

# FOR LEASE | 650 SF & 1,084 SF Retail Suites

1536 NW 23rd Avenue, Portland, OR 97210



 **CUSHMAN & WAKEFIELD**

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## PROPERTY DETAILS

**1536 NW 23rd Avenue, Portland, OR 97210**

**Sub-Market:** NW 23rd Retail District / Slabtown

**Space:** ±1,084 SF (2nd Floor)  
5 Rooms + 1 Restroom  
±650 SF (3rd Floor)  
1 Room + Bonus Storage

**Base Rent** Call for Rate

**NNN:** Call for Details

**Lease Term:** Negotiable

**Availability:** Within 30 Days Notice

**Built:** 1908

**Walk Score:** Walk: 98 | Bike: 97 | Transit: 53

**Parking:** Street

**Zoning:** CM2 (Commercial Mixed Use 2)

## HIGHLIGHTS

- Multiple Retail / Office Suite Available
- Ideal for Small Office, Therapist, Massage, Etc
- Located in Slabtown at the north end of NW 23rd Ave
- High Visibility on popular NW 23rd (±11,000 ADT)
- One Minute to Hwy 30 to I-405 On / Off Ramps
- TriMet Bus Stops out front @ 23rd & Raleigh St
- Nearby Retail & Services: Portland Running Co, Bull Run Distillery, Matador, Kate's Ice Cream, Case Study Coffee, St. Jack, Pine State Biscuits, Moberi, Life of Pie, McMenamins, Breakside Brewery, CVS, New Seasons, Orange Theory, Grassa, Lela's Bistro, Case Study Coffee, Legacy-Good Samaritan Hospital

## LOCAL DEMOGRAPHICS

ATTRIBUTE	1 Mile	2 Mile	3 Mile
Population: 2024	35,009	82,420	160,404
Median Age	38.2	37.7	38.3
Daytime Employees	36,630	151,821	304,746
Businesses	4,682	15,689	28,184
Median Home Value	\$781,557	\$727,245	\$715,011
Average Household Income	\$114,045	\$101,087	\$109,600

*\*Demographics derived from CoStar for 1536 NW 23rd Avenue, Portland, OR 97210*



**PROPERTY SITE MAP | 1536 NW 23rd Avenue, Portland, OR 97210**









**AERIAL VIEW | 1536 NW 23rd Avenue, Portland, OR 97210**





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DEVELOPMENT PROJECT

OFFICE BUILDING

FUTURE CITY PARK

APT / CONDO OR HOTEL

MEDICAL FACILITY

STREET CAR LINE



STREET CAR STOP



BUS STOP



MEDICAL BLDG

# RETAIL MAP LEGEND



vestis

EC electric

NW THURMAN

OFFICE

THE CARSON

SLABTOWN CENTER

BLOCK 261 FUTURE APTS

NW SAVIER

LELAND JAMES CENTER

THE CARSON SOUTH

SALTWOOD NORTH

BLOCK 292 E FUTURE DEV

BLOCK 262 FUTURE APTS

BOXER

SAVIER ST FLATS

Orangetheory FITNESS

NW RALEIGH

SALTWOOD SOUTH

FREEWELL APTS

SAWYER'S ROW

sniff DOG HOTEL

SLABTOWN FLATS

S.JACK

WELLS FARGO

RALEIGH SLABTOWN

NEW SEASONS MARKET

LL HAWKINS APTS

SALTWOOD SOUTH

FREEWELL APTS

LANE 1919

SLABTOWN FLATS

the Whole Bowl

BULL RUN DISTILLING

YOGASIX

NW QUIMBY

SLABTOWN SQUARE

FUTURE PARK

20TH AVE CONDOS

Marine Building

NW 17TH

NW 23RD

THE MATADOR

NW 22ND

Polestar

Q21 APTS

SLABTOWN SQUARE

FUTURE PARK

20TH AVE CONDOS

DoveLewis

NW 19TH

NW 18TH

MARINE BUILDING

PETTYGROVE MEDICAL CENTER

LEGACY HEALTH MEDICAL BUILDING

Cycle Dog

MONTESSA

20 PETTYGROVE

THE THORNTON

PARR Lumber

KADO NW

securespace SELF STORAGE

NW 23RD

CVS

NW OVERTON

PLYMOUTH APTS

THE INN AT NORTHROP STATION HOTEL

BELVEDERE

Tires LES SCHWAB

INTERSTATE 405

Walgreens

Medical building icon

Medical building icon

EVELYN APTS

ASTRO

MARSHALL UNION MANOR RETIREMENT

Medical building icon

Parking icon

KOZ ON NW 16TH

Street car stop icon

LEGACY HEALTH

Medical building icon

Parking icon

ASTRO

ACACIA APTS

CARMEN APTS

BAKER APTS

Medical building icon

Bus stop icon

ALTONIA

DERBY SLABTOWN

redonion

usbank

Street car stop icon

Medical building icon

Parking icon

Starbucks

ACACIA APTS

CARMEN APTS

BAKER APTS

BURGESS APTS

ROYAL ARMS

NW LOVEJOY

Street car stop icon







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