

SE 23RD & HAWTHORNE BLVD SECOND GENERATION VETERINARY CLINIC



FOR LEASE > 1,451 RSF

ADDRESS

1431 SE 23rd Avenue
Portland, OR 97214

AVAILABLE SPACE

- 1,451 RSF

ASKING RENT

\$25/SF NNN (2024 NNN: \$8.88/SF/YR)

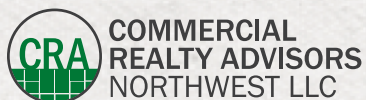


HIGHLIGHTS

- Second generation veterinary clinic available November 2024
- Four treatment rooms/privates, front reception w/ adjacent office and central procedure room
- Adjacent to Fit Body Boot Camp, Jam on Hawthorne, Hotlips Pizza and 5-Star Cleaners and across from Grand Central Bakery
- Excellent opportunity for veterinary, medical, wellness, or healthcare uses!

TRAFFIC COUNT

SE Hawthorne Blvd - 19,104 ADT ('22)



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2ND GEN VET CLINIC
1431 SE HAWTHORNE BLVD
PORTLAND, OR

BUCKMAN NEIGHBORHOOD
11,318 RESIDENTS ('24)

SUNNYSIDE NEIGHBORHOOD
7,800 RESIDENTS ('24)

SITE

HOSFORD-ABERNETHY NEIGHBORHOOD
7,616 RESIDENTS ('24)

RICHMOND NEIGHBORHOOD
13,030 RESIDENTS ('24)

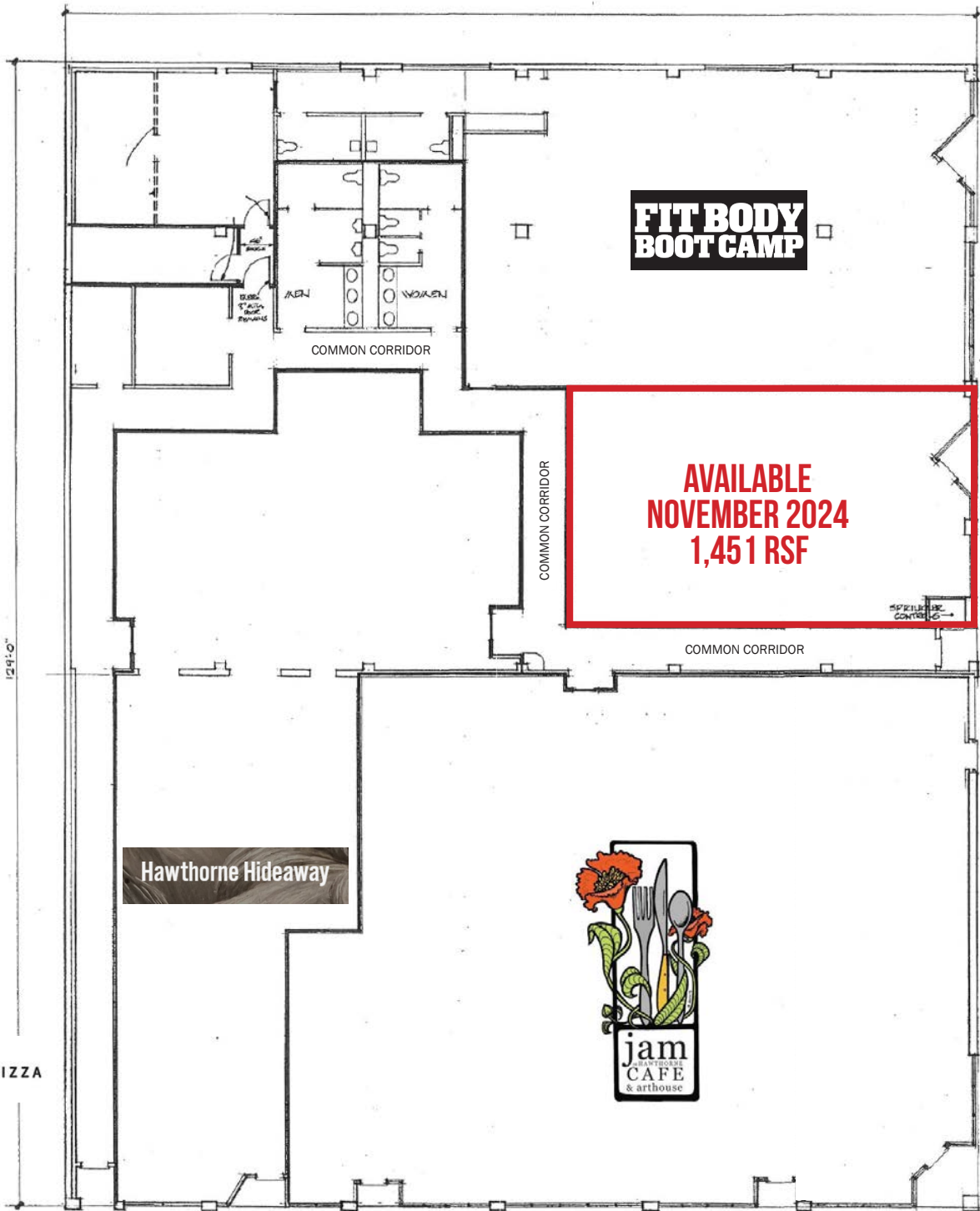


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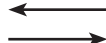
SITE PLAN



SE 23RD AVE

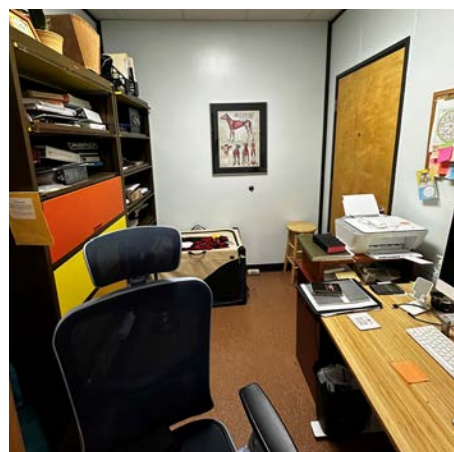
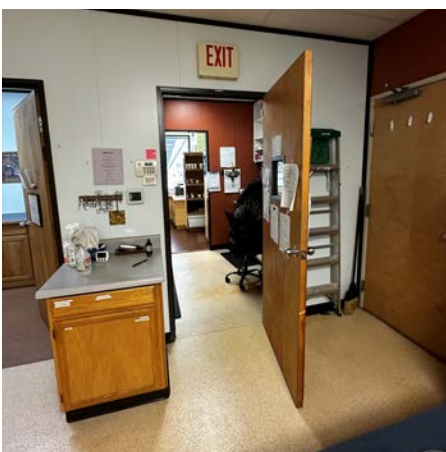


SE HAWTHORNE BLVD



2ND GEN VET CLINIC 1431 SE HAWTHORNE BLVD PORTLAND, OR

INTERIOR IMAGES



2ND GEN VET CLINIC

1431 SE HAWTHORNE BLVD

PORTLAND, OR

DEMOGRAPHIC SUMMARY

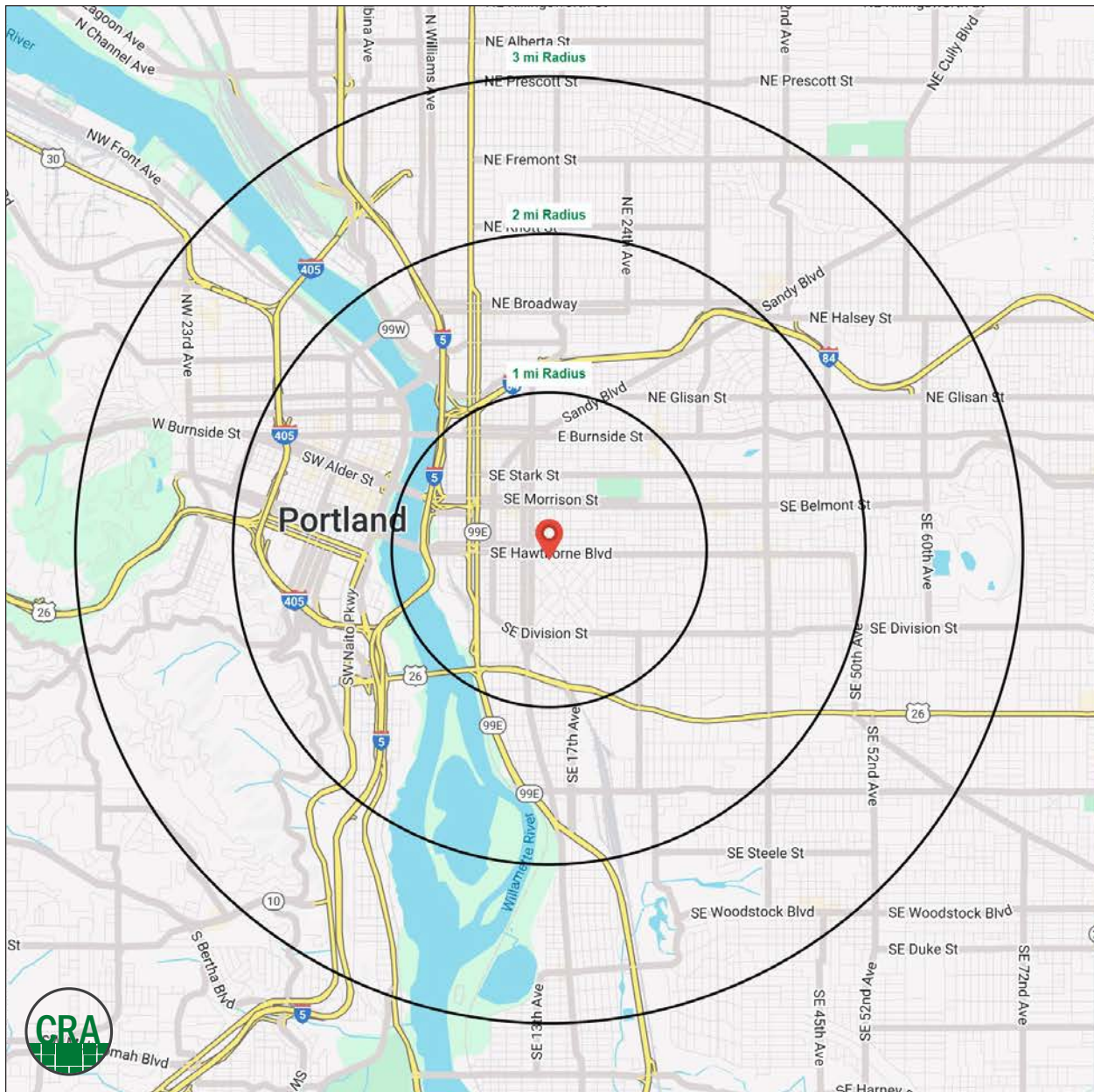
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	26,367	116,240	228,708
Estimated Households	14,500	64,634	120,513
Average HH Income	\$117,908	\$122,592	\$137,197
Median Home Value	\$705,026	\$670,007	\$688,726
Daytime Demographics 16+	30,278	192,164	283,898
Some College or Higher	85.5%	84.9%	85.8%

35.4

Median Age
1 MILE RADIUS

\$705,026

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: 45.5124/-122.6512

1431 SE Hawthorne Blvd Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	26,367	116,450	228,708
2029 Projected Population	26,552	115,624	225,926
2020 Census Population	26,801	115,107	228,152
2010 Census Population	21,182	95,481	190,716
Projected Annual Growth 2024 to 2029	0.1%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	1.7%	1.6%	1.4%
2024 Median Age	35.4	37.8	38.6
Households			
2024 Estimated Households	14,500	64,634	120,513
2029 Projected Households	14,830	65,202	120,859
2020 Census Households	14,230	61,915	116,708
2010 Census Households	10,919	49,599	95,020
Projected Annual Growth 2024 to 2029	0.5%	0.2%	-
Historical Annual Growth 2010 to 2024	2.3%	2.2%	1.9%
Race and Ethnicity			
2024 Estimated White	79.1%	76.5%	77.4%
2024 Estimated Black or African American	3.1%	4.3%	4.3%
2024 Estimated Asian or Pacific Islander	5.7%	7.3%	7.0%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.6%
2024 Estimated Other Races	11.6%	11.2%	10.7%
2024 Estimated Hispanic	10.0%	9.6%	9.0%
Income			
2024 Estimated Average Household Income	\$117,908	\$122,592	\$137,197
2024 Estimated Median Household Income	\$88,141	\$89,520	\$100,381
2024 Estimated Per Capita Income	\$65,241	\$68,609	\$72,705
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.9%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.2%	2.2%
2024 Estimated High School Graduate	11.3%	11.0%	10.5%
2024 Estimated Some College	18.3%	17.0%	15.8%
2024 Estimated Associates Degree Only	4.6%	5.6%	5.2%
2024 Estimated Bachelors Degree Only	38.5%	35.8%	36.4%
2024 Estimated Graduate Degree	24.2%	26.4%	28.5%
Business			
2024 Estimated Total Businesses	3,648	15,888	24,694
2024 Estimated Total Employees	24,665	158,168	219,351
2024 Estimated Employee Population per Business	6.8	10.0	8.9
2024 Estimated Residential Population per Business	7.2	7.3	9.3

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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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