

x00247900 4300ft2



Location **Oregon**  
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??PRIME HAWTHORNE BOULEVARD RESTAURANT SITE  
 ??IMAGINE YOUR BUSINESS AT ONE OF PORTLAND'S MOST ICONIC LOCATIONS  
 ??SAME BLOCK AS THE LANDMARK BAGDAD THEATER

3764-68 SE Hawthorne Boulevard Portland Oregon 97214  
 New to market & rare opportunity...last offered in 1985!

NEAR Bagdad Theater, Nick's Coney Island, Fred Meyer's, Starbucks, Powell's, major Banks, Fred's Sound of Music, Bishops Barber, only one block from 39th!

Space Available:  
 Approx. 4300 sf (built)... lot larger and includes outdoor dining patio and extra access off of the street.

Rental Rate:  
 was \$8900/mo, now reduced to \$7900/mo

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le to p  
 Restaurant or Retail (this has been a restaurant location for decades but rarely available). 3764, 3766 and 3768 have been combined into one commercial space. Great flexibility and easy access.

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NOW!

Lease Term:  
Negotiable... long-term okay.

Zoning :  
CS (Storefront Commercial)

Total Space Available :  
Lot size 3375 sf (45' x 75')

#### Description

Highly visible from the street - Heavily trafficked - Excellent frontage - Astronomical Walk Score.

Arguably the best Restaurant / Retail location on Hawthorne Boulevard perched in the heart of everything that's great about Portland's ultimate Hipster neighborhood! Outdoor dining area available here too...rare in the area (enter through the iron gates facing sidewalk).

Excellent location immediately adjacent to Bagdad Theater, Powell's Books, Fred Meyer and much more. The area is always busy 24/7 and there's even ample parking nearby.

The building was previously occupied by the Tabor Hill Cafe... available now for YOUR flagship location.

CONTACT... Please visit our website for details and email link:

[GEARHARTPROPERTIES.COM](http://GEARHARTPROPERTIES.COM)

We prefer email (rather than voicemail) with your proposal and contact info.

Real Estate brokers & agents: There is no Lessor commission or finders fee on this property. All broker/agent fees (if any) to be paid by Lessee.

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