

FOR LEASE

URBAN
WORKS

NW DISTRICT

RESTAURANT / BAR | 3,327 SF - 3,800 SF

RETAIL / OFFICE | 1,264 SF - 3,716 SF



RESTAURANT



BAR



RETAIL



CREATIVE



SERVICE

305 NW 21ST AVE @ EVERETT

TYLER BRUSS | 503.228.3274
tbruss@urbanworksrealestate.com

BRIAN GREELEY | 503.228.3147
bgreeley@urbanworksrealestate.com

urbanworksrealestate.com

305 NW 21ST AVE



Address

305 NW 21st Ave

Area

Nob Hill / NW 23rd

Ground Floor

Space 1 | 3,327 SF
+ covered outdoor area
Space 2 | 3,800 SF

Second Floor

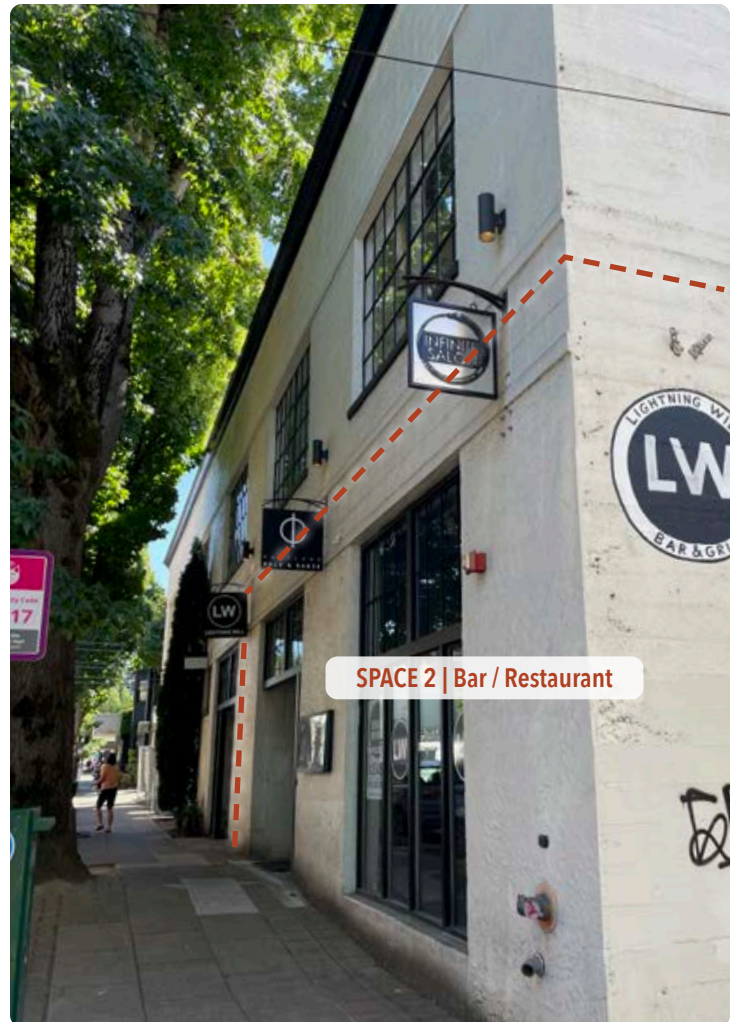
Space 3 | 3,716 SF
Space 4 | 1,264 SF

Uses

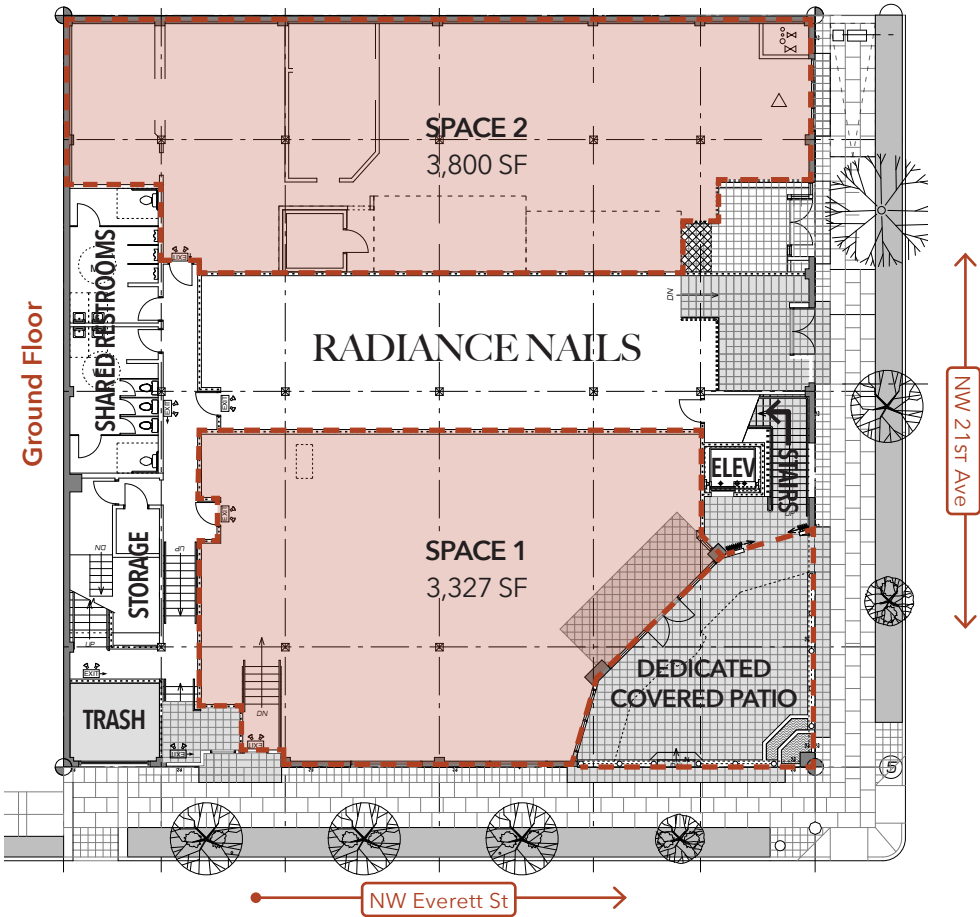
Restaurant / Bar / Retail / Creative / Service

About the Neighborhood

Home to eclectic boutiques, national retailers and restaurants of all dining calibers, the NW Portland neighborhood features a full array of retail and restaurant choices. From W Burnside to NW Vaughn, smart planning and strong neighborhood associations have helped shape the Northwest District as one of the premier neighborhood retail destinations on the West Coast. The neighborhood's historic Victorian homes, stately apartment buildings, and remodeled industrial warehouses add to the character and livability of the area. With a large hospital complex and several large company headquarters nearby, the area offers a strong demographic and heavy traffic at all hours.

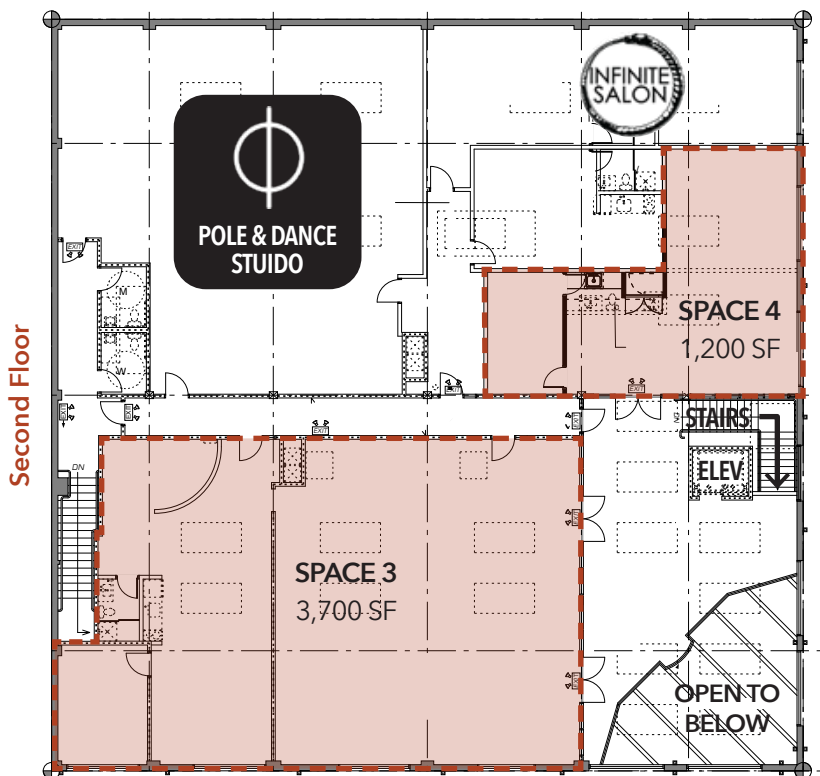


SITE PLAN



Ground Floor Restaurant / Bar Spaces

- Type 1 hood
- 2 Walk-in coolers
- Grease interceptor
- Shared ADA Bathrooms
- Large covered outdoor patio area
- FF+E list available for Space 2



Second Floor Creative Office / Service Retail

- Large window lines with ample natural light
- Secured second floor with roll-up gate
- Kitchenette
- Shared restrooms
- Space 3 has one dedicated bathroom plus shower

NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	5,735	15,074	44,665
Total Employees	3,200	14,614	68,995
Total Businesses	535	1,838	7,045
Median Household Income	\$57,429	\$76,329	\$87,262
Median Age	34.2	36	39.2
Any College	86.3%	89.4%	86.7%



Trader Joe's



Kell's



Blue Moon



Breakside



New Seasons



Scottie's Pizza



Cafe Nell

RETAIL MAP

