

FOR LEASE > PORTLAND, OREGON

NW IRVING STREET



ADDRESS

2326 & 2330 NW Irving Street
Portland, Oregon

AVAILABLE SPACE AND RENTAL RATE

2326 NW Irving St: 1,342 SF
\$20/SF NNN, ~\$10/SF/YR

2330 NW Irving St: 773 SF
\$25/SF NNN, ~\$10/SF/YR

TRAFFIC COUNTS

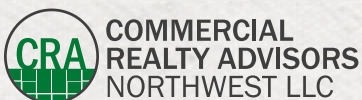
NW 23rd Ave - 9,943 ADT ('22)

PARKING (Market rate)

One monthly off-street parking space available for 2330 NW Irving, and up to two available for 2326 NW Irving.

HIGHLIGHTS

- Located just off popular NW 23rd Avenue and within walking distance of the highly desirable Nob Hill neighborhood/shopping district and the Good Samaritan Hospital.
- Nearby tenants include Prana, Bellini's Spa, Joya Women's Healthcare, Where Real Estate, Paper Source, Papa Haydn's Restaurant, Jo Bar, Lush and many more.
- Ideal for retail, service retail or creative office tenants seeking close-in NW commercial space.
- Tenants have access to off-street parking located in the rear of the building. Limited monthly parking and hourly parking available.
- Available now!



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NW IRVING ST & 23RD AVE 2326-2330 NW IRVING STREET PORTLAND, OR

PORTLAND'S
WEST HILLS

SITE

NW LOVEJOY ST

NW KEARNEY ST

NW JOHNSON ST

NW IRVING ST

NW HOYT ST

NW GLISAN ST

ETHAN ALLEN

PHIL'S MEAT MARKET

EUROPEAN WAX CENTER

CHASE

ZUPAN'S

UMBRIA

STARBUCKS

W BURNSIDE ST

SW VISTA AVE

NW 23RD AVE 9,943 ADT (22)

19,235 ADT (18)

23,761 ADT (22)

SW VISTA AVE

SW VISTA AVE

SW VISTA AVE

NW 21ST AVE

SW 21ST AVE

NW 19TH AVE

SW 18TH AVE

NW IRVING ST

NW GLISAN ST

NW FLANDERS ST

NW EVERETT ST

NW DAVIS ST

NW COUCH ST

W BURNSIDE ST

SW ALDER ST

SW YAMHILL ST

SW SALMON ST

100,669 ADT (22)

405

40

115,336 ADT (22)

8,980 ADT (22)

23,460 ADT (22)

9,132 ADT (22)

MANOR
Aesop
WARBY PARKER
SHEIN

BANK OF WEST
title nine
Papi's
SALT & STRAW
BAMBOO

TEA CHAI UP
GEM SET LOVE
Kiahl's
LUSH
PAPER SOURCE

PAPA HAYDN
PTATB
ARCTERYX

TENDER LOVING EPPIN'
See's CANDIES
HARLOW
FedEx Office

RESTORATION HARDWARE
snow peak
POTTERY BARN

KIZUKI
ROADRUNNER
HAND & STONE

Twist
CHASE

ZUPAN'S
UMBRIA
STARBUCKS

URBAN OUTFITTERS
Kitchen Kaboodle
unleashed
Levi's

Goodwill
WafC Bank

Bank of America
Walgreens
SUBWAY

RinoSide
TACO BELL
Fred Meyer
Banfield PET HOSPITAL
Dutch Bros

Fred Meyer
Banfield PET HOSPITAL
Dutch Bros

FULCRUM

PROVIDENCE PARK

PROVIDENCE PARK



NW IRVING ST & 23RD AVE

2326-2330 NW IRVING STREET

PORTLAND, OR

SITE



prAna

PAPER SOURCE

KORNBLATT'S

MAC

ARCTERYX

ETHER

23 Hoyt

TENDER LOVING EMPIRE

See's CANDIES

FedEx Office

RAM'S HEAD

SMITH

RH

snow peak

AUGUST MOON CHINESE

ETHAN ALLEN

POTTERYBARN

BEN & JERRY'S

KHAO SOY THAI

KeyBank

ROADRUNNER SPORTS

Doctors Express

TWIST

URBAN OUTFITTERS

seattle coffee gear

Kitchen Kaboodle

Levi's

unleashed

CHASE

WaFc Bank

THE CHEF'S CHEST

STRAIGHT FROM NEW YORK PIZZA

Goodwill Industries International, Inc.

ZUPAN'S MARKETS

cafe UMBRIA

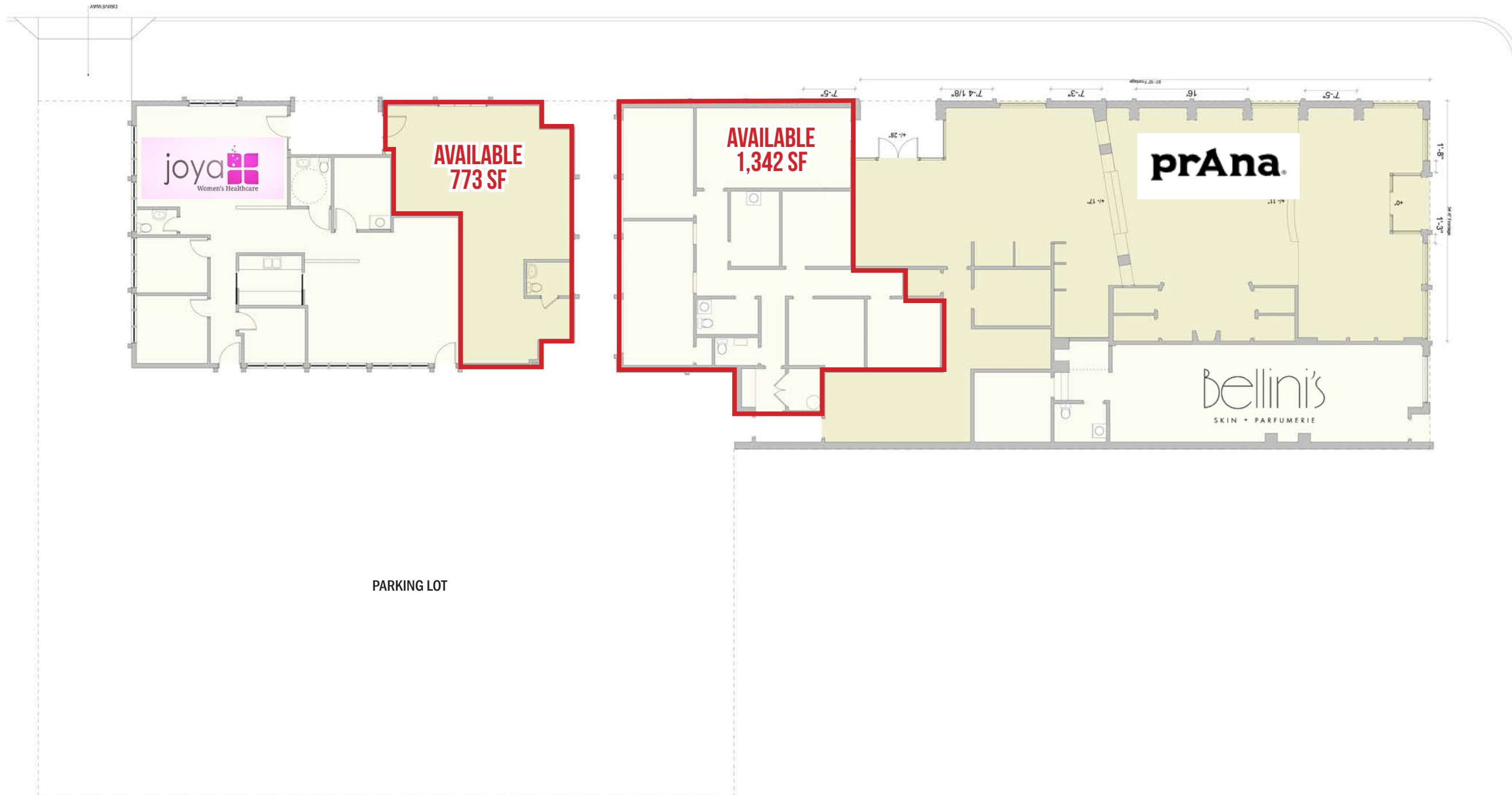
Chevron

W BURNSIDE

B STREET COFFEE HOUSE



NW IRVING STREET



NW 23RD AVENUE

NW IRVING ST & 23RD AVE

2326-2330 NW IRVING STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

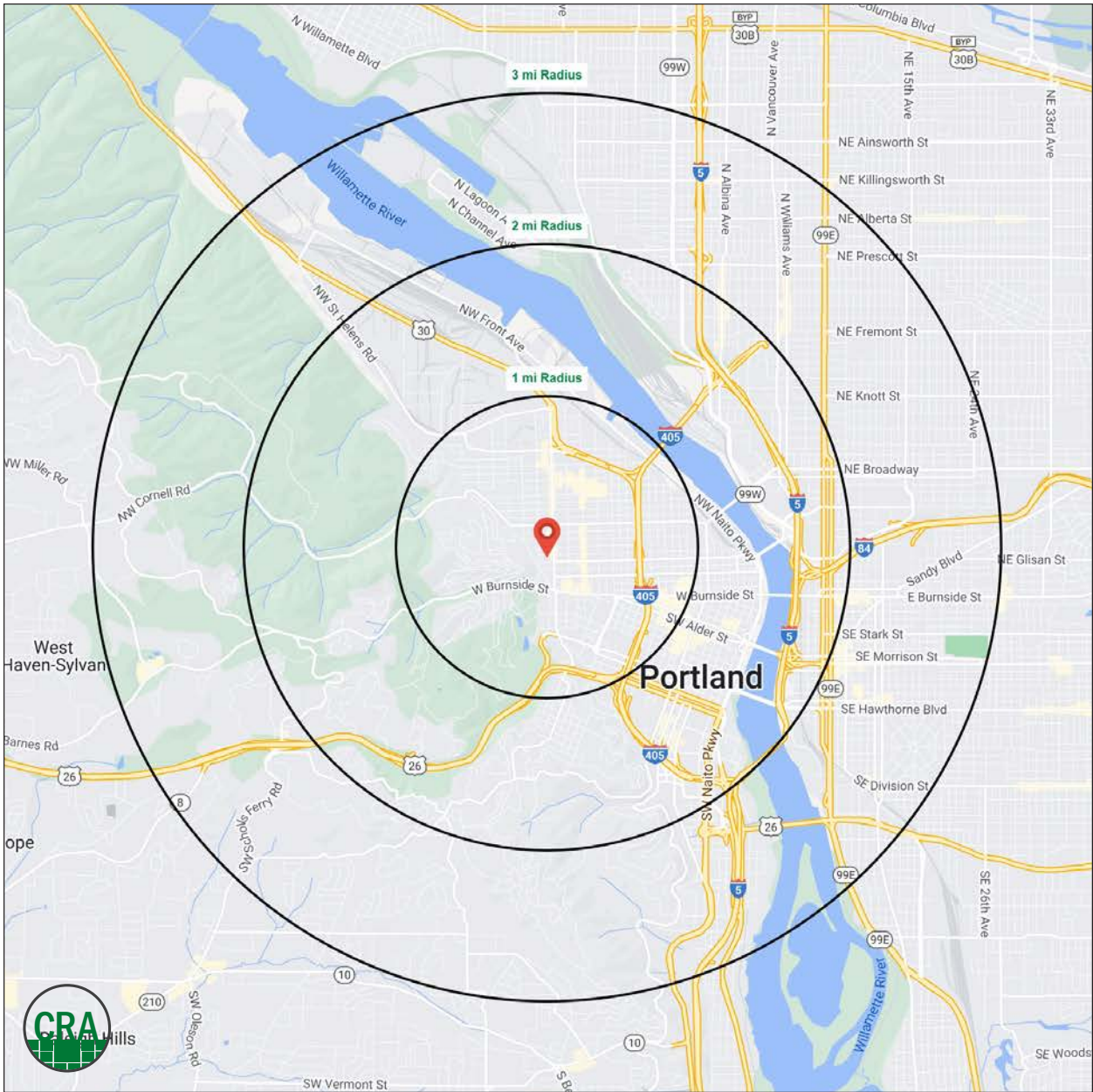
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	39,062	74,622	154,425
Estimated Households	26,400	47,054	87,355
Average HH Income	\$133,760	\$119,283	\$133,391
Median Home Value	\$643,427	\$612,082	\$623,984
Daytime Demographics 16+	55,591	166,619	246,292
Some College or Higher	90.4%	86.4%	87.6%

38.5

Median Age
1 MILE RADIUS

\$643,427

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5275/-122.6993

2330 NW Irving St Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	39,062	74,622	154,425
2028 Projected Population	37,820	74,875	153,682
2020 Census Population	37,535	70,508	150,296
2010 Census Population	29,238	55,715	119,668
Projected Annual Growth 2023 to 2028	-0.6%	-	-
Historical Annual Growth 2010 to 2023	2.6%	2.6%	2.2%
2023 Median Age	38.5	38.8	38.3
Households			
2023 Estimated Households	26,400	47,054	87,355
2028 Projected Households	26,683	49,223	90,491
2020 Census Households	24,296	42,509	81,296
2010 Census Households	18,698	32,334	63,038
Projected Annual Growth 2023 to 2028	0.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	3.2%	3.5%	3.0%
Race and Ethnicity			
2023 Estimated White	77.8%	73.9%	74.4%
2023 Estimated Black or African American	3.7%	5.1%	6.6%
2023 Estimated Asian or Pacific Islander	8.5%	9.3%	7.6%
2023 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2023 Estimated Other Races	9.4%	10.9%	10.6%
2023 Estimated Hispanic	9.7%	11.8%	10.7%
Income			
2023 Estimated Average Household Income	\$133,760	\$119,283	\$133,391
2023 Estimated Median Household Income	\$98,017	\$93,235	\$99,443
2023 Estimated Per Capita Income	\$90,799	\$76,065	\$76,002
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.6%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	1.0%	2.1%	1.8%
2023 Estimated High School Graduate	7.7%	9.9%	9.4%
2023 Estimated Some College	13.7%	15.9%	15.4%
2023 Estimated Associates Degree Only	4.9%	4.6%	4.7%
2023 Estimated Bachelors Degree Only	39.5%	36.5%	38.7%
2023 Estimated Graduate Degree	32.3%	29.3%	28.8%
Business			
2023 Estimated Total Businesses	5,081	12,426	19,983
2023 Estimated Total Employees	44,793	142,595	204,210
2023 Estimated Employee Population per Business	8.8	11.5	10.2
2023 Estimated Residential Population per Business	7.7	6.0	7.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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