

831-839 NW 23RD AVENUE



PRIME CORNER RESTAURANT IN AN UNBEATABLE LOCATION!

ADDRESS

831-839 NW 23rd Avenue | Portland, OR 97210

AVAILABLE SPACE

Main Floor: 2568 sq ft plus lower level, storage/office/prep area of 2606 sq ft.

RENTAL RATE

\$50.00 PSF/YR plus NNN, (basement space will be at a market storage rate)

TRAFFIC COUNTS

NW 23rd Ave – 11,158 ADT ('22)

NW Lovejoy St – 7,259 ADT ('22)

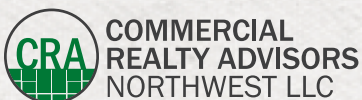
HIGHLIGHTS

- Second generation restaurant on thriving NW 23rd with plentiful outside dining and high street visibility.
- Nearby tenants include Bamboo Sushi, Salt & Straw, Aesop, Credo, Fireside Restaurant, Paxton & Gates, Parachute, Marine Layer, Gorjana, Cotopaxi, and more.
- Please call to schedule a tour.
- Available 10/1/2024.
- Do not disturb current tenant.

Walk Score
97

Bike Score
96

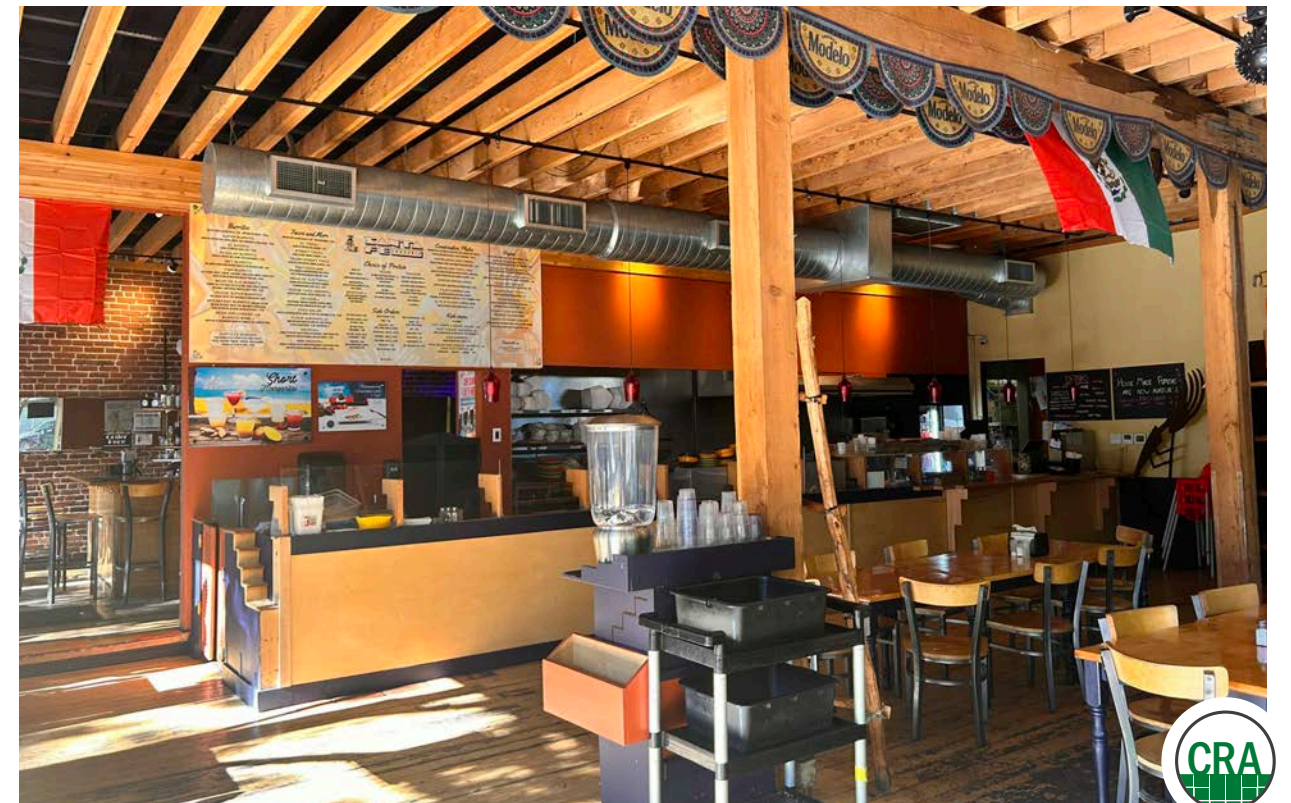
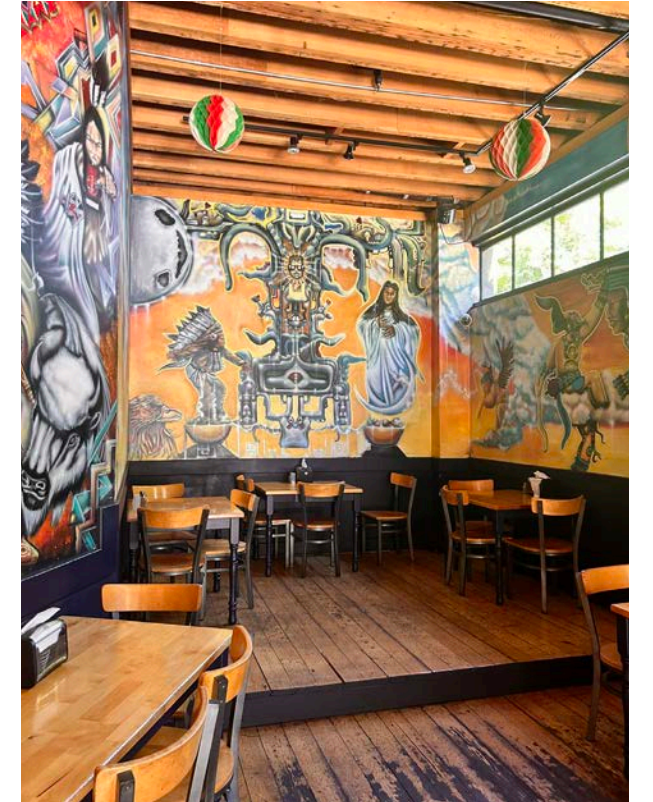
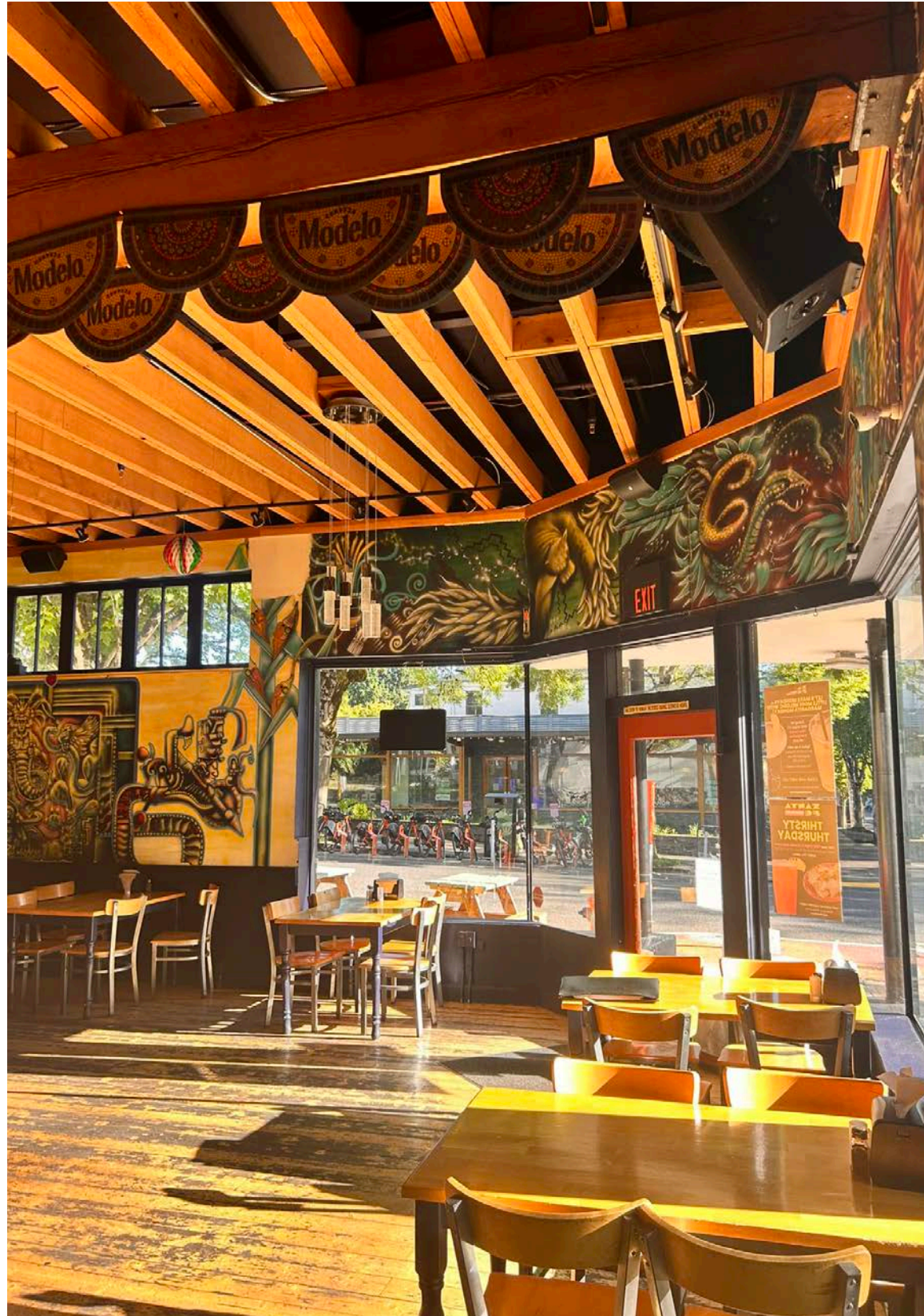
Transit Score
64

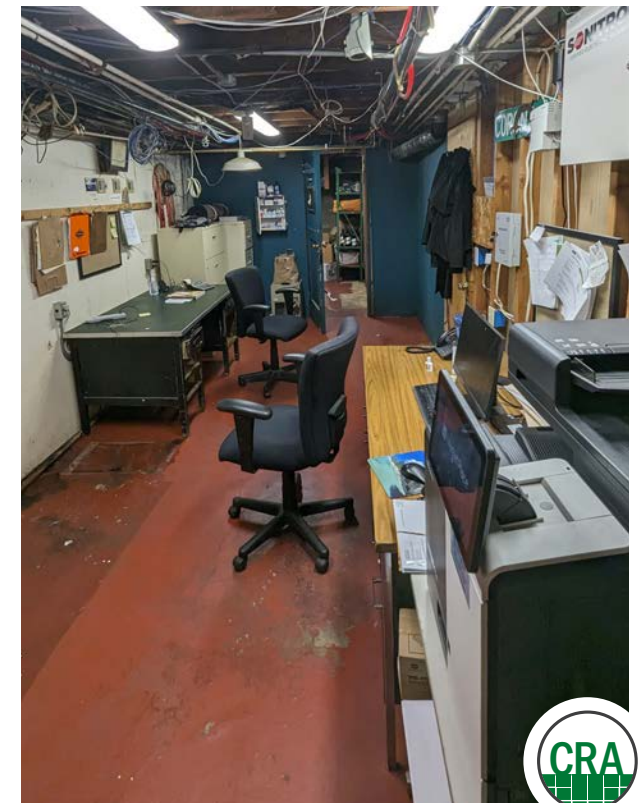


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PORTLAND NW 23RD

BURNSIDE TO LOVEJOY

831-839 NW 23RD AVENUE
PORTLAND, OR

NW Marshall St



Legacy Good Samaritan
Hospital & Medical Center
13,000 EMPLOYEES



Lovejoy St

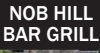
NW Lovejoy St

NW 24th Ave

NW 23rd Ave

NW 22nd Ave

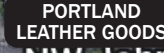
NW 21st Ave



NW Kearney St

NW Kearney St

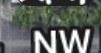
NW Kearney St



NW Johnson St

NW Johnson St

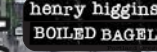
NW Johnson St



NW Irving St

NW Irving St

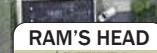
NW Irving St



NW Hoyt St

NW Hoyt St

NW Hoyt St



NW Glisan St

NW Glisan St

NW Glisan St



NW Flanders St

NW Flanders St

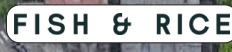
NW Flanders St



NW Westover Rd

NW Everett St

NW Everett St



23,761 ADT ('22)



SW Osage St

W Burnside St

NW 22nd Ave

NW 21st Ave

SW Vista Ave

W Burnside St

NW 22nd Ave

NW 21st Ave



SW Vista Ave

W Burnside St

NW 22nd Ave

NW 21st Ave

SW Vista Ave

W Burnside St

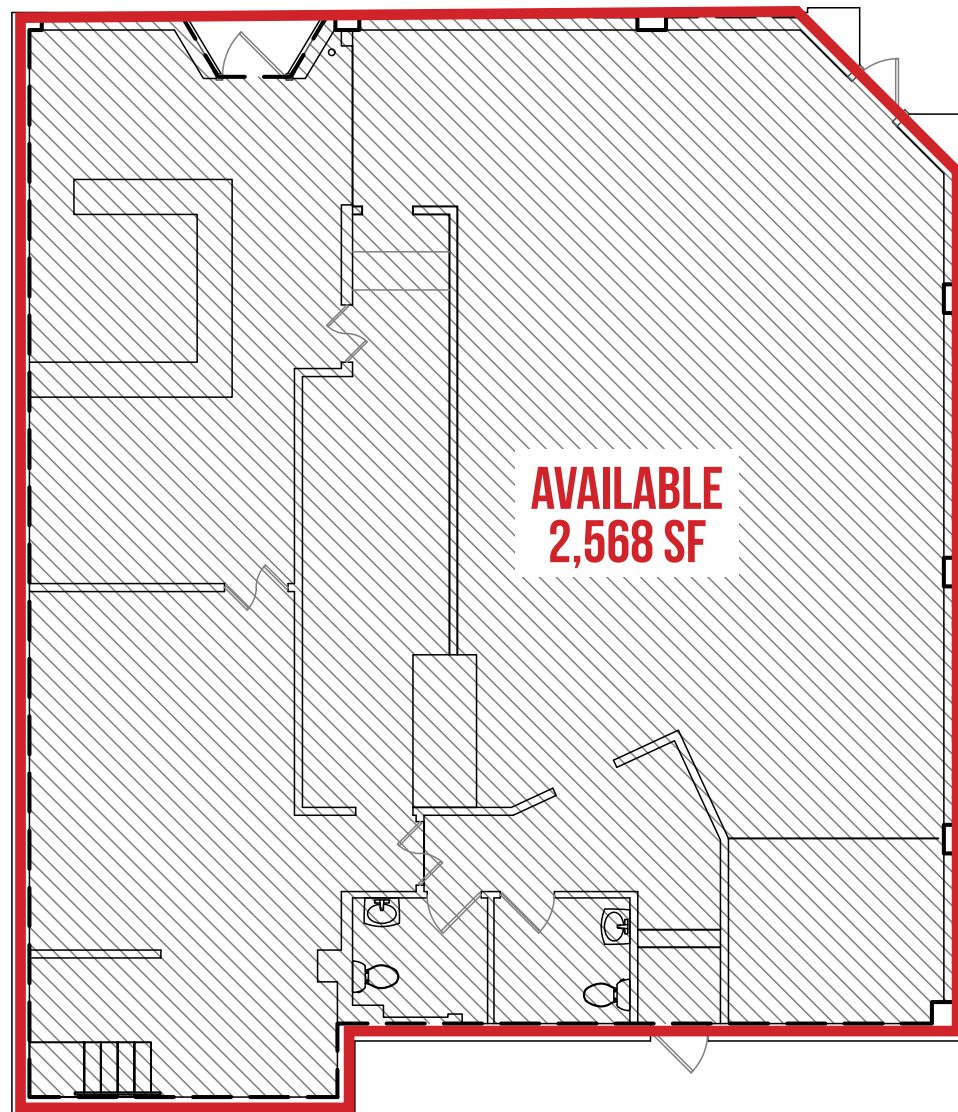
NW 22nd Ave

NW 21st Ave



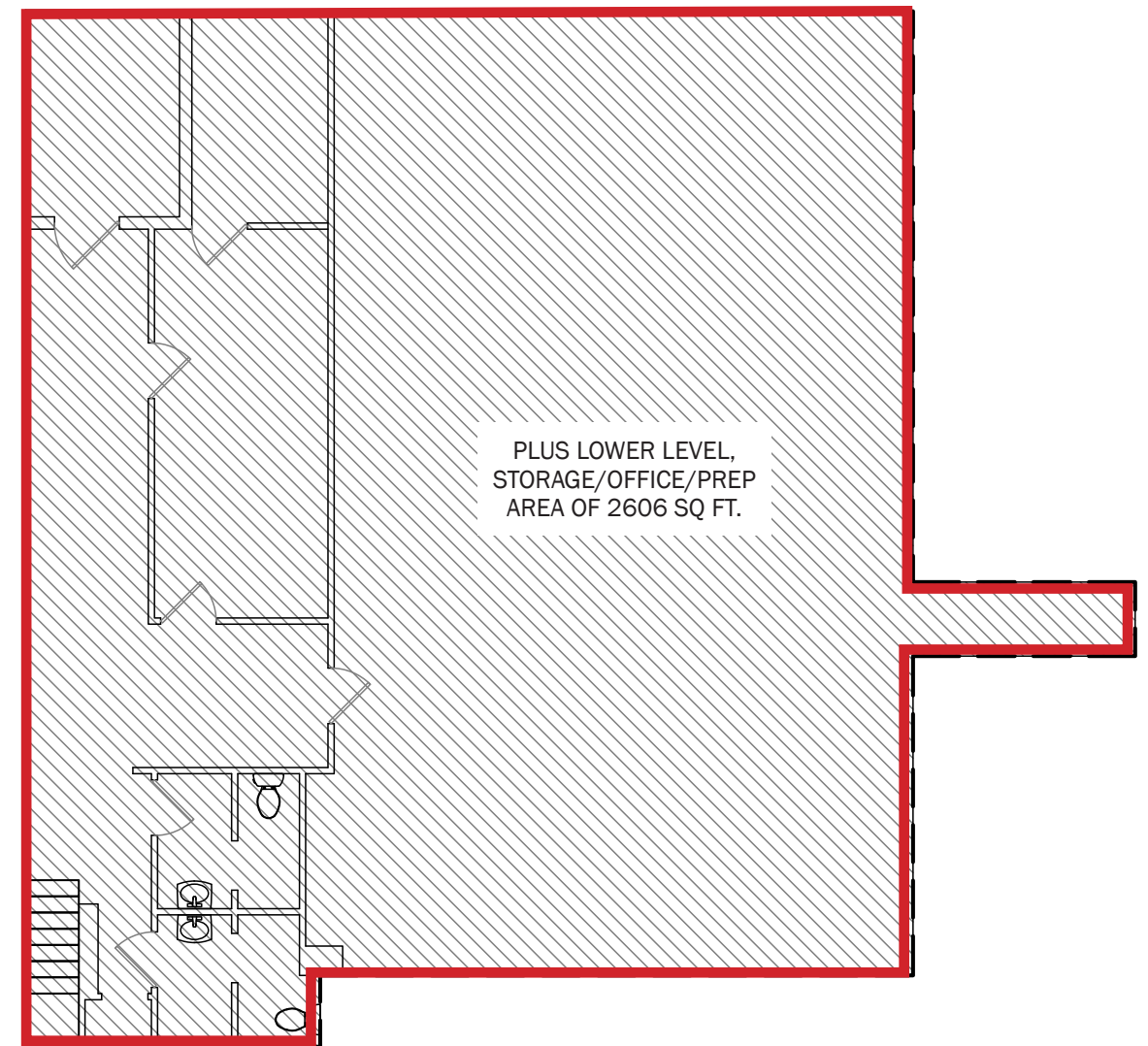
GROUND FLOOR PLAN

NW KEARNEY STREET ← →



NW 23RD AVENUE ↑ ↓

LOWER LEVEL FLOOR PLAN



831-839 NW 23RD AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

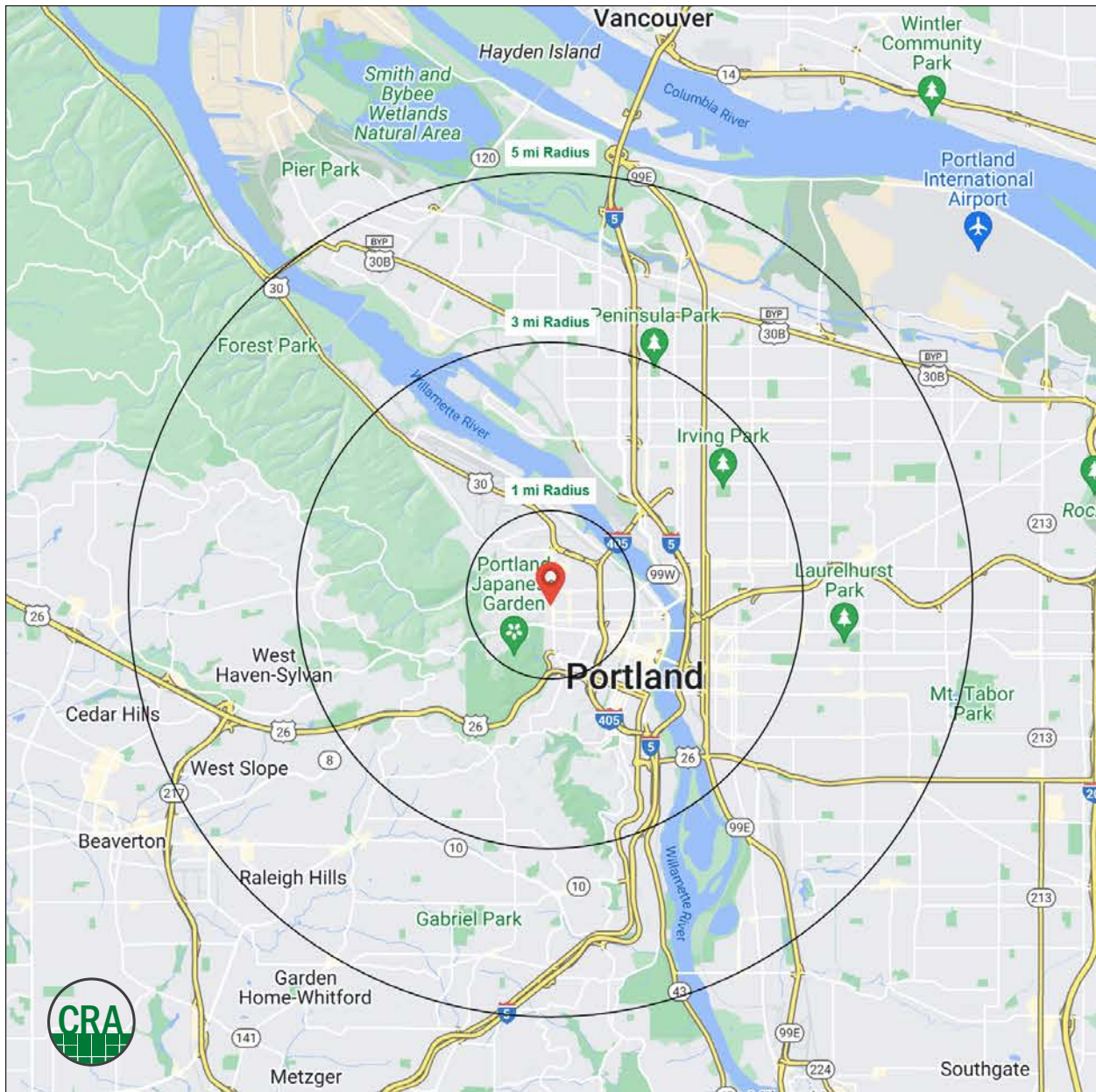
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	40,465	154,288	402,400
Projected Population 2029	41,384	155,605	396,777
Estimated Households	26,276	86,226	195,222
Average HH Income	\$133,814	\$136,305	\$148,747
Median Home Value	\$742,087	\$726,139	\$677,663
Daytime Demographics 16+	54,306	246,507	408,641
Some College or Higher	88.4%	85.7%	85.5%

\$742,087

Median Home Value
1 MILE RADIUS

\$133,814

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5289/-122.6988

831 NW 23rd Ave Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	40,465	154,288	402,400
2029 Projected Population	41,384	155,605	396,777
2020 Census Population	36,105	150,240	404,480
2010 Census Population	28,051	119,519	349,200
Projected Annual Growth 2024 to 2029	0.5%	0.2%	-0.3%
Historical Annual Growth 2010 to 2024	3.2%	2.1%	1.1%
2024 Median Age	35.0	36.4	37.8
Households			
2024 Estimated Households	26,276	86,226	195,222
2029 Projected Households	27,315	88,191	195,106
2020 Census Households	23,341	80,945	189,912
2010 Census Households	17,919	62,626	161,347
Projected Annual Growth 2024 to 2029	0.8%	0.5%	-
Historical Annual Growth 2010 to 2024	3.3%	2.7%	1.5%
Race and Ethnicity			
2024 Estimated White	72.4%	72.2%	72.0%
2024 Estimated Black or African American	6.0%	6.0%	5.7%
2024 Estimated Asian or Pacific Islander	7.2%	8.2%	9.0%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2024 Estimated Other Races	13.6%	12.8%	12.6%
2024 Estimated Hispanic	13.8%	12.6%	12.4%
Income			
2024 Estimated Average Household Income	\$133,814	\$136,305	\$148,747
2024 Estimated Median Household Income	\$92,053	\$98,093	\$107,943
2024 Estimated Per Capita Income	\$87,230	\$76,670	\$72,500
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.5%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.1%	2.1%
2024 Estimated High School Graduate	9.3%	10.7%	10.6%
2024 Estimated Some College	13.8%	15.2%	16.4%
2024 Estimated Associates Degree Only	4.8%	4.8%	5.4%
2024 Estimated Bachelors Degree Only	37.5%	36.4%	36.5%
2024 Estimated Graduate Degree	32.3%	29.3%	27.3%
Business			
2024 Estimated Total Businesses	4,979	20,102	35,751
2024 Estimated Total Employees	44,280	205,013	300,086
2024 Estimated Employee Population per Business	8.9	10.2	8.4
2024 Estimated Residential Population per Business	8.1	7.7	11.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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