

NW DAVIS & NAITO RETAIL

RETAIL/SERVICE SPACES FOR LEASE



ADDRESS

33 NW Davis St Portland, OR 97209

AVAILABLE

1,000 SF - 4,100 SF

LEASE RATE

\$16/SF Modified Gross

TRAFFIC COUNTS

NW Natio Pkwy – 14,055 ADT ('25)



HIGHLIGHTS

- Ground floor retail with Smart Park Parking Garage above
- Parking for employees and customers onsite
- Smart Park offers a parking validation program for retail customers.
- Conveniently located on the Max line transit stop in front of retail on NW 1st between NW Davis & NW Everett
- Adjacent to the new Steel Bridge Skate Park (in Planning Stage)
- Uses: Retail, Office, Service
- All available now

NEARBY RETAILERS & AMENITIES

- Lan Su Chinese Garden
- Society Hotel
- University of Oregon
- Old Town Pizza and Brewing
- Portland Saturday Market
- Portland Art Collective
- Deadstock Coffee
- Subway
- Voodoo Doughnut



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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503.274.0211
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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.

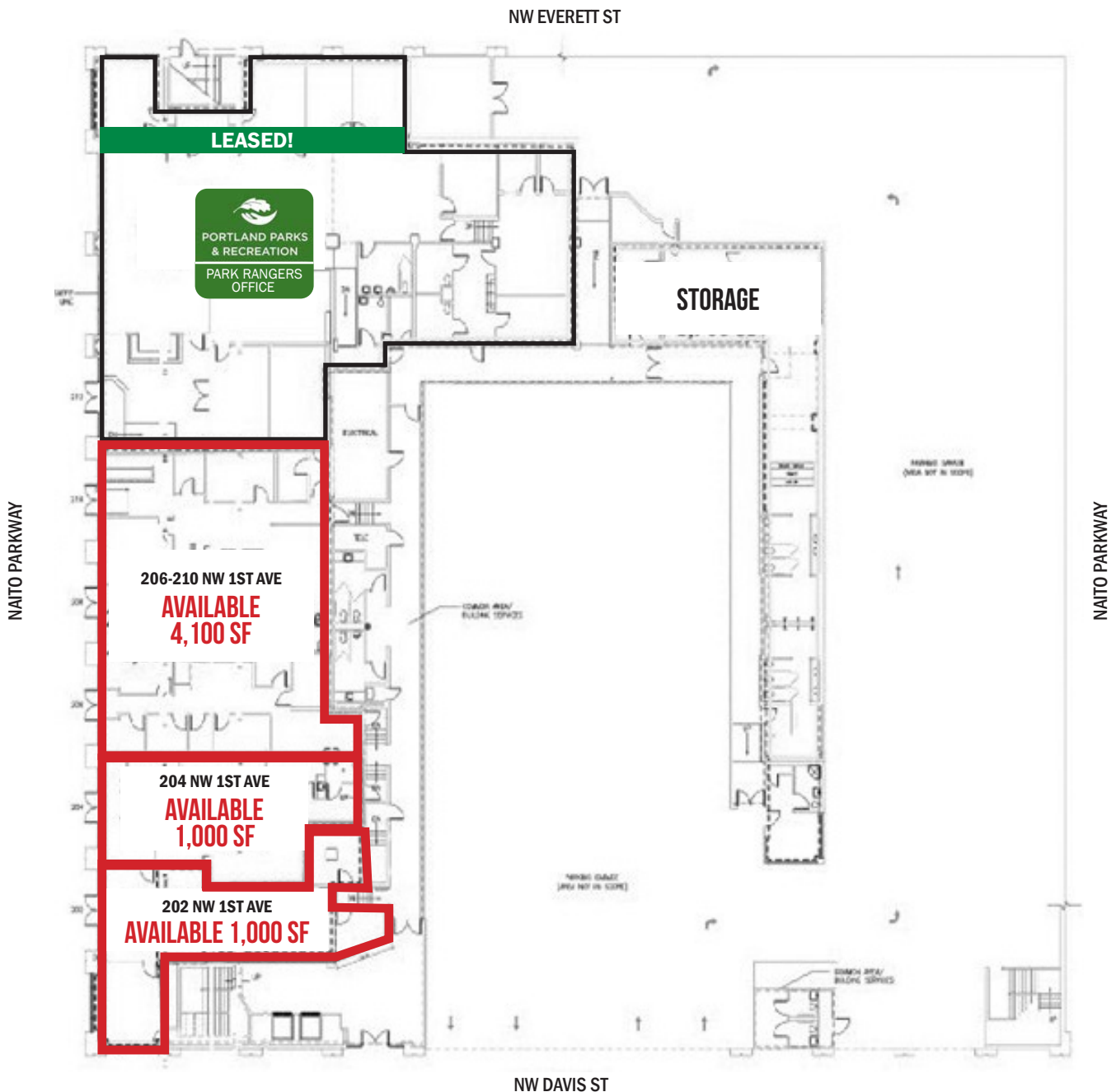
NW DAVIS & NAITO RETAIL

33 NW DAVIS ST

PORTLAND, OR

SITE PLAN

SPACE	TYPE	SIZE	AVAILABILITY
206-210 NW 1st Ave	Retail/Service/Office	4,100 SF	Now
204 NW 1st Ave	Retail/Service/Office	1,000 SF	Now
202 NW 1st Ave	Retail/Service/Office	1,000 SF	Now



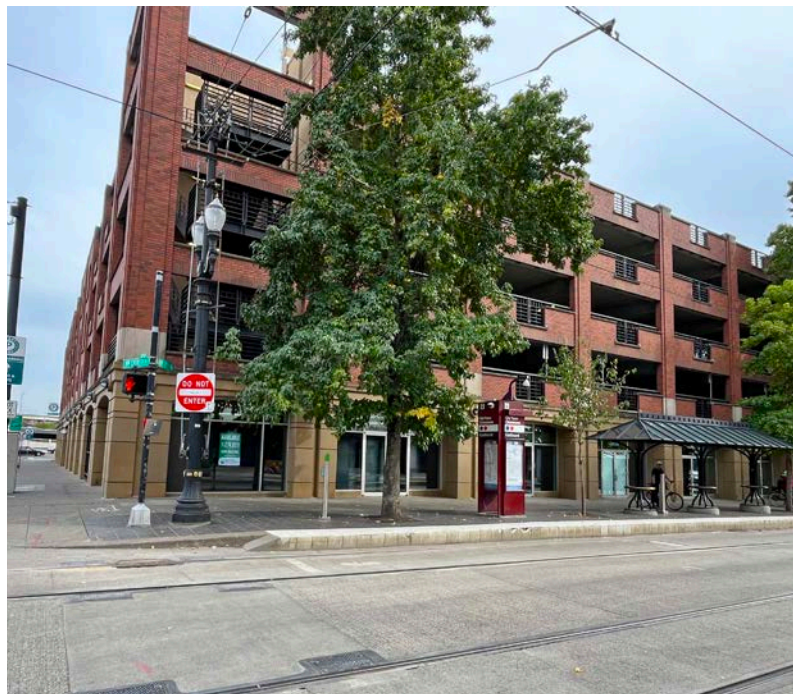
SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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33 NW DAVIS ST

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EXTERIOR PHOTOS



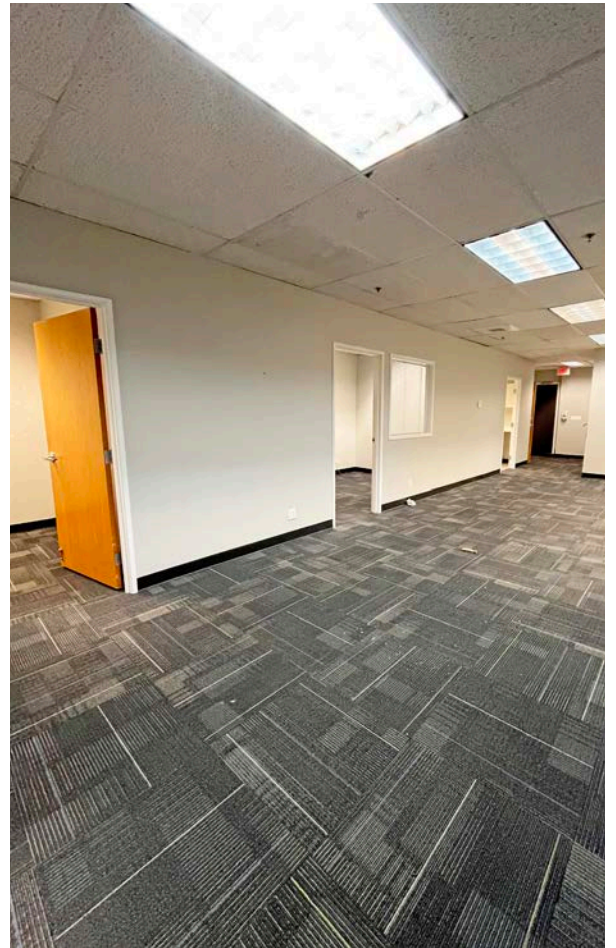
NW DAVIS & NAITO RETAIL
33 NW DAVIS ST
PORTLAND, OR

PHOTOS: SUITE 202



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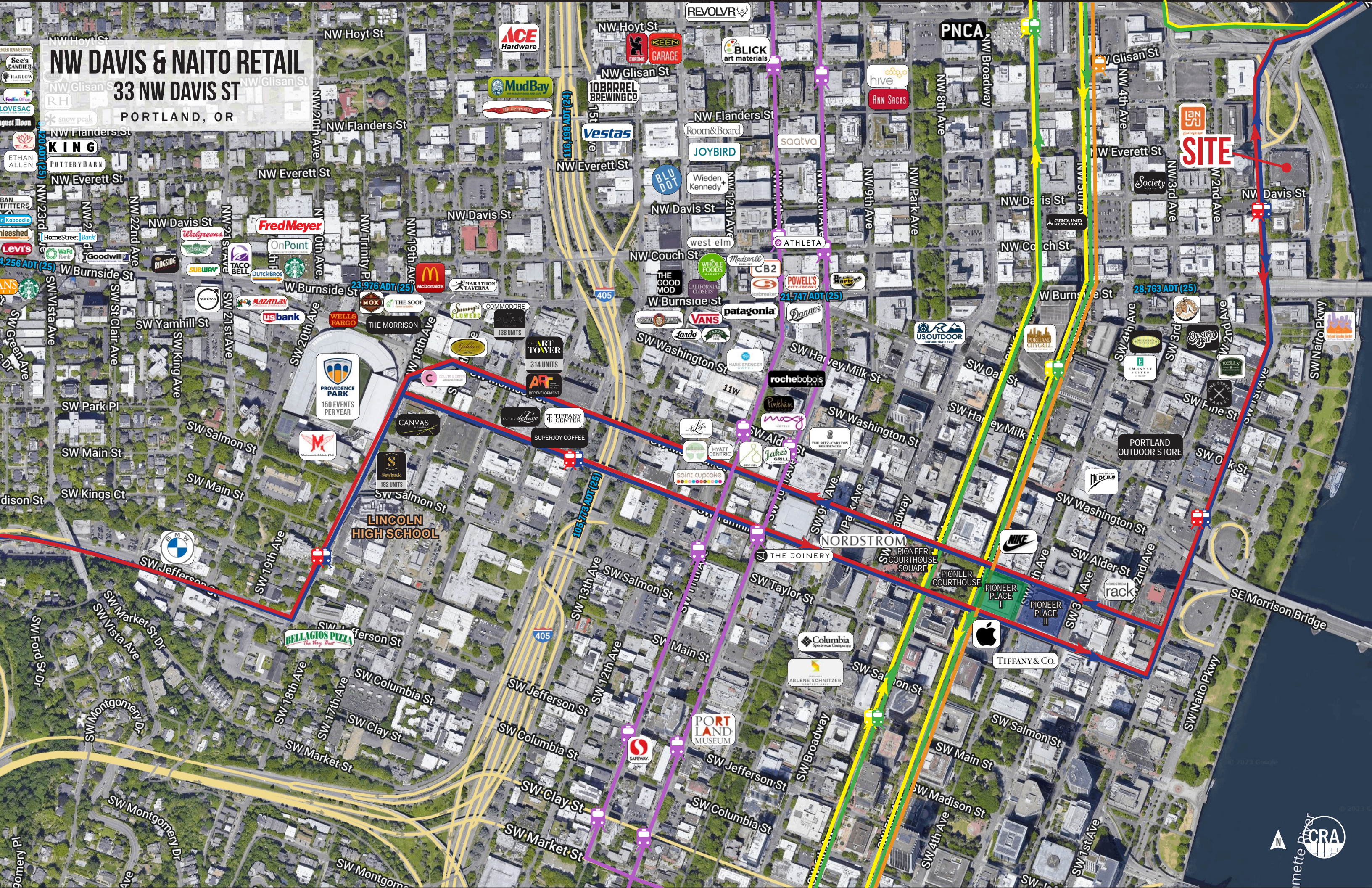
PHOTOS: SUITE 204



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33 NW DAVIS ST

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SITE

PROVIDENCE PARK
150 EVENTS PER YEAR

LINCOLN HIGH SCHOOL

ART TOWER
314 UNITS

Sawback
182 UNITS

105,773 ADT (25)

21,747 ADT (25)

28,763 ADT (25)

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DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	47,975	132,904	222,573
Projected Population 2030	48,402	133,363	222,697
Average HH Income	\$115,487	\$125,342	\$139,440
Median Home Value	\$582,943	\$724,966	\$727,374
Daytime Demographics 16+	127,699	215,952	286,051
Some College or Higher	80.9%	85.0%	86.3%

\$125,342
Average Household Income
2 MILE RADIUS

39.9
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5249/-122.6708

33 NW Davis St Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	47,975	132,904	222,573
2030 Projected Population	48,402	133,363	222,697
2020 Census Population	32,319	116,720	209,070
2010 Census Population	22,044	91,110	171,533
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	7.8%	3.1%	2.0%
2025 Median Age	39.9	37.9	38.5
Households			
2025 Estimated Households	24,525	71,563	113,757
2030 Projected Households	25,880	73,324	115,668
2020 Census Households	21,056	66,615	107,719
2010 Census Households	13,781	50,596	86,131
Projected Annual Growth 2025 to 2030	1.1%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	5.2%	2.8%	2.1%
Race and Ethnicity			
2025 Estimated White	71.0%	73.9%	75.3%
2025 Estimated Black or African American	7.0%	5.8%	5.7%
2025 Estimated Asian or Pacific Islander	8.1%	7.4%	6.8%
2025 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.8%
2025 Estimated Other Races	12.7%	11.9%	11.4%
2025 Estimated Hispanic	11.8%	10.7%	10.1%
Income			
2025 Estimated Average Household Income	\$115,487	\$125,342	\$139,440
2025 Estimated Median Household Income	\$78,156	\$88,892	\$102,442
2025 Estimated Per Capita Income	\$59,816	\$67,997	\$71,617
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.6%	2.4%
2025 Estimated High School Graduate	13.5%	10.8%	9.9%
2025 Estimated Some College	18.6%	16.3%	15.8%
2025 Estimated Associates Degree Only	5.1%	5.4%	5.3%
2025 Estimated Bachelors Degree Only	31.3%	36.4%	37.7%
2025 Estimated Graduate Degree	25.9%	26.9%	27.5%
Business			
2025 Estimated Total Businesses	9,044	17,377	24,597
2025 Estimated Total Employees	110,573	176,655	224,339
2025 Estimated Employee Population per Business	12.2	10.2	9.1
2025 Estimated Residential Population per Business	5.3	7.6	9.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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