



# Former Food Front Available for Lease

2375 NW Thurman Street | Portland, Oregon | 97210



# Retail Space Available

7,596 SF

## Site Information

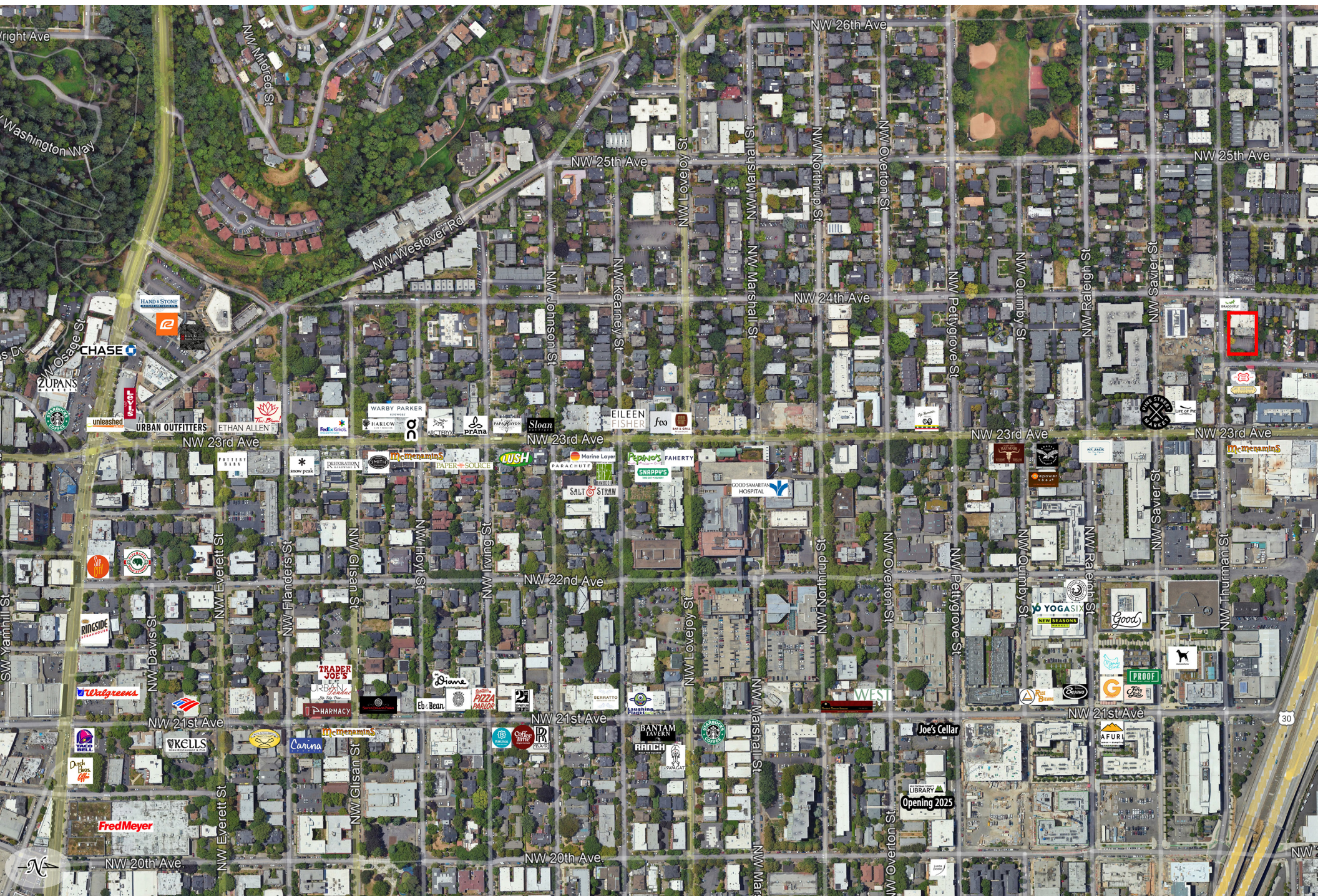
- Located on NW 23rd Place and NW Thurman Road
- Building can be demised
- 14 standard parking stalls
- Pylon sign along NW 23rd Place and NW Thurman Road
- Building currently vacant

## Portland Zoning

- Site is zoned Commercial Mixed Use 2 (CM2)
- Zone allows for retail, office, and mixed-use buildings.



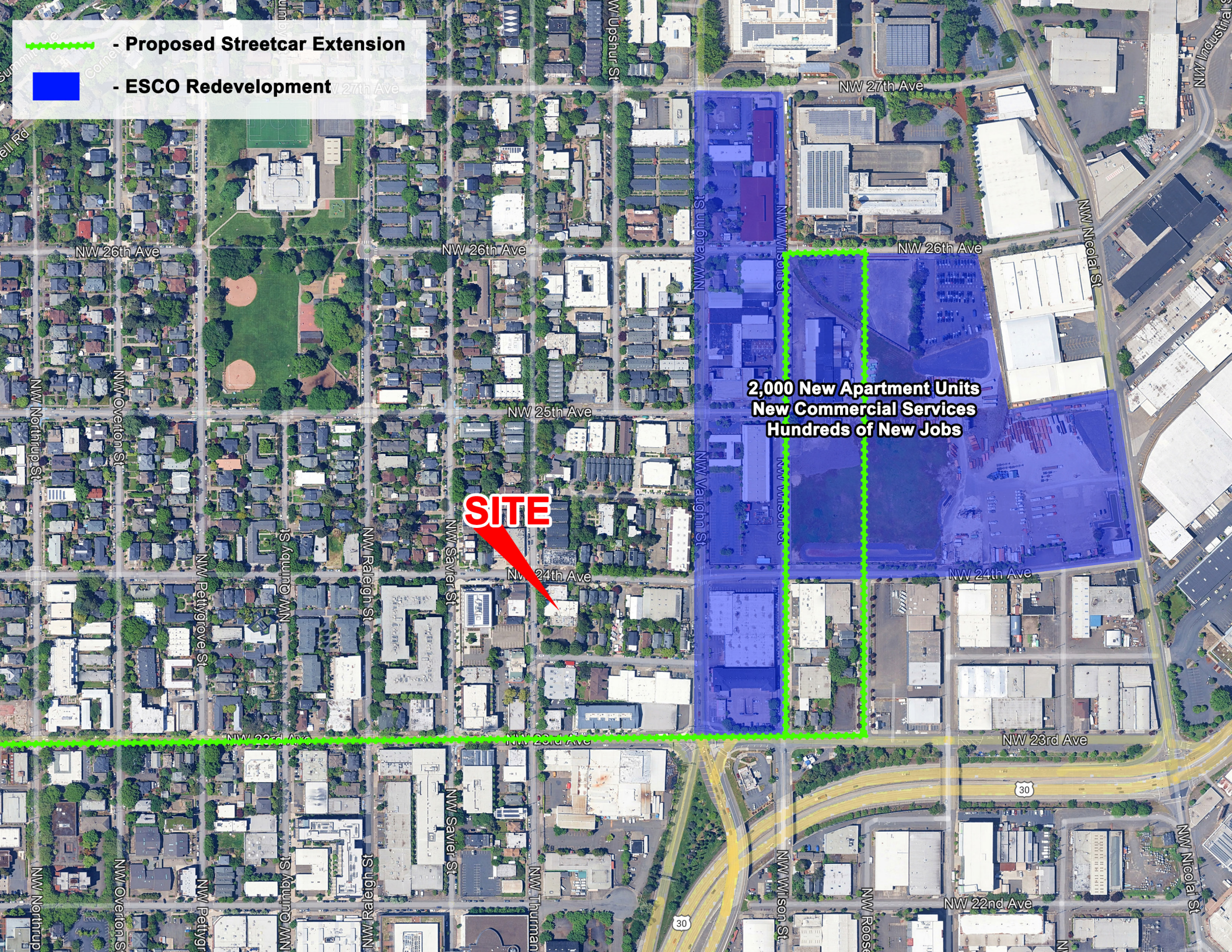








- Proposed Streetcar Extension
- ESCO Redevelopment



NW 26th Ave

NW 26th Ave

NW 27th Ave

NW 26th Ave

NW 25th Ave

**SITE**

NW 24th Ave

**2,000 New Apartment Units  
New Commercial Services  
Hundreds of New Jobs**

NW 24th Ave

NW 23rd Ave

NW 23rd Ave

NW 23rd Ave

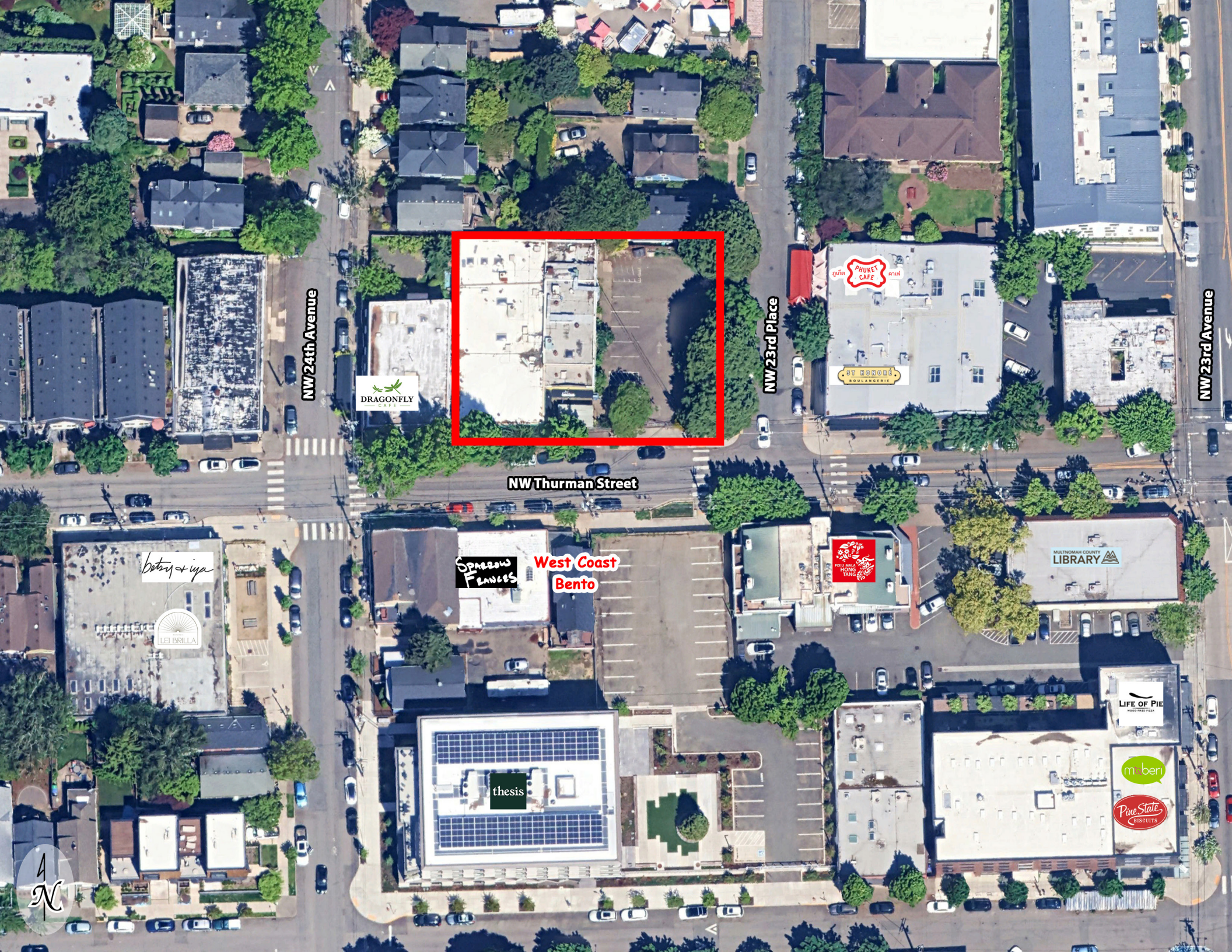
NW 22nd Ave

30

30

30





NW 24th Avenue

NW 23rd Place

NW 23rd Avenue

NW Thurman Street

DRAGONFLY  
CAFE

PHUKET  
CAFE

ST HONORÉ  
BOULANGERIE

SPARROW  
FRANCES

West Coast  
Bento

PHU ANH  
HONG  
TANG  
CO.

MULTICOMMUNITY  
LIBRARY

lei & iya

LEI BRILLA

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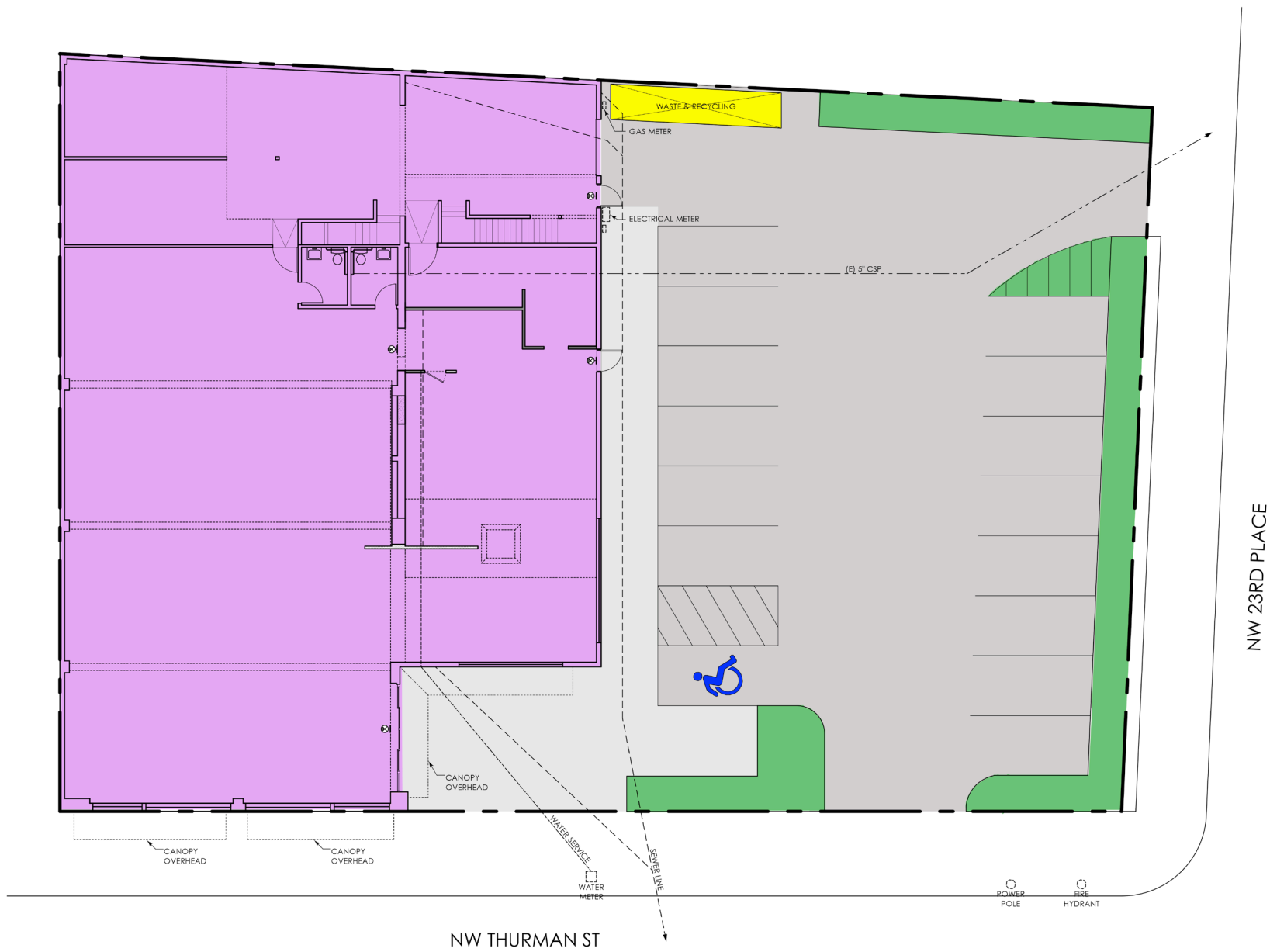
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WOOD-FIRED PIZZA

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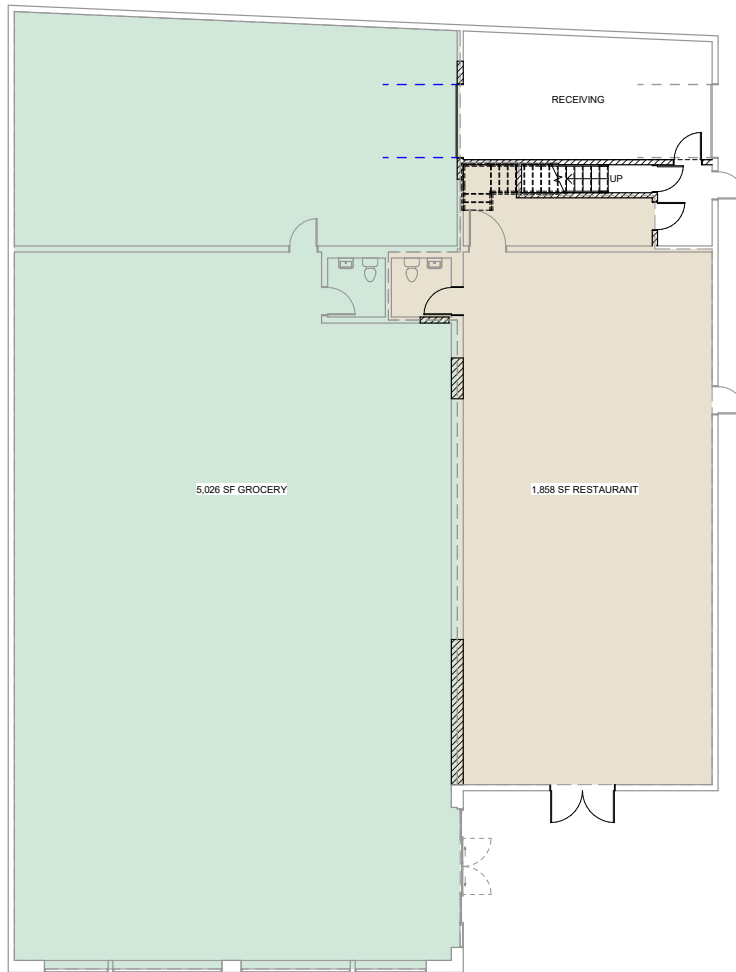
Pine State  
BISCUITS



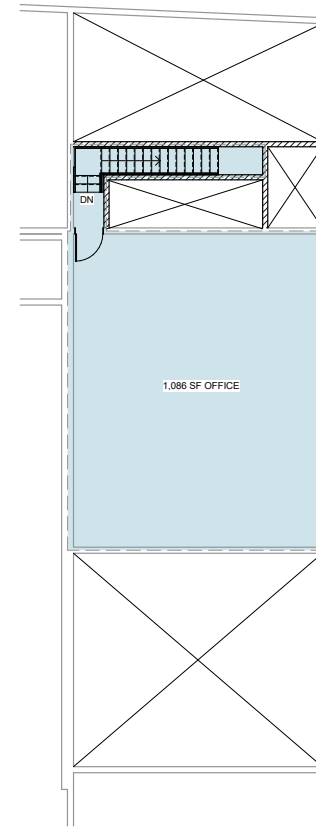








① LEVEL 1 FLOOR PLAN  
1/8" = 1'-0" @ 22"x34", HALF SCALE @ 11"x17"



② LEVEL 2 FLOOR PLAN  
1/8" = 1'-0" @ 22"x34", HALF SCALE @ 11"x17"



# Area Statistics

	1/2 - Mile	1 - Mile	2 - Miles
Population	8,839	30,629	75,941
Projected Population ('30)	9,639	32,294	83,102
Estiamted Households	5,214	18,813	45,557
Median Age	35.9	36.0	36.7
Bachelor's Degree +	80.7%	75.8%	68.3%
Average Household Income	\$139,988	\$146,774	\$129,177
Median Household Income	\$94,371	\$94,457	\$85,511
Area Business	1,014	2,718	9,776
Daytime Population - Workers	15,951	45,275	172,440
Daytime Populaiton - Total	13,059	35,121	143,013

\*'25 data, unless specified







900 SW 13th Ave  
PORTLAND, OR



740 N LOMBARD ST  
PORTLAND, OR



10721 NE SANDY BLVD  
PORTLAND, OR



Mark New  
mark@n-nres.com

N&N Real Estate Services  
900 SW 13th Avenue, Suite 90  
Portland, Oregon 97205

503.807.5927  
www.n-nres.com



1610 NW GLISAN ST  
PORTLAND, OR



2300 NW NICOLAI ST  
PORTLAND, OR



**N & N**

REAL ESTATE  
SERVICES, LLC



1060 WALLACE RD NW  
SALEM, OR



3582 SE POWELL BLVD  
PORTLAND, OR



7741 N LOMBARD ST  
PORTLAND, OR

