vegan Delicatessen



1 min  
to Roseline Coffee



Walk Score  
**95**



Bike Score  
**100**



Traffic Counts  
**9,478 ADT**

## Wealth & Income



\$126,211  
Median Household Income



\$66,736  
Per Capita Income



\$98,049  
Median Disposable Income



\$691,968  
Median Home Value



\$342,460  
Median Net Worth

\*within 1 mile