

THE
FITZ
NORTHWEST PORTLAND
EST. 2021

**URBAN
WORKS**

FOR LEASE

**URBAN
WORKS**

1905 NW 23RD AVE | PORTLAND, OR

SLABTOWN



SLABTOWN AREA RETAIL / RESTAURANT SPACES

DAN BOZICH | 503.228.3135
dbozich@urbanworksrealestate.com

KIA HARTLEY | 503.228.3209
khartley@urbanworksrealestate.com

urbanworksrealestate.com

1905 NW 23RD AVE



The Neighborhood

Located at the foot of the West Hills, Northwest Portland is a historic neighborhood that is 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.

Address

1905 NW 23rd Ave

Area

NW 23rd / Slabtown

Space

1,152 SF - 3,264 SF

Timing

Available Now

Uses

Restaurant / Speakeasy / Retail / Service

Retail Spaces

Three ground floor suites located along NW 23rd Ave, each featuring full height operable windows that open up to the vibrant neighborhood for an indoor/outdoor experience.

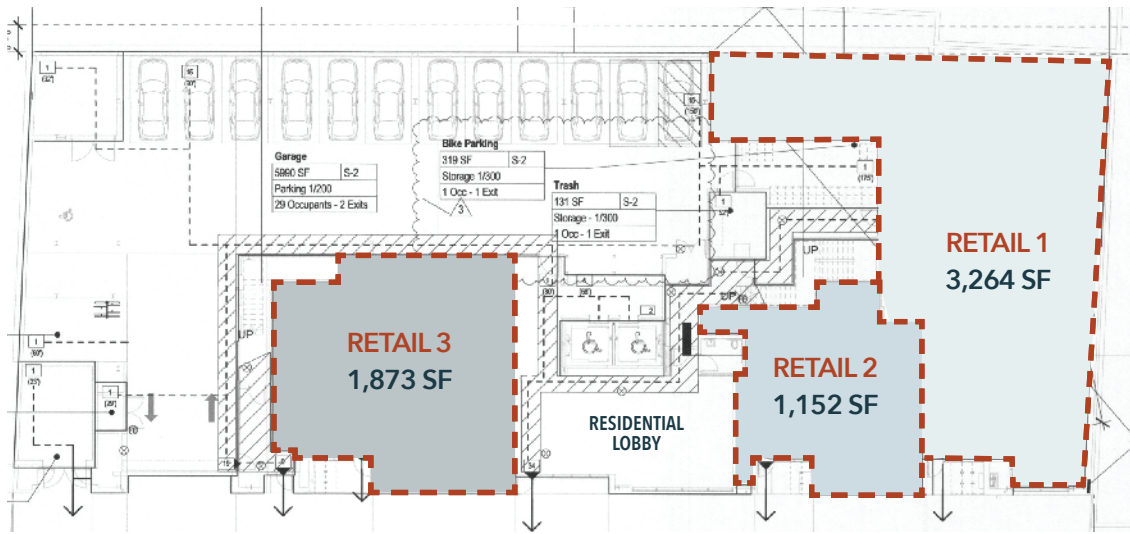


Retail 1 | Type I Hood (15 feet)



Retail 1 | Counter Build-out

SITE PLAN

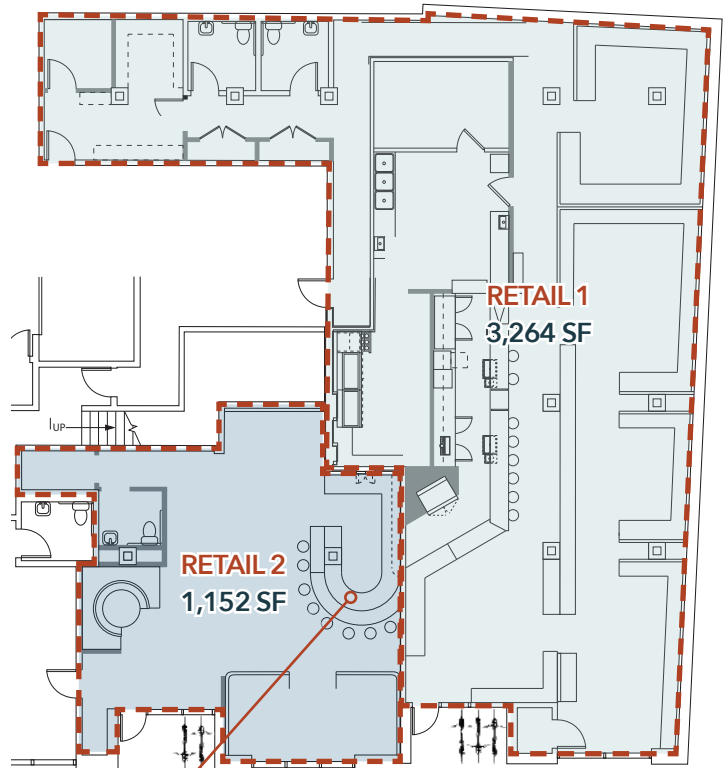


Space Details

- RETAIL 1** 3,264 SF
 - New construction/ vanilla shell
 - Type I Hood (15 Feet)
 - Grease Interceptor
 - Walk in refrigeration (10' x 12')
 - 2 ADA restrooms

- RETAIL 2** 1,152 SF
 - New construction/ vanilla shell
 - Bar area with pass through service to restaurant (space 1)
 - Grease Interceptor
 - 1 ADA restroom

- RETAIL 3** 1,873 SF
 - Shell space



NEIGHBORHOOD



| Demographics | ¼ Mile | ½ Mile | 1 Mile |
|-------------------------|-----------|-----------|-----------|
| 2023 Population | 2,757 | 7,352 | 28,522 |
| Total Employees | 3,640 | 11,476 | 32,938 |
| Total Businesses | 392 | 1,148 | 3,462 |
| Median Household Income | \$114,394 | \$100,986 | \$100,542 |
| Median Age | 40.9 | 39.6 | 38.3 |
| Any College | 95.2% | 94.3% | 91.3% |



New Seasons



G Love



Phuket Cafe



Matador



Good Coffee



Salt & Straw



Mama Bird