

24THURMAN

**SECOND
GENERATION
CAFE SPACE**



AVAILABLE NOW!

**FOR LEASE
NORTHWEST
PORTLAND**

LOCATION

1723 NW 24th Avenue
Portland, Oregon

AVAILABLE SPACE

- 1,431 SF second generation cafe space

RENTAL RATE

\$32 PSF/YR/NNN

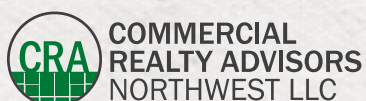
TRAFFIC COUNTS

NW 24th Ave – 4,091 ADT ('24)

NW Thurman St – 2,074 ADT ('25)

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.
- Second generation cafe space with built-in infrastructure.
- FF&E can be purchased under separate agreement.
- Exterior seating opportunity.

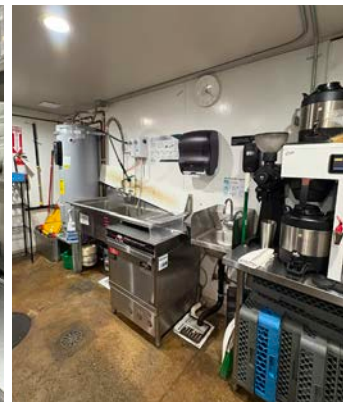


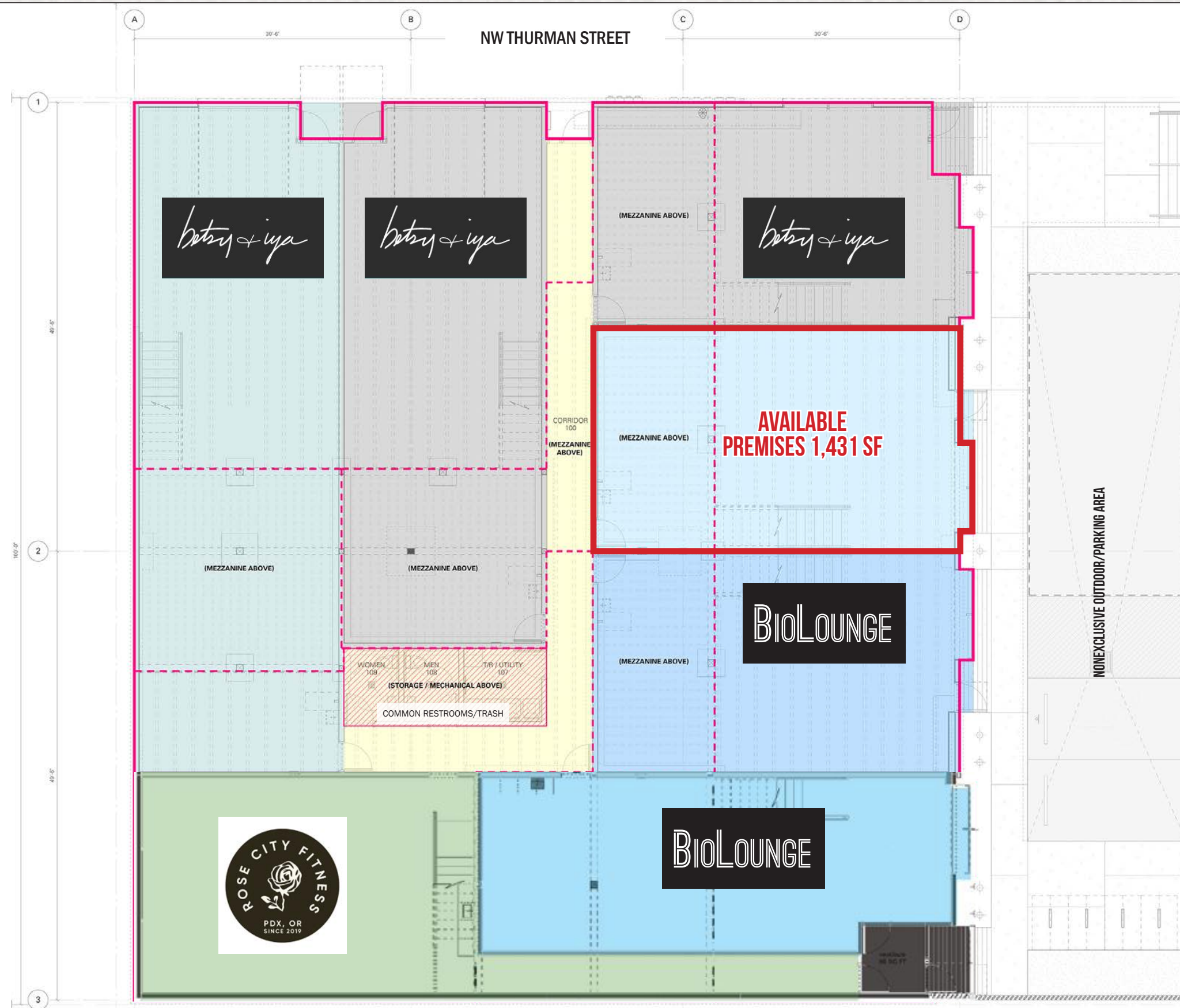
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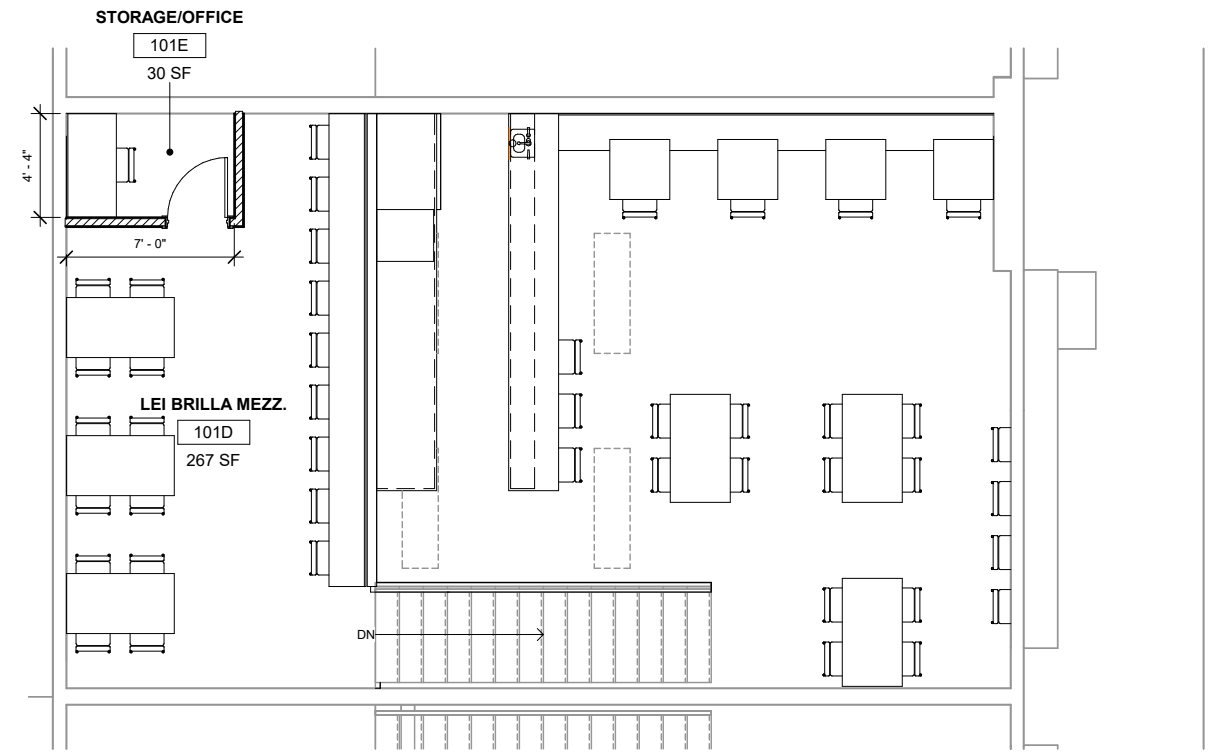
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24THURMAN
1723 NW 24TH AVENUE
PORTLAND, OR

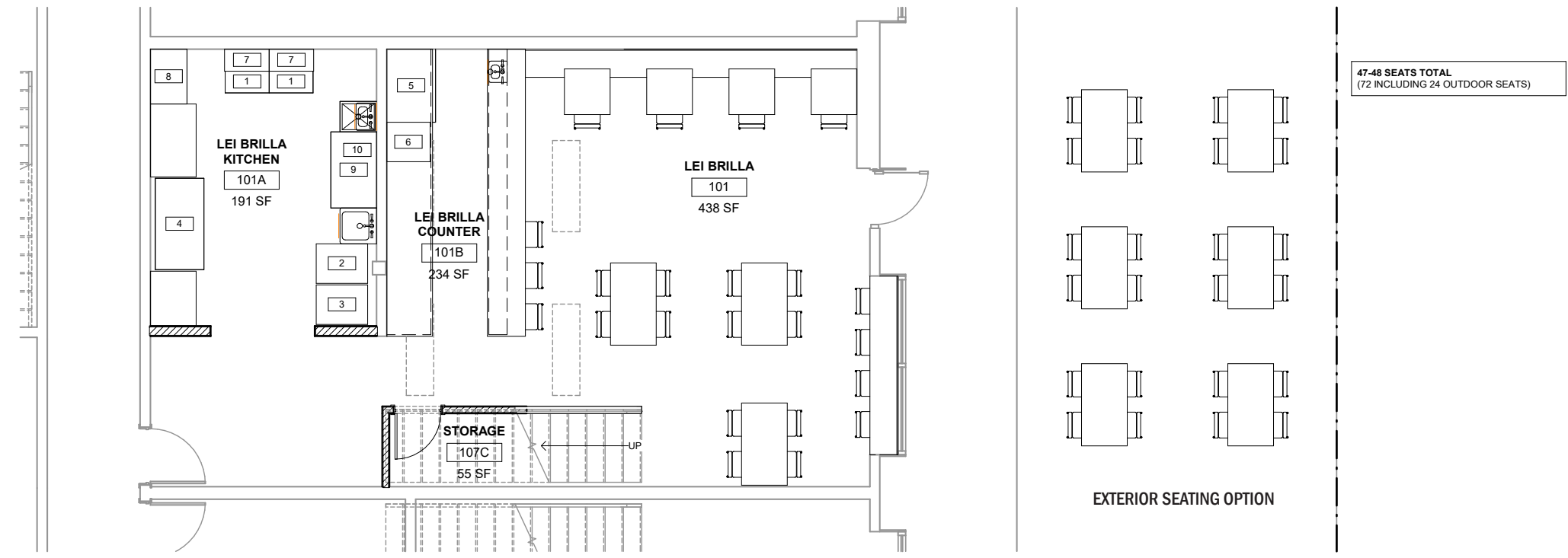
PHOTOS







② MEZZANINE FLOOR PLAN
 1/4" = 1'-0"



① LEVEL 1 - FLOOR PLAN
 1/4" = 1'-0"

24THURMAN

1723 NW 24TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	29,802	161,950	405,078
Estimated Households	19,165	83,635	192,860
Average HH Income	\$142,026	\$138,844	\$150,050
Median Home Value	\$821,529	\$727,940	\$697,364
Daytime Demographics 16+	35,284	244,383	406,240
Some College or Higher	89.5%	85.1%	85.6%

89.5%
Some College or Higher
1 MILE RADIUS

\$821,529
Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5353/-122.7012

24 Thurman Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	29,802	161,950	405,078
2030 Projected Population	30,406	163,784	401,095
2020 Census Population	26,688	145,559	393,900
2010 Census Population	19,293	116,955	338,721
Projected Annual Growth 2025 to 2030	0.4%	0.2%	-0.2%
Historical Annual Growth 2010 to 2025	3.6%	2.6%	1.3%
2025 Median Age	36.5	38.2	39.0
Households			
2025 Estimated Households	19,165	83,635	192,860
2030 Projected Households	19,875	86,376	194,178
2020 Census Households	17,039	77,023	184,622
2010 Census Households	12,233	59,951	156,089
Projected Annual Growth 2025 to 2030	0.7%	0.7%	0.1%
Historical Annual Growth 2010 to 2025	3.8%	2.6%	1.6%
Race and Ethnicity			
2025 Estimated White	75.2%	72.3%	73.3%
2025 Estimated Black or African American	4.6%	7.0%	5.9%
2025 Estimated Asian or Pacific Islander	8.4%	7.4%	7.8%
2025 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
2025 Estimated Other Races	11.1%	12.4%	12.3%
2025 Estimated Hispanic	11.0%	11.3%	11.2%
Income			
2025 Estimated Average Household Income	\$142,026	\$138,844	\$150,050
2025 Estimated Median Household Income	\$96,087	\$99,286	\$111,873
2025 Estimated Per Capita Income	\$91,584	\$72,160	\$71,753
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.5%	2.3%
2025 Estimated High School Graduate	7.7%	10.8%	10.5%
2025 Estimated Some College	12.9%	16.0%	16.0%
2025 Estimated Associates Degree Only	4.6%	5.2%	5.6%
2025 Estimated Bachelors Degree Only	40.9%	37.2%	37.5%
2025 Estimated Graduate Degree	31.0%	26.8%	26.4%
Business			
2025 Estimated Total Businesses	3,176	19,380	35,476
2025 Estimated Total Employees	28,781	199,872	298,106
2025 Estimated Employee Population per Business	9.1	10.3	8.4
2025 Estimated Residential Population per Business	9.4	8.4	11.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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