

24THURMAN



AVAILABLE NOW!

**FOR LEASE
NORTHWEST
PORTLAND**

LOCATION

1723 NW 24th Avenue
Portland, Oregon

AVAILABLE SPACE

- 1,647 SF second generation space

RENTAL RATE

\$22.00 PSF/YR/NNN

TRAFFIC COUNTS

NW 24th Ave – 4,044 ADT ('22)

NW Thurman St – 3,734 ADT ('22)

HIGHLIGHTS

24Thurman features ideal neighborhood commercial space with ease of access to major arterials and NW 23rd and Slabtown bustling districts.

The building includes common area restrooms, character-rich creative space, expansive high ceilings, skylights and common shared secured entry.



Walk Score

94

Bike Score

96

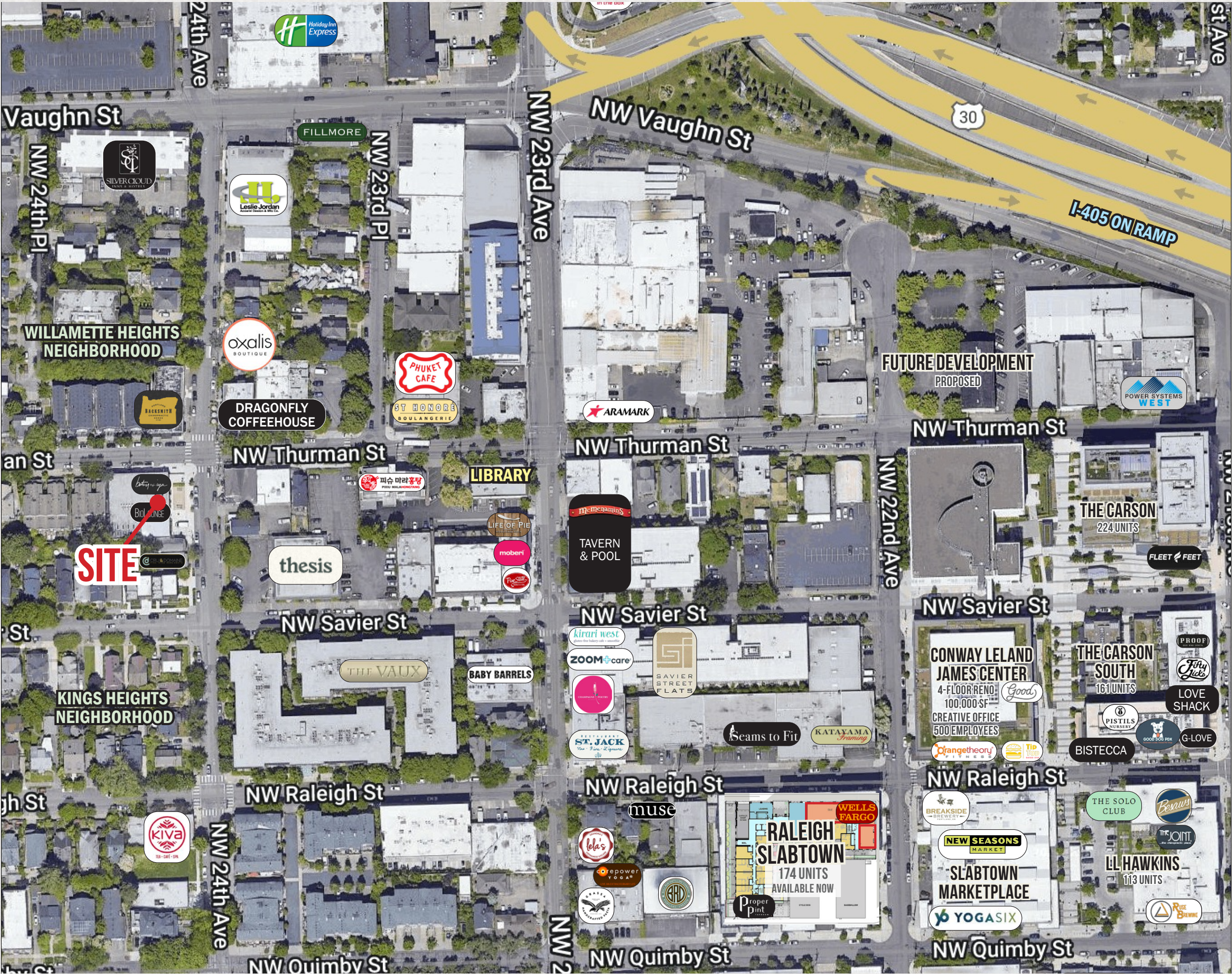


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

NOB HILL





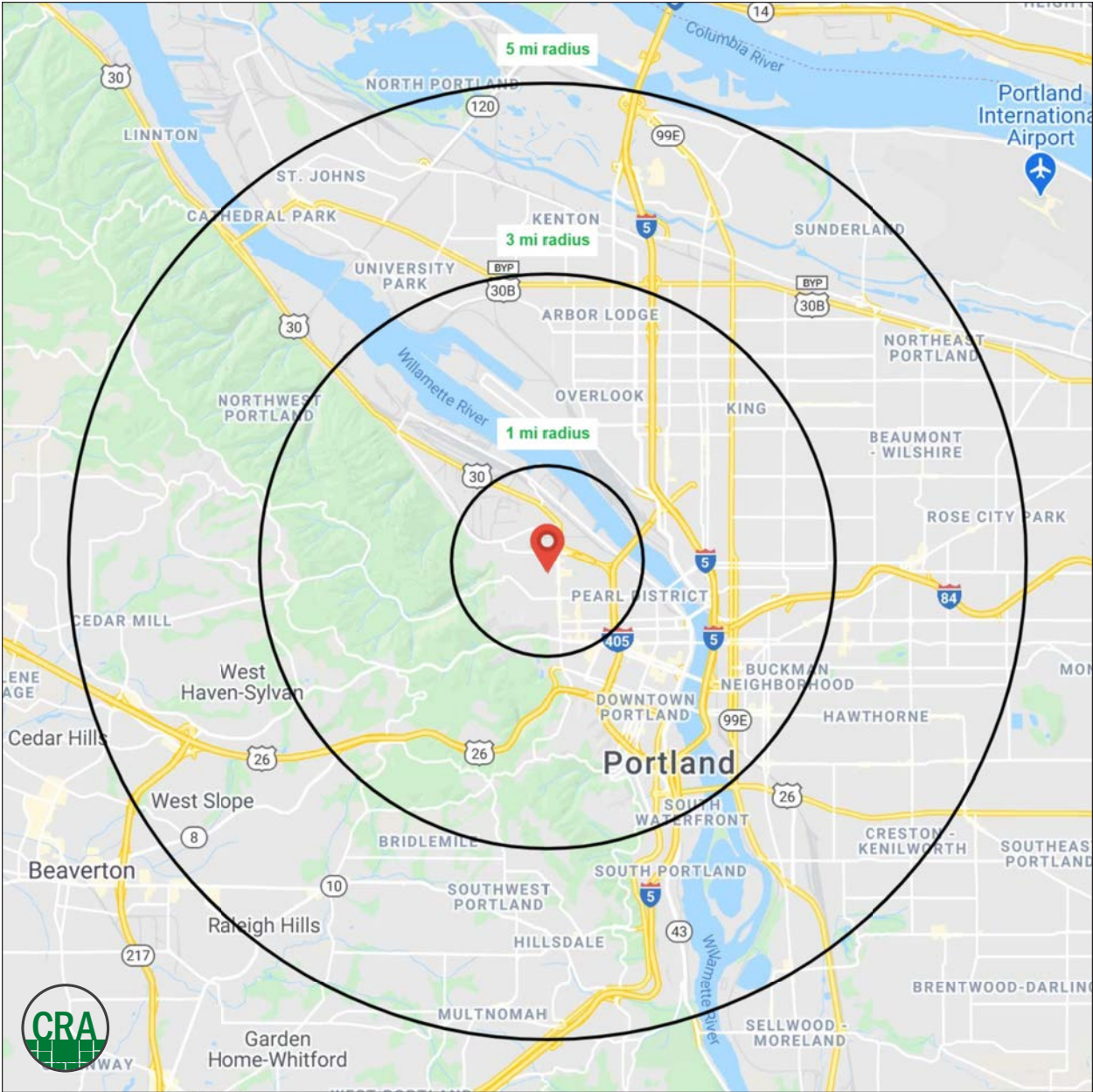
24THURMAN
1723 NW 24TH AVENUE
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	28,701	158,787	399,589
Estimated Households	18,549	82,499	191,130
Average HH Income	\$144,448	\$141,959	\$149,682
Median Home Value	\$788,420	\$705,221	\$677,598
Daytime Demographics 16+	35,303	244,437	404,305
Some College or Higher	89.6%	84.2%	85.3%

89.6%
Some College or Higher
1 MILE RADIUS

\$788,420
Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5353/-122.7012

24Thurman Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	28,701	158,787	399,589
2029 Projected Population	28,771	159,956	393,039
2020 Census Population	26,688	145,559	393,900
2010 Census Population	19,293	116,955	338,721
Projected Annual Growth 2024 to 2029	-	0.1%	-0.3%
Historical Annual Growth 2010 to 2024	3.5%	2.6%	1.3%
2024 Median Age	36.6	38.2	38.9
Households			
2024 Estimated Households	18,549	82,499	191,130
2029 Projected Households	18,688	84,142	189,531
2020 Census Households	17,039	77,023	184,622
2010 Census Households	12,233	59,951	156,089
Projected Annual Growth 2024 to 2029	0.2%	0.4%	-0.2%
Historical Annual Growth 2010 to 2024	3.7%	2.7%	1.6%
Race and Ethnicity			
2024 Estimated White	76.0%	73.2%	74.2%
2024 Estimated Black or African American	4.3%	6.9%	5.8%
2024 Estimated Asian or Pacific Islander	8.4%	7.2%	7.4%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.7%
2024 Estimated Other Races	10.8%	11.8%	11.8%
2024 Estimated Hispanic	10.5%	10.6%	10.6%
Income			
2024 Estimated Average Household Income	\$144,448	\$141,959	\$149,682
2024 Estimated Median Household Income	\$98,714	\$100,271	\$111,376
2024 Estimated Per Capita Income	\$93,625	\$74,249	\$71,926
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.7%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.6%	2.2%
2024 Estimated High School Graduate	8.2%	11.5%	10.7%
2024 Estimated Some College	13.5%	15.8%	16.0%
2024 Estimated Associates Degree Only	4.5%	5.3%	5.8%
2024 Estimated Bachelors Degree Only	39.8%	36.3%	37.2%
2024 Estimated Graduate Degree	31.8%	26.8%	26.3%
Business			
2024 Estimated Total Businesses	3,164	19,227	35,051
2024 Estimated Total Employees	28,886	199,771	297,836
2024 Estimated Employee Population per Business	9.1	10.4	8.5
2024 Estimated Residential Population per Business	9.1	8.3	11.4

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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