

# PRIME NW 23RD RETAIL

## NW 23rd & Flanders

FOR LEASE



### A one-of-a-kind flagship opportunity in the heart of the NW 23rd retail corridor.

Iconic street frontage and visibility for the future tenant's branding and positioned among Class A retail co-tenancy. For decades, NW 23rd has been home to Portland's best and brightest national and local retail scene—continually serving as the destination for active retail pedestrian streetscapes and a day-to-night mecca for tourists and residents alike. Neighboring tenants include RH flagship location, Snow Peak's one-to-market concept store and Pottery Barn, On Running flagship store, Urban Outfitters, Ethan Allen's new home store, among others. Nearby long standing NW 23rd tenant's include MAC, Lush Cosmetics, Kiehl's, Warby Parker, Aesop, PrAna, Paper Source, Arc'teryx, among others.

#### LOCATION

320-338 NW 23rd Avenue  
Portland, Oregon 97210

#### PRICING

Please call for details

#### 1 & 2 TENANT SCENARIOS

One Tenant: 10,598 USF / 11,824 RSF

Two Tenant: Retail A: 6,956 USF / 7,761 RSF  
Retail B: 3,642 USF / 4,063 RSF

*\*See site plan options for more detailed information*

#### AVAILABILITY

Please call for details and to arrange a viewing.

#### PARKING

Shared building secure off-street parking in the building parking garage available for customer/employee use.

#### TRAFFIC COUNTS

NW 23rd Ave – 19,235 ADT ('18)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
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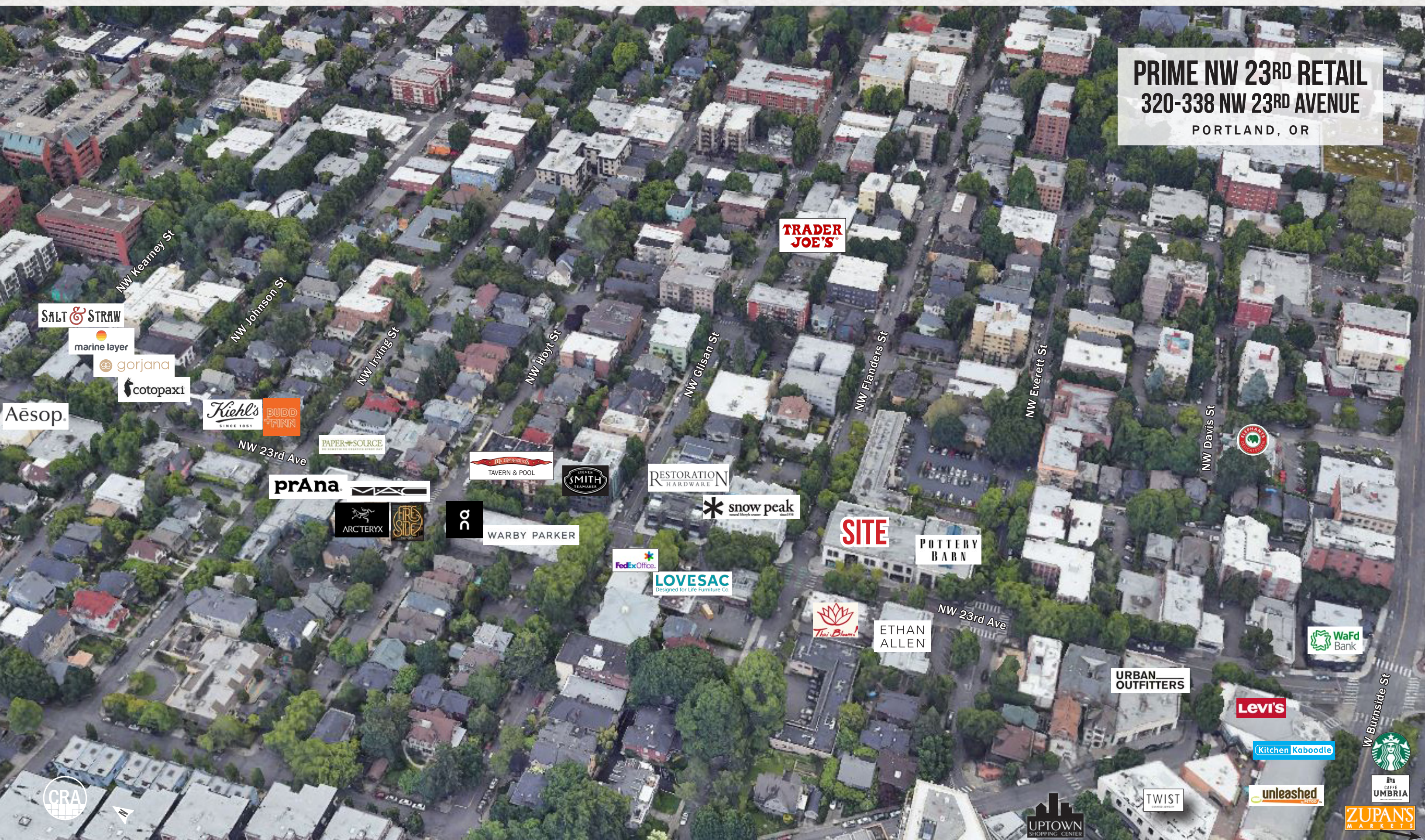
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

AREA CO-TENANTS

PRIME NW 23<sup>RD</sup> RETAIL  
320-338 NW 23<sup>RD</sup> AVENUE  
PORTLAND, OR



**PRIME NW 23<sup>RD</sup> RETAIL**  
**320-338 NW 23<sup>RD</sup> AVENUE**  
PORTLAND, OR



**TRADER  
JOE'S**

**SALT & STRAW**

marine layer

gorjana

cotopaxi

Aēsop

**Kiehl's**  
SINCE 1851

**BUDD  
+ FINN**

PAPER SOURCE  
FOR SOMETHING CREATIVE EVERY DAY

NW 23rd Ave

**prAna**

**MAC**

**ARCTERYX**

**FIVE  
SIDE**

**pa**

**WARBY PARKER**

**TAVERN & POOL**

**STEVEN  
SMITH  
TEAMAKER**

**RESTORATION  
HARDWARE**

**snow peak**  
mountain lifestyle creator since 1978

**SITE**

**POTTERY  
BARN**

FedEx Office

**LOVESAC**  
Designed for Life Furniture Co.

**Thai Bloom!**

**ETHAN  
ALLEN**

NW 23rd Ave

**URBAN  
OUTFITTERS**

**Levi's**

**Kitchen Kaboodle**

**unleashed**  
PETCO

**TWIST**

**UPTOWN  
SHOPPING CENTER**

**Wafd  
Bank**

**Starbucks**

**Alfa  
CAFFÈ  
UMBRIA**

**ZUPAN'S  
MARKETS**

W Burnside St

NW Davis St

NW Everett St

NW Flanders St

NW Glisan St

NW Hoyt St

NW Irving St

NW Johnson St

NW Kearney St

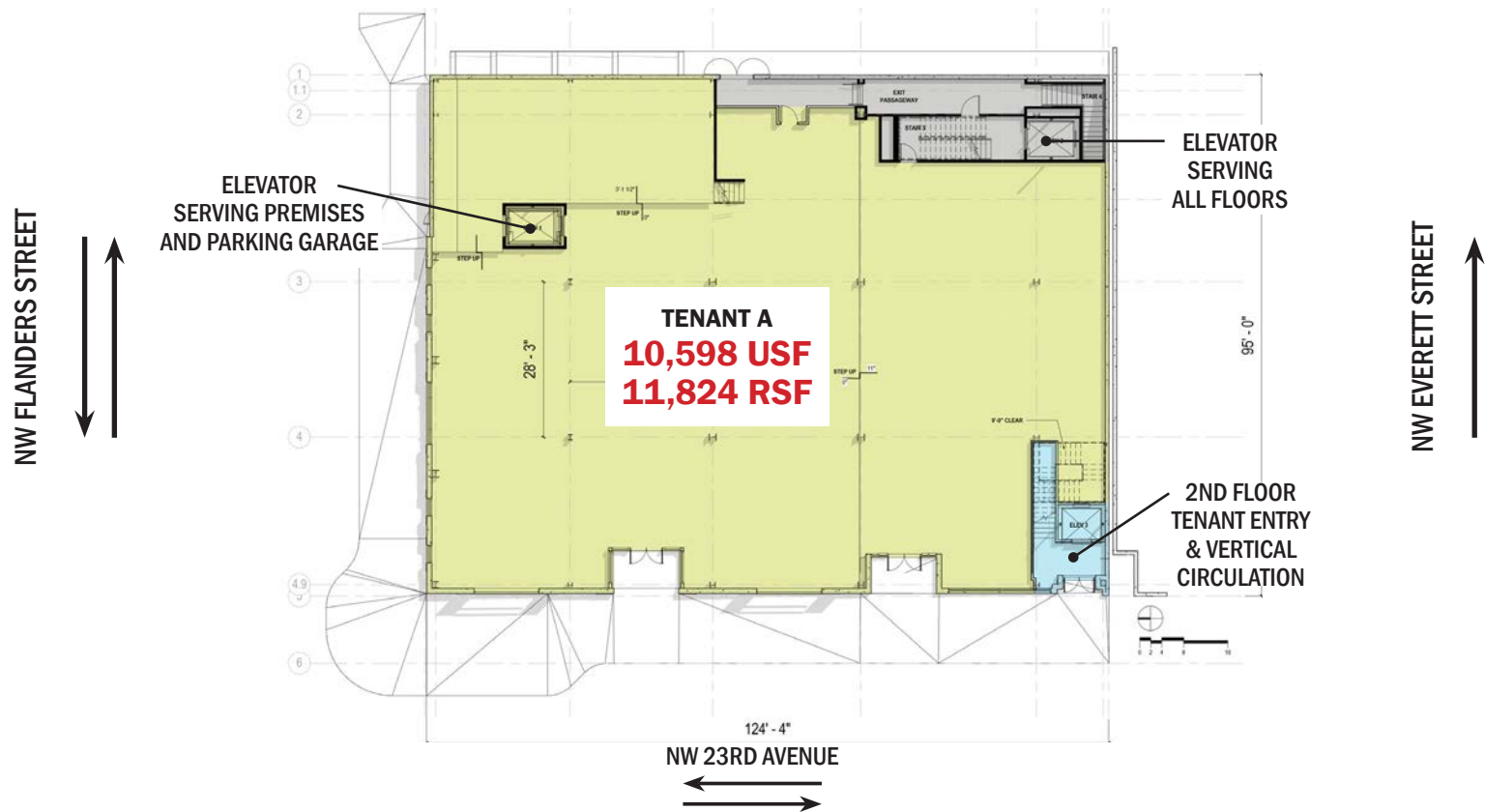
**CRA**



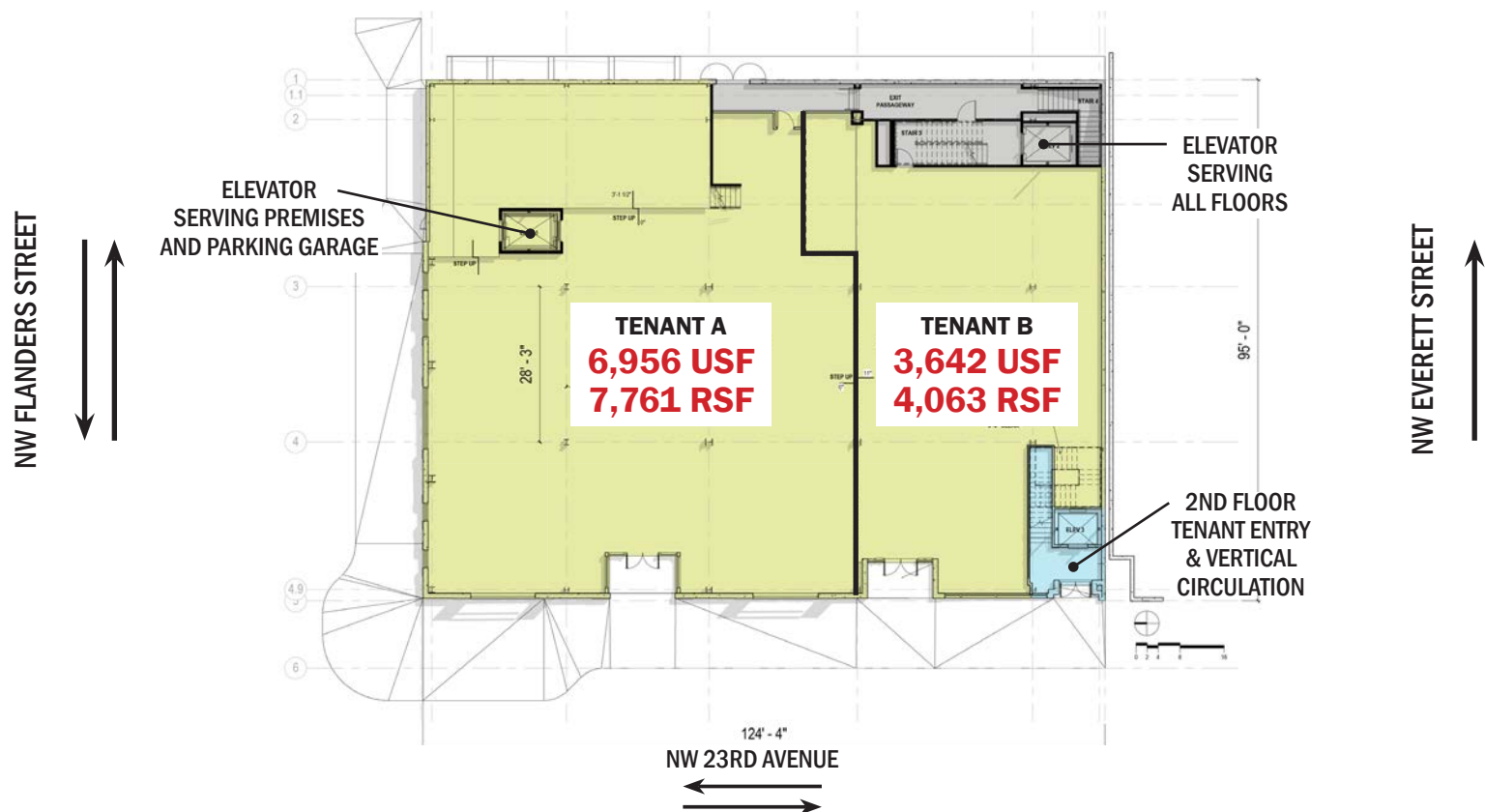


### SITE PLAN OPTIONS

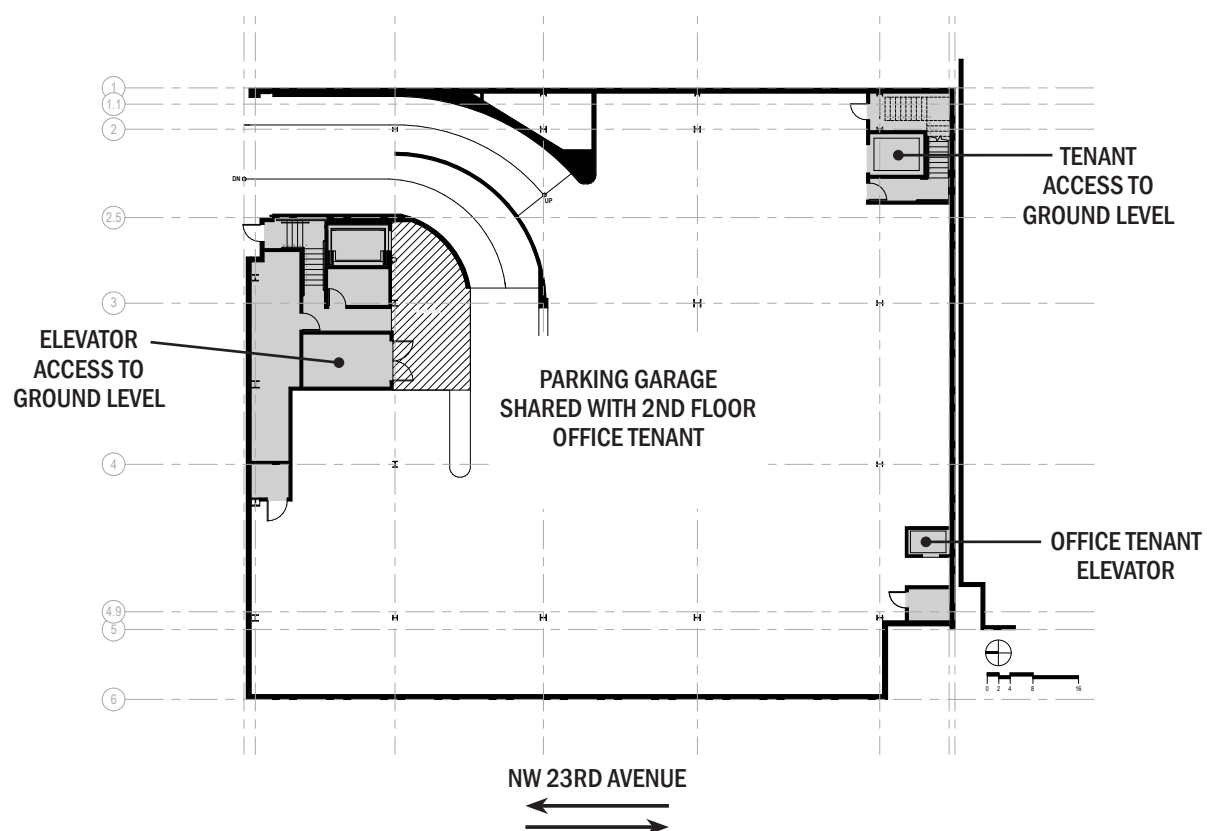
#### SINGLE TENANT SCENARIO



#### TWO TENANT SCENARIO



#### LOWER LEVEL



# PRIME NW 23<sup>RD</sup> RETAIL 320-338 NW 23<sup>RD</sup> AVENUE

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

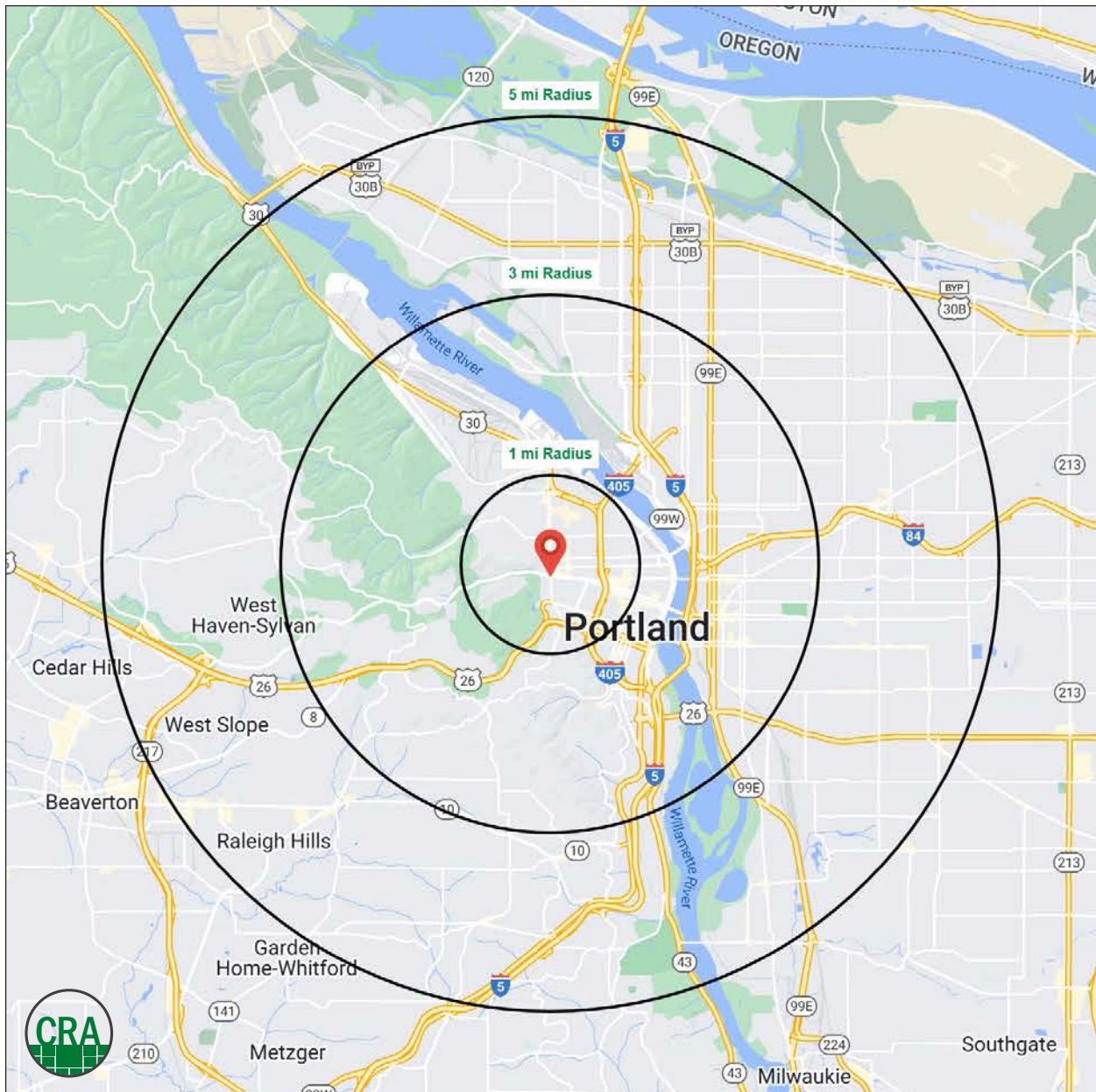
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	42,535	156,728	409,092
Estimated Households	28,901	88,887	198,682
Average HH Income	\$126,059	\$133,339	\$149,592
Median Home Value	\$629,365	\$623,852	\$603,660
Daytime Demographics 16+	62,564	245,157	411,275
Some College or Higher	88.9%	87.6%	86.9%

**88.9%**

Some College or Higher  
1 MILE RADIUS

**\$629,365**

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: 45.5252/-122.6981

320 NW 23rd Ave Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	42,535	156,728	409,092
2028 Projected Population	40,993	155,674	395,235
2020 Census Population	40,773	152,215	412,569
2010 Census Population	32,556	121,469	357,250
Projected Annual Growth 2023 to 2028	-0.7%	-0.1%	-0.7%
Historical Annual Growth 2010 to 2023	2.4%	2.2%	1.1%
2023 Median Age	39.2	38.4	38.7
<b>Households</b>			
2023 Estimated Households	28,901	88,887	198,682
2028 Projected Households	29,064	91,931	199,412
2020 Census Households	26,753	82,514	193,342
2010 Census Households	20,862	64,133	164,878
Projected Annual Growth 2023 to 2028	0.1%	0.7%	-
Historical Annual Growth 2010 to 2023	3.0%	3.0%	1.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	76.8%	74.9%	74.7%
2023 Estimated Black or African American	4.2%	6.3%	5.8%
2023 Estimated Asian or Pacific Islander	8.8%	7.6%	7.9%
2023 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%
2023 Estimated Other Races	9.5%	10.6%	10.8%
2023 Estimated Hispanic	10.0%	10.6%	10.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$126,059	\$133,339	\$149,592
2023 Estimated Median Household Income	\$94,005	\$99,391	\$107,759
2023 Estimated Per Capita Income	\$86,170	\$76,159	\$73,016
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.2%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.8%	1.9%
2023 Estimated High School Graduate	8.2%	9.4%	9.7%
2023 Estimated Some College	14.4%	15.5%	16.4%
2023 Estimated Associates Degree Only	4.9%	4.6%	5.3%
2023 Estimated Bachelors Degree Only	38.5%	38.6%	37.8%
2023 Estimated Graduate Degree	31.2%	28.9%	27.3%
<b>Business</b>			
2023 Estimated Total Businesses	5,629	20,191	36,271
2023 Estimated Total Employees	49,638	202,355	302,398
2023 Estimated Employee Population per Business	8.8	10.0	8.3
2023 Estimated Residential Population per Business	7.6	7.8	11.3

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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[www.cra-nw.com](http://www.cra-nw.com)



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