1620 NW 23RD AVE

PRIME SECOND GENERATION RESTAURANT OPPORTUNITY!

LOCATION
1620 NW 23rd Ave | Portland, OR 97210

AVAILABLE SPACE
2,315 RSF

RENTAL RATE
$38.00/PSF/YR, plus NNN

TRAFFIC COUNTS
NW 23rd Ave – 14,467 ADT ('22)

HIGHLIGHTS
- Rare, prime 2nd generation restaurant space available on NW 23rd in the Benevento Apartments in the coveted Nob Hill area. The space includes operable window sliders, outdoor seating area and a built-out restaurant, including type 1 hood, grease interceptor, walk in cooler and sinks.
- Adjacent tenants include St. Jack, Pine State Biscuit, Moberi, Life of Pi, McMenamins Tavern & Pool, Boxer Ramen, and many more.
- Available now!

Walk Score 98 | Bike Score 97 | Transit Score 53

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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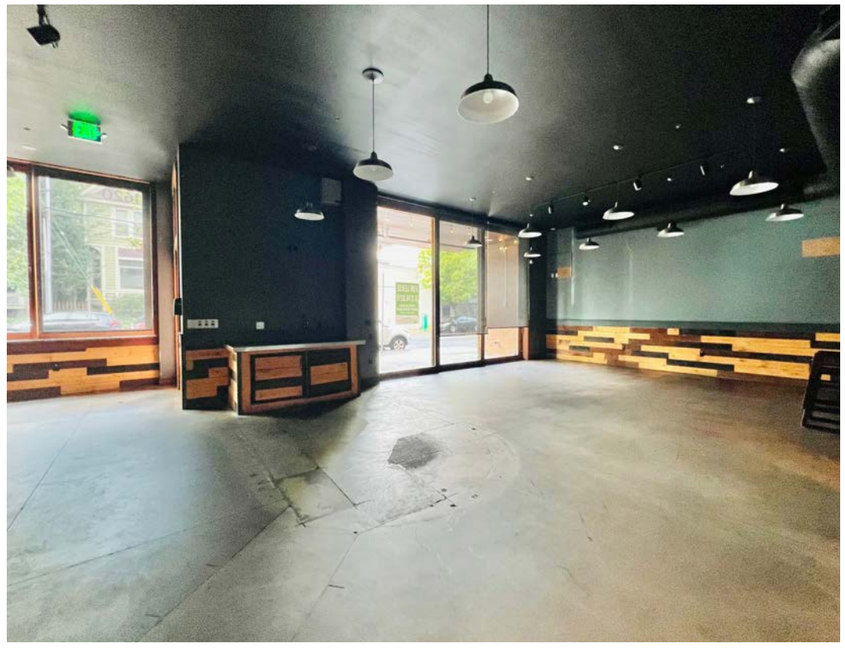
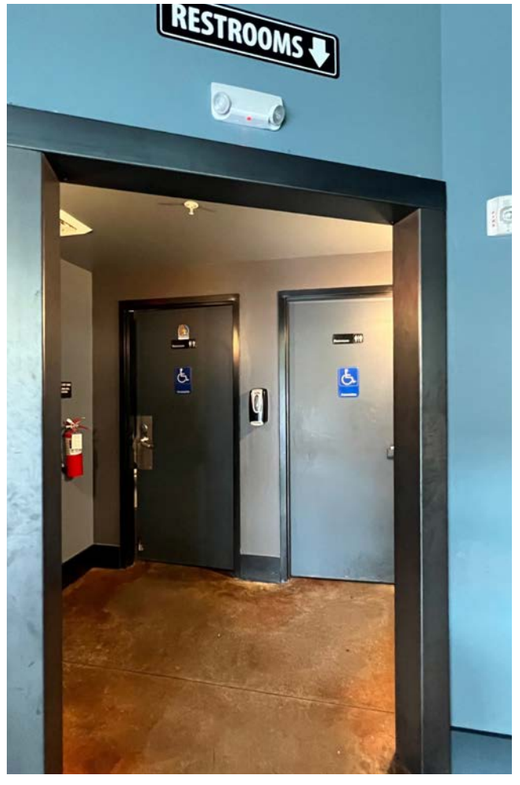
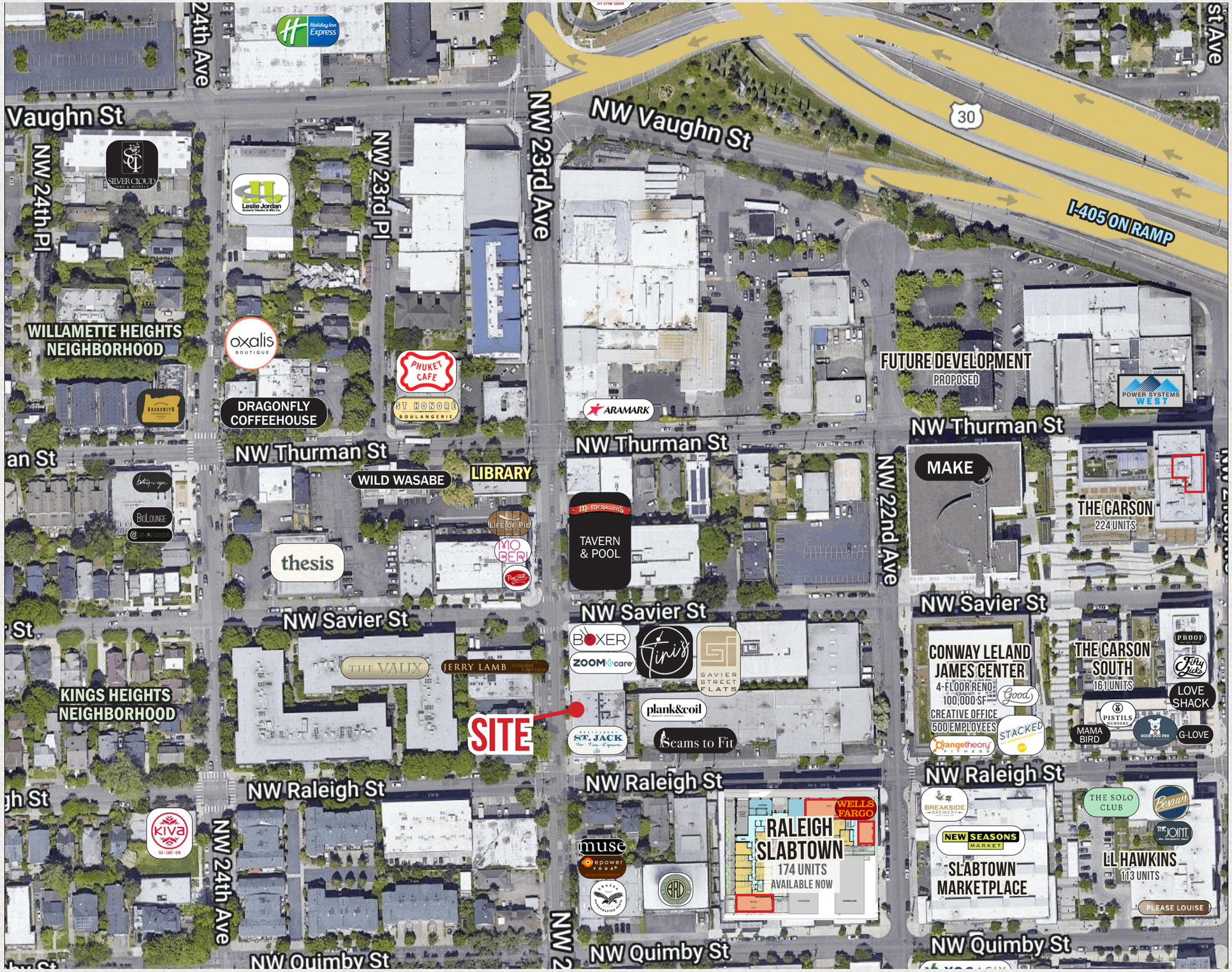



RESTROOMS

NOB HILL


24th Ave
Vaughn St
NW 24th Pl
NW 23rd Pl
NW 23rd Ave
NW Vaughn St
30
I-405 ON RAMP
WILLAMETTE HEIGHTS NEIGHBORHOOD
DRAGONFLY COFFEEHOUSE
NW Thurman St
WILD WASABE
LIBRARY
ARAMARK
FUTURE DEVELOPMENT
PROPOSED
POWER SYSTEMS WEST
MAKE
THE CARSON
224 UNITS
NW 22nd Ave
TAVERN & POOL
thesis
NW Savier St
THE VAUX
JERRY LAMB
KINGS HEIGHTS NEIGHBORHOOD
SITE
CONWAY LELAND JAMES CENTER
4-FLOOR RENO
100,000 SF
CREATIVE OFFICE
500 EMPLOYEES
THE CARSON SOUTH
161 UNITS
NW Raleigh St
RALEIGH SLABTOWN
174 UNITS
AVAILABLE NOW
WELLS FARGO
SLABTOWN MARKETPLACE
LL HAWKINS
113 UNITS
PLEASE LOUISE
NW Quimby St

CRA

1620 NW 23RD AVE

PORTLAND, OR

SITE PLAN

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

1620 NW 23RD AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	30,784	153,068	394,293
Projected Population 2028	31,700	161,181	408,976
Average HH Income	$148,220	$137,415	$146,198
Median Home Value	$707,299	$647,622	$610,735
Daytime Demographics 16+	42,298	244,868	403,936
Some College or Higher	91.1%	86.9%	86.4%

$707,299
Median Home Value
1 MILE RADIUS

$148,220
Average Household Income
1 MILE RADIUS

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5343/-122.6986

1620 NW 23rd Ave Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	30,784	153,068	394,293
2028 Projected Population	31,700	161,181	408,976
2020 Census Population	30,766	152,912	395,394
2010 Census Population	22,844	122,210	340,568
Projected Annual Growth 2023 to 2028	0.6%	1.1%	0.7%
Historical Annual Growth 2010 to 2023	2.7%	1.9%	1.2%
2023 Median Age	38.2	37.8	38.2
Households			
2023 Estimated Households	19,998	81,712	187,342
2028 Projected Households	20,812	86,506	196,894
2020 Census Households	19,843	80,978	185,667
2010 Census Households	14,706	62,840	157,303
Projected Annual Growth 2023 to 2028	0.8%	1.2%	1.0%
Historical Annual Growth 2010 to 2023	2.8%	2.3%	1.5%
Race and Ethnicity			
2023 Estimated White	77.1%	73.7%	74.8%
2023 Estimated Black or African American	3.4%	6.4%	5.5%
2023 Estimated Asian or Pacific Islander	8.3%	7.4%	7.5%
2023 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.7%
2023 Estimated Other Races	10.5%	11.7%	11.6%
2023 Estimated Hispanic	9.8%	11.1%	10.4%
Income			
2023 Estimated Average Household Income	$148,220	$137,415	$146,198
2023 Estimated Median Household Income	$98,724	$98,243	$107,249
2023 Estimated Per Capita Income	$96,621	$73,938	$69,849
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.2%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.9%	2.0%
2023 Estimated High School Graduate	7.5%	10.0%	10.1%
2023 Estimated Some College	13.5%	15.9%	16.9%
2023 Estimated Associates Degree Only	4.4%	4.9%	5.4%
2023 Estimated Bachelors Degree Only	41.0%	38.4%	37.4%
2023 Estimated Graduate Degree	32.3%	27.8%	26.6%
Business			
2023 Estimated Total Businesses	3,689	19,794	35,224
2023 Estimated Total Employees	34,202	202,827	299,433
2023 Estimated Employee Population per Business	9.3	10.2	8.5
2023 Estimated Residential Population per Business	8.3	7.7	11.2

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For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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