

For Lease

# The Distillery Building on 23rd

Portland, Oregon



**Location:** 1422 NW 23rd Ave, Portland, Oregon

**Available Space:** 3,075 square feet, endcap

**Rate:** \$24.00/SF/YR, NNN

### Comments:

- NW 23rd is Portland's top retail street. It is home to unique boutique businesses and popular national tenants along with cafés and Victorian era architecture.
- Location provides easy access to I-405 and is a 3 minute walk from Portland's Streetcar line.
- Neighboring tenants include The Matador Restaurant, Pastini Pastaria, Starbucks and Subway.

### Demographics:

|                           | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------|----------|----------|----------|
| Est. Population 2010      | 21,895   | 122,612  | 343,416  |
| Projected Population 2015 | 24,766   | 138,142  | 374,611  |
| 2010 Average HH Income    | \$70,782 | \$71,731 | \$75,686 |
| Employees                 | 34,830   | 236,488  | 341,227  |

Source: Regis - SitesUSA

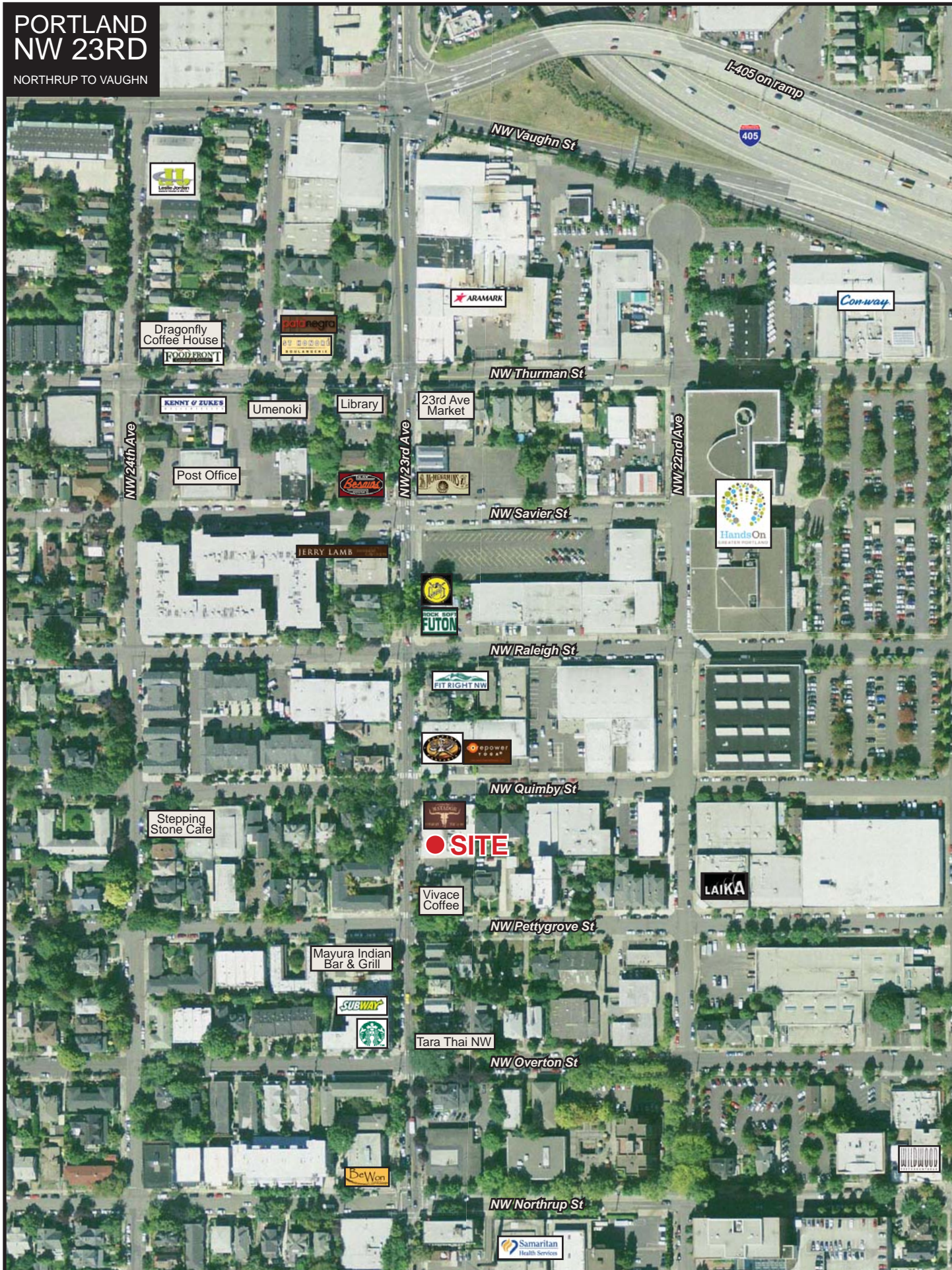


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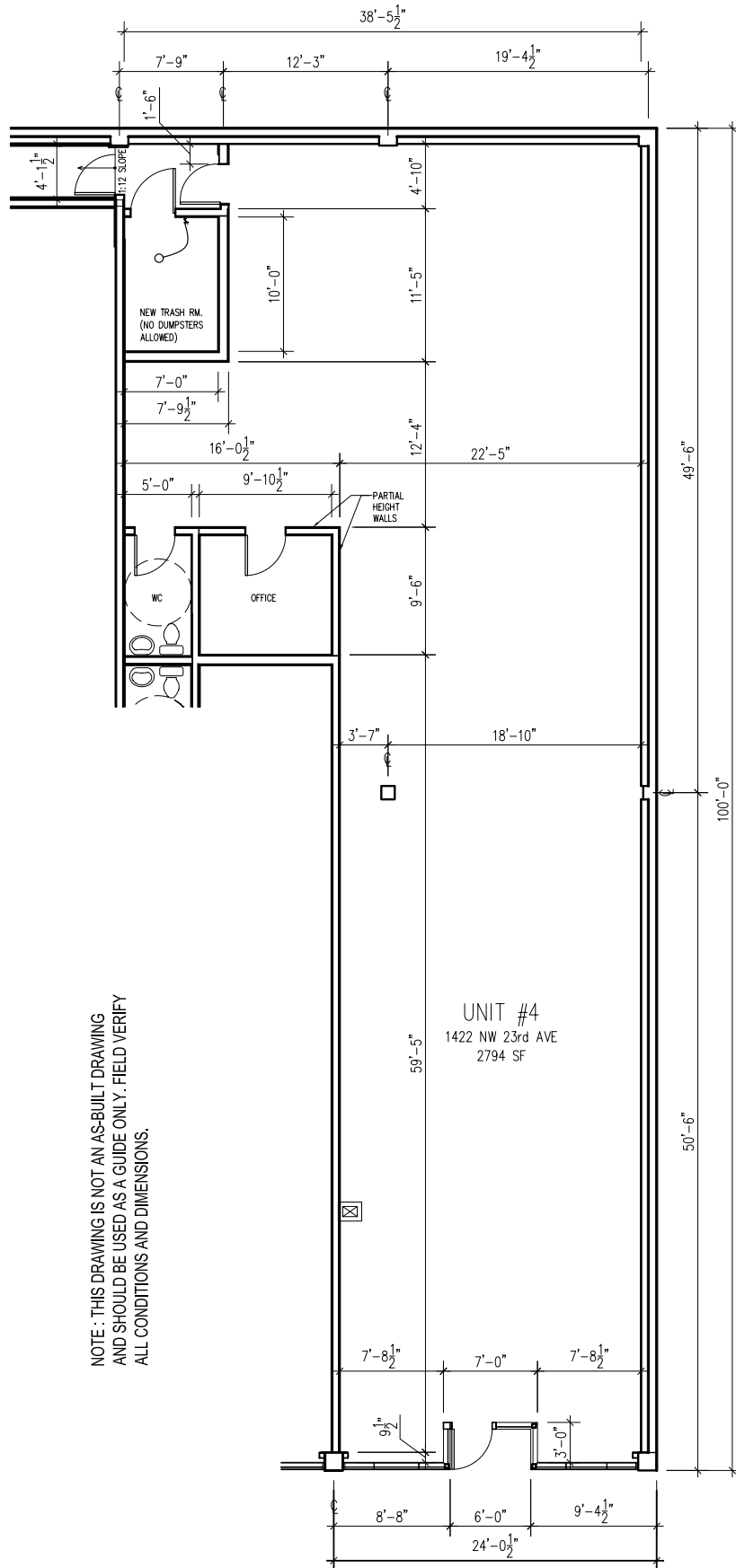
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# PORTLAND NW 23RD

NORTHROP TO VAUGHN



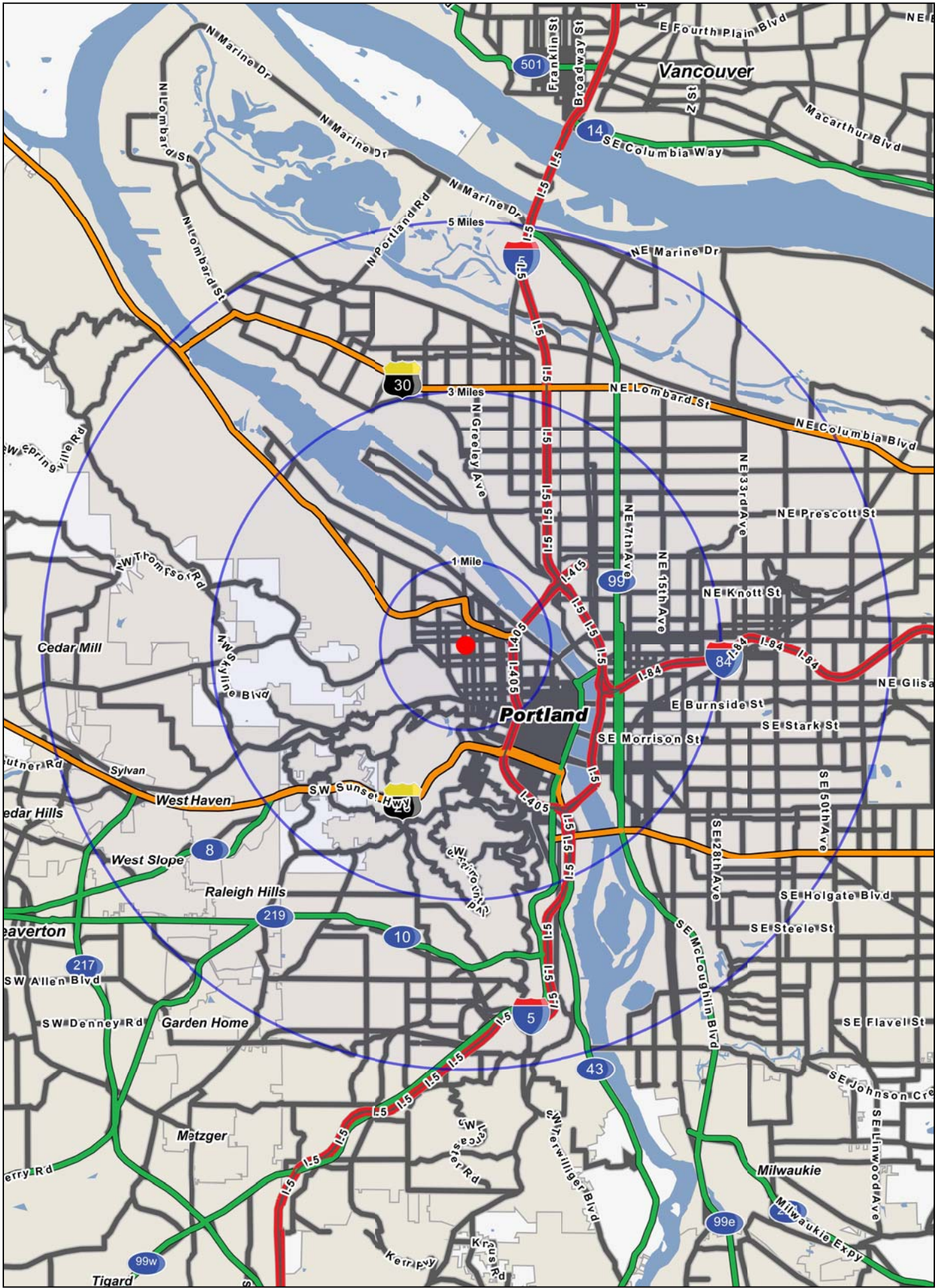
# SITE PLAN



NOTE: THIS DRAWING IS NOT AN AS-BUILT DRAWING AND SHOULD BE USED AS A GUIDE ONLY. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.

UNIT #4  
1422 NW 23rd AVE  
2794 SF

Logos are for identification purposes only and may be trademarks of their respective companies.



# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.53315/-122.6984

## 1422 Nw 23rd

## Portland, OR

|                                 |  | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------------|--|----------|----------|----------|
| <b>POPULATION</b>               | 2010 Estimated Population                  | 21,895   | 122,612  | 343,416  |
|                                 | 2015 Projected Population                  | 24,766   | 138,142  | 374,611  |
|                                 | 2000 Census Population                     | 17,338   | 106,807  | 309,796  |
|                                 | 1990 Census Population                     | 15,842   | 97,454   | 292,601  |
|                                 | Historical Annual Growth 1990 to 2010      | 1.9%     | 1.3%     | 0.9%     |
|                                 | Projected Annual Growth 2010 to 2015       | 2.6%     | 2.5%     | 1.8%     |
| <b>HOUSEHOLDS</b>               | 2010 Est. Households                       | 14,091   | 61,594   | 153,119  |
|                                 | 2015 Proj. Households                      | 15,186   | 66,595   | 159,879  |
|                                 | 2000 Census Households                     | 11,287   | 53,958   | 140,752  |
|                                 | 1990 Census Households                     | 10,083   | 47,935   | 129,761  |
|                                 | Historical Annual Growth 1990 to 2010      | 2.0%     | 1.4%     | 0.9%     |
|                                 | Projected Annual Growth 2010 to 2015       | 1.6%     | 1.6%     | 0.9%     |
| <b>AGE</b>                      | 2010 Est. Population 0 to 9 Years          | 4.4%     | 9.0%     | 11.1%    |
|                                 | 2010 Est. Population 10 to 19 Years        | 4.1%     | 7.7%     | 9.1%     |
|                                 | 2010 Est. Population 20 to 29 Years        | 27.1%    | 19.2%    | 16.2%    |
|                                 | 2010 Est. Population 30 to 44 Years        | 29.7%    | 27.4%    | 26.5%    |
|                                 | 2010 Est. Population 45 to 59 Years        | 20.4%    | 20.9%    | 21.0%    |
|                                 | 2010 Est. Population 60 to 74 Years        | 10.2%    | 10.9%    | 11.0%    |
|                                 | 2010 Est. Population 75 Years Plus         | 4.1%     | 4.9%     | 5.0%     |
|                                 | 2010 Est. Median Age                       | 35.1     | 36.4     | 36.3     |
| <b>MARITAL STATUS &amp; SEX</b> | 2010 Est. Male Population                  | 53.4%    | 51.3%    | 49.6%    |
|                                 | 2010 Est. Female Population                | 46.6%    | 48.7%    | 50.4%    |
|                                 | 2010 Est. Never Married                    | 55.6%    | 44.4%    | 38.1%    |
|                                 | 2010 Est. Now Married                      | 21.8%    | 30.1%    | 38.4%    |
|                                 | 2010 Est. Separated or Divorced            | 18.6%    | 20.3%    | 18.0%    |
|                                 | 2010 Est. Widowed                          | 4.0%     | 5.2%     | 5.4%     |
| <b>INCOME</b>                   | 2010 Est. HH Income \$200,000 or More      | 4.9%     | 5.0%     | 4.8%     |
|                                 | 2010 Est. HH Income \$150,000 to \$199,999 | 5.9%     | 5.1%     | 4.9%     |
|                                 | 2010 Est. HH Income \$100,000 to \$149,999 | 11.7%    | 10.9%    | 12.1%    |
|                                 | 2010 Est. HH Income \$75,000 to \$99,999   | 8.3%     | 8.7%     | 11.1%    |
|                                 | 2010 Est. HH Income \$50,000 to \$74,999   | 11.0%    | 13.0%    | 16.4%    |
|                                 | 2010 Est. HH Income \$35,000 to \$49,999   | 11.2%    | 12.1%    | 13.5%    |
|                                 | 2010 Est. HH Income \$25,000 to \$34,999   | 11.6%    | 10.5%    | 10.5%    |
|                                 | 2010 Est. HH Income \$15,000 to \$24,999   | 12.5%    | 12.5%    | 11.0%    |
|                                 | 2010 Est. HH Income \$0 to \$14,999        | 22.9%    | 22.1%    | 15.8%    |
|                                 | 2010 Est. Average Household Income         | \$70,782 | \$71,731 | \$75,686 |
|                                 | 2010 Est. Median HH Income                 | \$47,044 | \$50,817 | \$55,801 |
|                                 | 2010 Est. Per Capita Income                | \$46,324 | \$37,528 | \$34,746 |
|                                 | 2010 Est. Number of Businesses             | 2,626    | 14,882   | 24,645   |
|                                 | 2010 Est. Total Number of Employees        | 34,830   | 236,488  | 341,227  |

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# FULL PROFILE

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Lat/Lon: 45.53315/-122.6984

| 1422 Nw 23rd                              |  | 1 Mile    | 3 Miles   | 5 Miles   |
|---|--|-----------|-----------|-----------|
| Portland, OR                              |  |           |           |           |
| <b>RACE</b>                               | 2010 Est. White Population                     | 87.9%     | 74.9%     | 77.5%     |
|   | 2010 Est. Black Population                     | 2.9%      | 12.6%     | 9.2%      |
|   | 2010 Est. Asian & Pacific Islander             | 4.0%      | 4.7%      | 5.5%      |
|   | 2010 Est. American Indian & Alaska Native      | 1.2%      | 1.3%      | 1.2%      |
|   | 2010 Est. Other Races Population               | 4.0%      | 6.6%      | 6.7%      |
| <b>HISPANIC</b>                           | 2010 Est. Hispanic Population                  | 1,314     | 10,774    | 31,817    |
|   | 2010 Est. Hispanic Population Percent          | 6.0%      | 8.8%      | 9.3%      |
|   | 2015 Proj. Hispanic Population Percent         | 6.8%      | 9.9%      | 10.4%     |
|   | 2000 Hispanic Population Percent               |           |           |           |
| <b>EDUCATION<br/>(Adults 25 or Older)</b> | 2010 Est. Adult Population (25 Years or Older) | 18,014    | 93,083    | 252,130   |
|   | 2010 Est. Elementary (0 to 8)                  | 1.7%      | 3.4%      | 3.6%      |
|   | 2010 Est. Some High School (9 to 11)           | 3.2%      | 4.3%      | 4.4%      |
|   | 2010 Est. High School Graduate (12)            | 11.5%     | 15.6%     | 16.4%     |
|   | 2010 Est. Some College (13 to 16)              | 17.3%     | 19.9%     | 20.8%     |
|   | 2010 Est. Associate Degree Only                | 5.3%      | 5.6%      | 6.2%      |
|   | 2010 Est. Bachelor Degree Only                 | 36.1%     | 29.8%     | 28.7%     |
|   | 2010 Est. Graduate Degree                      | 24.9%     | 21.4%     | 19.9%     |
| <b>HOUSING</b>                            | 2010 Est. Total Housing Units                  | 15,610    | 67,349    | 164,212   |
|   | 2010 Est. Owner Occupied Percent               | 20.6%     | 35.7%     | 49.1%     |
|   | 2010 Est. Renter Occupied Percent              | 69.7%     | 55.8%     | 44.1%     |
|   | 2010 Est. Vacant Housing Percent               | 9.7%      | 8.5%      | 6.8%      |
| <b>HOMES BUILT BY YEAR</b>                | 2000 Homes Built 1999 to 2000                  | 3.2%      | 2.5%      | 1.6%      |
|   | 2000 Homes Built 1995 to 1998                  | 5.1%      | 5.2%      | 4.0%      |
|   | 2000 Homes Built 1990 to 1994                  | 2.3%      | 3.3%      | 3.0%      |
|   | 2000 Homes Built 1980 to 1989                  | 5.3%      | 5.1%      | 5.2%      |
|   | 2000 Homes Built 1970 to 1979                  | 7.1%      | 8.9%      | 10.8%     |
|   | 2000 Homes Built 1960 to 1969                  | 8.6%      | 8.5%      | 10.0%     |
|   | 2000 Homes Built 1950 to 1959                  | 9.8%      | 8.7%      | 12.0%     |
|   | 2000 Homes Built Before 1949                   | 58.6%     | 57.9%     | 53.3%     |
| <b>HOME VALUES</b>                        | 2000 Home Value \$1,000,000 or More            | 0.9%      | 1.6%      | 0.5%      |
|   | 2000 Home Value \$500,000 to \$999,999         | 26.3%     | 9.4%      | 3.9%      |
|   | 2000 Home Value \$400,000 to \$499,999         | 15.9%     | 7.6%      | 4.0%      |
|   | 2000 Home Value \$300,000 to \$399,999         | 26.8%     | 12.1%     | 8.7%      |
|   | 2000 Home Value \$200,000 to \$299,999         | 21.1%     | 18.7%     | 23.6%     |
|   | 2000 Home Value \$150,000 to \$199,999         | 4.8%      | 17.8%     | 25.4%     |
|   | 2000 Home Value \$100,000 to \$149,999         | 4.1%      | 23.5%     | 26.0%     |
|   | 2000 Home Value \$50,000 to \$99,999           | -         | 8.2%      | 7.0%      |
|   | 2000 Home Value \$25,000 to \$49,999           | -         | 0.7%      | 0.5%      |
|   | 2000 Home Value \$0 to \$24,999                | -         | 0.3%      | 0.3%      |
|   | 2000 Median Home Value                         | \$409,789 | \$253,847 | \$207,678 |
|   | 2000 Median Rent                               | \$566     | \$540     | \$552     |

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| 1422 Nw 23rd           |  | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------|--|----------|----------|----------|
| Portland, OR           |  |          |          |          |
| LABOR FORCE            | 2010 Est. Labor: Population Age 16+                  | 20,485   | 106,149  | 286,406  |
|                        | 2010 Est. Civilian Employed                          | 67.4%    | 60.9%    | 62.4%    |
|                        | 2010 Est. Civilian Unemployed                        | 9.0%     | 9.7%     | 8.2%     |
|                        | 2010 Est. in Armed Forces                            | -        | -        | 0.1%     |
|                        | 2010 Est. not in Labor Force                         | 23.7%    | 29.4%    | 29.3%    |
|                        | 2010 Labor Force: Males                              | 53.7%    | 51.5%    | 49.3%    |
|                        | 2010 Labor Force: Females                            | 46.3%    | 48.5%    | 50.7%    |
| OCCUPATION             | 2000 Occupation: Population Age 16+                  | 11,586   | 59,381   | 171,248  |
|                        | 2000 Mgmt, Business, & Financial Operations          | 18.4%    | 15.9%    | 16.1%    |
|                        | 2000 Professional & Related                          | 35.5%    | 30.0%    | 28.8%    |
|                        | 2000 Service   | 12.9%    | 14.5%    | 13.7%    |
|                        | 2000 Sales and Office                                | 23.7%    | 26.1%    | 25.8%    |
|                        | 2000 Farming, Fishing, and Forestry                  | -        | 0.2%     | 0.2%     |
|                        | 2000 Construction, Extraction, & Maintenance         | 2.7%     | 4.1%     | 4.9%     |
|                        | 2000 Production, Transport, & Material Moving        | 6.8%     | 9.2%     | 10.5%    |
|                        | 2000 Percent White Collar Workers                    | 77.6%    | 72.0%    | 70.7%    |
|                        | 2000 Percent Blue Collar Workers                     | 22.4%    | 28.0%    | 29.3%    |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone                             | 46.3%    | 52.4%    | 60.7%    |
|                        | 2000 Drive to Work in Carpool                        | 6.7%     | 9.5%     | 10.8%    |
|                        | 2000 Travel to Work by Public Transportation         | 17.0%    | 16.3%    | 13.9%    |
|                        | 2000 Drive to Work on Motorcycle                     | 0.2%     | 0.2%     | 0.2%     |
|                        | 2000 Walk or Bicycle to Work                         | 23.8%    | 16.0%    | 9.0%     |
|                        | 2000 Other Means                                     | 0.9%     | 0.6%     | 0.5%     |
|                        | 2000 Work at Home                                    | 5.1%     | 5.0%     | 4.8%     |
|                        |  |          |          |          |
| TRAVEL TIME            | 2000 Travel to Work in 14 Minutes or Less            | 35.6%    | 33.3%    | 28.2%    |
|                        | 2000 Travel to Work in 15 to 29 Minutes              | 43.8%    | 44.3%    | 47.4%    |
|                        | 2000 Travel to Work in 30 to 59 Minutes              | 15.9%    | 17.7%    | 20.2%    |
|                        | 2000 Travel to Work in 60 Minutes or More            | 4.7%     | 4.6%     | 4.2%     |
|                        | 2000 Average Travel Time to Work                     | 19.2     | 19.5     | 20.3     |
| CONSUMER EXPENDITURE   | 2010 Est. Total Household Expenditure                | \$770 M  | \$3.37 B | \$8.76 B |
|                        | 2010 Est. Apparel                                    | \$37.1 M | \$162 M  | \$421 M  |
|                        | 2010 Est. Contributions & Gifts                      | \$52.0 M | \$228 M  | \$583 M  |
|                        | 2010 Est. Education & Reading                        | \$23.6 M | \$102 M  | \$255 M  |
|                        | 2010 Est. Entertainment                              | \$42.5 M | \$187 M  | \$489 M  |
|                        | 2010 Est. Food, Beverages & Tobacco                  | \$122 M  | \$533 M  | \$1.39 B |
|                        | 2010 Est. Furnishings & Equipment                    | \$33.6 M | \$148 M  | \$387 M  |
|                        | 2010 Est. Health Care & Insurance                    | \$55.4 M | \$241 M  | \$623 M  |
|                        | 2010 Est. Household Operations & Shelter & Utilities | \$233 M  | \$1.02 B | \$2.63 B |
|                        | 2010 Est. Miscellaneous Expenses                     | \$13.1 M | \$56.5 M | \$146 M  |
|                        | 2010 Est. Personal Care                              | \$11.3 M | \$49.0 M | \$127 M  |
|                        | 2010 Est. Transportation                             | \$147 M  | \$647 M  | \$1.71 B |

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