



— FOR LEASE —

PRIME UPTOWN/NW RETAIL OPPORTUNITY!

**2325 NW WESTOVER RD
PORTLAND, OREGON**

ADDRESS

2325 NW Westover Rd
Portland, Oregon 97210

AVAILABLE SPACE

~2,000 SF

RENTAL RATE

\$4,000/month all in plus utilities

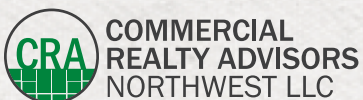
TRAFFIC COUNTS

W Burnside Street – 23,761 ADT ('22)

NW Westover Road – 5,298 ADT ('22)

HIGHLIGHTS

- Prime retail/service retail space located next to Twist, Levi's, Unleashed by Petco, Kitchen Kaboodle and Uptown Shopping Center.
- Dense, affluent residential population.
- Access to common area restrooms (no plumbing located within space).
- Off-street customer parking available.
- Available now!



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PRIME
UPTOWN/NW
RETAIL
OPPORTUNITY

PORTLAND'S
WEST HILLS

W BURNSIDE ST

NW LOVEJOY ST

NW KEARNEY ST

NW JOHNSON ST

NW IRVING ST

NW HOYT ST

NW GLISAN ST

ETHAN ALLEN

KIZUKI

HAND & STONE

ROADRUNNER

EUROPEAN WAX CENTER

CHASE

ZUPANS

UMBRIA

STARBUCKS

SW VISTA AVE

NW 23RD AVE 9,943 ADT (22)

5,298 ADT (22)

NW WESTOVER RD

SITE

19,235 ADT (18)

23,761 ADT (22)

W BURNSIDE ST

NW 21ST AVE

SW 21ST AVE

NW 19TH AVE

23,460 ADT (22)

SW 18TH AVE

405

100,649 ADT (22)

405

405

115,336 ADT (22)

FAHERTY
BMO
title nine
Peppers

SALT & STRAW
BAMBOO

TEA CHAI TP
GEM SET LOVE
Kiehl's
LUSH

PAPER SOURCE

prAna
ARCTERYX

WARBY PARKER
See's CANDIES

DESTORATION
snow peak

POTTERY BARN

URBAN OUTFITTERS

Kitchen Kaboodle

unleashed

Levi's

Goodwill

WafC Bank

TRADER JOE'S

Bank of America

Walgreens

RingSide

SUBWAY

Goodwill

TACO BELL

Fred Meyer

Banfield PET HOSPITAL

DUTCH BROS

McDonald's

PROVIDENCE PARK

9,132 ADT (22)

FULCRUM

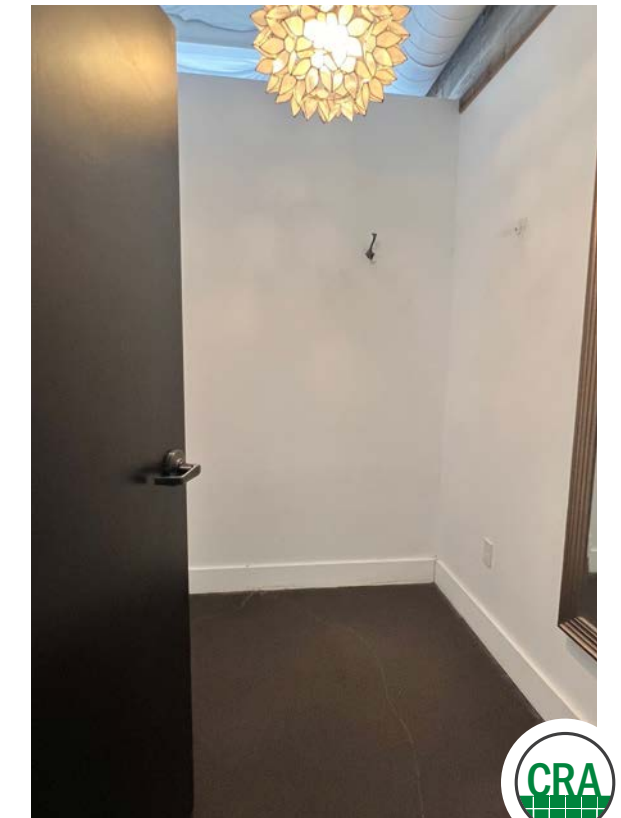
BACK FITZGERALD

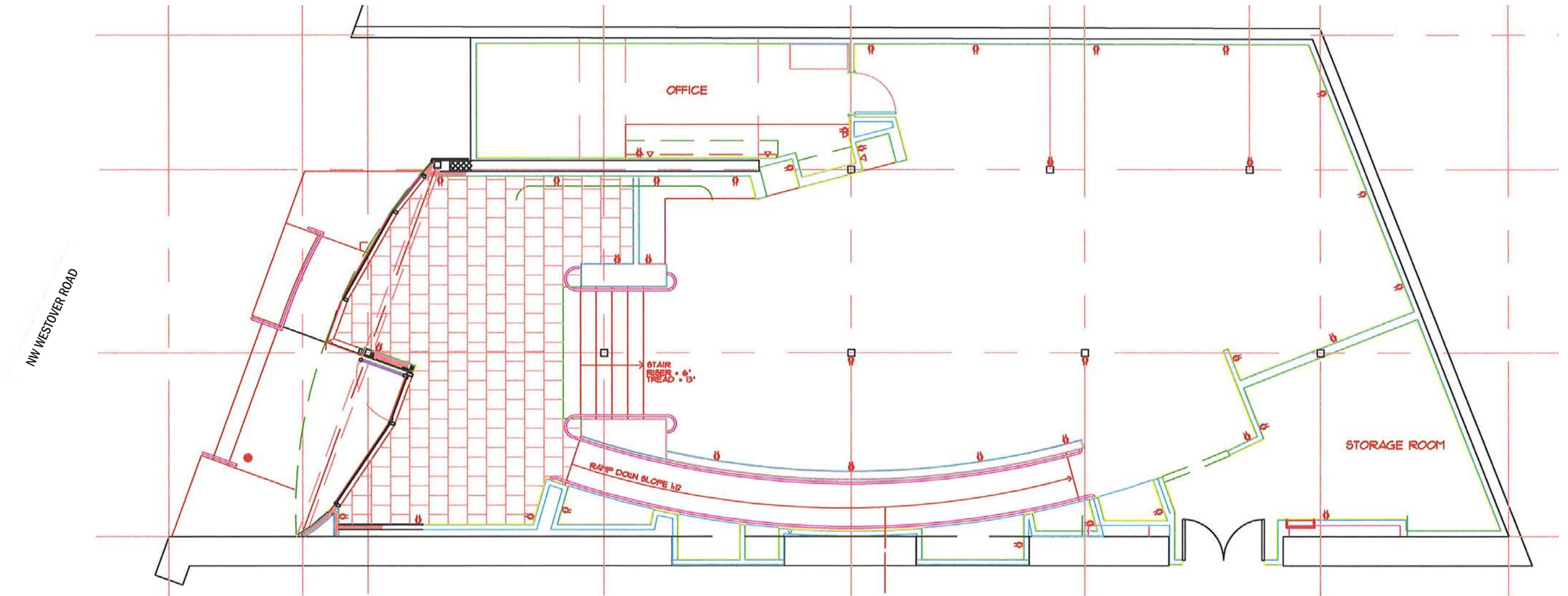
SW ALDER ST

SW YAMHILL ST

SW SALMON ST







UPTOWN/NW RETAIL 2325 NW WESTOVER RD

PORTLAND, OR

DEMOGRAPHIC SUMMARY

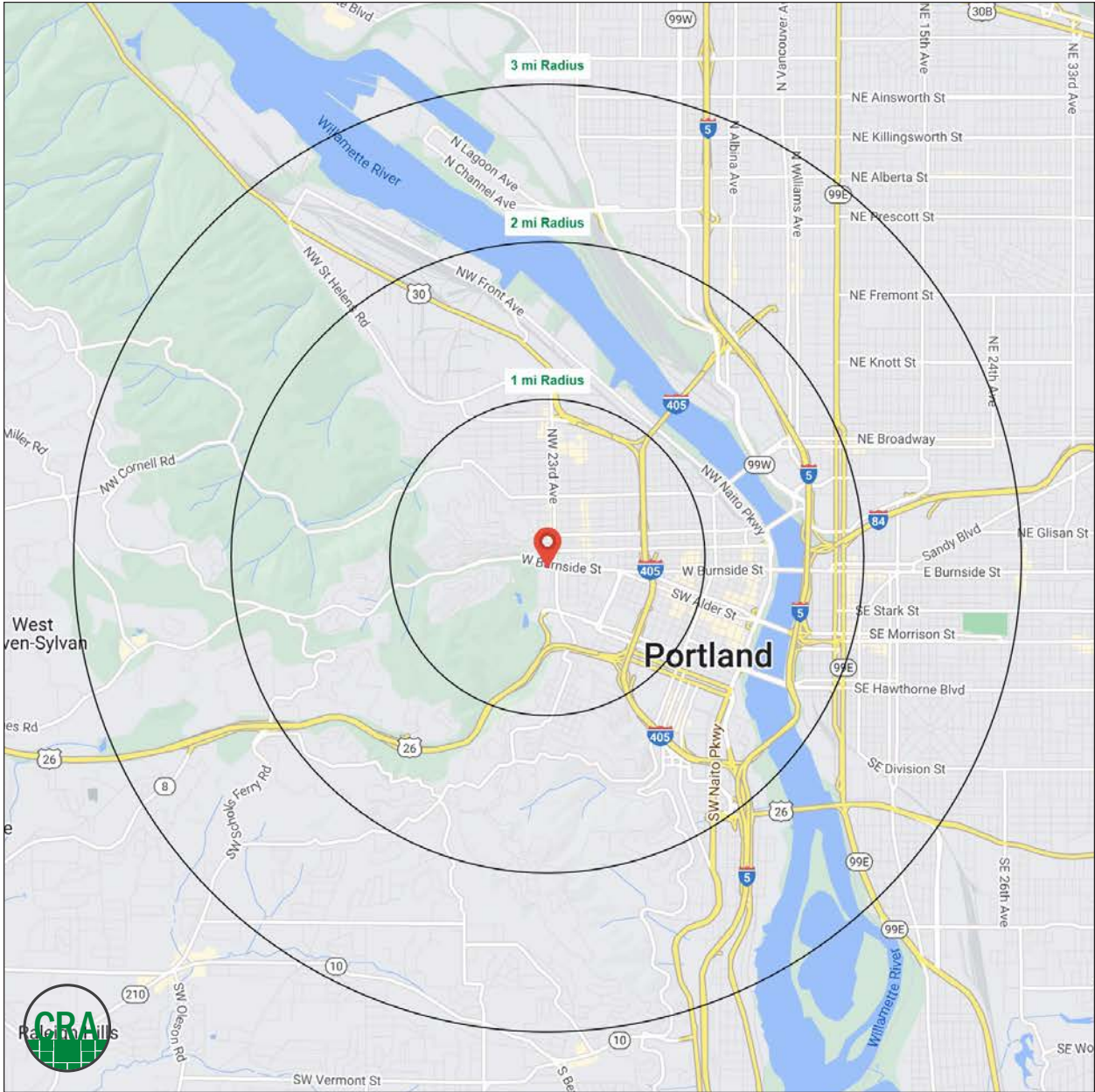
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	43,014	75,082	154,106
Projected Population 2029	43,650	76,240	154,678
Estimated Households	28,128	46,192	86,713
Average HH Income	\$123,631	\$124,219	\$136,945
Median Home Value	\$723,363	\$743,623	\$731,222
Daytime Demographics 16+	58,950	166,439	241,720
Some College or Higher	86.6%	85.1%	85.7%

\$723,363

Median Home Value
1 MILE RADIUS

34.6

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5241/-122.6993

2325 NW Westover Rd Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	43,014	75,082	154,106
2029 Projected Population	43,650	76,240	154,678
2020 Census Population	39,268	69,685	149,792
2010 Census Population	31,711	55,762	119,614
Projected Annual Growth 2024 to 2029	0.3%	0.3%	-
Historical Annual Growth 2010 to 2024	2.5%	2.5%	2.1%
2024 Median Age	34.6	35.9	36.4
Households			
2024 Estimated Households	28,128	46,192	86,713
2029 Projected Households	29,011	47,579	88,315
2020 Census Households	25,666	42,284	81,500
2010 Census Households	20,312	32,433	63,372
Projected Annual Growth 2024 to 2029	0.6%	0.6%	0.4%
Historical Annual Growth 2010 to 2024	2.7%	3.0%	2.6%
Race and Ethnicity			
2024 Estimated White	72.0%	72.0%	71.9%
2024 Estimated Black or African American	6.8%	6.6%	6.1%
2024 Estimated Asian or Pacific Islander	7.2%	7.2%	8.4%
2024 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2024 Estimated Other Races	13.2%	13.3%	12.8%
2024 Estimated Hispanic	13.1%	13.3%	12.6%
Income			
2024 Estimated Average Household Income	\$123,631	\$124,219	\$136,945
2024 Estimated Median Household Income	\$84,397	\$88,992	\$97,175
2024 Estimated Per Capita Income	\$81,244	\$77,129	\$77,549
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.0%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.1%	2.1%
2024 Estimated High School Graduate	9.9%	10.8%	10.7%
2024 Estimated Some College	14.5%	15.6%	15.2%
2024 Estimated Associates Degree Only	4.9%	4.6%	4.8%
2024 Estimated Bachelors Degree Only	36.2%	34.3%	36.2%
2024 Estimated Graduate Degree	31.0%	30.6%	29.5%
Business			
2024 Estimated Total Businesses	5,385	12,620	19,883
2024 Estimated Total Employees	47,112	143,580	199,886
2024 Estimated Employee Population per Business	8.7	11.4	10.1
2024 Estimated Residential Population per Business	8.0	5.9	7.8

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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