

FOR LEASE > PORTLAND, OREGON

NW IRVING STREET



ADDRESS

2326 NW Irving Street
Portland, Oregon

AVAILABLE SPACE AND RENTAL RATE

1,342 SF
\$20/SF NNN, ~\$10/SF/YR

TRAFFIC COUNTS

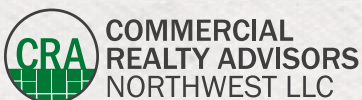
NW 23rd Ave – 9,943 ADT ('22)

PARKING

Off-street parking available at current rates, conveniently located at the rear of the building! Current rates apply.

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, Deb Kemp Realty, 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 – current parking rates apply.
- Available now!



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NW IRVING ST & 23RD AVE 2326 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

HAND & STONE

EUROPEAN WAX CENTER

CHASE

ZUPAN'S

UMBRIA

STARBUCKS

SW VISTA AVE

NW 23RD AVE 9,943 ADT (22)

NW WESTOVER RD 5,298 ADT (22)

19,235 ADT (18)

23,761 ADT (22)

NW 21ST AVE

SW 21ST AVE

NW 19TH AVE

23,460 ADT (22)

9,132 ADT (22)

100,649 ADT (22)

115,336 ADT (22)

FAHERTY
BMO
title nine
PAPER SOURCE
SALT & STRAW
BAMBOO

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

RESTORATION HARDWARE
snow peak
POTTERY BARN

URBAN OUTFITTERS
Kilchen Kaboodle
unleashed
Levi's

Goodwill
WafC Bank

TRADER JOE'S

Bank of America

Walgreens

SUBWAY

TACO BELL

Fred Meyer

Banfield PET HOSPITAL

Dutch Bros

PROVIDENCE PARK

M

8,980 ADT (22)

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

405

40



NW IRVING ST & 23RD AVE 2326 NW IRVING STREET

PORTLAND, OR

SITE



prAna

PAPER SOURCE

KORNBLATT'S

MAC

ETHER

23 Hoyt

RAM'S HEAD

TENDER LOVING EMPIRE

Peach & Bread

SMITH

See's CANDIES

HARLOW

FedEx Office

RH

William Temple House

AUGUST MOON CHINESE

snow peak

ETHAN ALLEN

POTTERYBARN

BEN & JERRY'S

KHAO SOY THAI

KeyBank

ROADRUNNER SPORTS

Doctors Express

TWIST

URBAN OUTFITTERS

seattlecoffee gear

Kitchen Kaboodle

Levi's

unleashed

WaFc Bank

CHASE

STRAIGHT FROM NEW YORK PIZZA

Goodwill Industries International, Inc.

ZUPAN'S MARKETS

cafe UMBRIA

Chevron

W BURNSIDE

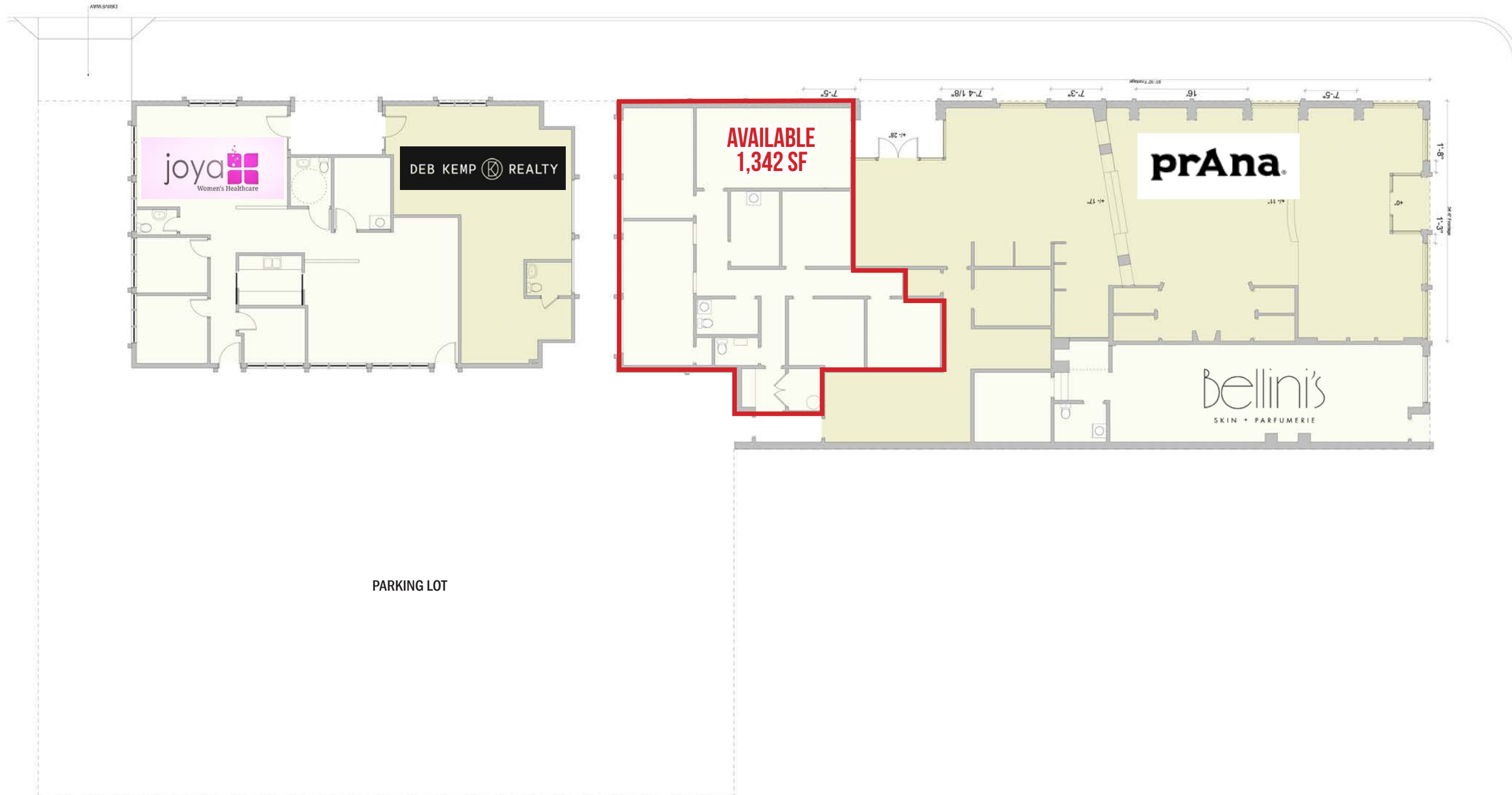
B STREET COFFEE HOUSE



SITE PLAN

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

NW IRVING STREET



NW 23RD AVENUE

NW IRVING ST & 23RD AVE

2326 NW IRVING STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

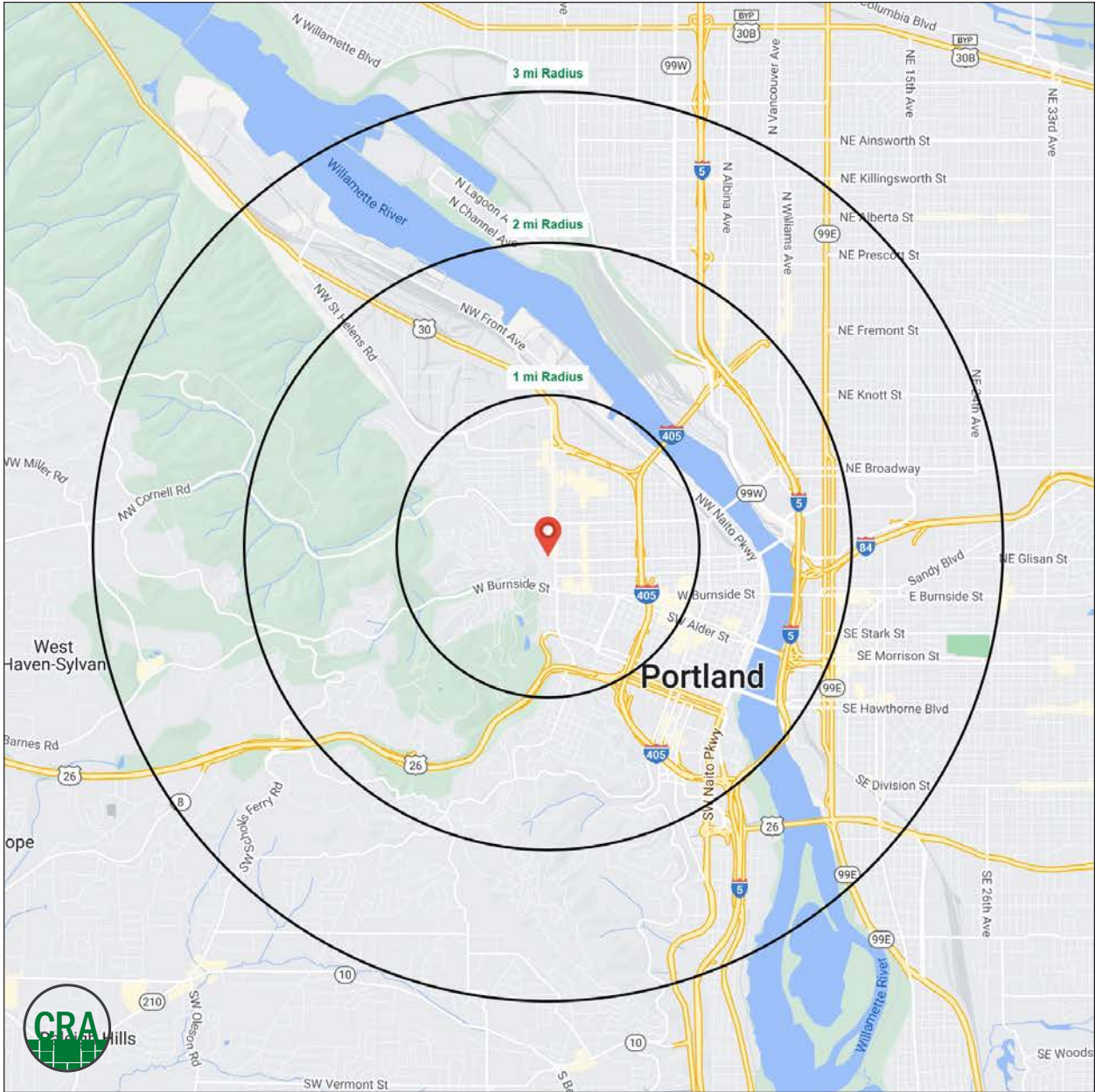
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	42,203	75,729	153,576
Estimated Population 2029	43,166	76,702	154,759
Average HH Income	\$132,471	\$121,927	\$136,195
Median Home Value	\$739,643	\$730,895	\$727,780
Daytime Demographics 16+	56,154	167,148	246,068
Some College or Higher	88.0%	84.4%	85.6%

35.2

Median Age
1 MILE RADIUS

\$739,643

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5275/-122.6989

2326 NW Irving St Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	42,203	75,729	153,576
2029 Projected Population	43,166	76,702	154,759
2020 Census Population	37,704	71,078	149,611
2010 Census Population	29,395	56,072	119,015
Projected Annual Growth 2024 to 2029	0.5%	0.3%	0.2%
Historical Annual Growth 2010 to 2024	3.1%	2.5%	2.1%
2024 Median Age	35.2	35.7	36.4
Households			
2024 Estimated Households	27,428	46,596	85,975
2029 Projected Households	28,528	47,896	87,872
2020 Census Households	24,412	42,834	80,785
2010 Census Households	18,812	32,529	62,515
Projected Annual Growth 2024 to 2029	0.8%	0.6%	0.4%
Historical Annual Growth 2010 to 2024	3.3%	3.1%	2.7%
Race and Ethnicity			
2024 Estimated White	72.1%	72.1%	72.1%
2024 Estimated Black or African American	6.3%	6.5%	6.0%
2024 Estimated Asian or Pacific Islander	7.2%	7.2%	8.2%
2024 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2024 Estimated Other Races	13.6%	13.3%	12.8%
2024 Estimated Hispanic	13.9%	13.3%	12.7%
Income			
2024 Estimated Average Household Income	\$132,471	\$121,927	\$136,195
2024 Estimated Median Household Income	\$90,929	\$87,605	\$97,764
2024 Estimated Per Capita Income	\$86,456	\$75,740	\$76,742
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.0%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.2%	2.1%
2024 Estimated High School Graduate	9.4%	11.4%	10.8%
2024 Estimated Some College	14.1%	15.5%	15.1%
2024 Estimated Associates Degree Only	4.9%	4.5%	4.7%
2024 Estimated Bachelors Degree Only	36.8%	34.2%	36.4%
2024 Estimated Graduate Degree	32.2%	30.2%	29.4%
Business			
2024 Estimated Total Businesses	5,165	12,550	20,022
2024 Estimated Total Employees	45,346	144,286	204,646
2024 Estimated Employee Population per Business	8.8	11.5	10.2
2024 Estimated Residential Population per Business	8.2	6.0	7.7

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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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NORTHWEST LLC**

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