

DO NOT DISTURB TENANT

ICONIC HISTORIC PACKARD SERVICE BUILDING

121 NW 23RD AVE, PORTLAND OR 97210



LOCATION

121 NW 23rd Ave, Portland OR 97210

AVAILABILITY

- 15,200 RSF on two levels - *do not disturb Tenant*

PRICING

Please call for details.

TRAFFIC COUNTS

NW 23rd Ave – 5,723 ADT ('24)

W Burnside – 23,761 ADT ('22)



TWO STORY FLAGSHIP RETAIL AVAILABLE FOR THE FIRST TIME IN OVER A DECADE!

- The Packard features 15,200 RSF on two levels fronting NW 23rd's retail shopping district. Gorgeous picture windows, exposed brick/concrete open-air interiors, all fronting NW 23rd. The location exudes character-rich architecture that greets customers at the entry. The retail space includes two glass storefront entries, (access from NW 23rd and Westover), ADA restrooms on the lower level, vertical transportation and overall ample abundant natural light. This property is a one-of-a-kind opportunity for a branded retail Tenant.
- The ownership is open to a possible demise of the ground floor from the upper levels for a qualified Tenant, but the preference is for a single tenant.
- Available with advance notice to existing Tenant.

Walk Score

97

Bike Score

84

Transit Score

68



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PACKARD SERVICE BUILDING
121 NW 23RD AVENUE
PORTLAND, OR

PORTLAND'S
WEST HILLS

SITE

5,298 ADT (22)

NW 23RD AVE 9,943 ADT (22)

19,235 ADT (18)

23,761 ADT (22)

8,980 ADT (22)

100,649 ADT (22)

23,460 ADT (22)

9,132 ADT (22)

115,336 ADT (22)

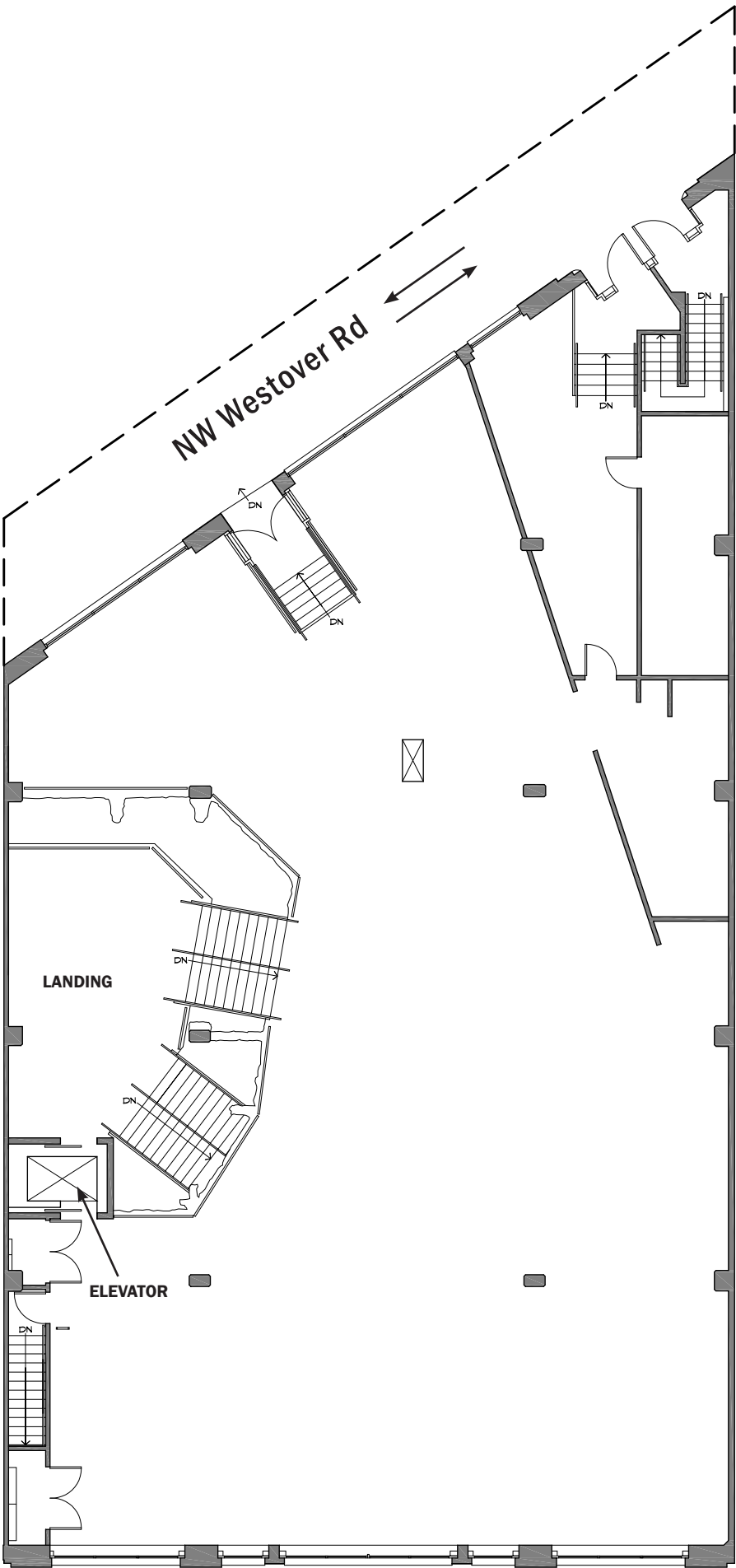


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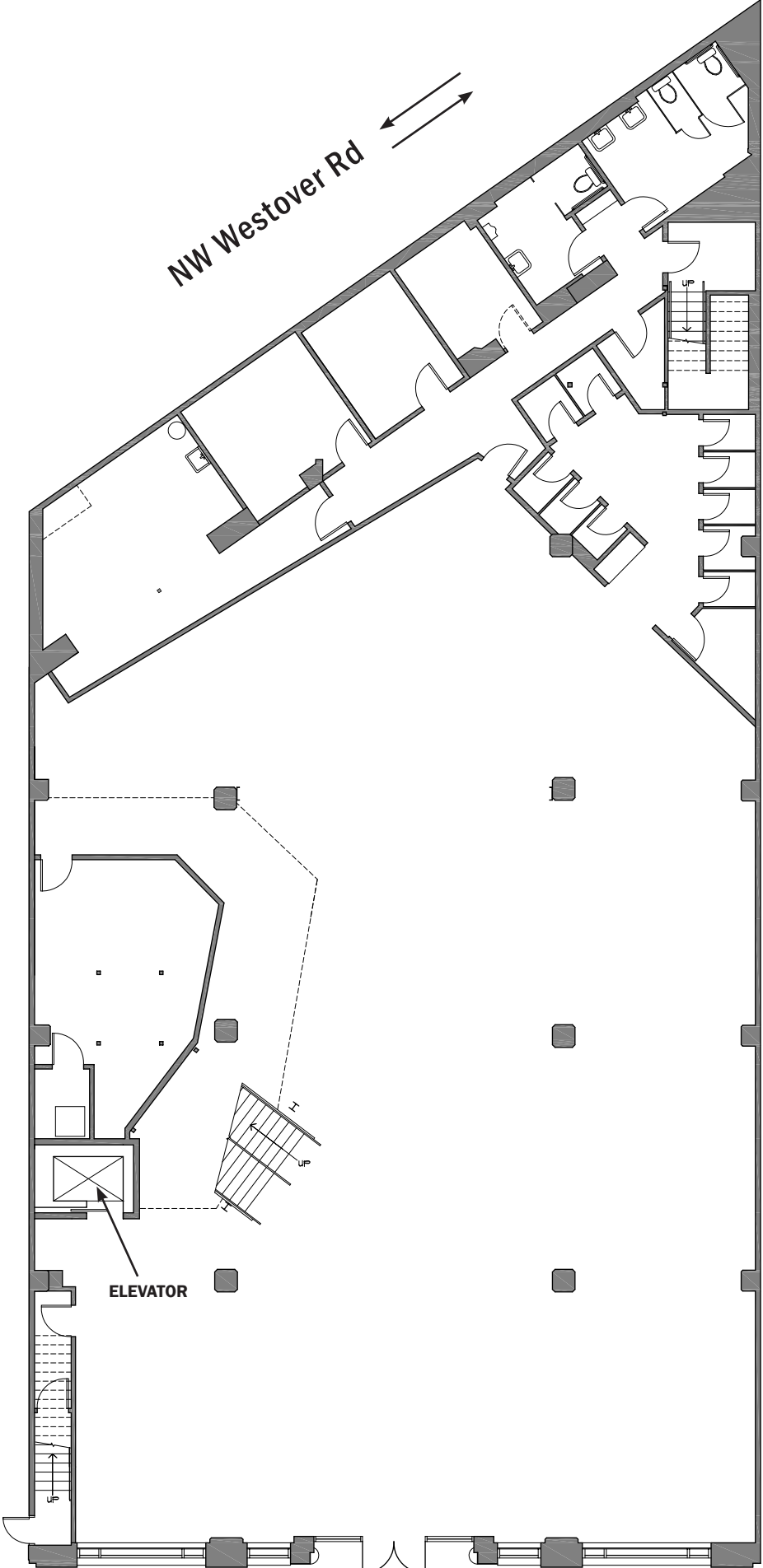


FLOOR PLAN

PACKARD SERVICE BUILDING
121 NW 23RD AVENUE
PORTLAND, OR



SECOND FLOOR PLAN



GROUND FLOOR PLAN

NW 23rd Ave ← →

AVAILABLE
(GROUND + 2ND FLOOR) 15,200 RSF



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

PACKARD SERVICE BUILDING

121 NW 23RD AVENUE

DEMOGRAPHIC SUMMARY

PORTLAND, OR

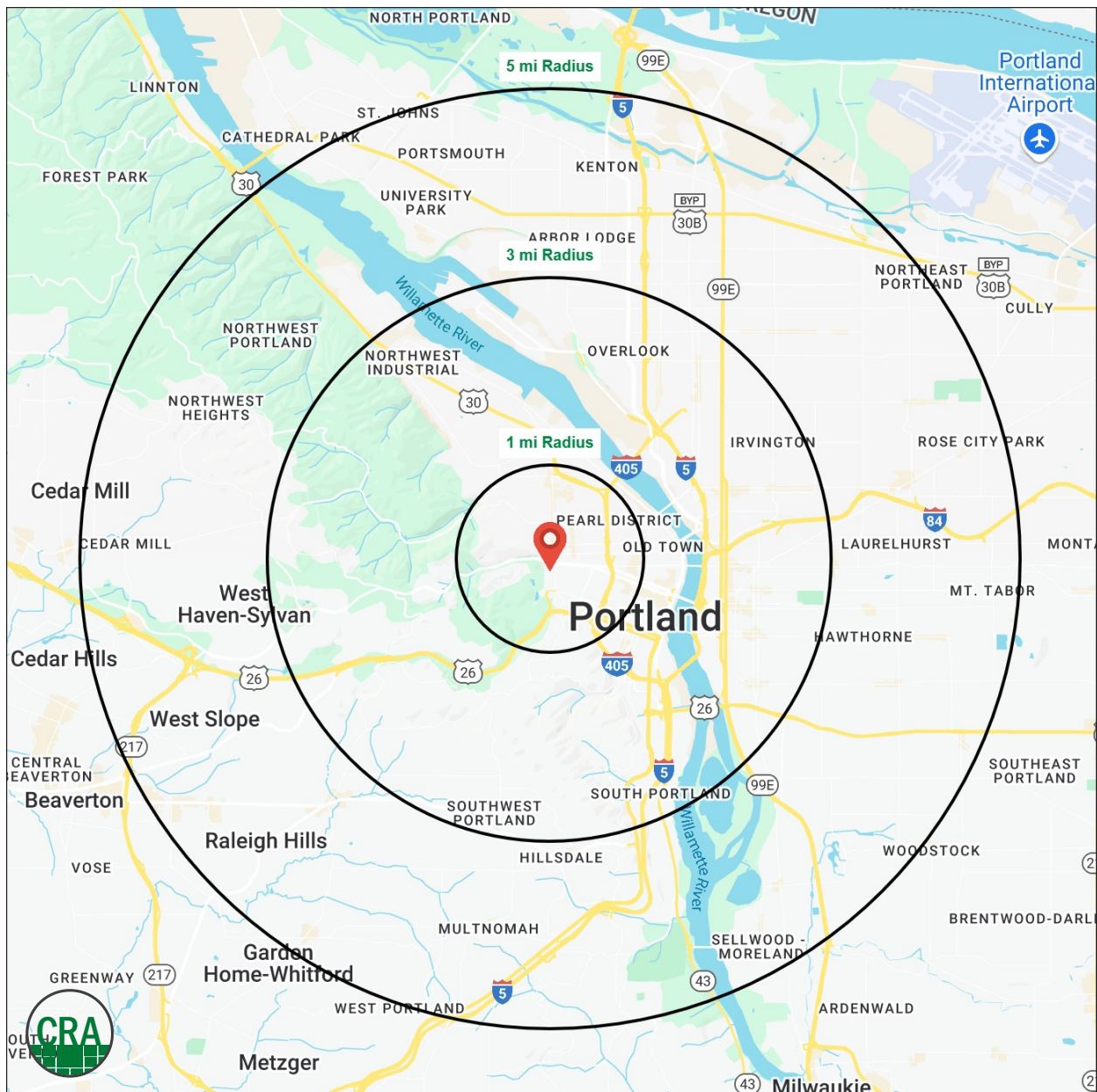
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	46,693	164,166	418,182
Estimated Households	28,308	87,628	199,564
Average HH Income	\$130,863	\$142,329	\$150,306
Median Home Value	\$725,422	\$731,073	\$679,267
Daytime Demographics 16+	61,524	247,756	413,864
Some College or Higher	86.2%	84.8%	85.7%

86.2%

Some College or Higher
1 MILE RADIUS

\$130,863

Average Household Income
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5243/-122.6987

Packard Building Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	46,693	164,166	418,182
2029 Projected Population	47,070	163,939	410,435
2020 Census Population	39,579	150,532	413,010
2010 Census Population	31,869	120,195	357,424
Projected Annual Growth 2024 to 2029	0.2%	-	-0.4%
Historical Annual Growth 2010 to 2024	3.3%	2.6%	1.2%
2024 Median Age	38.8	38.6	39.1
Households			
2024 Estimated Households	28,308	87,628	199,564
2029 Projected Households	28,728	88,631	197,442
2020 Census Households	25,887	81,858	193,698
2010 Census Households	20,422	63,649	165,041
Projected Annual Growth 2024 to 2029	0.3%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	2.8%	2.7%	1.5%
Race and Ethnicity			
2024 Estimated White	74.0%	74.1%	75.1%
2024 Estimated Black or African American	5.1%	6.1%	5.4%
2024 Estimated Asian or Pacific Islander	9.1%	7.4%	7.2%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2024 Estimated Other Races	11.2%	11.6%	11.6%
2024 Estimated Hispanic	10.5%	10.5%	10.3%
Income			
2024 Estimated Average Household Income	\$130,863	\$142,329	\$150,306
2024 Estimated Median Household Income	\$87,332	\$100,049	\$111,884
2024 Estimated Per Capita Income	\$79,706	\$76,433	\$72,059
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.5%	2.2%
2024 Estimated High School Graduate	10.2%	11.1%	10.4%
2024 Estimated Some College	15.4%	15.5%	16.1%
2024 Estimated Associates Degree Only	5.5%	5.2%	5.8%
2024 Estimated Bachelors Degree Only	36.0%	36.1%	37.3%
2024 Estimated Graduate Degree	29.3%	28.0%	26.6%
Business			
2024 Estimated Total Businesses	5,408	20,004	36,283
2024 Estimated Total Employees	47,418	200,944	301,607
2024 Estimated Employee Population per Business	8.8	10.0	8.3
2024 Estimated Residential Population per Business	8.6	8.2	11.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.