

THE GREGORY

417 NW 10th Avenue
Portland, OR

1,507 square feet

\$35/SF NNN

Former wine bar space located in the iconic Pearl District

Small range/hood, refrigeration and plumbing behind bar - no dedicated kitchen space

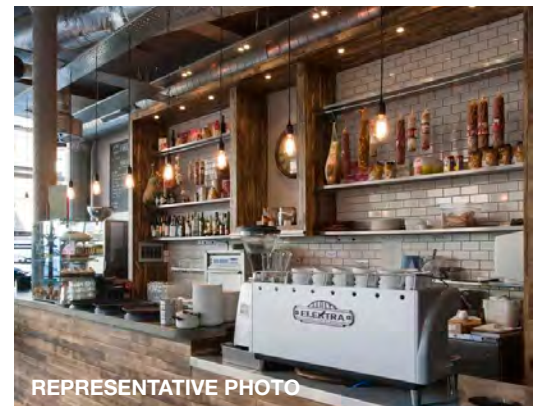
Open floor plan with glass, stone and concrete features

Excellent opportunity for coffee espresso or bakery

Sidewalk seating

Two ADA restrooms

Existing FF&E negotiable



Location



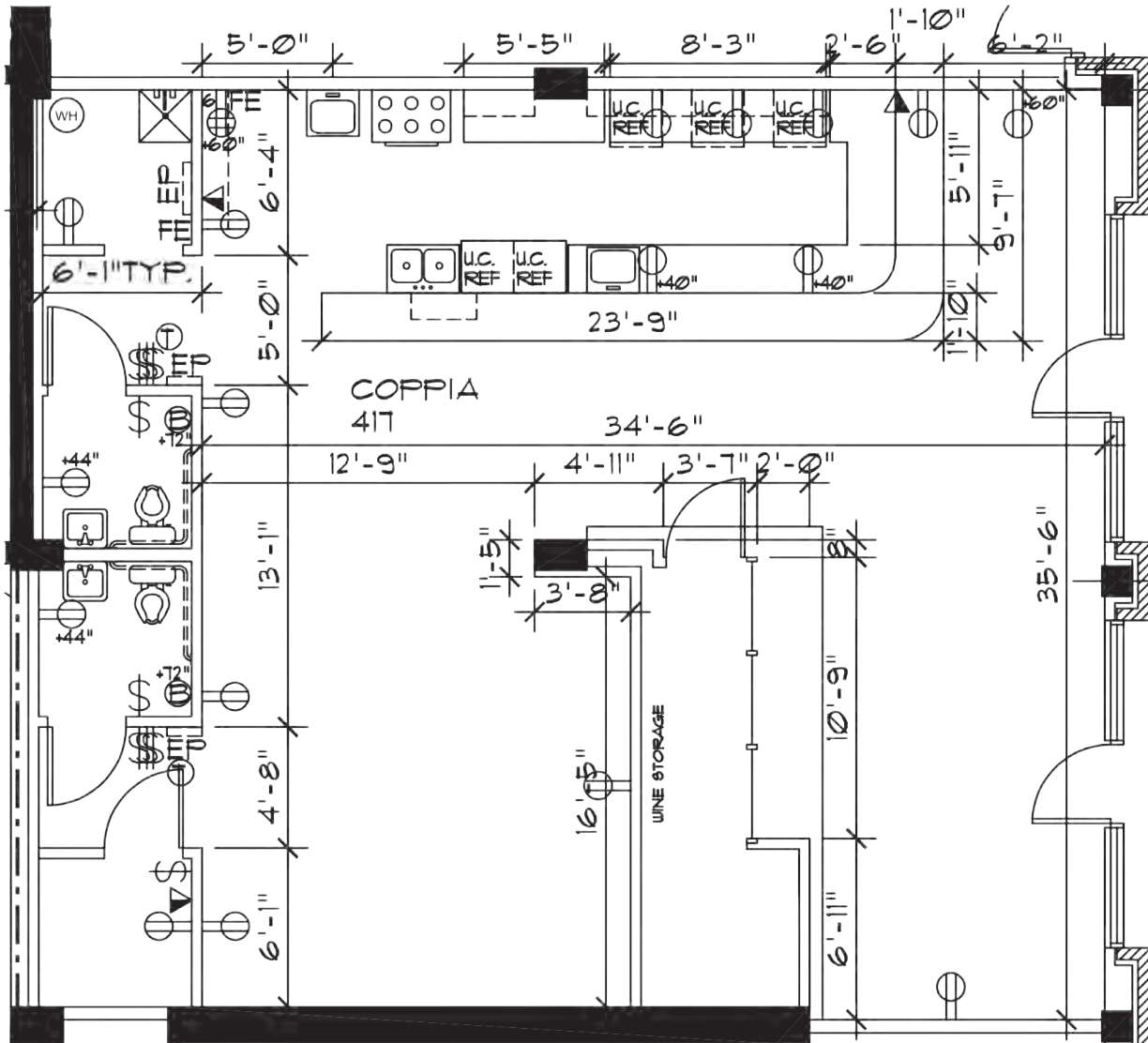
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DINING

- 1 OLIVE OR TWIST
- 2 LOVEJOY BAKERS
- 3 SINJU
- 4 GIORGIO'S
- 5 MIO SUSHI
- 6 PARAGON
- 7 IRVING STREET KITCHEN
- 8 KEARNEY CAFE
- 9 ON DECK SPORTS BAR
- 10 PINK ROSE
- 11 PIZZA SCHMIZZA
- 12 ZAATAR
- 13 PHO VAN FRESH
- 14 TEARDROP
- 15 PIATTINO
- 16 VAULT MARTINI

SHOPPING

- | | |
|------------|----------------|
| 1 CIELO | 6 SNOW PEAK |
| 2 OBLATION | 7 MOULE |
| 3 BLICK | 8 SUR LA TABLE |
| 4 POPINA | 9 WHOLE FOODS |
| 5 AVEDA | 10 POWELL'S |

OTHER

- 1 POST OFFICE
- 2 THE BAR METHOD
- 3 24 HOUR FITNESS
- 4 GALLERIES
- 5 UNION STATION