

CONFIDENTIAL
DO NOT DISTURB
THE EXISTING TENANT

NW 23RD OPPORTUNITY



RARE SECOND GENERATION BOUTIQUE HIGH STREET RETAIL

ADDRESS

907 NW 23rd Avenue | Portland, OR 97210

AVAILABLE SPACE

2,265 SF

RENTAL RATE

Please call for details

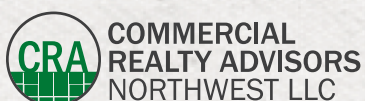
TRAFFIC COUNTS

NW 23rd Ave – 11,158 ADT ('22)

NW Lovejoy St – 7,259 ADT ('22)

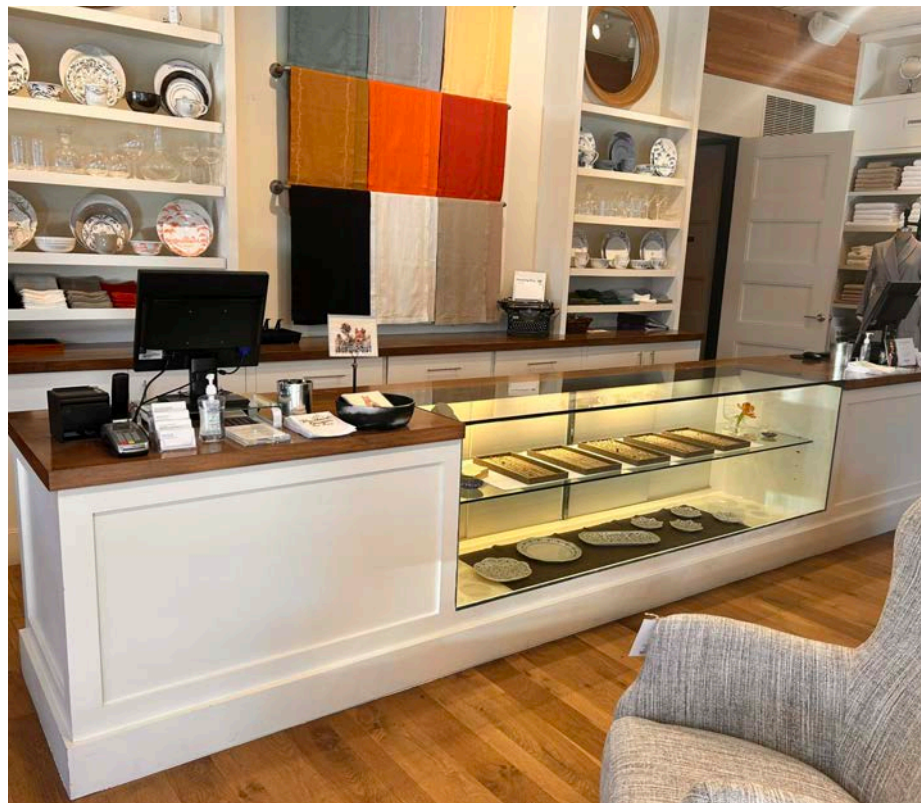
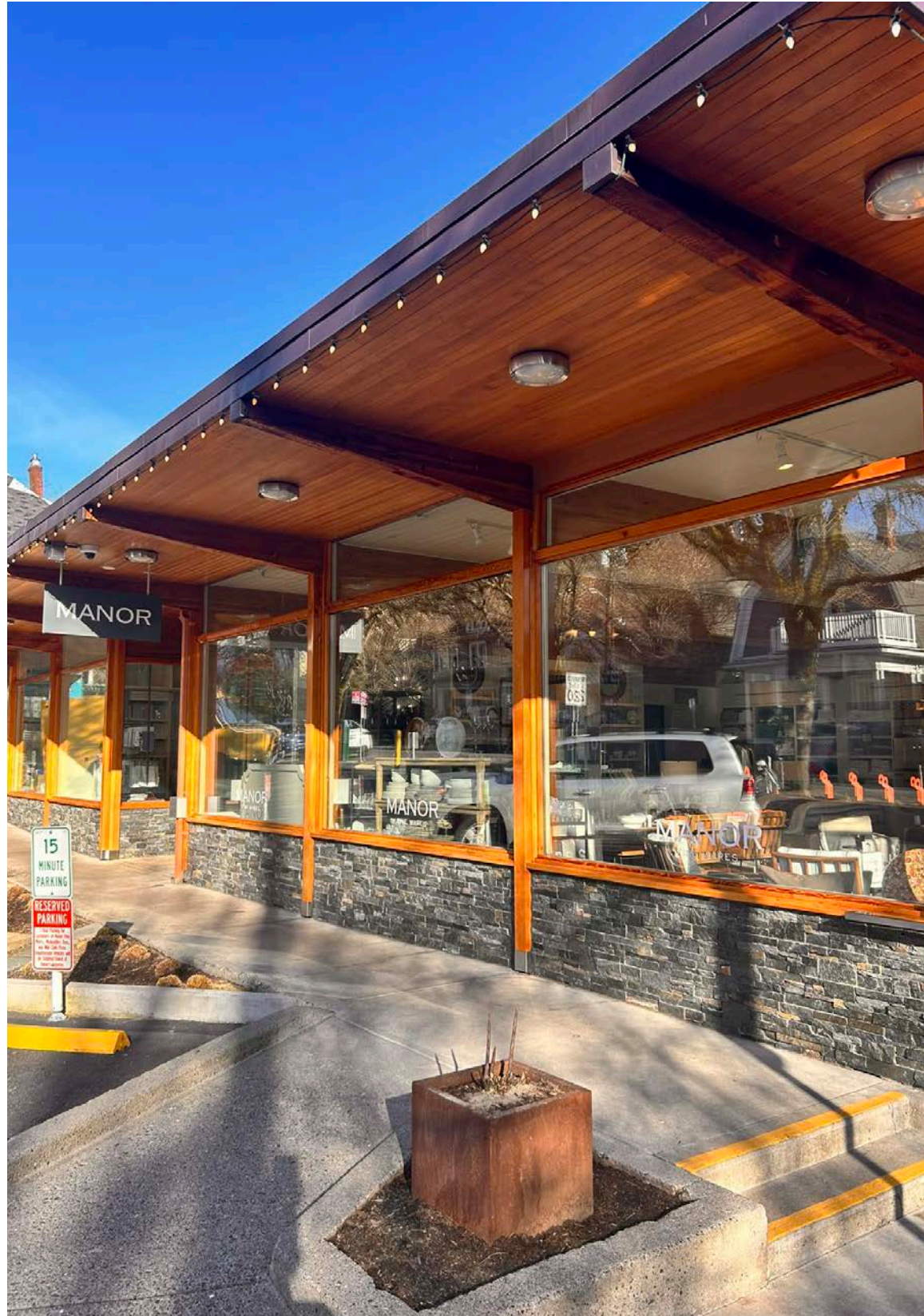
HIGHLIGHTS

- Prime corner, ground floor retail space on NW 23rd Avenue.
- Includes off-street shared customer parking area.
- Located just two blocks from Legacy Good Samaritan Hospital.



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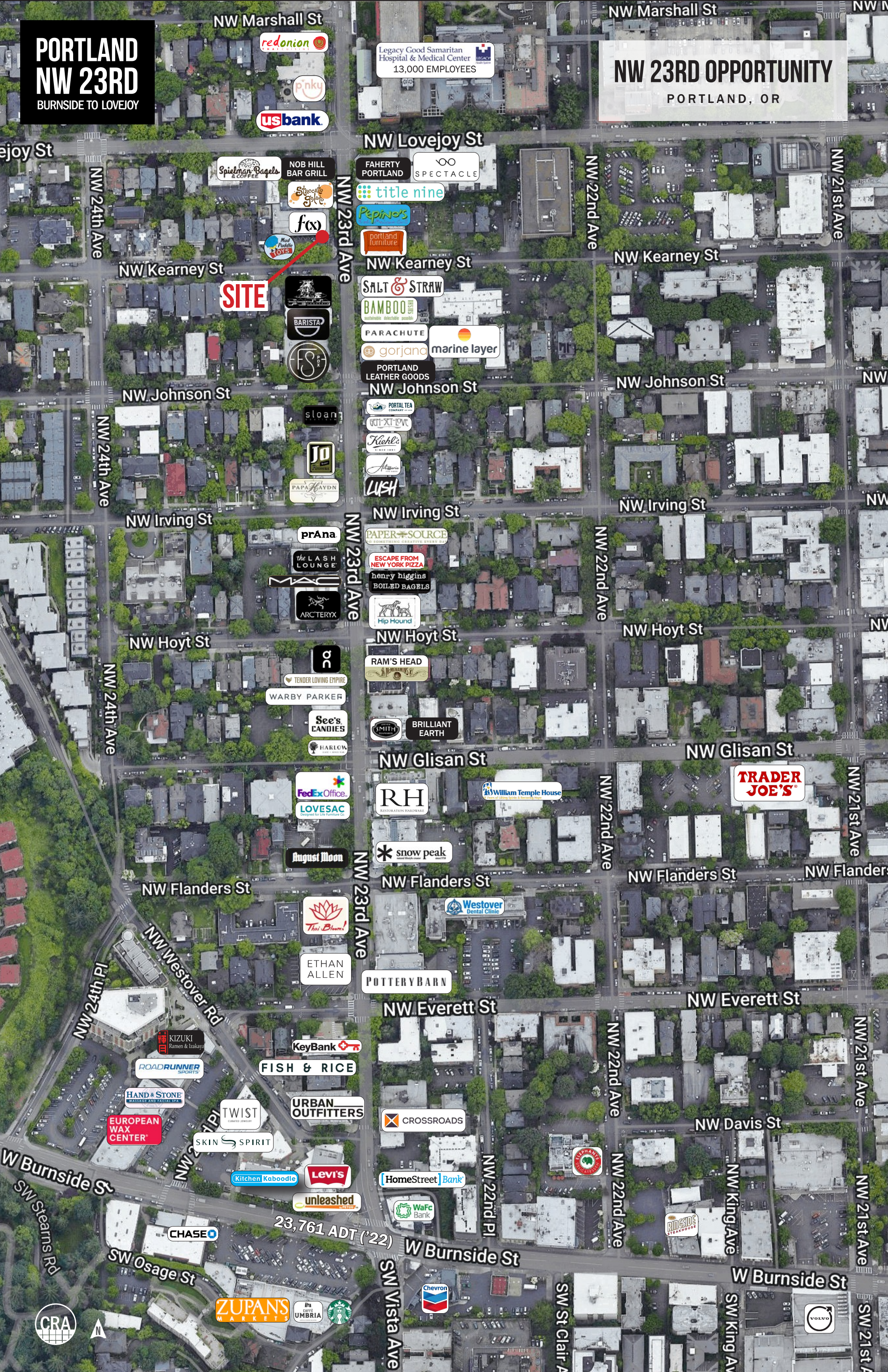


PORTLAND NW 23RD

BURNSIDE TO LOVEJOY

NW 23RD OPPORTUNITY

PORTLAND, OR



SITE

NOB HILL BAR GRILL

FAHERTY PORTLAND

SPECTACLE

title nine

pepinos

portland furniture

SALT & STRAW

BAMBOO

PARACHUTE

gorjana

marine layer

PORTLAND LEATHER GOODS

PORTAL TEA

GOAT MILK

Kiehl's

Adriano

LUSH

NW Irving St

PAPER SOURCE

ESCAPE FROM NEW YORK PIZZA

henry higgins

BOILED BAGELS

Hip Hound

NW Hoyt St

RAM'S HEAD

SMITH

BRILLIANT EARTH

NW Glisan St

RH

William Temple House

snow peak

NW Flanders St

Westover Dental Clinic

POTTERY BARN

NW Everett St

KeyBank

FISH & RICE

URBAN OUTFITTERS

CROSSROADS

HomeStreet Bank

WafC Bank

CHASE

ZUPAN'S

UMBRIA

Starbucks

Chevron

VOLVO

TRADER JOE'S

23,761 ADT ('22)

CRA

DEMOGRAPHIC SUMMARY

NW 23RD OPPORTUNITY

PORTLAND, OR

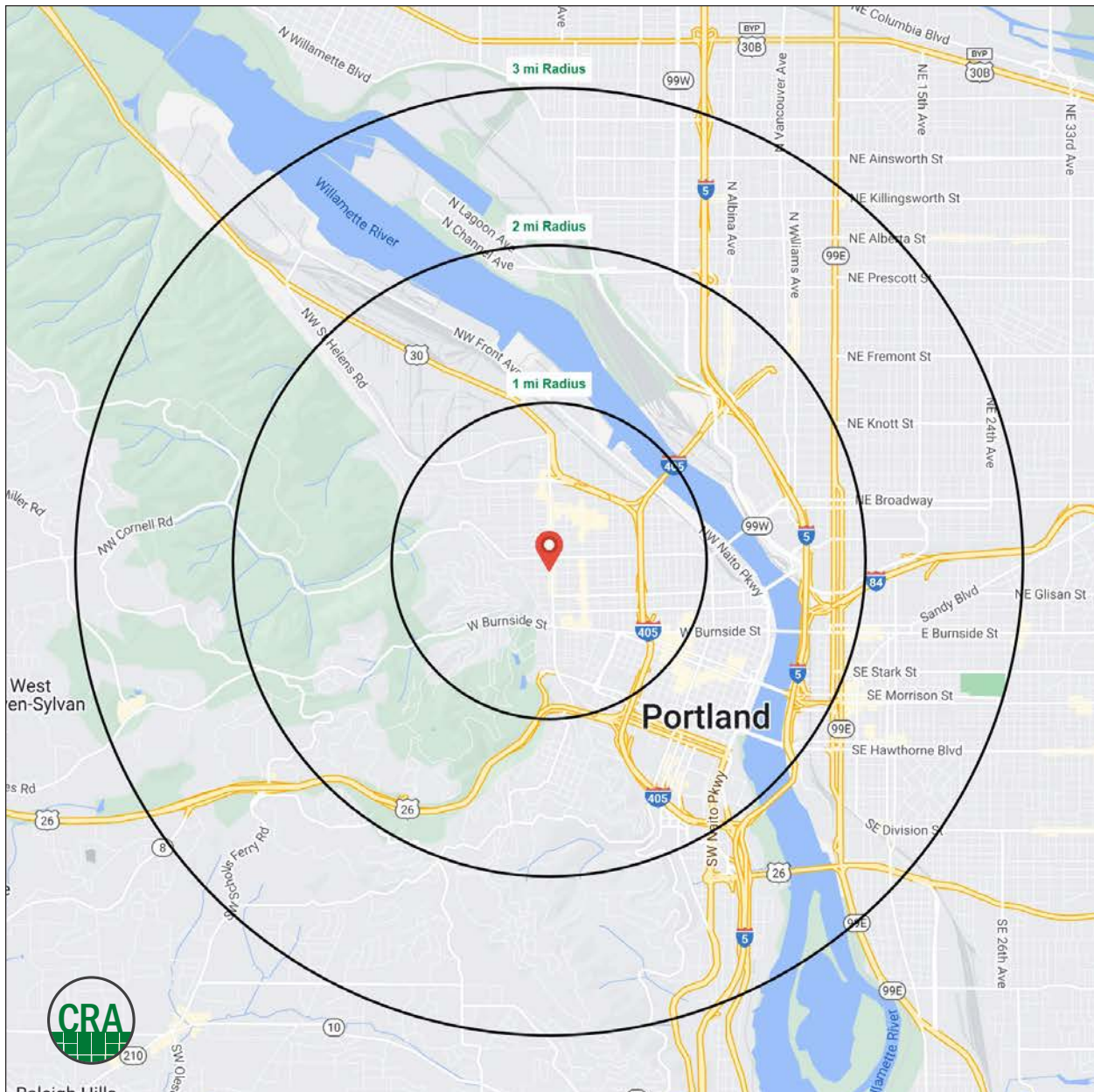
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	37,387	77,237	154,560
Estimated Households	25,228	48,346	87,011
Average HH Income	\$135,835	\$118,690	\$133,757
Median Home Value	\$646,156	\$607,508	\$620,077
Daytime Demographics 16+	53,478	171,005	246,822
Some College or Higher	91.0%	86.4%	87.6%

\$646,156

Median Home Value
1 MILE RADIUS

\$135,835

Average Household Income
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5294/-122.6988

907 NW 23rd Ave Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	37,387	77,237	154,560
2028 Projected Population	36,186	77,326	153,939
2020 Census Population	35,855	73,146	150,445
2010 Census Population	27,599	56,463	119,662
Projected Annual Growth 2023 to 2028	-0.6%	-	-
Historical Annual Growth 2010 to 2023	2.7%	2.8%	2.2%
2023 Median Age	38.1	38.6	38.3
Households			
2023 Estimated Households	25,228	48,346	87,011
2028 Projected Households	25,480	50,473	90,236
2020 Census Households	23,158	43,791	80,982
2010 Census Households	17,651	32,620	62,642
Projected Annual Growth 2023 to 2028	0.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	3.3%	3.7%	3.0%
Race and Ethnicity			
2023 Estimated White	78.0%	73.5%	74.2%
2023 Estimated Black or African American	3.6%	5.5%	6.8%
2023 Estimated Asian or Pacific Islander	8.5%	9.1%	7.5%
2023 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2023 Estimated Other Races	9.2%	11.0%	10.7%
2023 Estimated Hispanic	9.4%	12.0%	10.7%
Income			
2023 Estimated Average Household Income	\$135,835	\$118,690	\$133,757
2023 Estimated Median Household Income	\$99,260	\$92,691	\$99,616
2023 Estimated Per Capita Income	\$92,006	\$75,157	\$75,846
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.2%	1.8%
2023 Estimated High School Graduate	7.5%	9.9%	9.5%
2023 Estimated Some College	13.3%	15.8%	15.4%
2023 Estimated Associates Degree Only	4.9%	4.6%	4.7%
2023 Estimated Bachelors Degree Only	40.4%	36.9%	38.8%
2023 Estimated Graduate Degree	32.4%	29.1%	28.6%
Business			
2023 Estimated Total Businesses	4,890	12,576	20,087
2023 Estimated Total Employees	43,498	146,834	204,713
2023 Estimated Employee Population per Business	8.9	11.7	10.2
2023 Estimated Residential Population per Business	7.6	6.1	7.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.