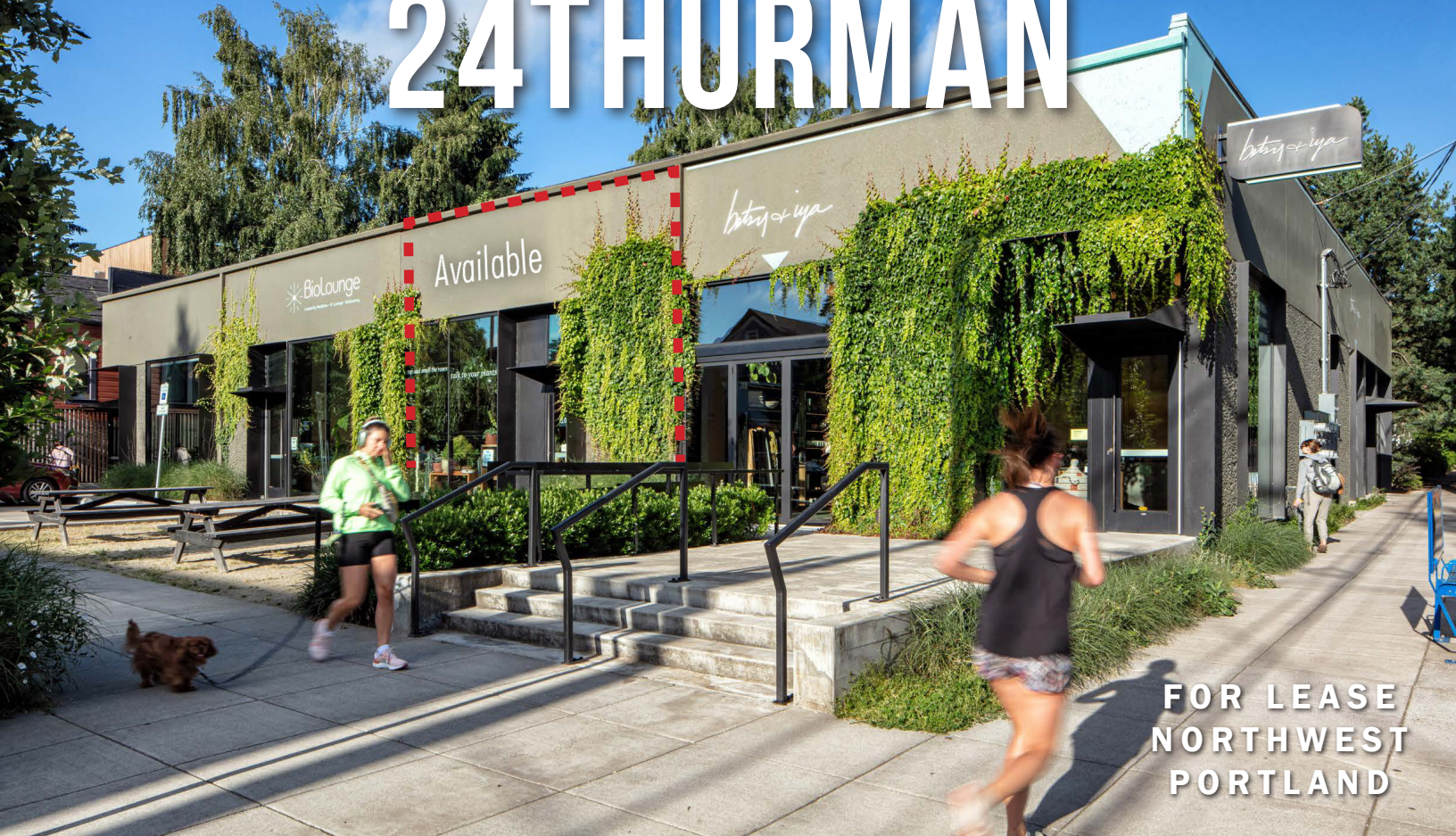


24THURMAN



FOR LEASE
NORTHWEST
PORTLAND

LOCATION

NW 24th Avenue & NW Thurman Street
in Portland, Oregon

AVAILABLE SPACE

100% FULLY LEASED!

RENTAL RATE

\$37.00 PSF/YR plus NNN
(NNN \$8.00 PSF/YR)

TRAFFIC COUNTS

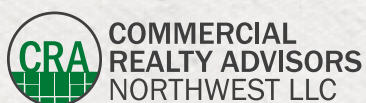
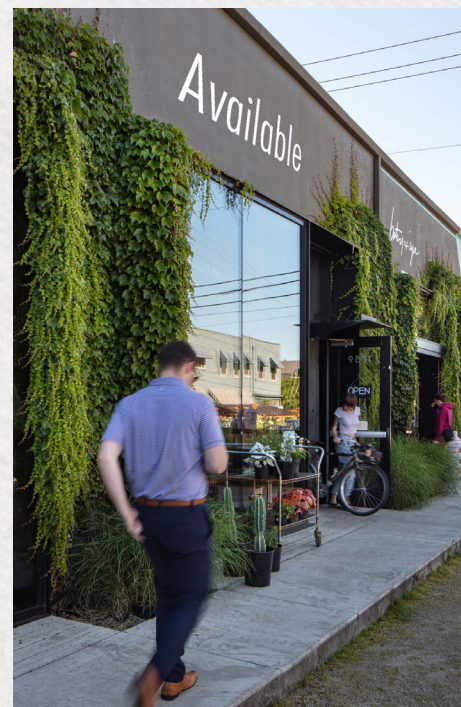
NW 24th Ave – 4,044 ADT ('22)
NW Thurman St – 3,734 ADT ('22)

HIGHLIGHTS

24Thurman features ideal neighborhood commercial space with ease of access to major arterials and NW 23rd and Slabtown bustling districts. The property includes non-exclusive off-street parking, inviting outdoor amenity space, character rich space with newer mechanical, electrical and plumbing systems in a character rich building.

Walk Score
94

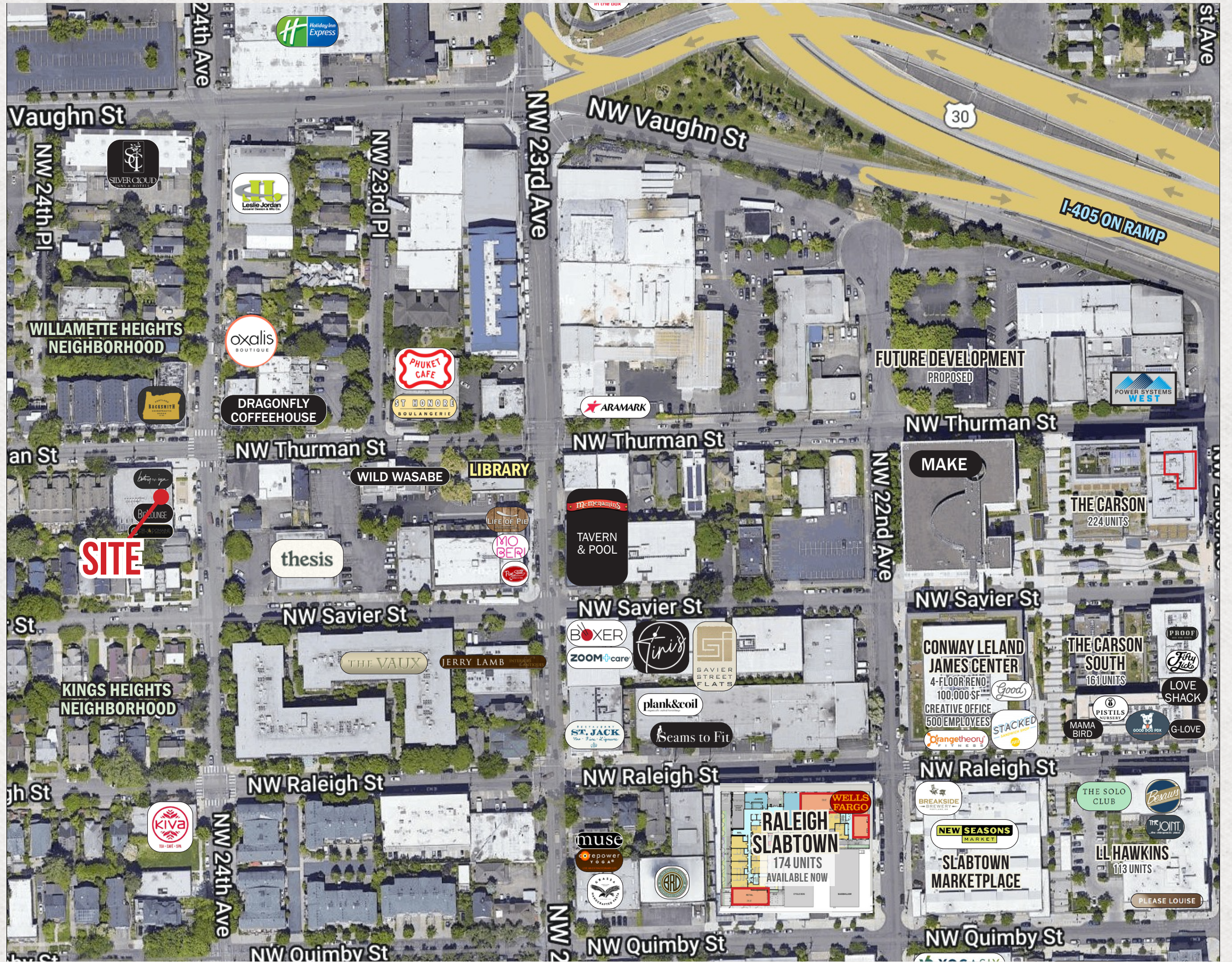
Bike Score
96



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NOB HILL



SITE PLAN

24THURMAN
1759 NW 24TH AVENUE
PORTLAND, OR





24THURMAN

1759 NW 24TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	26,275	146,116	390,062
Projected Population 2027	26,727	149,955	398,270
Average HH Income	\$111,674	\$109,685	\$118,793
Median Home Value	\$651,944	\$595,697	\$562,963
Daytime Demographics 16+	36,474	264,732	438,131
Some College or Higher	90.6%	85.8%	85.4%

90.6%
Some College or Higher
1 MILE RADIUS

\$651,944
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: 45.5353/-122.7012

24Thurman Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	26,275	146,116	390,062
2027 Projected Population	26,727	149,955	398,270
2020 Census Population	26,668	147,299	393,405
2010 Census Population	19,274	118,542	338,314
Projected Annual Growth 2022 to 2027	0.3%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	3.0%	1.9%	1.3%
2022 Median Age	37.9	37.6	37.9
Households			
2022 Estimated Households	16,763	77,273	182,865
2027 Projected Households	17,109	79,625	188,065
2020 Census Households	17,025	77,988	184,385
2010 Census Households	12,219	60,874	155,889
Projected Annual Growth 2022 to 2027	0.4%	0.6%	0.6%
Historical Annual Growth 2010 to 2022	3.1%	2.2%	1.4%
Race and Ethnicity			
2022 Estimated White	75.8%	71.4%	72.4%
2022 Estimated Black or African American	3.0%	6.0%	5.1%
2022 Estimated Asian or Pacific Islander	7.6%	7.3%	7.2%
2022 Estimated American Indian or Native Alaskan	0.7%	1.0%	0.9%
2022 Estimated Other Races	12.9%	14.4%	14.4%
2022 Estimated Hispanic	9.5%	11.3%	10.5%
Income			
2022 Estimated Average Household Income	\$111,674	\$109,685	\$118,793
2022 Estimated Median Household Income	\$87,067	\$82,592	\$91,826
2022 Estimated Per Capita Income	\$71,559	\$58,633	\$56,088
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.3%	1.6%
2022 Estimated Some High School (Grade Level 9 to 11)	0.9%	2.1%	2.2%
2022 Estimated High School Graduate	8.0%	10.8%	10.8%
2022 Estimated Some College	12.4%	15.8%	16.9%
2022 Estimated Associates Degree Only	4.0%	5.2%	5.7%
2022 Estimated Bachelors Degree Only	42.3%	37.1%	36.1%
2022 Estimated Graduate Degree	31.9%	27.6%	26.6%
Business			
2022 Estimated Total Businesses	3,221	19,491	35,215
2022 Estimated Total Employees	29,898	223,647	332,985
2022 Estimated Employee Population per Business	9.3	11.5	9.5
2022 Estimated Residential Population per Business	8.2	7.5	11.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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503.274.0211

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