



ICONIC NW 23RD AVENUE RESTAURANT & RETAIL OPPORTUNITIES



- LOCATION** 2301 NW Savier St in Portland, Oregon
- AVAILABLE** 2,666 SF (corner endcap); 1,006 SF; 1,042 SF; 2,023 SF (can be combined)
- RENTAL RATE** Call for details
- COMMENTS**
 - Prime retail opportunity in one of Portland's most dynamic neighborhoods.
 - Opportunity for covered outdoor seating.
 - Area tenants include Core Power Yoga, Salt and Straw, Bamboo Sushi, Francesca's, Fit Right NW, St Honore Bakery, McMenamins, Blue Star Donuts and many more.
 - Delivery Fall 2017

DEMOGRAPHICS

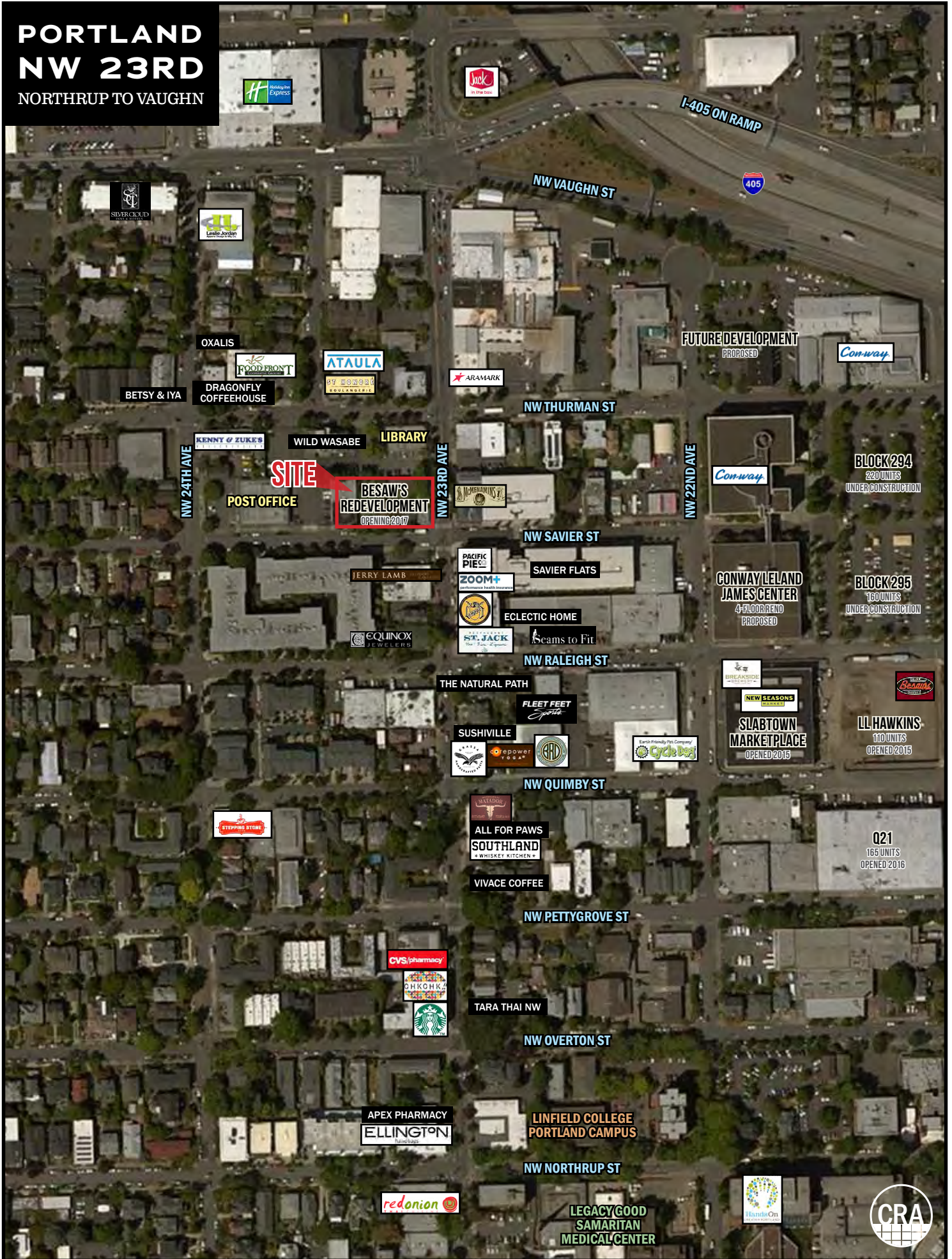
	1 Mile	3 Mile	5 Mile
2016 Est. Population	26,200	137,794	378,769
Population Forecast 2021	28,832	149,225	409,443
Average HH Income	\$93,361	\$87,642	\$90,369
Employees	32,617	224,316	337,459

Source: Regis - SitesUSA (2016)

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 COMMERCIAL REALTY ADVISORS NW LLC » 733 SW SECOND AVENUE, SUITE 200 » PORTLAND, OREGON 97204 » WWW.CRA-NW.COM » LICENSED BROKERS IN OREGON & WASHINGTON

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/real-estate-agency-pamphlet/. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL

PORTLAND NW 23RD NORTHURP TO VAUGHN



OXALIS



BY HONORÉ
FOOLANGLERIE



FUTURE DEVELOPMENT
PROPOSED



BETSY & IYA

DRAGONFLY
COFFEEHOUSE

NW THURMAN ST

NW 24TH AVE



WILD WASABE

LIBRARY

NW 23RD AVE

SITE
POST OFFICE

**BESAW'S
REDEVELOPMENT**
OPENING 2017



NW SAVIER ST

NW 22ND AVE



BLOCK 294
220 UNITS
UNDER CONSTRUCTION

JERRY LAMB



SAVIER FLATS

CONWAY/LELAND
JAMES CENTER
4-FLOOR RENO
PROPOSED

BLOCK 295
160 UNITS
UNDER CONSTRUCTION



ECLECTIC HOME



Scams to Fit

NW RALEIGH ST

THE NATURAL PATH

FLEET FEET
Sports



NEW SEASONS
OPENED 2015



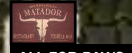
SUSHVILLE



SLABTOWN
MARKETPLACE
OPENED 2015

LL HAWKINS
110 UNITS
OPENED 2015

NW QUIMBY ST



SOUTHLAND
W/ WISKEY KITCHEN

Q21
165 UNITS
OPENED 2016

VIVACE COFFEE

NW PETTYGROVE ST



TARA THAI NW

NW OVERTON ST

APEX PHARMACY
ELLINGTON

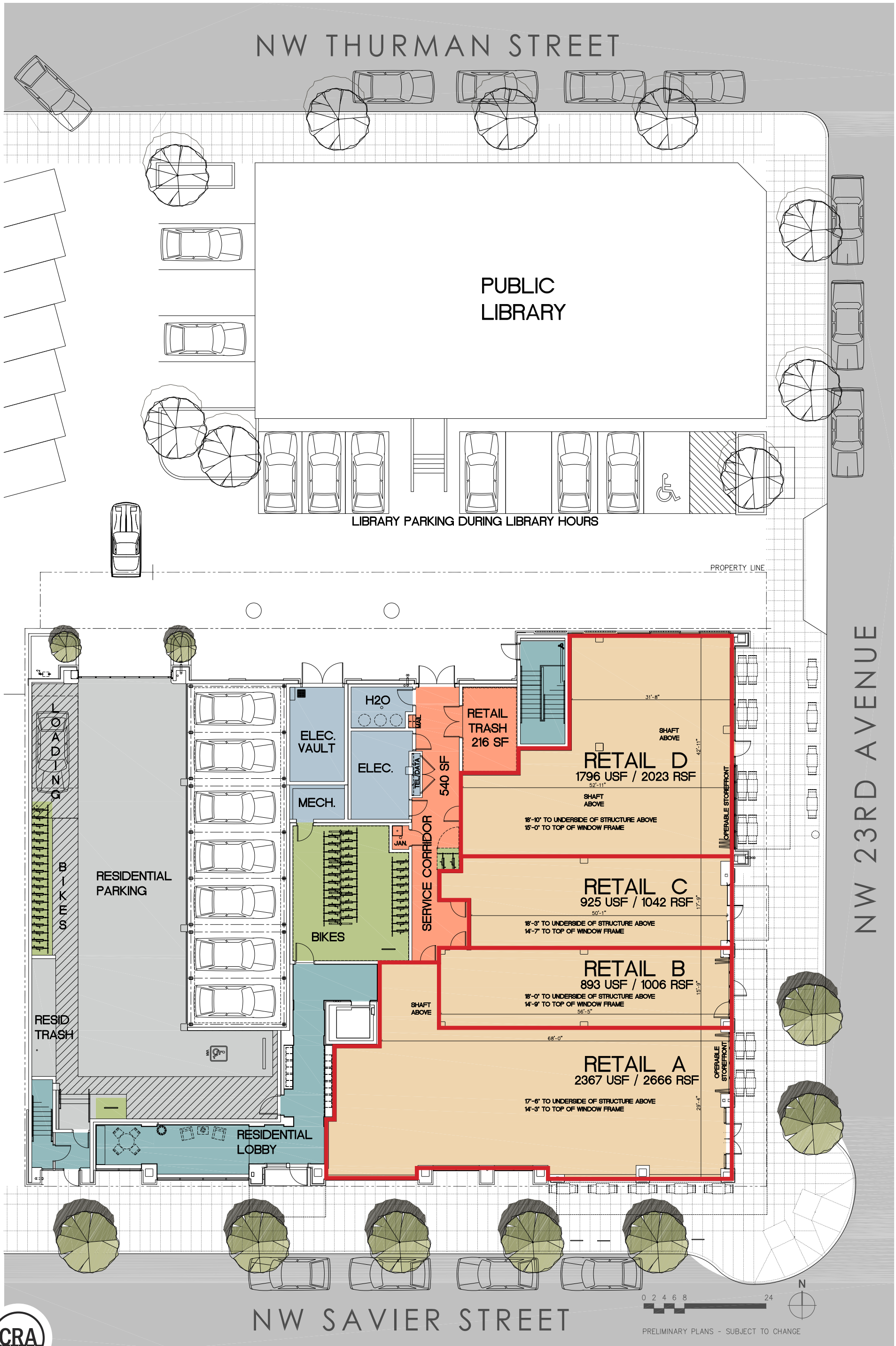
LINFIELD COLLEGE
PORTLAND CAMPUS



LEGACY GOOD
SAMARITAN
MEDICAL CENTER



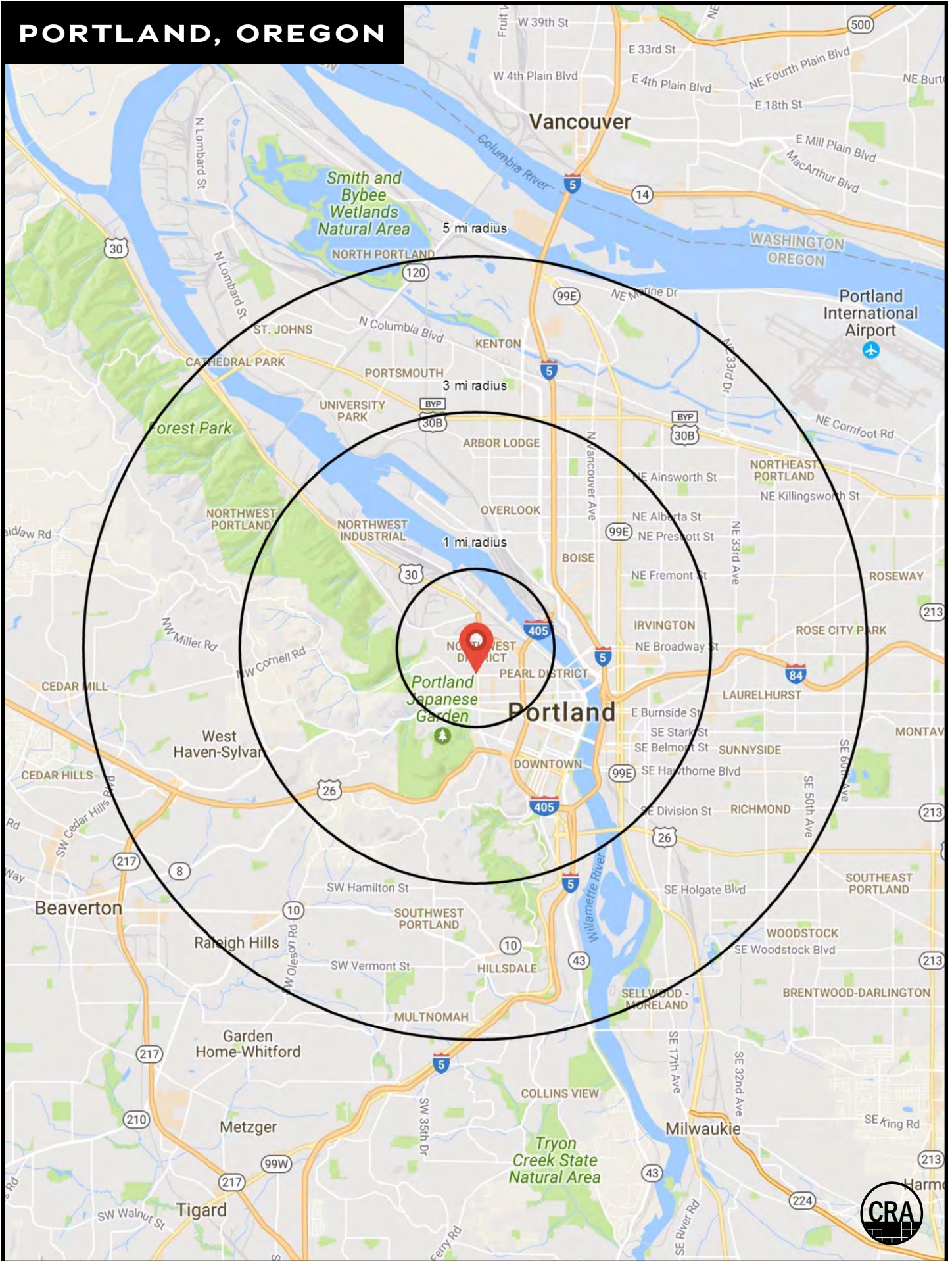
SITE PLAN | THE GEORGE BESAW



EXTERIOR RENDERINGS



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5349/-122.6990

RF1

2301 NW Savier St

Portland, OR 97210-2513

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	26,200	137,794	378,769
	2021 Projected Population	28,832	149,225	409,443
	2010 Census Population	22,124	120,338	338,942
	2000 Census Population	16,811	105,622	308,038
	Projected Annual Growth 2016 to 2021	2.0%	1.7%	1.6%
	Historical Annual Growth 2000 to 2016	3.5%	1.9%	1.4%
HOUSEHOLDS	2016 Estimated Households	16,735	71,341	174,657
	2021 Projected Households	17,997	76,245	186,437
	2010 Census Households	14,193	62,040	156,558
	2000 Census Households	10,850	53,245	139,838
	Projected Annual Growth 2016 to 2021	1.5%	1.4%	1.3%
	Historical Annual Growth 2000 to 2016	3.4%	2.1%	1.6%
AGE	2016 Est. Population Under 10 Years	6.3%	7.8%	9.9%
	2016 Est. Population 10 to 19 Years	4.1%	6.8%	8.3%
	2016 Est. Population 20 to 29 Years	22.0%	20.1%	16.5%
	2016 Est. Population 30 to 44 Years	30.0%	29.1%	28.0%
	2016 Est. Population 45 to 59 Years	17.6%	18.0%	18.7%
	2016 Est. Population 60 to 74 Years	16.0%	14.0%	13.9%
	2016 Est. Population 75 Years or Over	4.0%	4.2%	4.6%
	2016 Est. Median Age	37.1	36.8	37.3
MARITAL STATUS & GENDER	2016 Est. Male Population	50.2%	51.2%	49.7%
	2016 Est. Female Population	49.8%	48.8%	50.3%
	2016 Est. Never Married	49.1%	48.2%	42.3%
	2016 Est. Now Married	27.9%	30.2%	36.6%
	2016 Est. Separated or Divorced	19.1%	17.7%	16.7%
	2016 Est. Widowed	3.9%	4.0%	4.3%
INCOME	2016 Est. HH Income \$200,000 or More	12.3%	9.9%	9.6%
	2016 Est. HH Income \$150,000 to \$199,999	4.9%	5.6%	6.7%
	2016 Est. HH Income \$100,000 to \$149,999	12.6%	12.5%	14.6%
	2016 Est. HH Income \$75,000 to \$99,999	13.0%	11.0%	12.3%
	2016 Est. HH Income \$50,000 to \$74,999	12.9%	13.9%	15.0%
	2016 Est. HH Income \$35,000 to \$49,999	12.3%	11.6%	11.7%
	2016 Est. HH Income \$25,000 to \$34,999	8.3%	9.0%	8.7%
	2016 Est. HH Income \$15,000 to \$24,999	8.3%	9.3%	8.1%
	2016 Est. HH Income Under \$15,000	15.4%	17.3%	13.4%
	2016 Est. Average Household Income	\$93,361	\$87,642	\$90,369
	2016 Est. Median Household Income	\$65,367	\$62,818	\$69,272
	2016 Est. Per Capita Income	\$59,773	\$45,912	\$41,994
2016 Est. Total Businesses	3,028	18,161	30,328	
2016 Est. Total Employees	32,617	224,316	337,459	

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RACE	2016 Est. White	84.5%	78.8%	79.0%
	2016 Est. Black	3.2%	7.6%	6.6%
	2016 Est. Asian or Pacific Islander	5.7%	5.6%	5.8%
	2016 Est. American Indian or Alaska Native	0.6%	0.8%	0.8%
	2016 Est. Other Races	6.0%	7.2%	7.8%
HISPANIC	2016 Est. Hispanic Population	1,401	9,364	29,073
	2016 Est. Hispanic Population	5.3%	6.8%	7.7%
	2021 Proj. Hispanic Population	6.0%	7.5%	8.5%
	2010 Hispanic Population	4.8%	6.1%	6.9%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	21,589	106,892	284,983
	2016 Est. Elementary (Grade Level 0 to 8)	1.0%	1.8%	2.1%
	2016 Est. Some High School (Grade Level 9 to 11)	1.1%	3.0%	3.0%
	2016 Est. High School Graduate	6.4%	9.8%	11.7%
	2016 Est. Some College	17.1%	19.6%	20.0%
	2016 Est. Associate Degree Only	4.3%	5.8%	6.3%
	2016 Est. Bachelor Degree Only	37.7%	33.9%	33.0%
	2016 Est. Graduate Degree	32.5%	26.2%	23.9%
HOUSING	2016 Est. Total Housing Units	17,808	74,575	180,531
	2016 Est. Owner-Occupied	25.9%	34.9%	47.6%
	2016 Est. Renter-Occupied	68.1%	60.8%	49.1%
	2016 Est. Vacant Housing	6.0%	4.3%	3.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	10.3%	7.1%	6.7%
	2010 Homes Built 2000 to 2004	9.5%	7.4%	6.3%
	2010 Homes Built 1990 to 1999	11.5%	11.8%	11.1%
	2010 Homes Built 1980 to 1989	7.1%	7.9%	7.4%
	2010 Homes Built 1970 to 1979	10.3%	11.7%	13.1%
	2010 Homes Built 1960 to 1969	7.2%	8.0%	9.2%
	2010 Homes Built 1950 to 1959	7.4%	7.8%	9.6%
	2010 Homes Built Before 1949	36.8%	38.2%	36.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	6.8%	4.0%	2.1%
	2010 Home Value \$500,000 to \$999,999	32.6%	22.0%	17.4%
	2010 Home Value \$400,000 to \$499,999	8.9%	11.2%	13.4%
	2010 Home Value \$300,000 to \$399,999	19.2%	21.9%	23.5%
	2010 Home Value \$200,000 to \$299,999	17.5%	25.0%	26.7%
	2010 Home Value \$150,000 to \$199,999	7.5%	7.7%	8.8%
	2010 Home Value \$100,000 to \$149,999	3.5%	3.9%	4.1%
	2010 Home Value \$50,000 to \$99,999	1.8%	1.8%	1.6%
	2010 Home Value \$25,000 to \$49,999	0.8%	1.1%	1.0%
	2010 Home Value Under \$25,000	1.4%	1.4%	1.5%
	2010 Median Home Value	\$431,468	\$381,082	\$354,029
	2010 Median Rent	\$787	\$765	\$775

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	23,886	122,033	323,138
	2016 Est. Civilian Employed	68.4%	66.9%	67.2%
	2016 Est. Civilian Unemployed	2.1%	2.6%	2.5%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	29.5%	30.5%	30.3%
	2016 Labor Force Males	50.3%	51.3%	49.5%
	2016 Labor Force Females	49.7%	48.7%	50.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	13,015	64,861	179,654
	2010 Mgmt, Business, & Financial Operations	21.4%	18.8%	18.4%
	2010 Professional, Related	36.3%	31.7%	31.9%
	2010 Service	14.1%	17.0%	15.8%
	2010 Sales, Office	21.6%	21.5%	21.9%
	2010 Farming, Fishing, Forestry	0.2%	0.4%	0.5%
	2010 Construction, Extraction, Maintenance	1.9%	3.5%	3.8%
	2010 Production, Transport, Material Moving	4.5%	7.1%	7.7%
	2010 White Collar Workers	79.2%	72.0%	72.1%
	2010 Blue Collar Workers	20.8%	28.0%	27.9%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	44.1%	47.8%
2010 Drive to Work in Carpool		3.2%	5.6%	7.3%
2010 Travel to Work by Public Transportation		18.6%	16.3%	13.0%
2010 Drive to Work on Motorcycle		0.4%	0.5%	0.4%
2010 Walk or Bicycle to Work		24.2%	21.1%	14.4%
2010 Other Means		1.2%	0.7%	0.5%
2010 Work at Home		8.4%	8.1%	7.7%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	29.9%	28.7%
	2010 Travel to Work in 15 to 29 Minutes	46.1%	45.1%	46.6%
	2010 Travel to Work in 30 to 59 Minutes	18.9%	21.6%	24.0%
	2010 Travel to Work in 60 Minutes or More	5.0%	4.6%	4.4%
	2010 Average Travel Time to Work	19.4	19.7	20.6
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$1.11 B	\$4.52 B	\$11.4 B
	2016 Est. Apparel	\$39.0 M	\$159 M	\$399 M
	2016 Est. Contributions, Gifts	\$83.3 M	\$333 M	\$836 M
	2016 Est. Education, Reading	\$48.7 M	\$195 M	\$485 M
	2016 Est. Entertainment	\$62.3 M	\$253 M	\$638 M
	2016 Est. Food, Beverages, Tobacco	\$166 M	\$679 M	\$1.70 B
	2016 Est. Furnishings, Equipment	\$38.9 M	\$157 M	\$397 M
	2016 Est. Health Care, Insurance	\$96.3 M	\$392 M	\$978 M
	2016 Est. Household Operations, Shelter, Utilities	\$346 M	\$1.41 B	\$3.52 B
	2016 Est. Miscellaneous Expenses	\$16.4 M	\$66.5 M	\$166 M
	2016 Est. Personal Care	\$14.5 M	\$58.6 M	\$147 M
	2016 Est. Transportation	\$201 M	\$822 M	\$2.09 B

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