

WESTOVER BUILDING

SECOND GENERATION CAFE/BAR SPACE



NEW TO MARKET!

ADDRESS

2332 NW Westover Road | Portland, OR

AVAILABLE SPACE

1,886 SF

RENTAL RATE

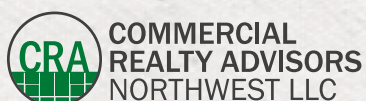
\$6,600/month plus NNN and utilities
2023 estimated NNN \$1,508/month,
including water/sewer

TRAFFIC COUNTS

NW 23rd Ave – 19,235 ADT ('18)
NW Westover Rd – 5,298 ADT ('22)
NW Everett St – 5,149 ADT ('22)
W Burnside St – 23,761 ADT ('22)

HIGHLIGHTS

- This second generation café/bar space in NW Portland is located in the heart of Nob Hill, adjacent to Uptown Center, and close to the NW 23rd bustling shopping and dining street and close to the neighborhood anchor, Zupans Market.
- Strong weekday and weekend business.
- Grease interceptor serving space, no kitchen venting/hood system.
- Please call for details or to schedule a tour.
- Available now!



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IMAGES



THE NEIGHBORHOOD

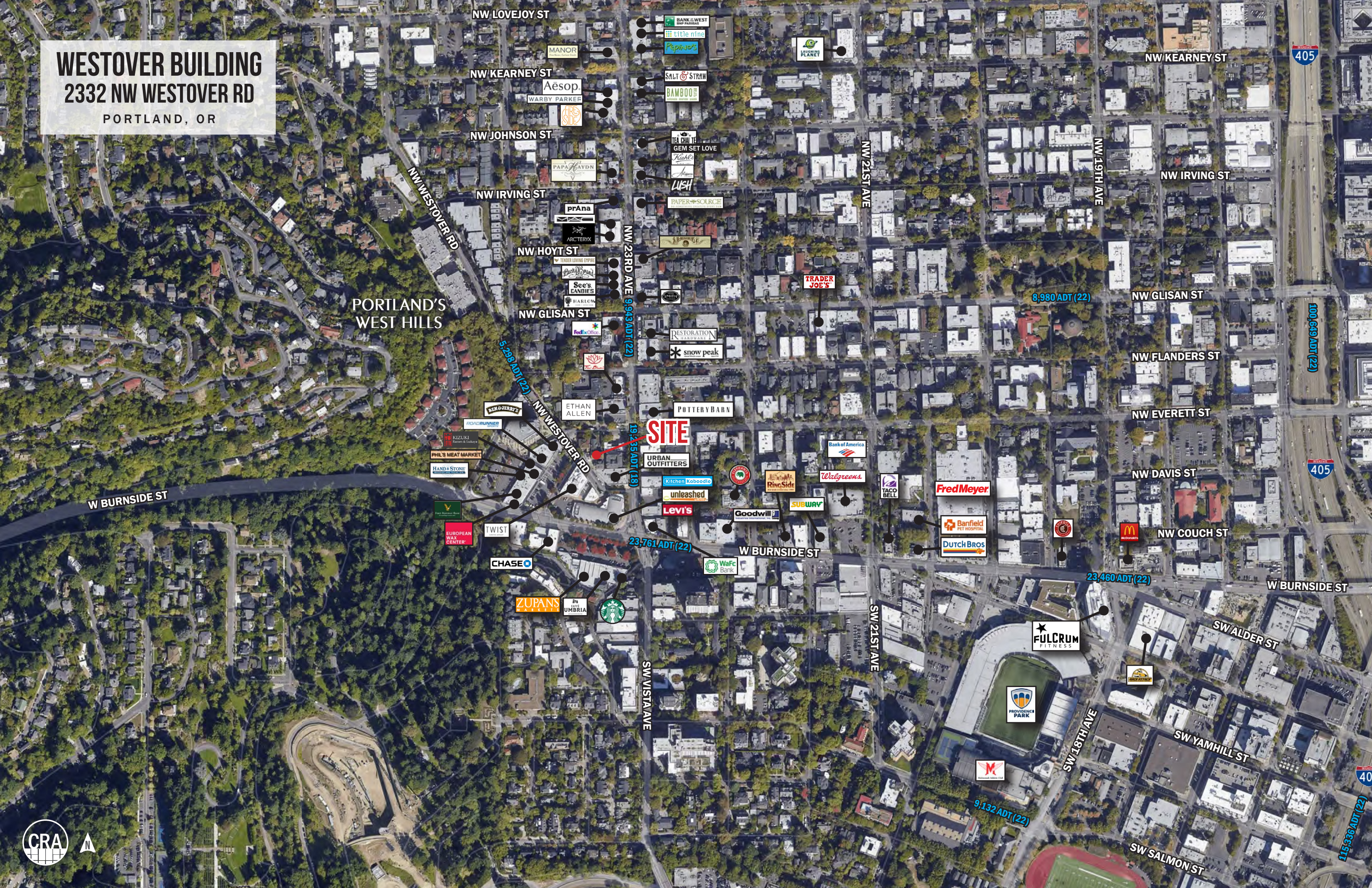
WESTOVER BUILDING
2332 NW WESTOVER RD
PORTLAND, OR



WESTOVER BUILDING
2332 NW WESTOVER RD
PORTLAND, OR

PORTLAND'S
WEST HILLS

SITE



WESTOVER BUILDING

2332 NW WESTOVER RD

PORTLAND, OR

DEMOGRAPHIC SUMMARY

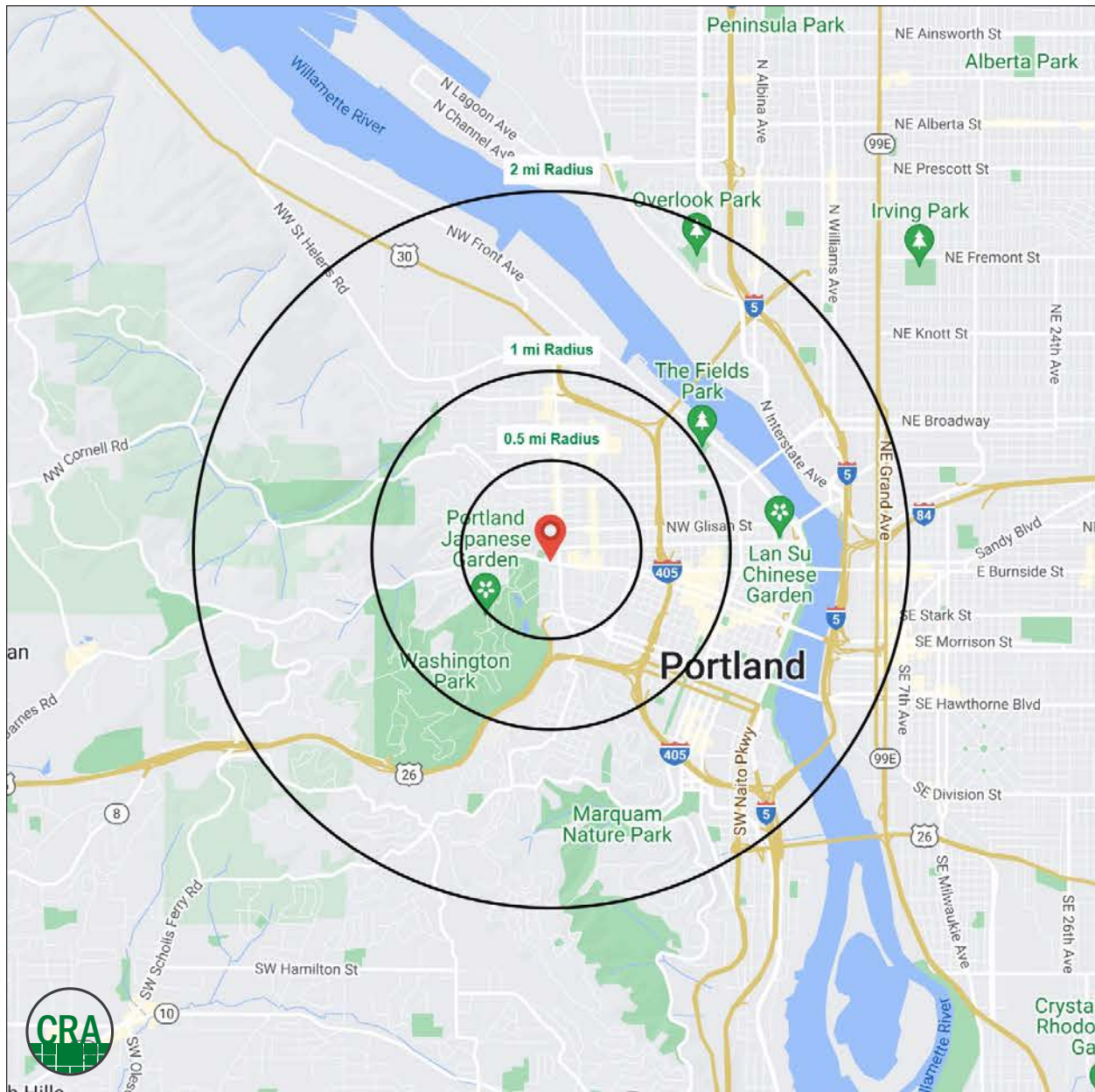
Source: Regis - SitesUSA (2022)	½ MILE	1 MILE	2 MILE
Estimated Population 2022	12,453	38,887	69,155
Estimated Households	8,119	25,406	41,868
Average HH Income	\$92,914	\$100,516	\$104,175
Median Home Value	\$626,722	\$636,430	\$645,398
Daytime Demographics 16+	11,803	60,505	183,963
Some College or Higher	88.5%	88.1%	86.2%

39.0

Median Age
1 MILE RADIUS

\$636,430

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5245/-122.6992

Westover Building	0.5 mi radius	1 mi radius	2 mi radius
Portland, OR 97210			
Population			
2022 Estimated Population	12,453	38,887	69,155
2027 Projected Population	12,433	39,317	70,494
2020 Census Population	12,483	39,092	69,703
2010 Census Population	11,770	31,429	55,733
Projected Annual Growth 2022 to 2027	-	0.2%	0.4%
Historical Annual Growth 2010 to 2022	0.5%	2.0%	2.0%
2022 Median Age	36.3	39.0	39.4
Households			
2022 Estimated Households	8,119	25,406	41,868
2027 Projected Households	8,149	25,821	42,862
2020 Census Households	8,177	25,597	42,298
2010 Census Households	7,737	20,163	32,427
Projected Annual Growth 2022 to 2027	-	0.3%	0.5%
Historical Annual Growth 2010 to 2022	0.4%	2.2%	2.4%
Race and Ethnicity			
2022 Estimated White	77.1%	73.5%	71.7%
2022 Estimated Black or African American	3.3%	3.6%	4.1%
2022 Estimated Asian or Pacific Islander	5.9%	8.4%	8.9%
2022 Estimated American Indian or Native Alaskan	0.8%	0.9%	1.1%
2022 Estimated Other Races	12.9%	13.6%	14.3%
2022 Estimated Hispanic	9.9%	10.7%	12.2%
Income			
2022 Estimated Average Household Income	\$92,914	\$100,516	\$104,175
2022 Estimated Median Household Income	\$69,207	\$74,293	\$77,673
2022 Estimated Per Capita Income	\$60,952	\$66,216	\$64,002
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.7%	1.6%
2022 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.5%	2.3%
2022 Estimated High School Graduate	9.9%	8.7%	10.0%
2022 Estimated Some College	13.7%	14.3%	15.5%
2022 Estimated Associates Degree Only	4.7%	4.5%	4.7%
2022 Estimated Bachelors Degree Only	40.2%	38.9%	36.2%
2022 Estimated Graduate Degree	29.8%	30.4%	29.8%
Business			
2022 Estimated Total Businesses	1,331	5,437	12,721
2022 Estimated Total Employees	8,344	48,007	160,830
2022 Estimated Employee Population per Business	6.3	8.8	12.6
2022 Estimated Residential Population per Business	9.4	7.2	5.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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