

FOR LEASE

922 NW DAVIS STREET

SECOND GENERATION RESTAURANT SPACE AVAILABLE



ADDRESS

922 NW Davis Street | Portland, OR

AVAILABLE SPACE AND RENTAL RATE

- 2,000 RSF
- \$18.00 PSF/YR plus NNN (approx \$6.00 PSF/YR)

TRAFFIC COUNTS

NW 10th Ave – 3,808 ADT ('22)
NW Couch St – 3,509 ADT ('22)
W Burnside St – 22,019 ADT ('22)

HIGHLIGHTS

- Excellent 2nd generation restaurant opportunity adjacent to Brewery Blocks in the Pearl District.
- Space is move-in ready and equipped with Type 1 hood and grease trap.
- Character-rich space with lots of natural light, high ceilings and concrete floors.
- Neighbors include Hana Sushi, Little Big Burger, Hello from Portland, April's Tea House, Republica, Deschutes Brewery, The Armory, Powell's Books, Made Here PDX, Athleta, Dogtopia, Tactics, and more.
- Available now!



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

ENCORE
AUDIO/VIDEO

922 NW DAVIS ST

PORTLAND, OR

SMOOTHIE

BLU DT

dmm
RESEARCH

HARVEY KALISH
REAL ESTATE

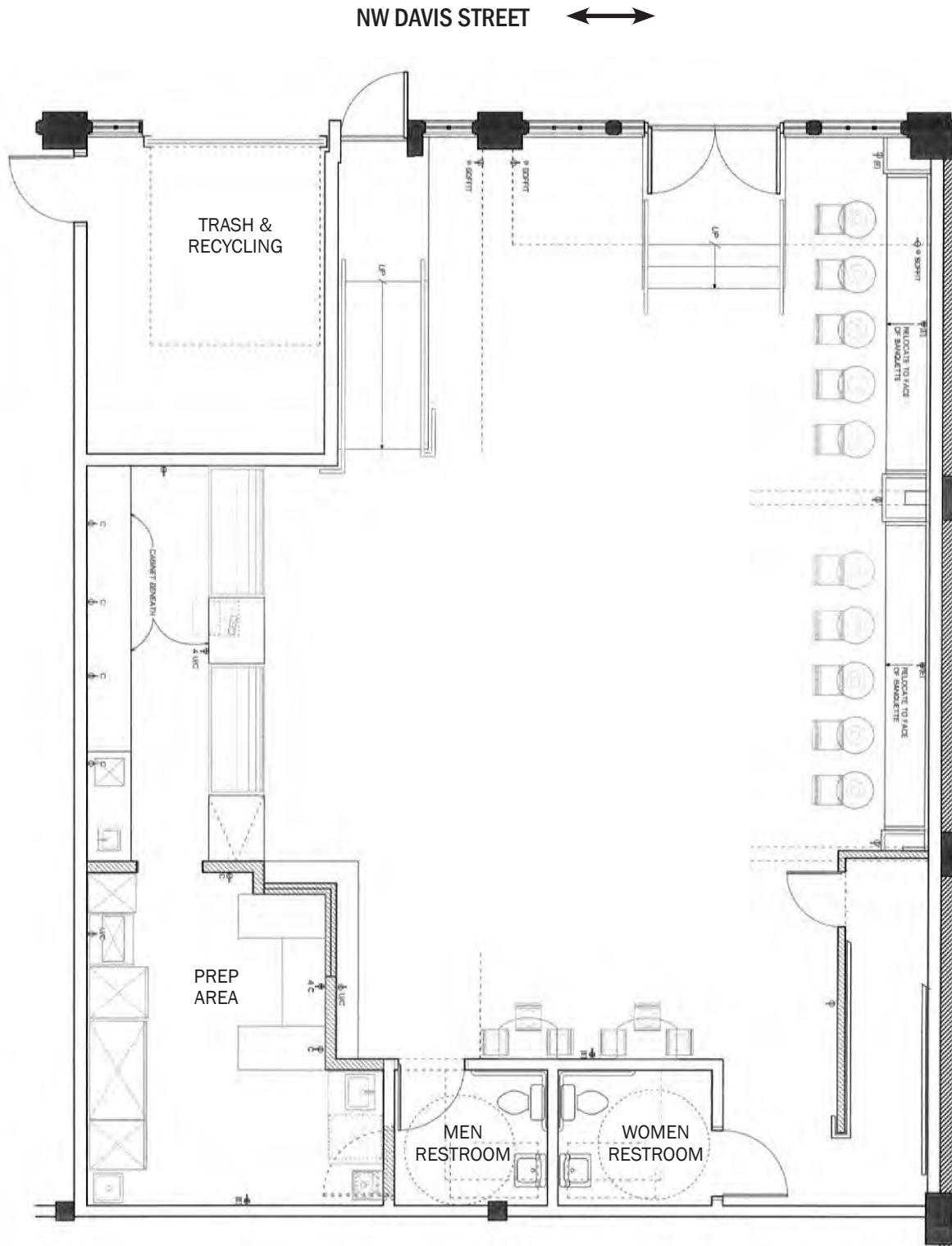
SITE

little big burger

The Brewery Blocks

SITE PLAN | 2,000 RSF

922 NW DAVIS ST
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.
PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. TENANT TO VERIFY.



DEMOGRAPHIC SUMMARY

922 NW DAVIS ST

PORTLAND, OR

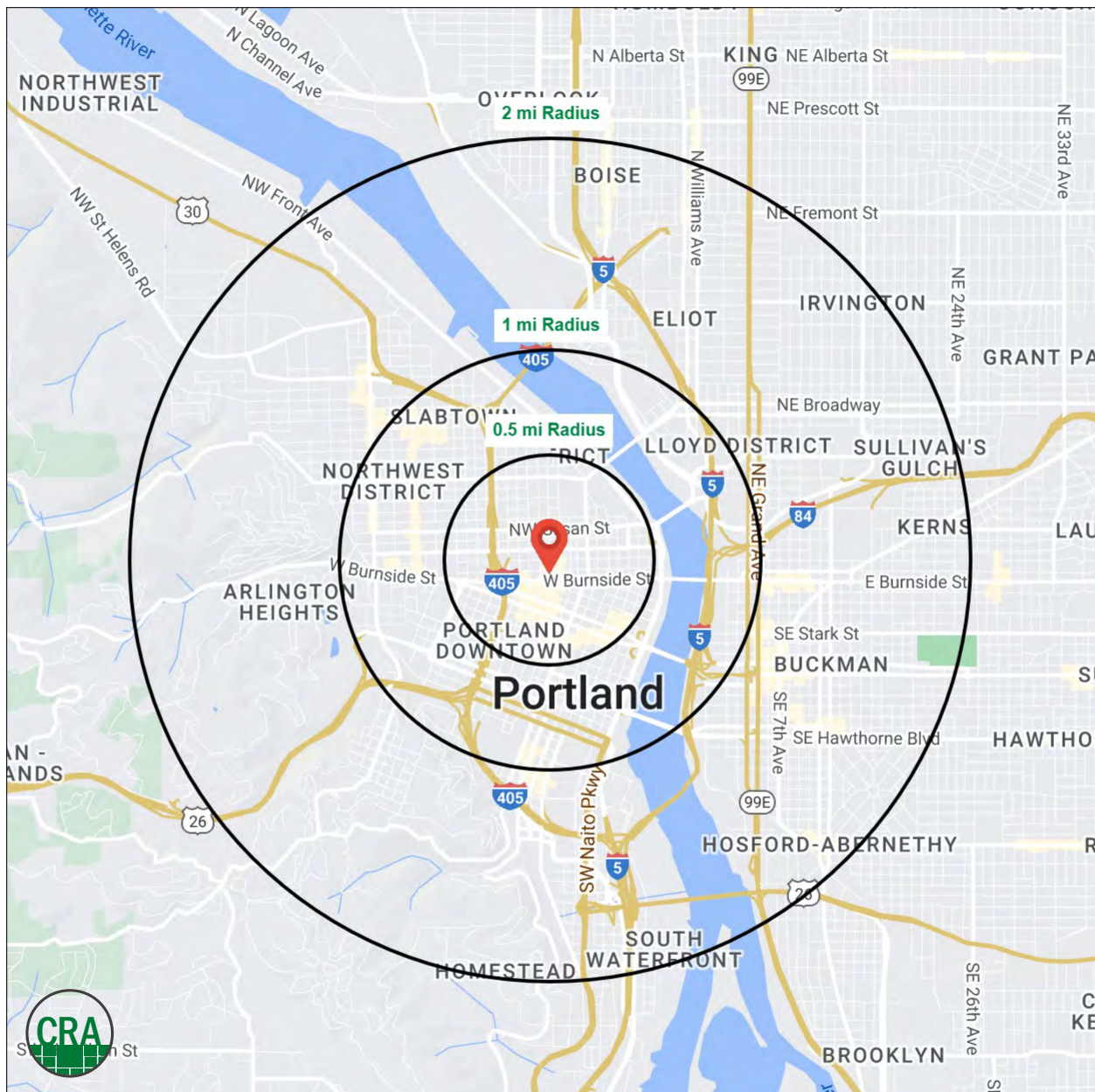
Source: Regis - SitesUSA (2023)	½ MILE	1 MILE	2 MILE
Estimated Population 2023	15,143	43,084	101,087
Projected Population 2028	15,170	43,183	103,820
Average HH Income	\$108,226	\$108,000	\$123,875
Median Home Value	\$561,446	\$600,309	\$665,198
Daytime Demographics 16+	56,387	117,208	202,959
Some College or Higher	78.3%	84.0%	86.7%

\$561,446

Median Home Value
½ MILE RADIUS

38.5

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5243/-122.6809

922 NW Davis St Portland, OR 97209	0.5 mi radius	1 mi radius	2 mi radius
Population			
2023 Estimated Population	15,143	43,084	101,087
2028 Projected Population	15,170	43,183	103,820
2020 Census Population	15,546	43,251	101,404
2010 Census Population	13,498	34,219	78,221
Projected Annual Growth 2023 to 2028	-	-	0.5%
Historical Annual Growth 2010 to 2023	0.9%	2.0%	2.2%
2023 Median Age	40.0	38.5	37.9
Households			
2023 Estimated Households	10,036	28,809	59,571
2028 Projected Households	10,179	29,251	61,790
2020 Census Households	10,258	28,735	59,347
2010 Census Households	8,345	21,554	44,500
Projected Annual Growth 2023 to 2028	0.3%	0.3%	0.7%
Historical Annual Growth 2010 to 2023	1.6%	2.6%	2.6%
Race and Ethnicity			
2023 Estimated White	70.1%	71.5%	73.8%
2023 Estimated Black or African American	5.7%	5.2%	5.3%
2023 Estimated Asian or Pacific Islander	7.1%	9.8%	8.1%
2023 Estimated American Indian or Native Alaskan	1.6%	1.1%	0.9%
2023 Estimated Other Races	15.4%	12.4%	11.9%
2023 Estimated Hispanic	19.5%	14.0%	12.2%
Income			
2023 Estimated Average Household Income	\$108,226	\$108,000	\$123,875
2023 Estimated Median Household Income	\$73,497	\$75,595	\$88,358
2023 Estimated Per Capita Income	\$73,692	\$73,344	\$73,769
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.8%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.4%	2.9%	2.1%
2023 Estimated High School Graduate	15.2%	11.3%	9.9%
2023 Estimated Some College	19.3%	17.3%	16.6%
2023 Estimated Associates Degree Only	4.9%	4.9%	4.6%
2023 Estimated Bachelors Degree Only	29.4%	35.2%	37.8%
2023 Estimated Graduate Degree	24.6%	26.6%	27.7%
Business			
2023 Estimated Total Businesses	4,319	8,992	16,158
2023 Estimated Total Employees	50,291	102,144	172,952
2023 Estimated Employee Population per Business	11.6	11.4	10.7
2023 Estimated Residential Population per Business	3.5	4.8	6.3

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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

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.