

# FOR LEASE

URBAN  
WORKS

**1668 NW  
23RD AVE**

SPACE 1 | 1,915 RSF

SPACE 2 | 1,519 RSF

TWO SPACES  
AVAILABLE!



CREATIVE



RETAIL



RESTAURANT

## SAVIER STREET FLATS

**2ND GENERATION RETAIL / RESTAURANT  
ON NW 23RD AVE**

DAN BOZICH | KIA HARTLEY | 503.228.3080

[WWW.URBANWORKSREALESTATE.COM](http://WWW.URBANWORKSREALESTATE.COM)

# SAVIER STREET FLATS

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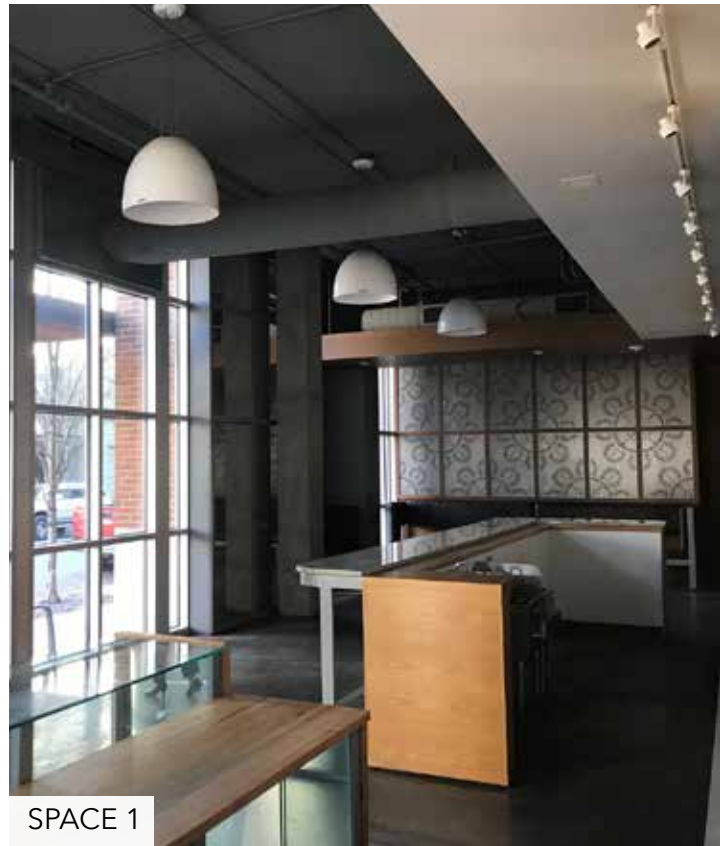
ADDRESS | 1668 NW 23RD AVE  
AREA | NW PORTLAND - SLABTOWN

DELIVERY | AVAILABLE NOW  
USES | RETAIL / RESTAURANT / SERVICE

SPACE 1 | 1,915 SF  
SPACE 2 | 1,519 SF

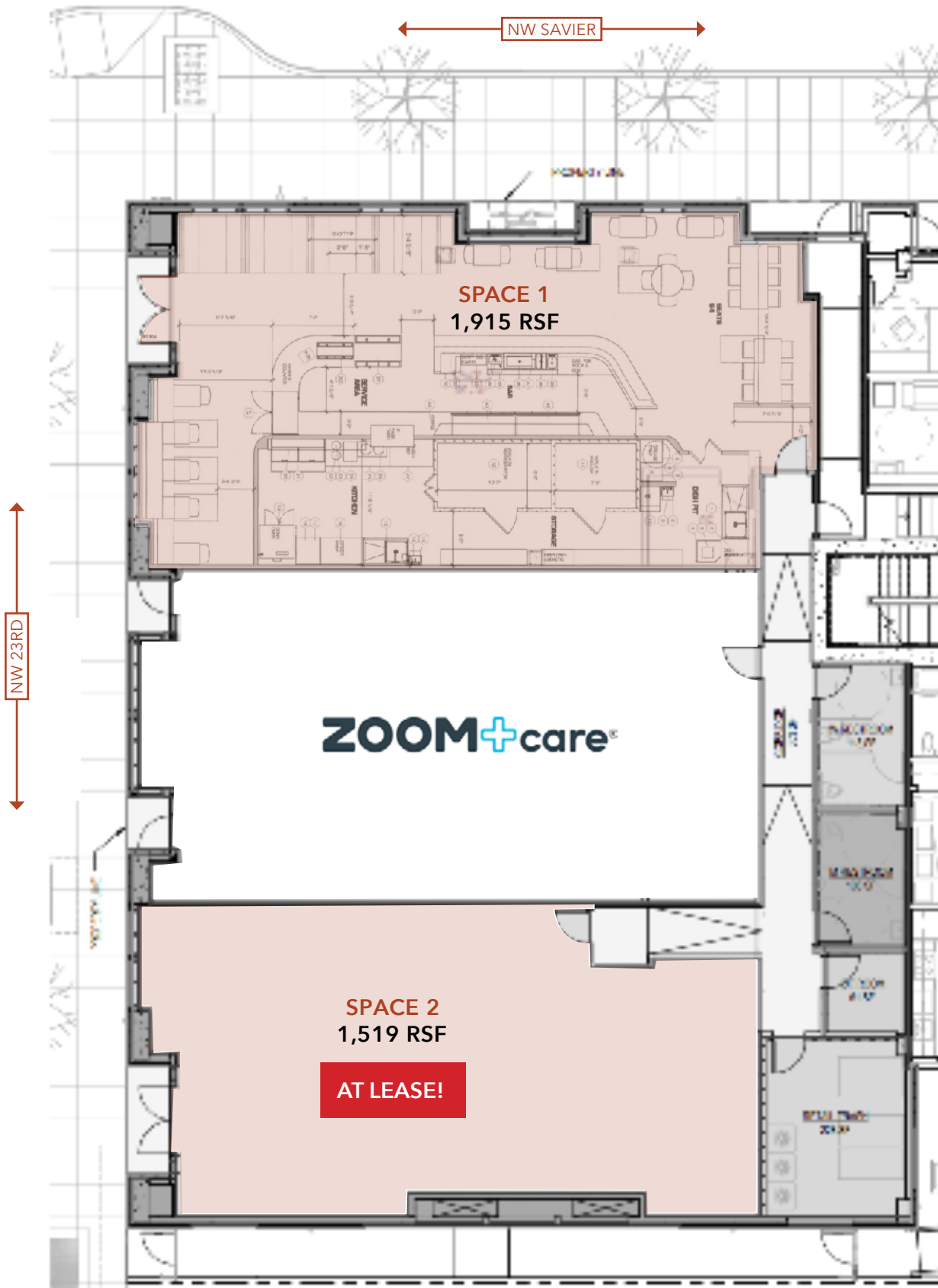
## ABOUT

Savier Street Flats is ideally located in the north end of Portland's popular Northwest Neighborhood District, and the building is directly adjacent to the newly master planned Slabtown District development. Both of these districts are mixed use neighborhoods that include housing, offices, local retail shops, restaurants, brewpubs, coffee shops, and public green spaces. With corner visibility on NW 23rd Avenue and NW Savier Street, this second generation restaurant space is ideal for a turn-key restaurant tenant, requiring a type-2 hood. The open floor plan provides a fantastic retail opportunity in one of Portland's best shopping areas.



# FLOORPLAN

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# NEIGHBORHOOD & DEMOS

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	.25 MILES	.5 MILES	1 MILE
2018 POPULATION	2,197	7,398	28,508
TOTAL EMPLOYEES	4,830	15,907	35,354
TOTAL BUSINESSES	334	1,355	3,331
MEDIAN HH INCOME	\$71,087	\$76,123	\$78,515
MEDIAN AGE	34.9	34.7	36.6
EDU - SOME COLLEGE	90.1%	92.0%	92.2%



NEW SEASONS



BREAKSIDE BREWERY



BESAW'S



BOUTIQUES ALONG NW 23RD



SALT & STRAW



EL MATADOR



ST. JACK

# AREA RETAIL

