

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!

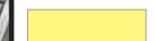


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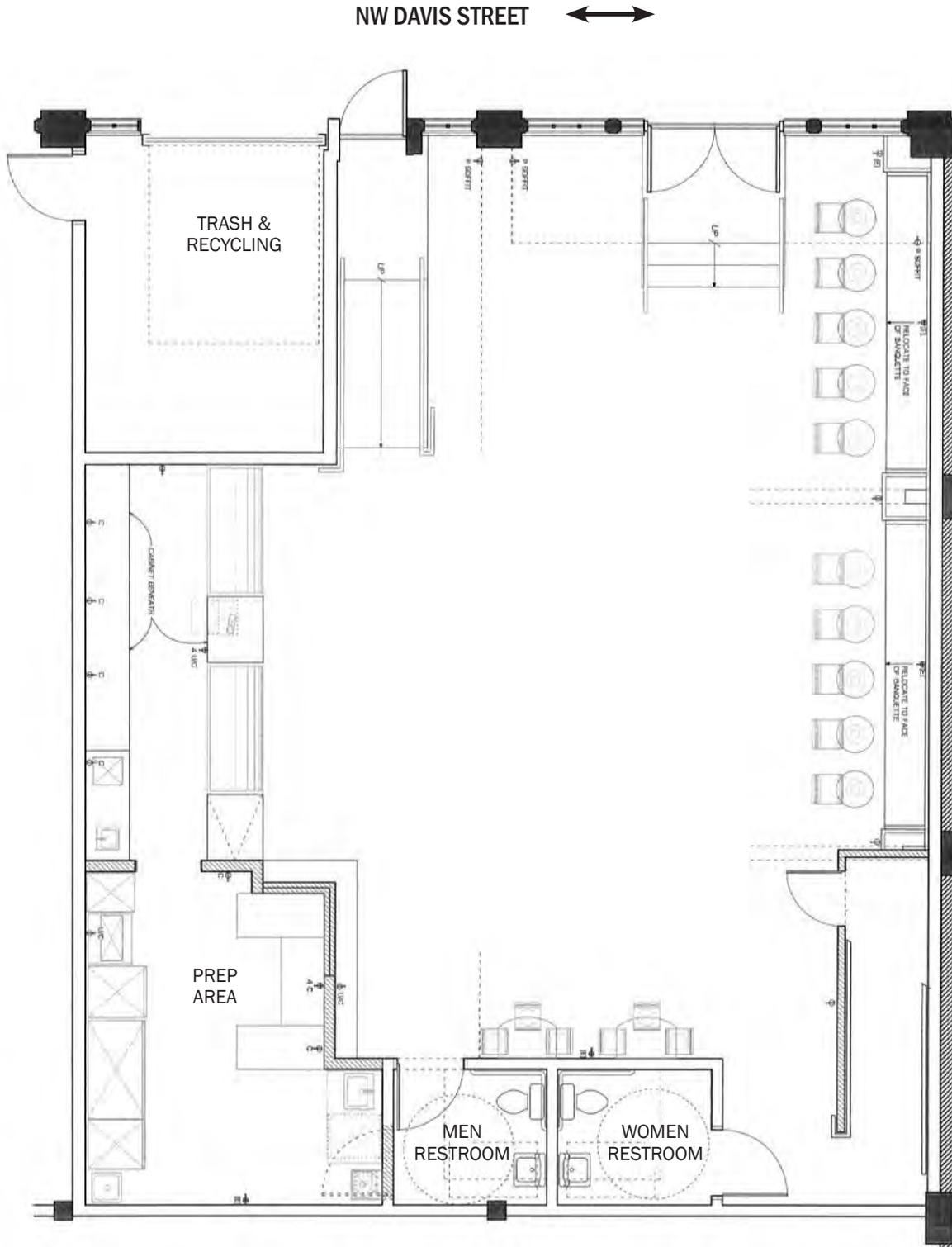
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# 922 NW DAVIS ST PORTLAND, OR



 The Brewery Blocks





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# DEMOGRAPHIC SUMMARY

# 922 NW DAVIS ST PORTLAND, OR

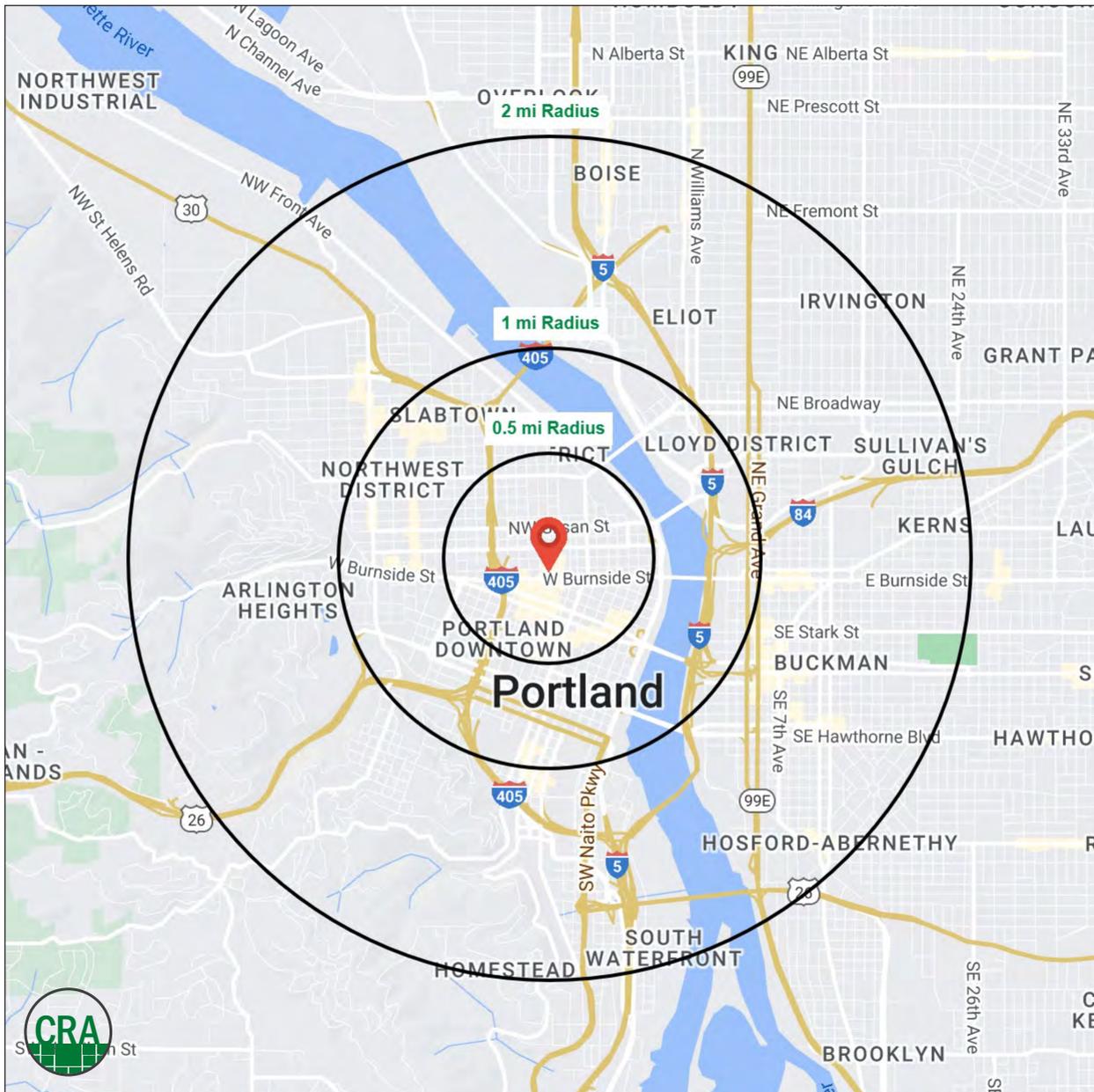
Source: Regis - SitesUSA (2023)	½ MILE	1 MILE	2 MILE
Estimated Population 2023	15,143	43,084	101,087
Projected Population 2028	15,170	43,183	103,820
Average HH Income	\$108,226	\$108,000	\$123,875
Median Home Value	\$561,446	\$600,309	\$665,198
Daytime Demographics 16+	56,387	117,208	202,959
Some College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

<b>922 NW Davis St</b>	<b>0.5 mi</b>	<b>1 mi</b>	<b>2 mi</b>
<b>Portland, OR 97209</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

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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:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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