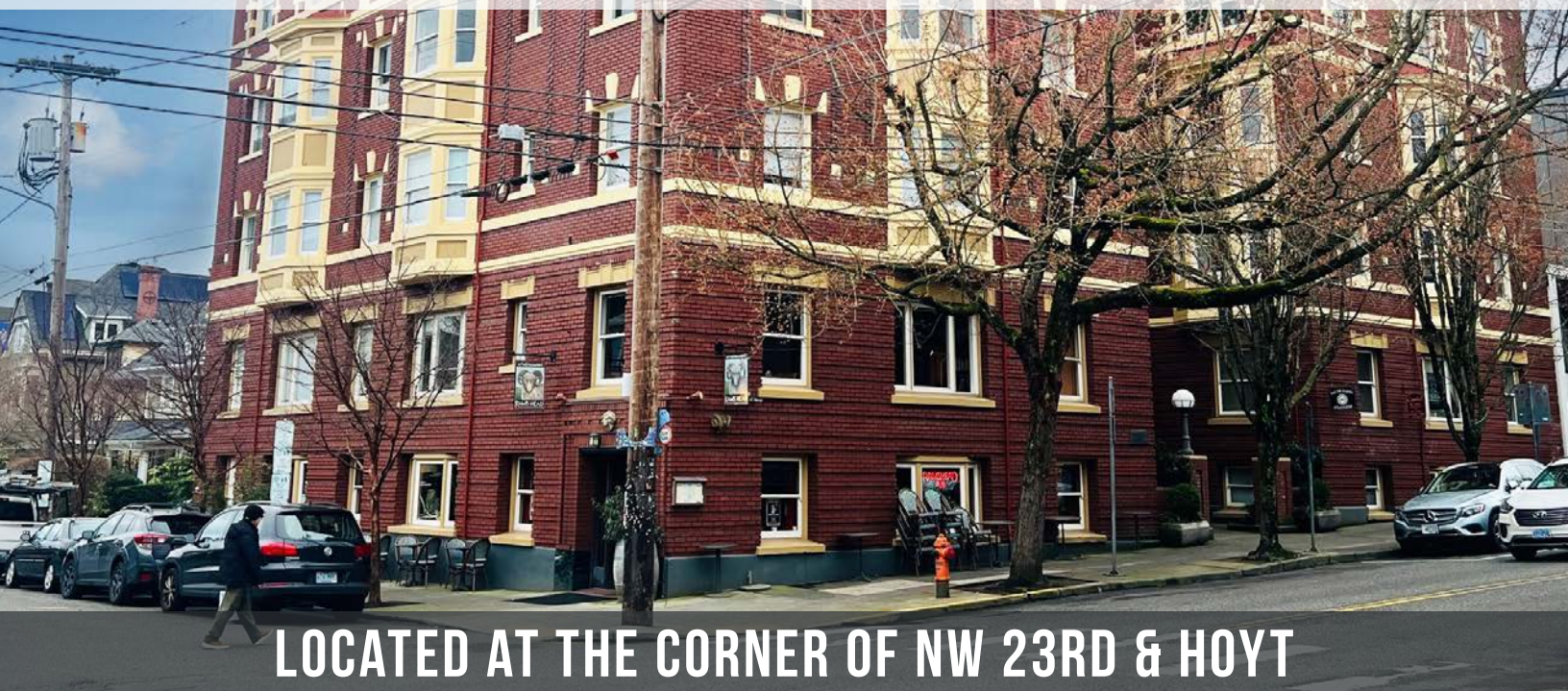


DO NOT DISTURB TENANT

ICONIC NW 23RD

SECOND GENERATION RESTAURANT & BAR



ADDRESS

2282 NW Hoyt Street & 23rd
Portland, OR 97210

AVAILABLE SPACE

- 2,887 SF
- Available July 2025 (please don't disturb current tenant)

RENTAL RATE

Please call for details

HIGHLIGHTS

- 2nd generation restaurant/bar with type 1 hood (9'), walk in cooler, grease interceptor, newer HVAC, and common area restrooms.
- Located in the heart of bustling NW 23rd: nearby tenants include Arc'teryx, On Running, Warby Parker, See's Candies, Harlow, Tender Loving Empire, Escape from New York Pizza, Restoration Hardware, King Living (coming soon!), Snow Peak, Papa Haydn & more!
- Available July 2025



COMMERCIAL
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NORTHWEST LLC

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503.274.0211
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ICONIC NW 23RD & HOYT

2282 NW HOYT STREET

PORTLAND, OR

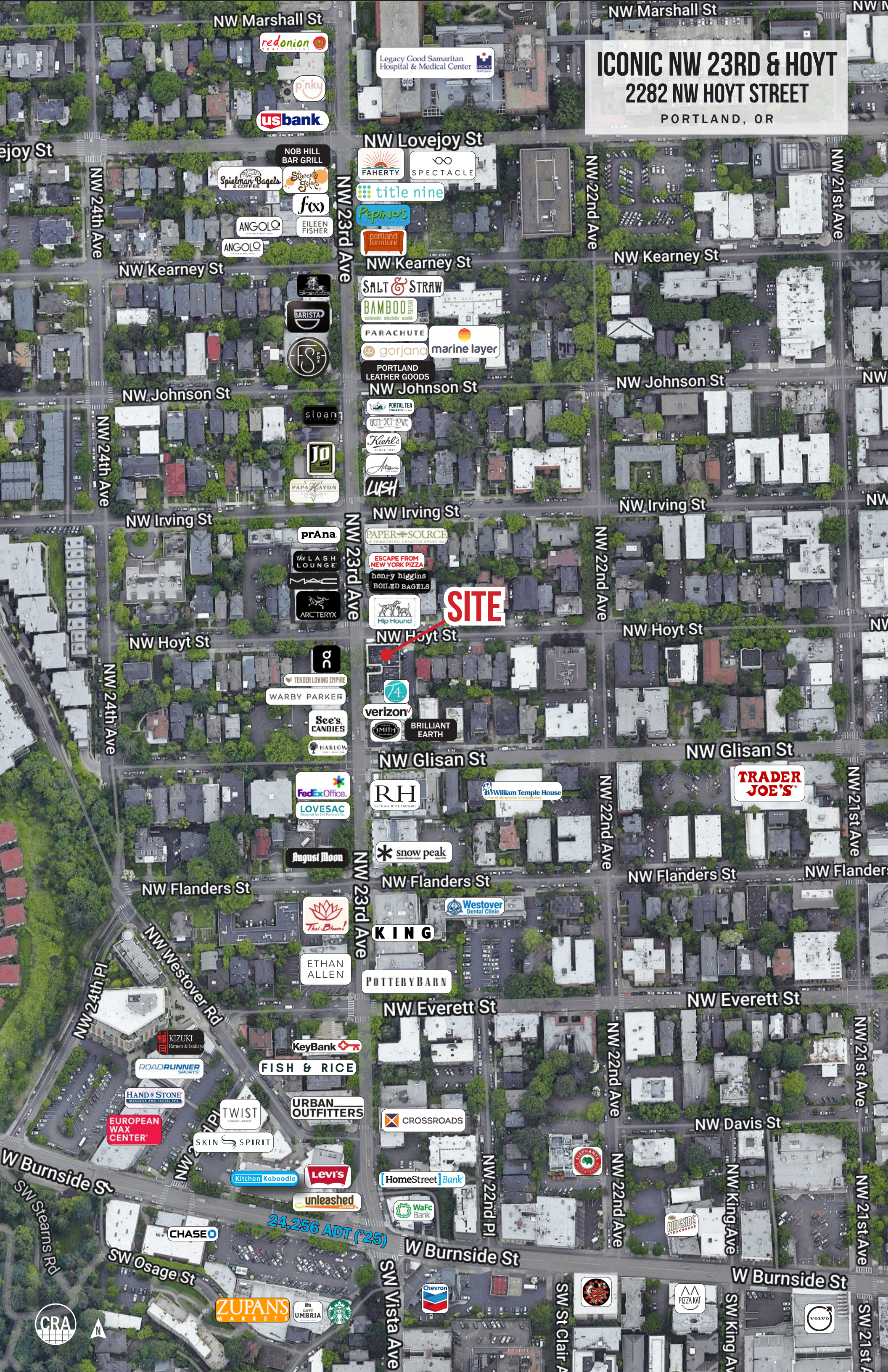
PHOTOS



NW Marshall St

ICONIC NW 23RD & HOYT
2282 NW HOYT STREET
PORTLAND, OR

NW 21st Ave



SITE PLAN

ICONIC NW 23RD & HOYT
2282 NW HOYT STREET
PORTLAND, OR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

ICONIC NW 23RD & HOYT

2282 NW HOYT STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

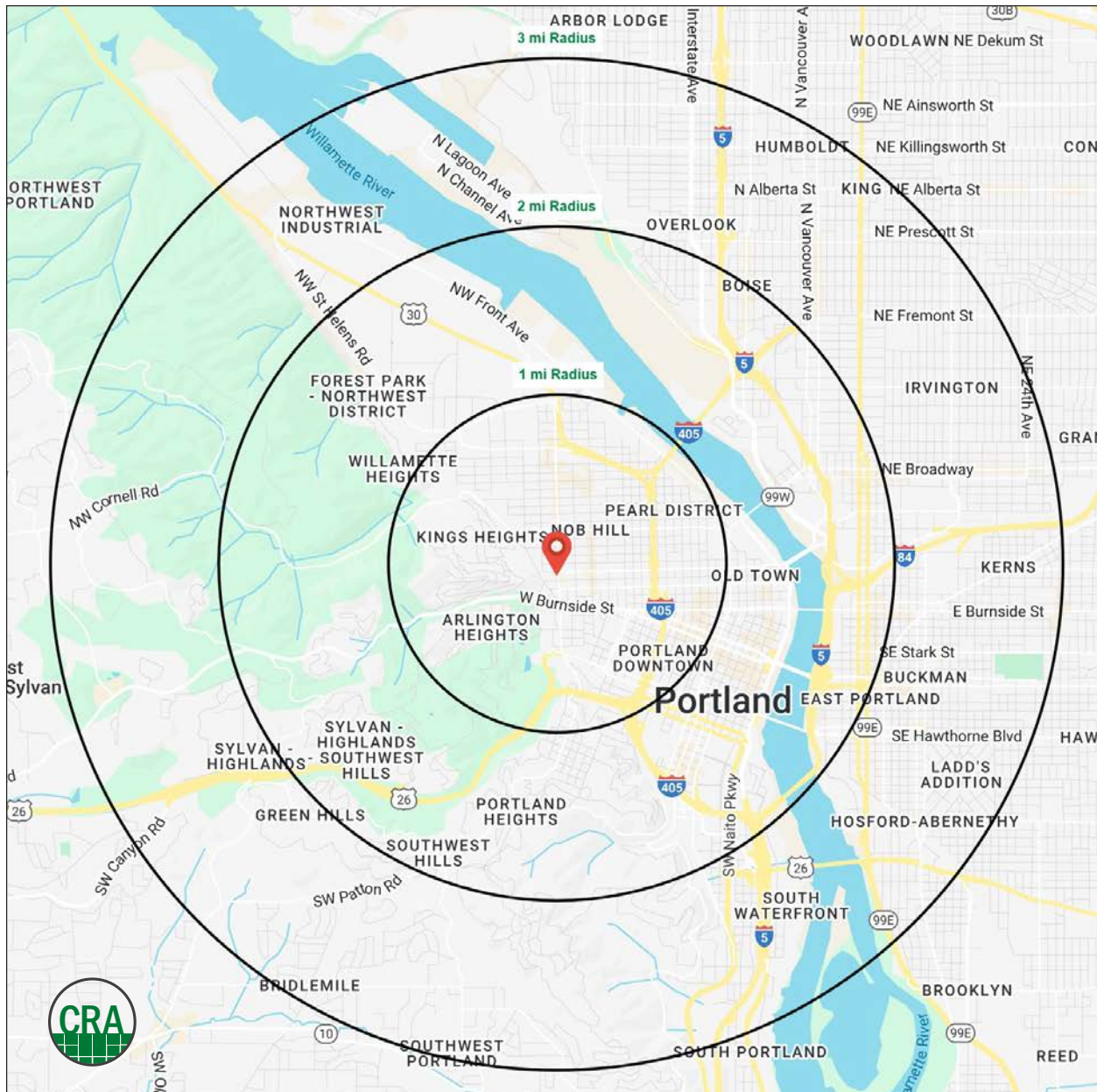
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	47,487	86,957	164,256
Estimated Households	28,854	47,718	87,322
Average HH Income	\$139,298	\$131,491	\$142,189
Median Home Value	\$733,984	\$729,857	\$726,566
Daytime Demographics 16+	61,235	175,642	252,120
Some College or Higher	87%	82.7%	84.8%

\$733,987

Median Home Value
1 MILE RADIUS

\$139,298

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5268/-122.6984

2282 NW Hoyt St Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	47,487	86,957	164,256
2029 Projected Population	48,100	87,153	164,436
2020 Census Population	39,729	71,899	150,594
2010 Census Population	30,897	56,244	119,774
Projected Annual Growth 2024 to 2029	0.3%	-	-
Historical Annual Growth 2010 to 2024	3.8%	3.9%	2.7%
2024 Median Age	39.1	38.9	38.6
Households			
2024 Estimated Households	28,854	47,718	87,322
2029 Projected Households	29,511	48,684	88,518
2020 Census Households	25,905	43,395	81,398
2010 Census Households	19,832	32,642	62,985
Projected Annual Growth 2024 to 2029	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	3.2%	3.3%	2.8%
Race and Ethnicity			
2024 Estimated White	74.1%	73.2%	73.9%
2024 Estimated Black or African American	5.1%	5.7%	6.3%
2024 Estimated Asian or Pacific Islander	9.0%	8.5%	7.3%
2024 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2024 Estimated Other Races	11.1%	11.7%	11.6%
2024 Estimated Hispanic	10.5%	10.9%	10.4%
Income			
2024 Estimated Average Household Income	\$139,298	\$131,491	\$142,189
2024 Estimated Median Household Income	\$91,855	\$89,876	\$100,505
2024 Estimated Per Capita Income	\$85,006	\$72,807	\$76,056
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.2%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.9%	2.5%
2024 Estimated High School Graduate	9.9%	12.2%	11.1%
2024 Estimated Some College	15.3%	16.4%	15.5%
2024 Estimated Associates Degree Only	5.6%	5.1%	5.2%
2024 Estimated Bachelors Degree Only	36.1%	33.3%	36.3%
2024 Estimated Graduate Degree	30.0%	28.1%	27.9%
Business			
2024 Estimated Total Businesses	5,403	12,719	20,122
2024 Estimated Total Employees	47,368	147,018	205,453
2024 Estimated Employee Population per Business	8.8	11.6	10.2
2024 Estimated Residential Population per Business	8.8	6.8	8.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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Licensed brokers in Oregon & Washington

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.