

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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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.

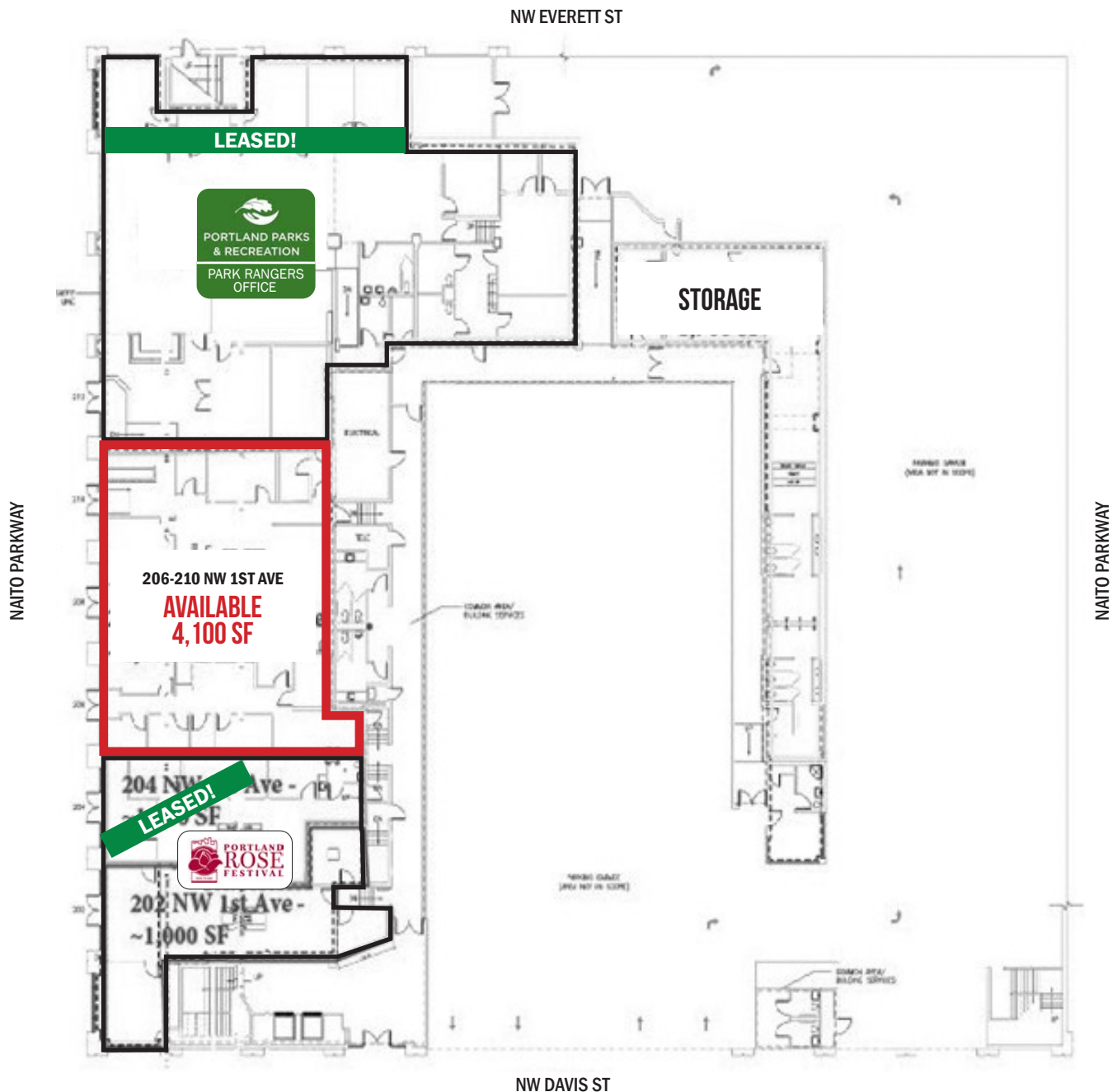
NW DAVIS & NAITO RETAIL

33 NW DAVIS ST

PORTLAND, OR

SITE PLAN

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



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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EXTERIOR PHOTOS

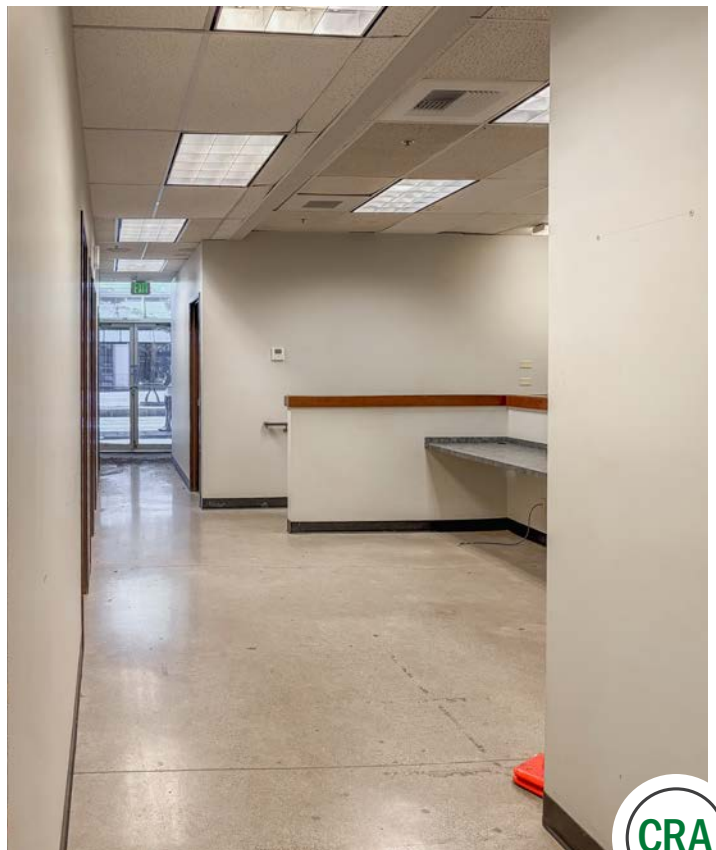


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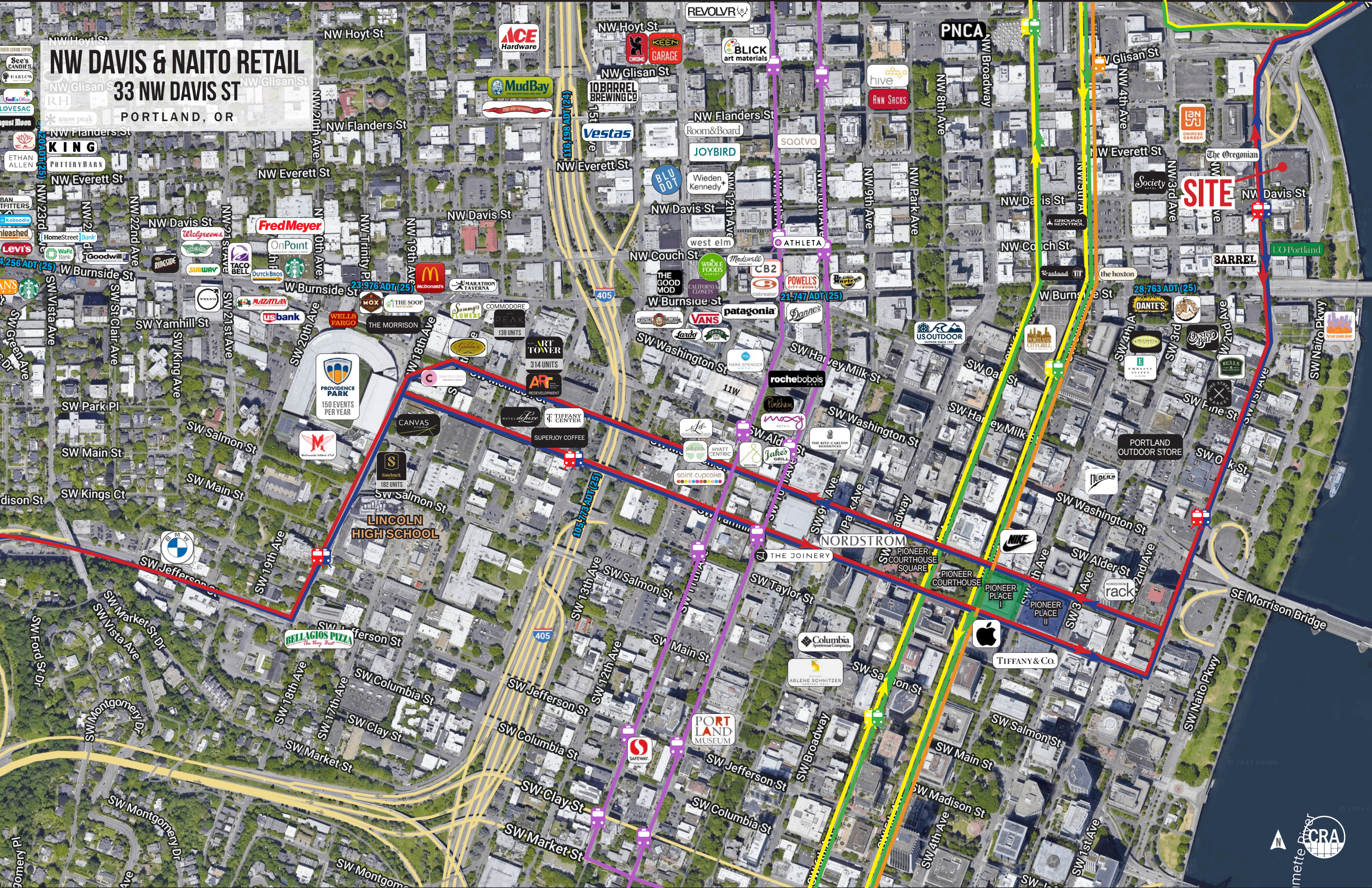
INTERIOR PHOTOS



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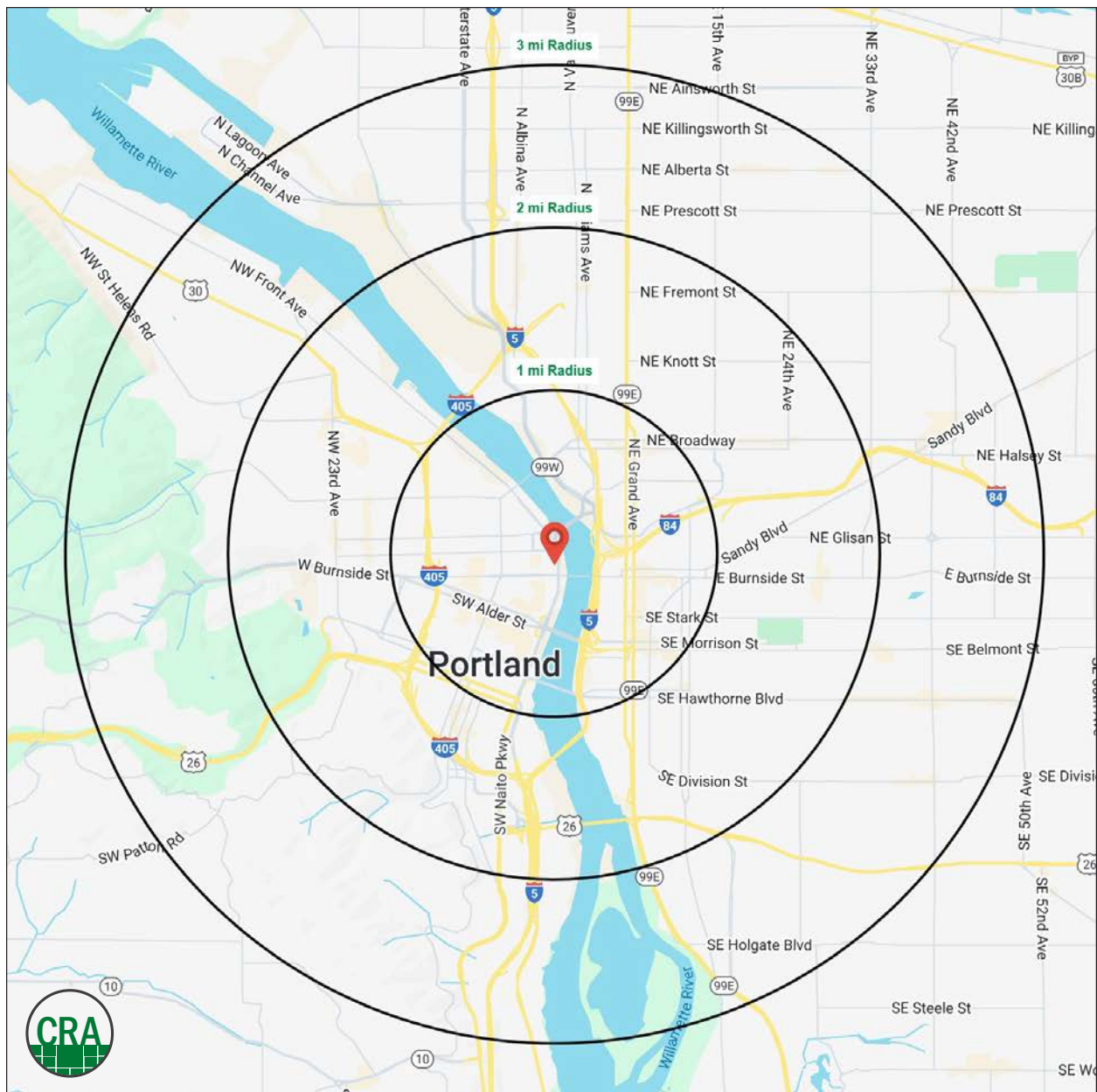
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DEMOGRAPHIC SUMMARY

39.8
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	46,789	132,192	222,148
2031 Projected Population	47,489	133,722	223,573
2020 Census Population	32,302	116,619	209,166
2010 Census Population	22,036	91,050	171,617
Projected Annual Growth 2026 to 2031	0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2026	7.0%	2.8%	1.8%
2026 Median Age	39.8	37.9	38.6
Households			
2026 Estimated Households	25,021	73,370	116,218
2031 Projected Households	26,112	74,784	117,524
2020 Census Households	21,051	66,574	107,758
2010 Census Households	13,781	50,572	86,162
Projected Annual Growth 2026 to 2031	0.9%	0.4%	0.2%
Historical Annual Growth 2010 to 2026	5.1%	2.8%	2.2%
Race and Ethnicity			
2026 Estimated White	70.0%	73.1%	74.5%
2026 Estimated Black or African American	7.0%	6.0%	5.8%
2026 Estimated Asian or Pacific Islander	8.2%	7.6%	7.0%
2026 Estimated American Indian or Native Alaskan	1.4%	1.0%	0.8%
2026 Estimated Other Races	13.5%	12.4%	11.9%
2026 Estimated Hispanic	12.7%	11.3%	10.7%
Income			
2026 Estimated Average Household Income	\$107,307	\$122,938	\$138,819
2026 Estimated Median Household Income	\$75,568	\$88,161	\$102,814
2026 Estimated Per Capita Income	\$58,321	\$68,822	\$73,029
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.3%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.3%	2.1%
2026 Estimated High School Graduate	14.8%	11.6%	10.4%
2026 Estimated Some College	18.5%	16.3%	15.6%
2026 Estimated Associates Degree Only	5.8%	5.7%	5.4%
2026 Estimated Bachelors Degree Only	30.8%	35.0%	36.3%
2026 Estimated Graduate Degree	25.4%	27.9%	29.0%
Business			
2026 Estimated Total Businesses	9,045	17,351	24,556
2026 Estimated Total Employees	112,549	184,765	234,636
2026 Estimated Employee Population per Business	12.4	10.6	9.6
2026 Estimated Residential Population per Business	5.2	7.6	9.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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Licensed brokers in Oregon & Washington

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