

# 2246 NW LOVEJOY ST



## SECOND GENERATION CAFÉ SPACE AVAILABLE!

### ADDRESS

2246 NW Lovejoy St | Portland, OR 97210

### AVAILABLE SPACE

843 SF

### RENTAL RATE

Please call for details

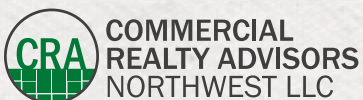
### TRAFFIC COUNTS

NW 23rd Ave – 11,158 ADT ('22)

NW Lovejoy St – 7,259 ADT ('22)

### HIGHLIGHTS

- Second generation café space with grease interceptor and plumbing that can be reutilized.
- Located just steps away from NW 23rd Avenue and directly across from Legacy Good Samaritan Hospital.
- Franklin Ide features 92 market rate apartment units above ground floor retail.
- Available now!

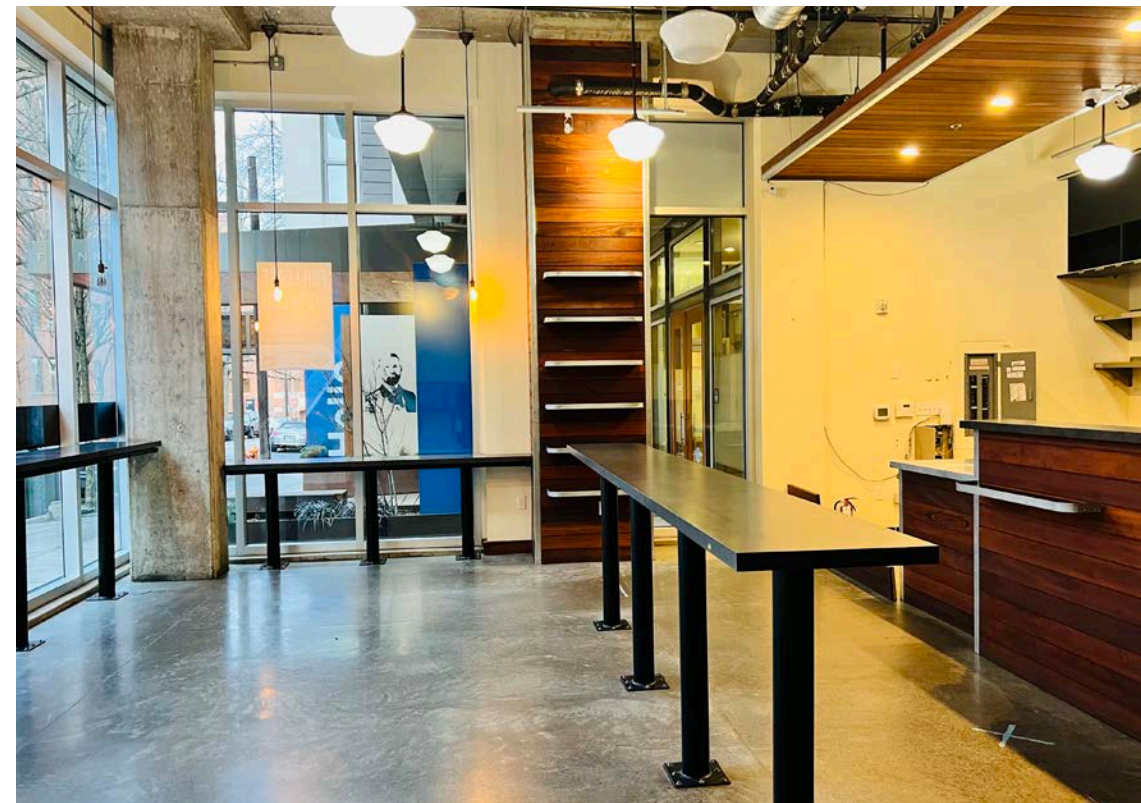
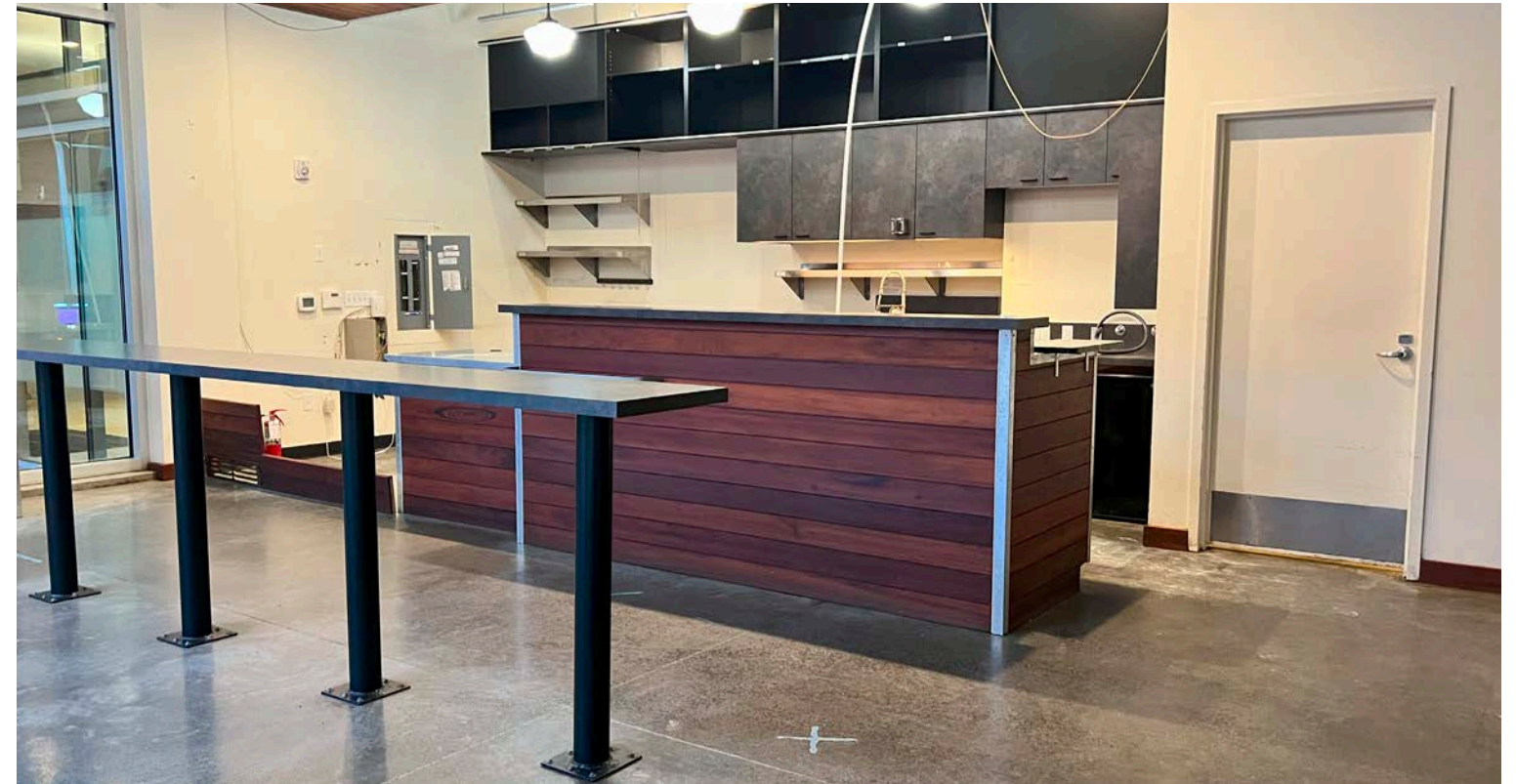


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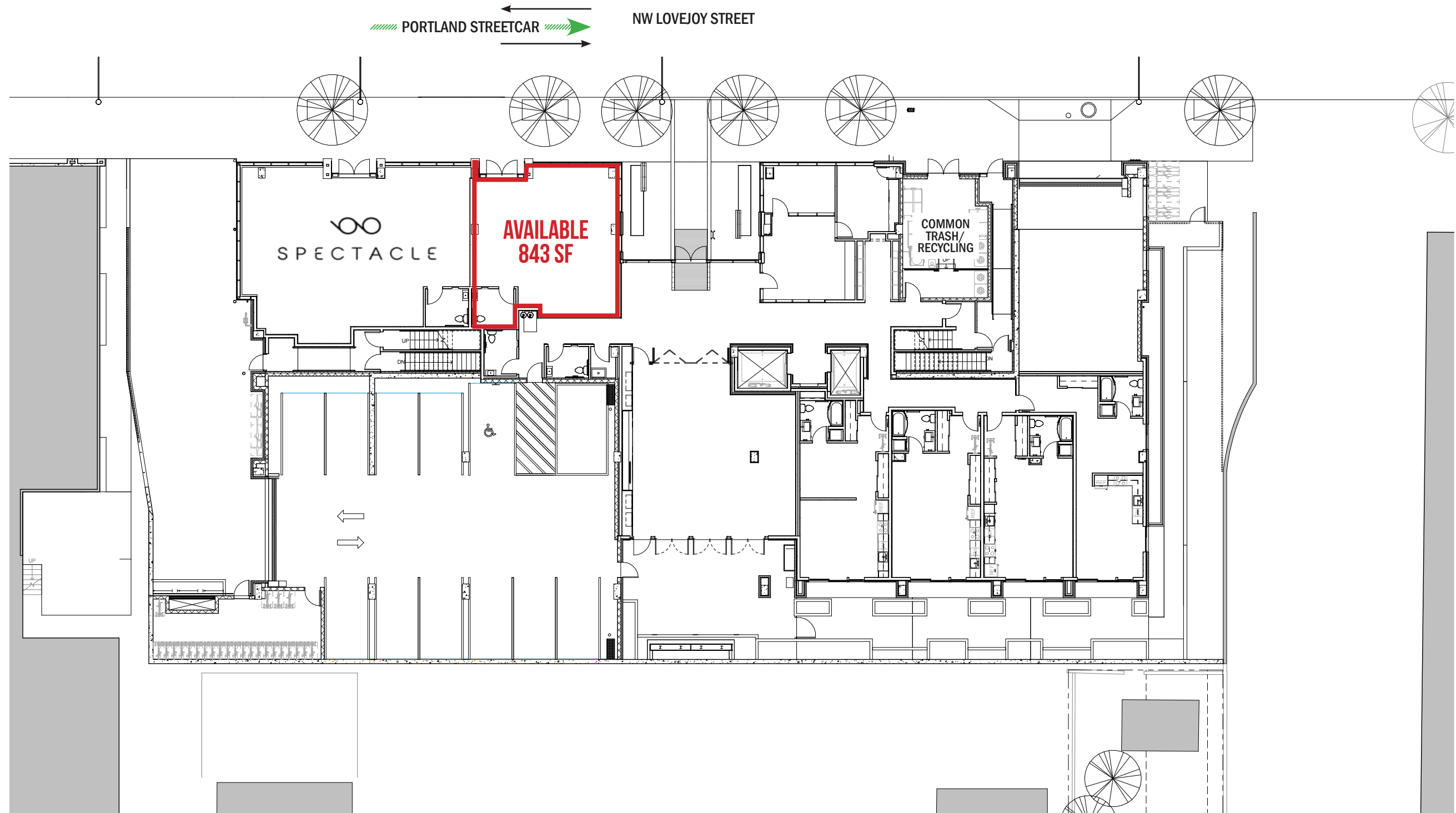
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

EXTERIOR & INTERIOR IMAGES

2246 NW LOVEJOY ST  
PORTLAND, OR







# 2246 NW LOVEJOY ST

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

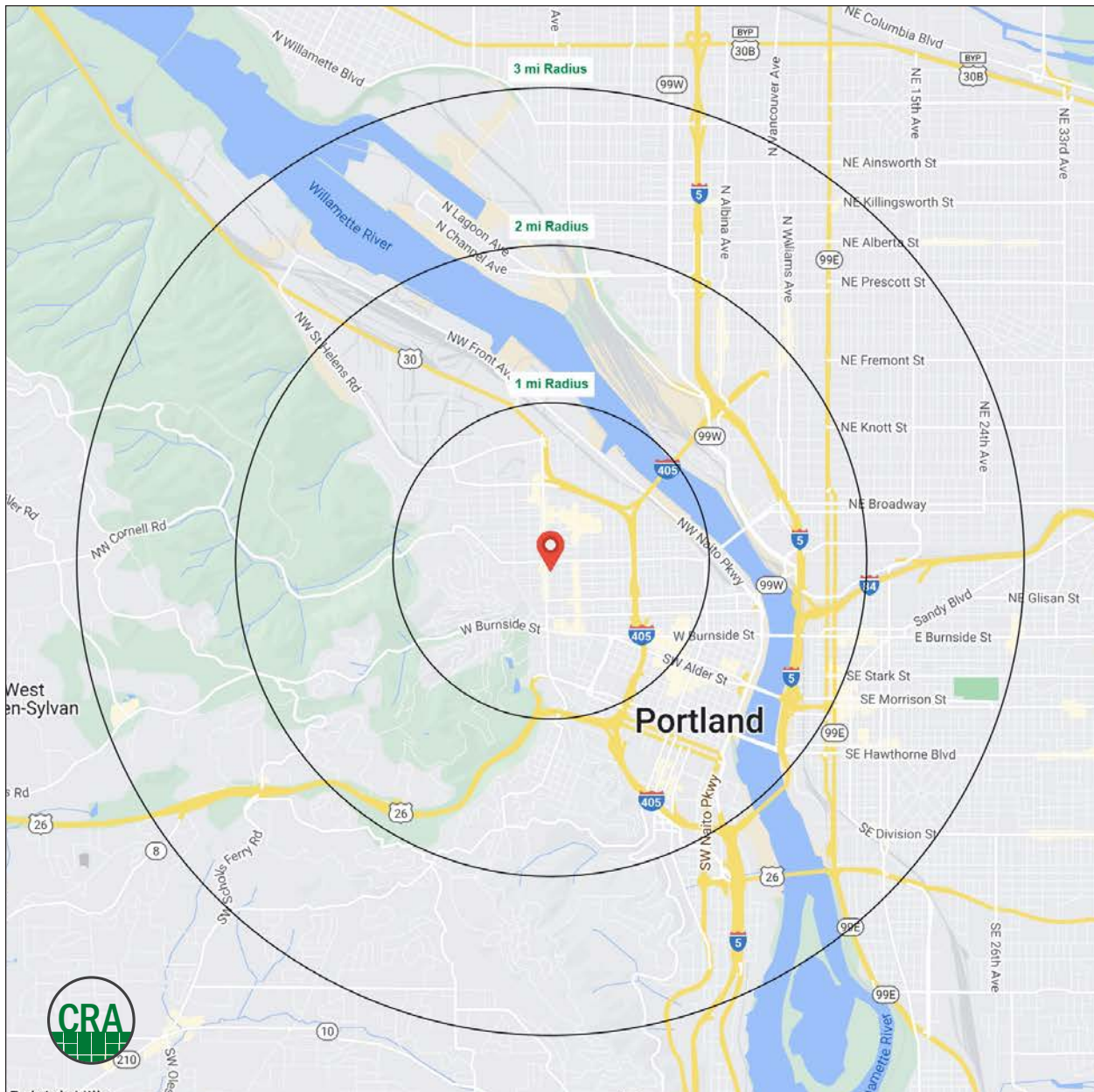
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	36,923	78,806	155,982
Estimated Households	25,071	49,081	87,687
Average HH Income	\$135,415	\$118,531	\$133,468
Median Home Value	\$645,392	\$606,443	\$619,585
Daytime Demographics 16+	54,854	176,174	247,264
Some College or Higher	90.8%	86.4%	87.6%

### \$645,392

Median Home Value  
1 MILE RADIUS

### \$135,415

Average Household Income  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5297/-122.6978

2246 NW Lovejoy St Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	36,923	78,806	155,982
2028 Projected Population	35,816	78,901	155,362
2020 Census Population	35,285	74,773	151,753
2010 Census Population	27,261	57,484	120,770
Projected Annual Growth 2023 to 2028	-0.6%	-	-
Historical Annual Growth 2010 to 2023	2.7%	2.9%	2.2%
2023 Median Age	38.4	38.5	38.2
<b>Households</b>			
2023 Estimated Households	25,071	49,081	87,687
2028 Projected Households	25,376	51,243	90,948
2020 Census Households	22,865	44,543	81,573
2010 Census Households	17,440	33,080	63,141
Projected Annual Growth 2023 to 2028	0.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	3.4%	3.7%	3.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.1%	73.4%	74.2%
2023 Estimated Black or African American	3.6%	5.7%	6.9%
2023 Estimated Asian or Pacific Islander	8.4%	9.0%	7.5%
2023 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2023 Estimated Other Races	9.3%	11.0%	10.7%
2023 Estimated Hispanic	9.5%	12.0%	10.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$135,415	\$118,531	\$133,468
2023 Estimated Median Household Income	\$99,492	\$92,509	\$99,633
2023 Estimated Per Capita Income	\$92,319	\$74,676	\$75,573
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.1%	1.8%
2023 Estimated High School Graduate	7.8%	9.9%	9.5%
2023 Estimated Some College	13.4%	15.8%	15.4%
2023 Estimated Associates Degree Only	4.8%	4.6%	4.7%
2023 Estimated Bachelors Degree Only	40.2%	37.0%	38.8%
2023 Estimated Graduate Degree	32.4%	29.0%	28.6%
<b>Business</b>			
2023 Estimated Total Businesses	5,005	12,835	20,139
2023 Estimated Total Employees	44,990	151,759	204,931
2023 Estimated Employee Population per Business	9.0	11.8	10.2
2023 Estimated Residential Population per Business	7.4	6.1	7.7

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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