

# PREMIUM LOCATION AT NE GRAND & COUCH — RESTAURANTS | BAR

Grand Canyon Building 106 NE Grand Avenue, Portland OR 97232

# FOR LEASE



**Situated at the corner of NE Grand and Couch with proximity to the downtown bridges, highway on and off-ramps, and streetcar and bus stops**, the Grand Canyon Building is close to the Oregon Convention Center and hotels, plus numerous apartment buildings within a few blocks provide instant access to residents and guests in the immediate area. This rare corner building in the heart of Portland's Central Eastside is a prime opportunity for a new or established restaurant or bar operator looking for a landmark location. Highly visible exterior and light drenched interior with expansive windows and high ceilings create an exceptional vibe. North Rim will be building two restaurants and one bar space, all of which can be customized to the operator's needs. North Rim specializes in building restaurants, production kitchens, and other commercial spaces of exceptional value and high quality throughout the Portland Metro Area.

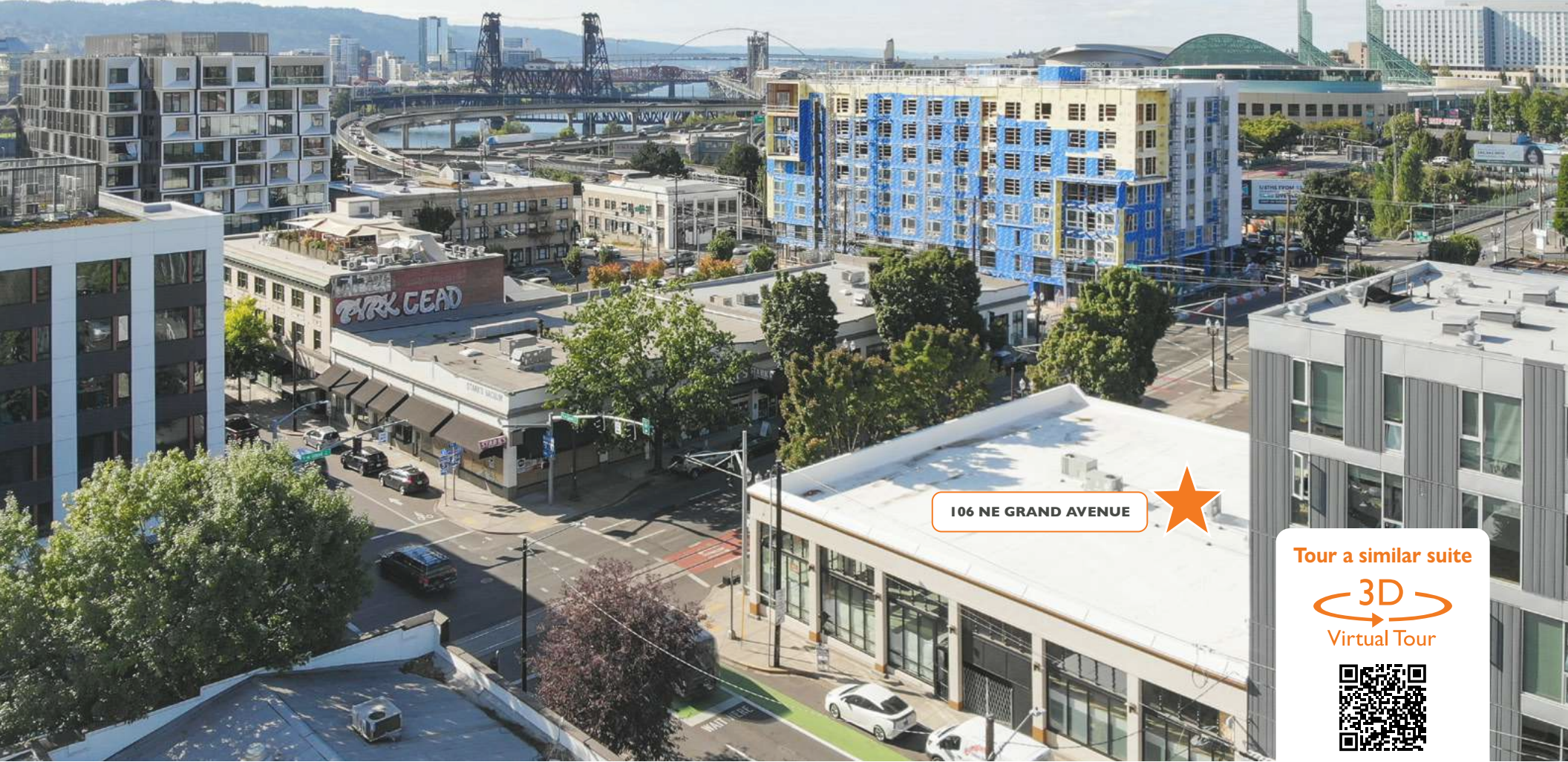
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819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)





106 NE GRAND AVENUE



Tour a similar suite



[finyurl.com/GrandRetail](https://finyurl.com/GrandRetail)

**Property Details**

- 9,865 sq ft to be developed into two brand new restaurants and a bar space
- Expansive windows
- Mezzanine level and ADA restrooms
- Easily accessible, highly visible location
- Locally owned and professionally managed

**Location Details**

- Near Burnside Bridgehead at the “Couch Couplet,” only .3 miles from the Convention Center
- Nearly 3,000 new apartment units in the area
- Within 1/4-mile of 9 TriMet stops
- One block from the Streetcar
- Easy access to I-5 and I-84
- Walking distance to downtown Portland via the Burnside Bridge

**Demographics** (within 1 mile)

- Population: 24,438
- Projected Population: 26,401 (2024)
- Households: 13,553
- Median Household Income: \$53,220
- Median Age: 39.49

**Combined Daily Traffic Count**

(NE Grand at Couch St. and Burnside)  
TOTAL: 31,611

**Walk Score**  
83  
"Very Walkable"

**Bike Score**  
99  
"Biker's Paradise"

**Transit Score**  
78  
"Excellent Transit"

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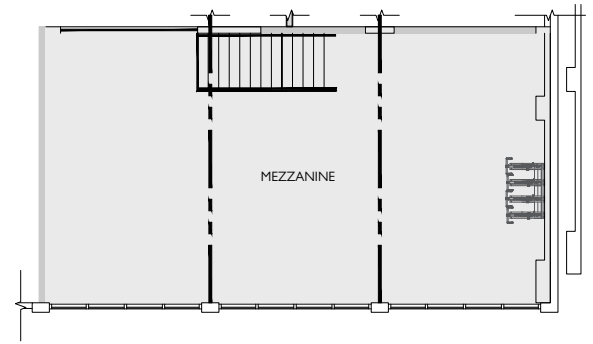
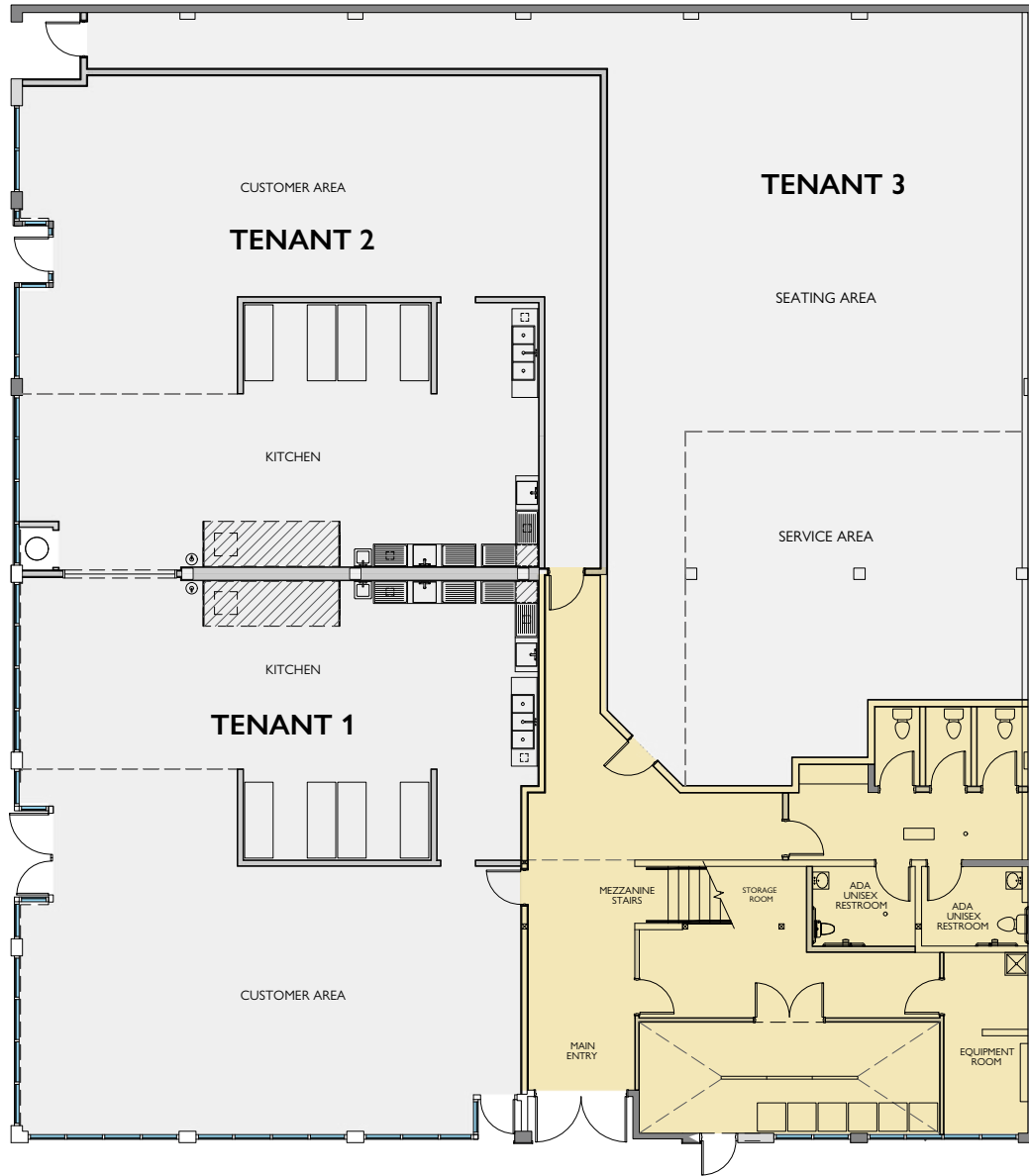
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# FLOOR PLAN | Street Level



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**DOWNTOWN PORTLAND**

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