

— FOR LEASE —  
**PRIME CORNER • NW 23rd RETAIL/CAFÉ**



**Location:**

1301 NW 23rd Avenue & Overton  
Portland, OR

**Size:**

Approximately 2,880 sq.ft.

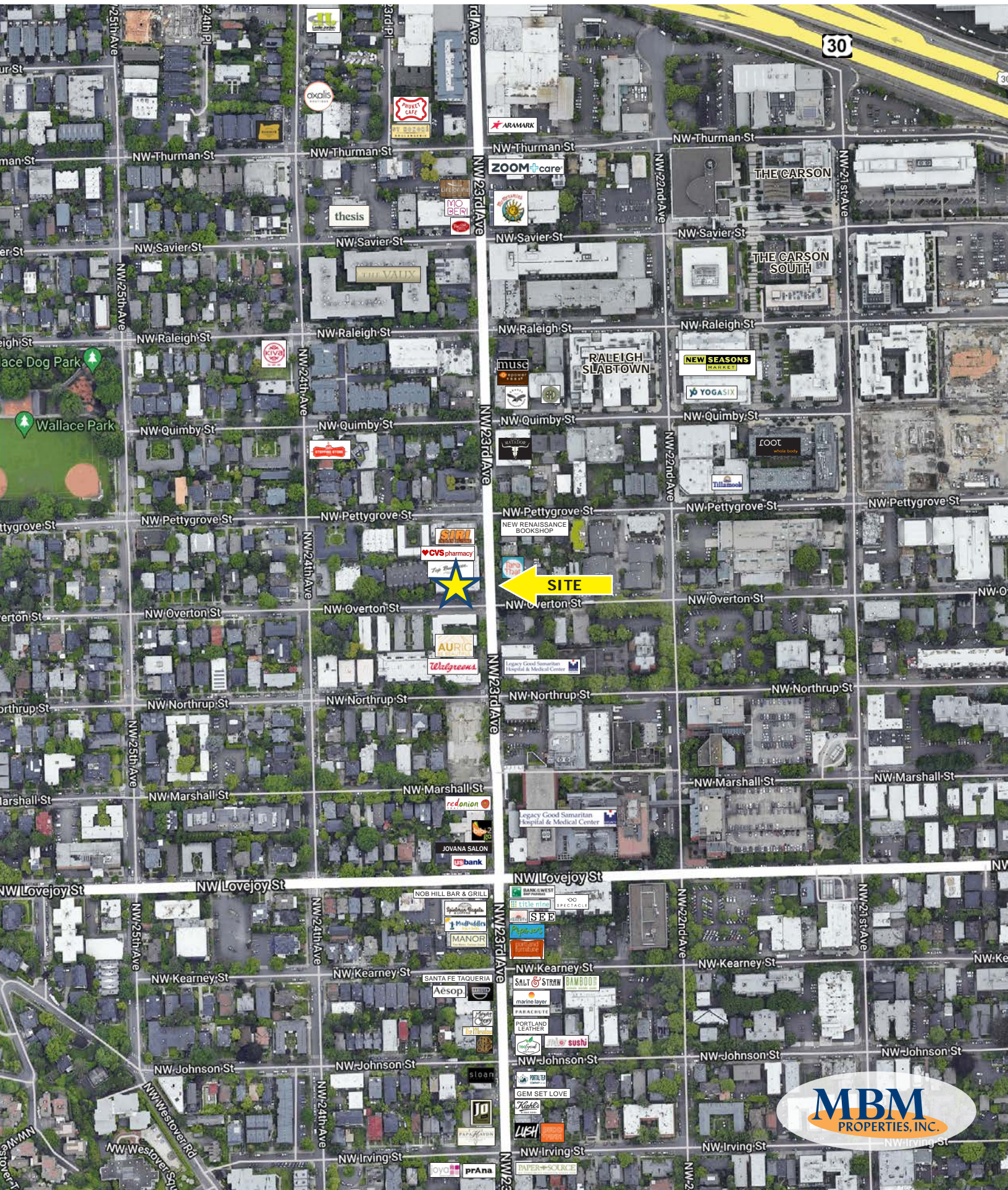
**Features:**

- Former Starbucks Café – Type I hood possible (inquire)
- 2nd Gen with infrastructure available including Track Lighting, Display Casework, Triple Sink, Hand Sink, Three Grease Interceptors, Hot Water Heater, Mop Sink, Two Restrooms and HVAC (ducted)
- Landlord will re-paint exterior wood storefront to complement Tenant's branding colors
- Ideal for food service or retail

**Mert Meeker • 503.227.7271 • [mert@mbmproperties.com](mailto:mert@mbmproperties.com)**



# Aerial • 1301 NW 23rd Ave | Portland, OR



# Building Plan • 1301 NW 23rd Ave | Portland, OR



GROUND LEVEL/RETAIL

0 2 4 8 16 32

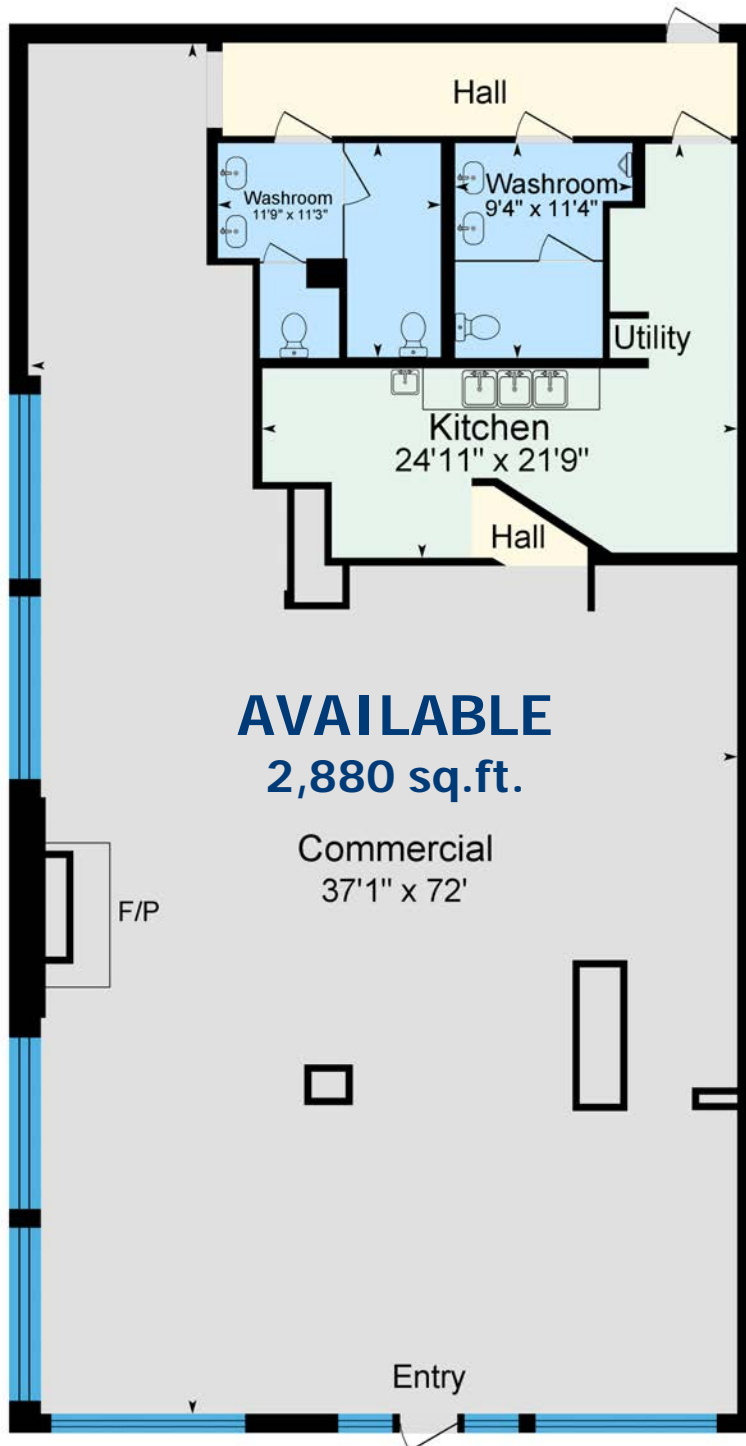


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The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective tenant should field verify all information prior to entering into a lease agreement. Measurements are approximate.

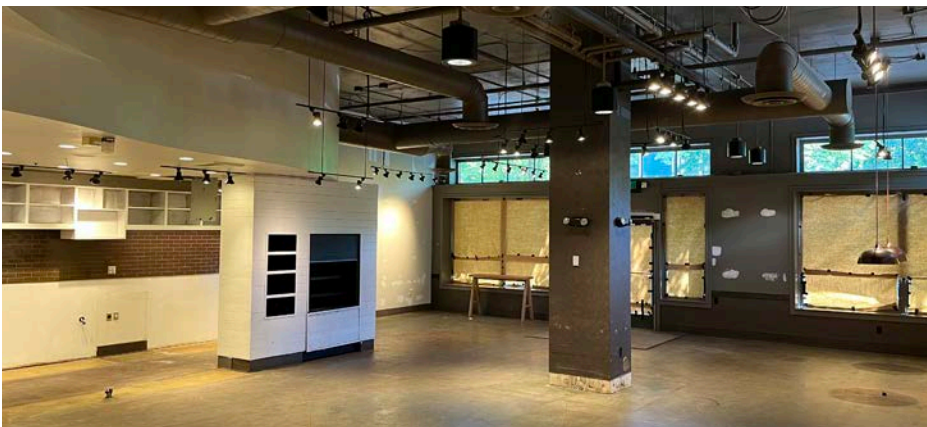
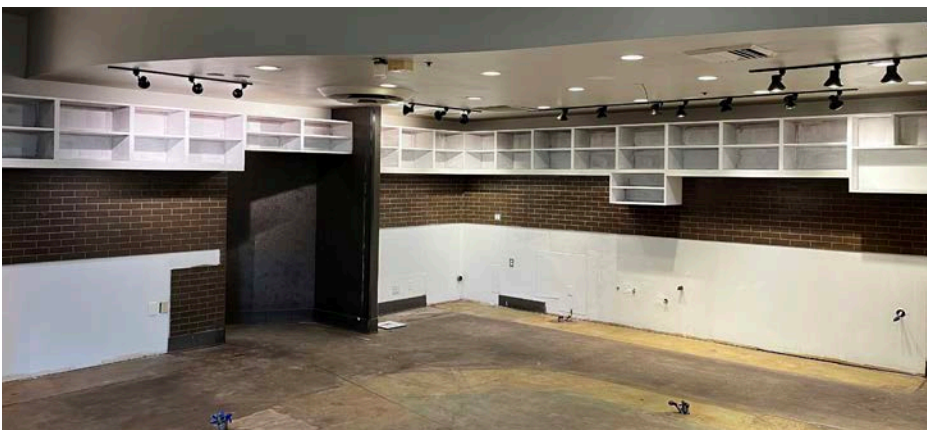
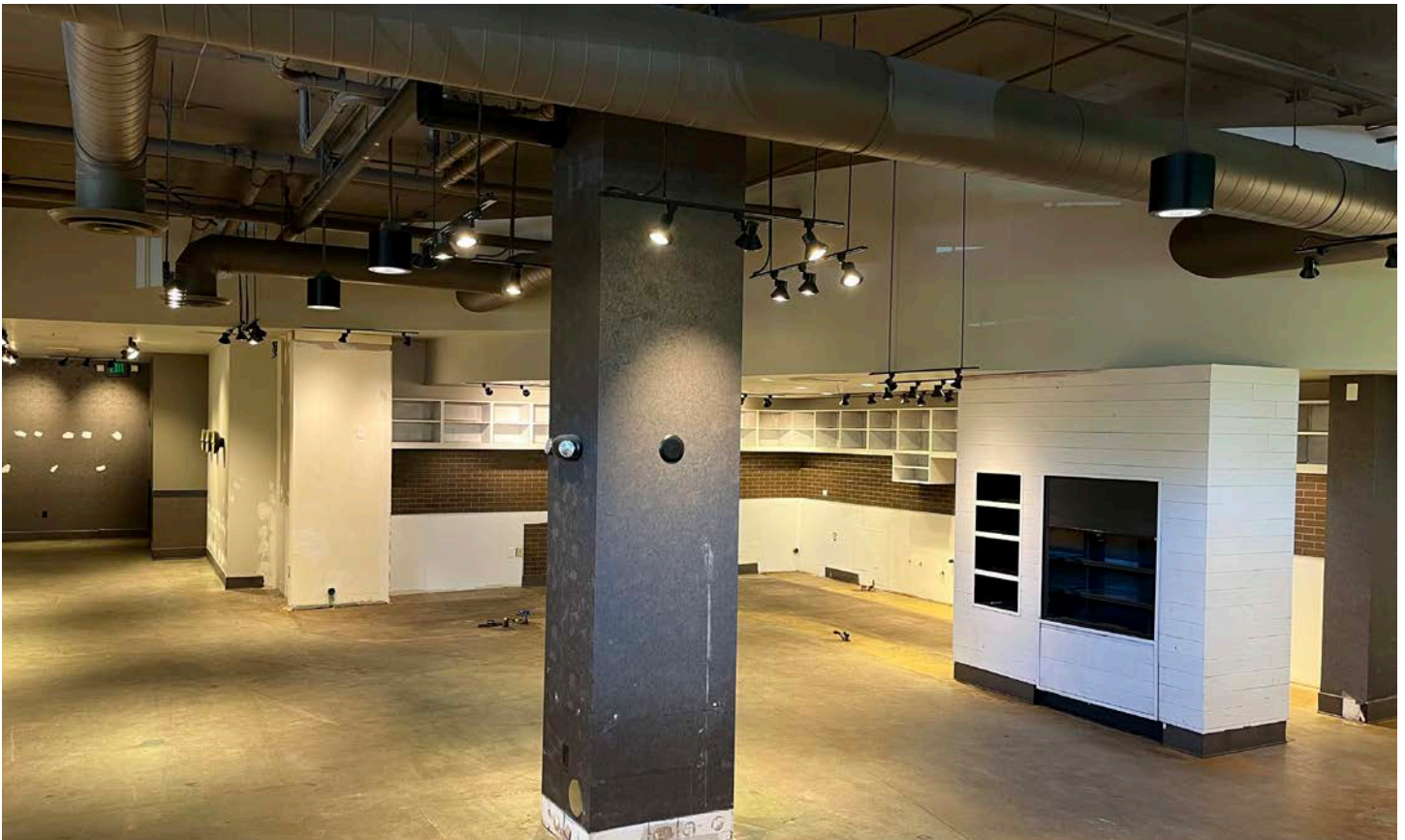
# Floor Plan • 1301 NW 23rd Ave | Portland, OR



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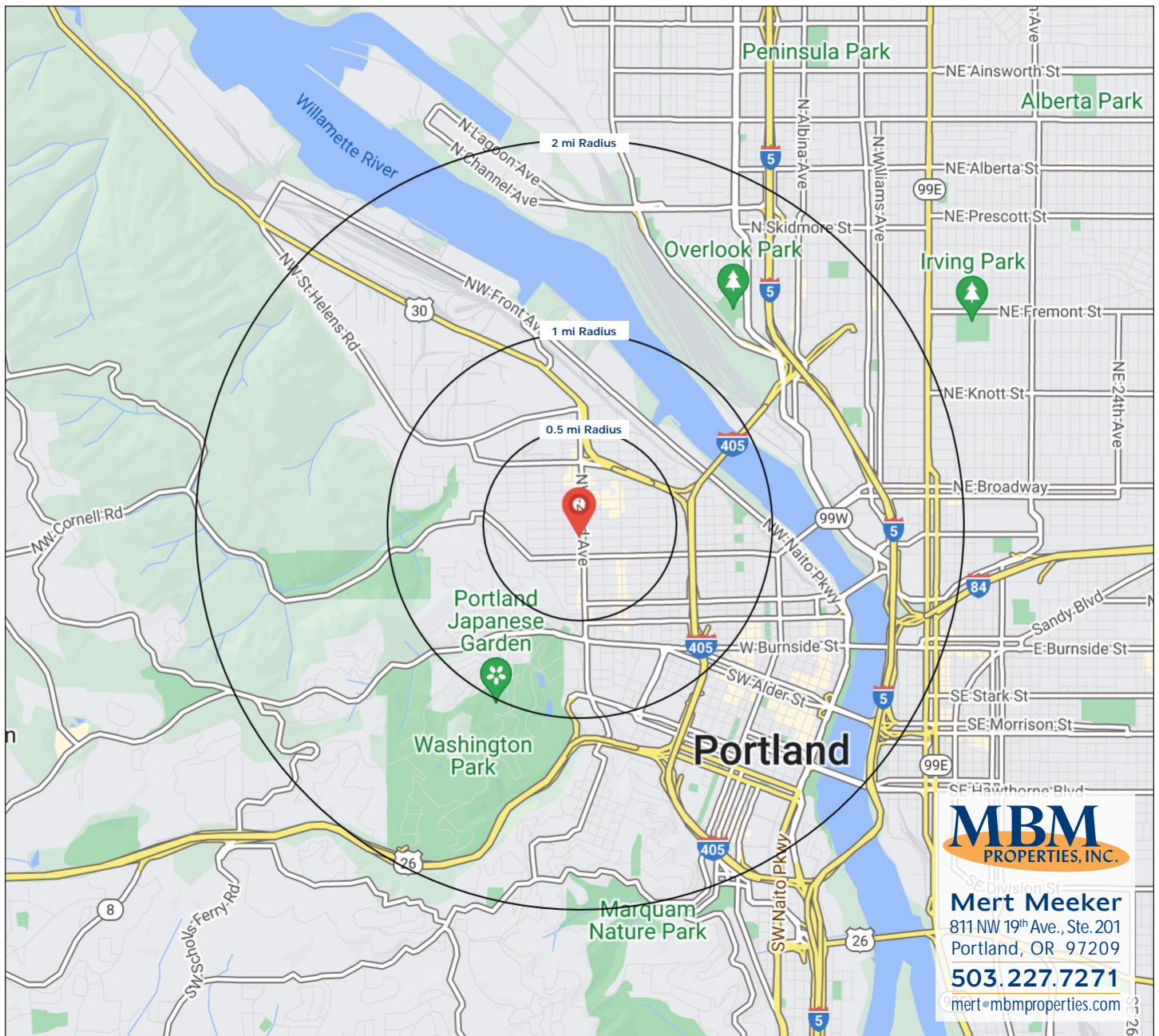
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# Demographics • 1301 NW 23rd Ave | Portland, OR

	0.5 MILE	1 MILE	2 MILE
Population	12,783	37,412	79,353
Households	8,246	24,255	48,379
Average Household Income	\$113,348	\$138,336	\$121,398
Per Capita Income	\$73,518	\$89,990	\$74,730
Total Number of Businesses	1,561	4,232	12,536
Total Number of Employees	11,380	39,838	148,141

Source: SITES USA (2024)



**MBM**  
PROPERTIES, INC.

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## Summary Profile

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

Lat/Lon: 45.5321/-122.6988

<b>1301 NW 23rd Ave Portland, OR 97210</b>	<b>0.5 mi radius</b>	<b>1 mi radius</b>	<b>2 mi radius</b>
<b>Population</b>			
2024 Estimated Population	12,783	37,412	79,353
2029 Projected Population	12,848	38,254	80,250
2020 Census Population	12,032	33,446	75,431
2010 Census Population	8,968	25,145	57,924
Projected Annual Growth 2024 to 2029	0.1%	0.5%	0.2%
Historical Annual Growth 2010 to 2024	3.0%	3.5%	2.6%
2024 Median Age	34.1	35.2	35.4
<b>Households</b>			
2024 Estimated Households	8,246	24,255	48,379
2029 Projected Households	8,462	25,188	49,640
2020 Census Households	7,648	21,656	44,671
2010 Census Households	5,615	16,202	33,194
Projected Annual Growth 2024 to 2029	0.5%	0.8%	0.5%
Historical Annual Growth 2010 to 2024	3.3%	3.6%	3.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.7%	72.8%	72.1%
2024 Estimated Black or African American	5.4%	5.8%	6.4%
2024 Estimated Asian or Pacific Islander	7.4%	7.1%	7.3%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.9%
2024 Estimated Other Races	11.9%	13.5%	13.3%
2024 Estimated Hispanic	12.3%	13.7%	13.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$113,348	\$138,336	\$121,398
2024 Estimated Median Household Income	\$88,580	\$93,864	\$87,563
2024 Estimated Per Capita Income	\$73,518	\$89,990	\$74,730
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.1%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	1.1%	2.4%
2024 Estimated High School Graduate	6.9%	8.9%	11.4%
2024 Estimated Some College	14.8%	13.8%	15.5%
2024 Estimated Associates Degree Only	3.7%	4.5%	4.6%
2024 Estimated Bachelors Degree Only	40.3%	37.8%	34.5%
2024 Estimated Graduate Degree	31.2%	32.8%	29.6%
<b>Business</b>			
2024 Estimated Total Businesses	1,561	4,232	12,536
2024 Estimated Total Employees	11,380	39,838	148,141
2024 Estimated Employee Population per Business	7.3	9.4	11.8
2024 Estimated Residential Population per Business	8.2	8.8	6.3