

**Evans  
Elder  
Brown &  
Seubert**

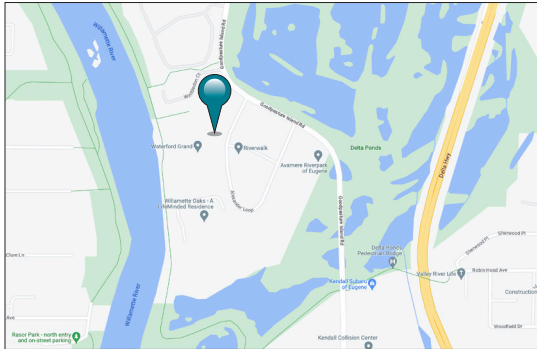
COMMERCIAL REAL ESTATE

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## FOR LEASE

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### CONTACT

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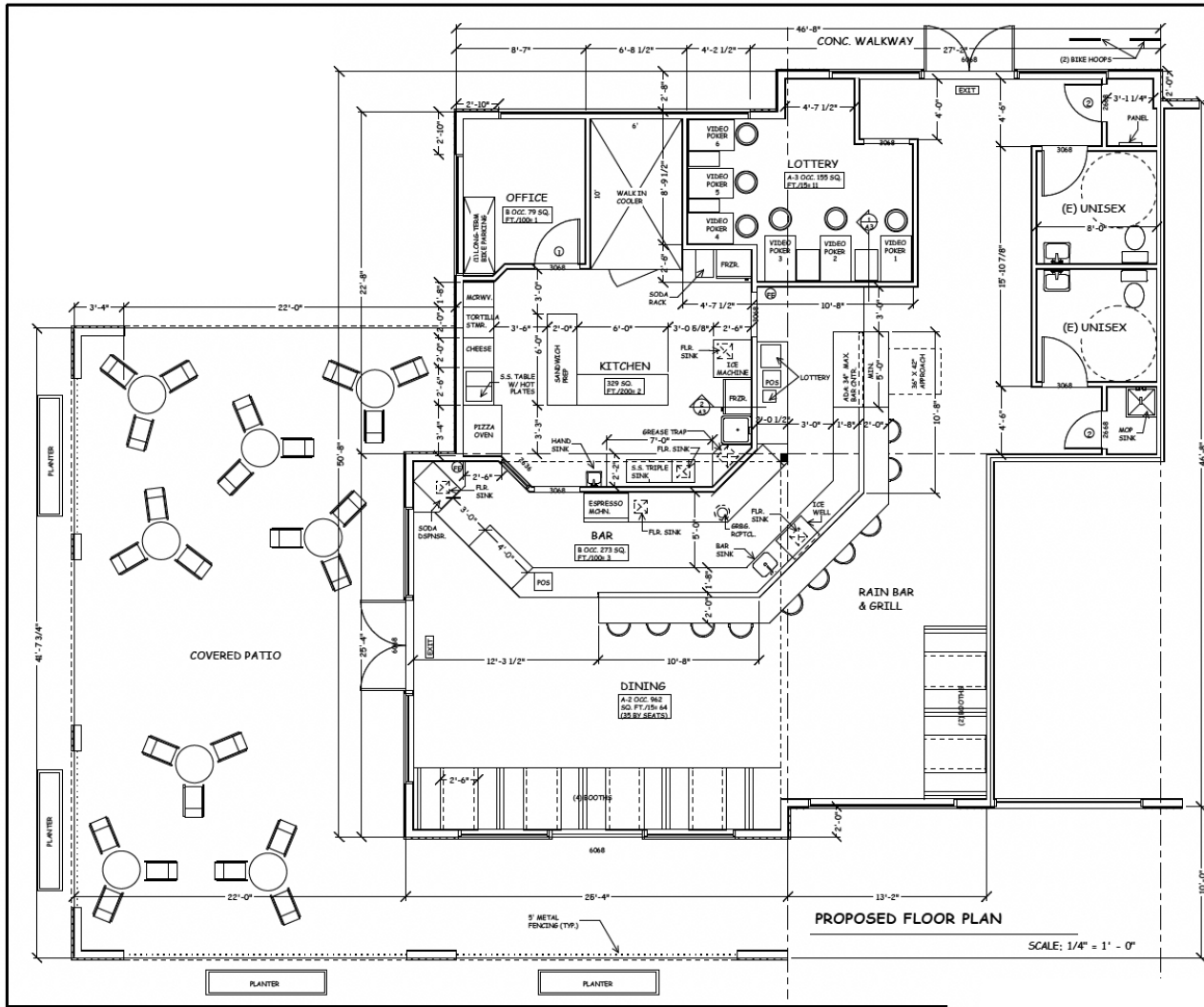
Licensed in the State of Oregon



## Turn Key Restaurant Opportunity Riverwalk

- Approximately 2,094 square feet
- Beautiful restaurant space with open seating area which includes a bar and large covered, heated exterior patio area
- FF&E could be purchased through a separate agreement with current Tenant
- Great walkable neighborhood location
- Good on-site and on-street parking
- \$22.00 per square foot, annually on a triple net basis (NNN's are approximately \$4.75 per square foot annually)

# Floor Plan



## Location

There are currently 272 residential units in the Riverwalk Complex that surround this restaurant, which are 94% occupied. There are additional units currently under construction in the area to the Southeast. Boulders On The River contains 249 units, which is located next door to the north. There are many other higher income neighborhoods within a mile of this property as well as retirement communities within walking distance of this property.

# Photographs



# Aerial Map

