

RETAIL/SERVICE OPPORTUNITY STEPS OFF NW 23RD AVENUE!



FOR LEASE > 1,145 SF

2280 NW LOVEJOY

ADDRESS

2280 NW Lovejoy Street | Portland, OR

AVAILABLE SPACE

1,145 SF

RENTAL RATE

\$25.00/PSF/YR plus NNN

TRAFFIC COUNTS

NW 23rd Ave – 9,590 ADT ('22)

NW Lovejoy St – 7,259 ADT ('22)

HIGHLIGHTS

- Space is move-in ready with HVAC, electrical distribution, lighting and restroom
- High ceilings and large storefront glass/ great natural light
- Ideal for retail, service or creative office use
- Located across from Legacy Good Samaritan Hospital and adjacent to Bank of the West, Title Nine, Faherty, Little Big Burger, SEE Eyewear and Pepino's.
- Available now!



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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2280 NW LOVEJOY

PORTLAND, OR

NW 24TH Avenue

NW 23RD Avenue

NW 22ND Avenue

NW Overton

NW Northrup

NW Marshall

NW Lovejoy

NW Kearney

NW Johnson

NW Irving

NW 22ND Avenue

NW Hoyt

1137 NW 23RD
MIXED USE
RETAIL
4 LEVELS

Legacy Good Samaritan
Hospital & Medical Center
2,653 EMPLOYEES

SITE



GRANT'S PHILLY
CHEESESTEAKS

Legacy Good Samaritan
Hospital & Medical Center



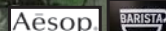
JOVANA SALON



NOB HILL BAR & GRILL



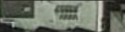
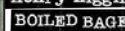
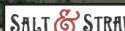
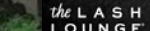
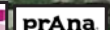
SANTA FE TAQUERIA



WARBY PARKER



sloan



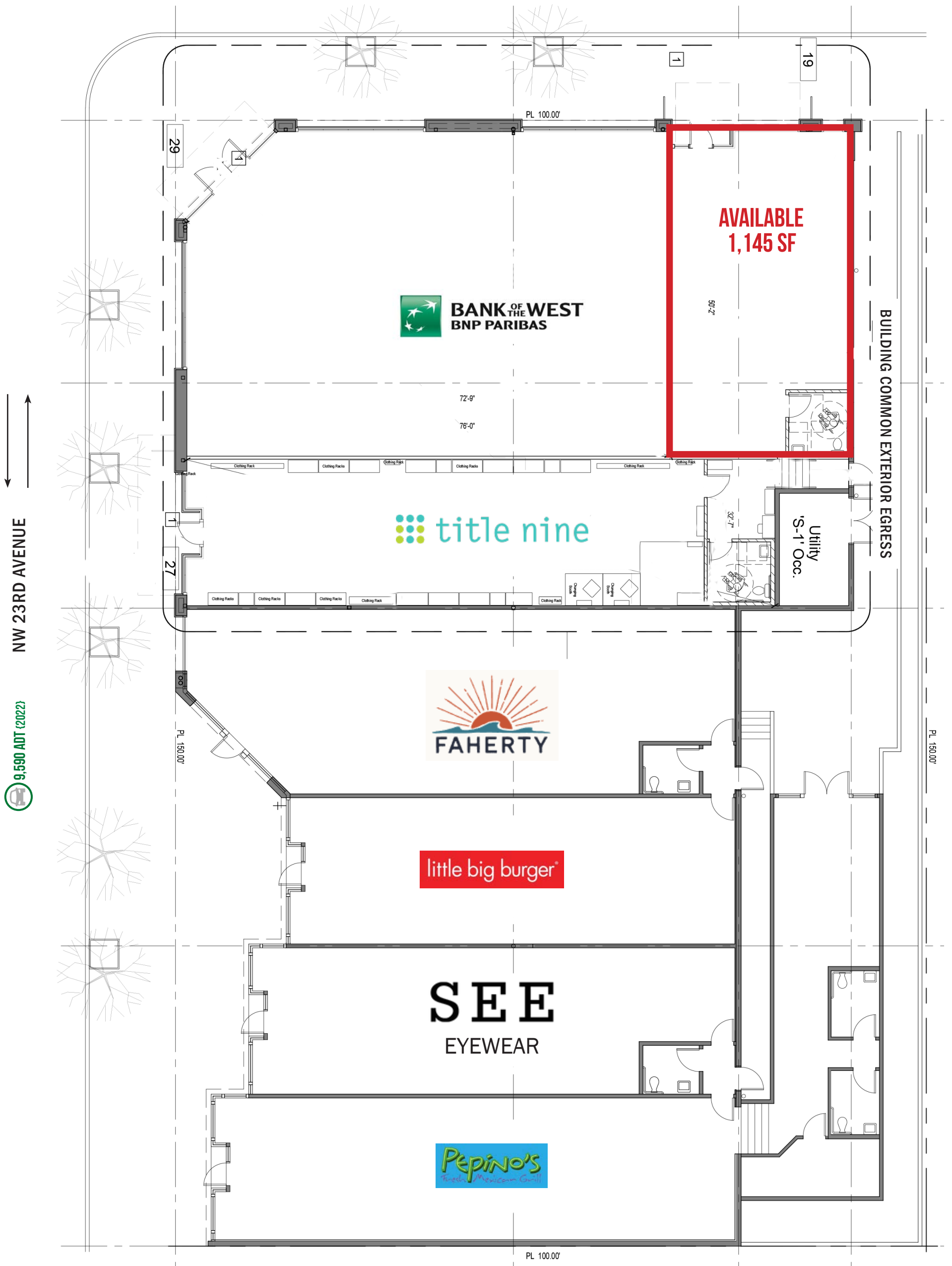
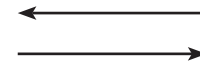
SITE PLAN

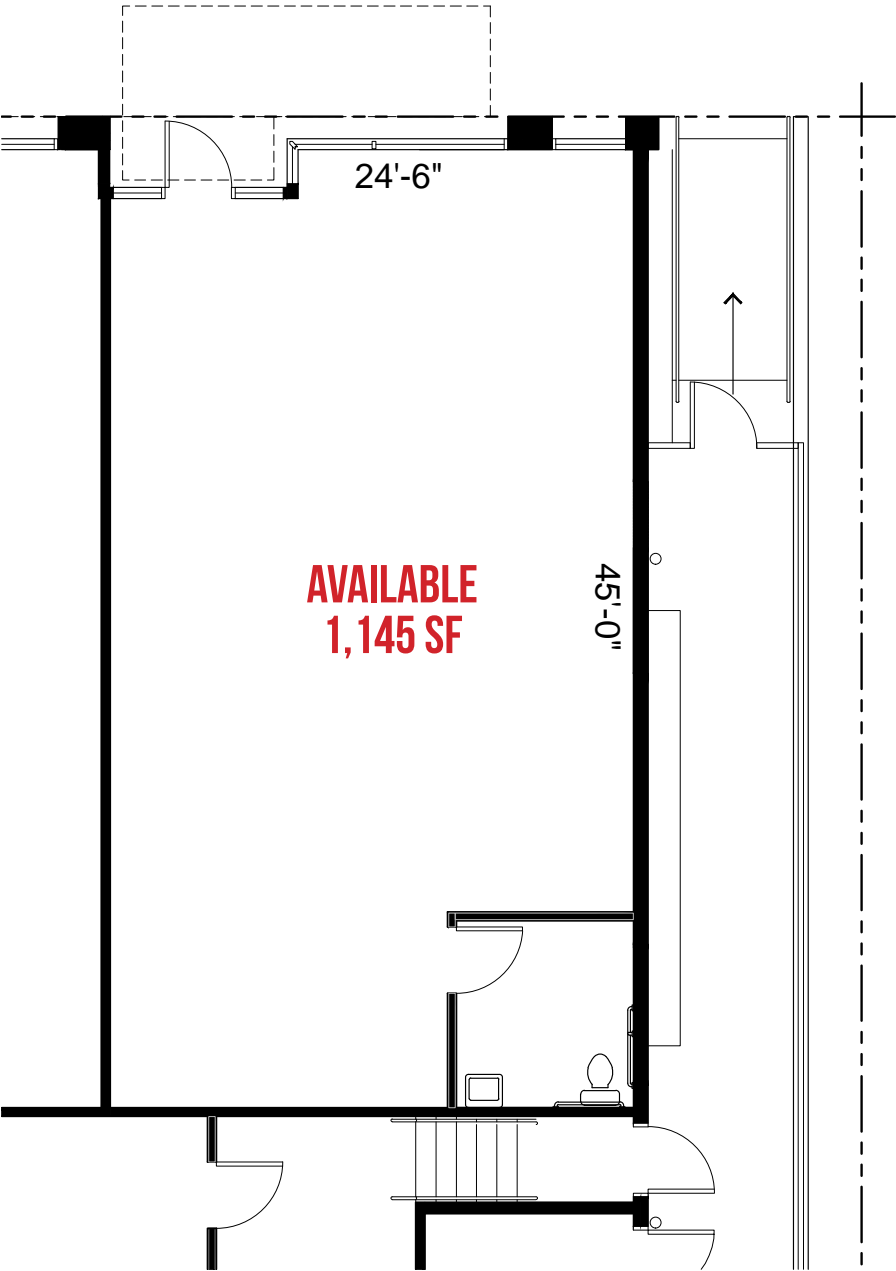
2280 NW LOVEJOY

PORTLAND, OR



NW LOVEJOY STREET





DEMOGRAPHIC SUMMARY

2280 NW LOVEJOY
PORTLAND, OR

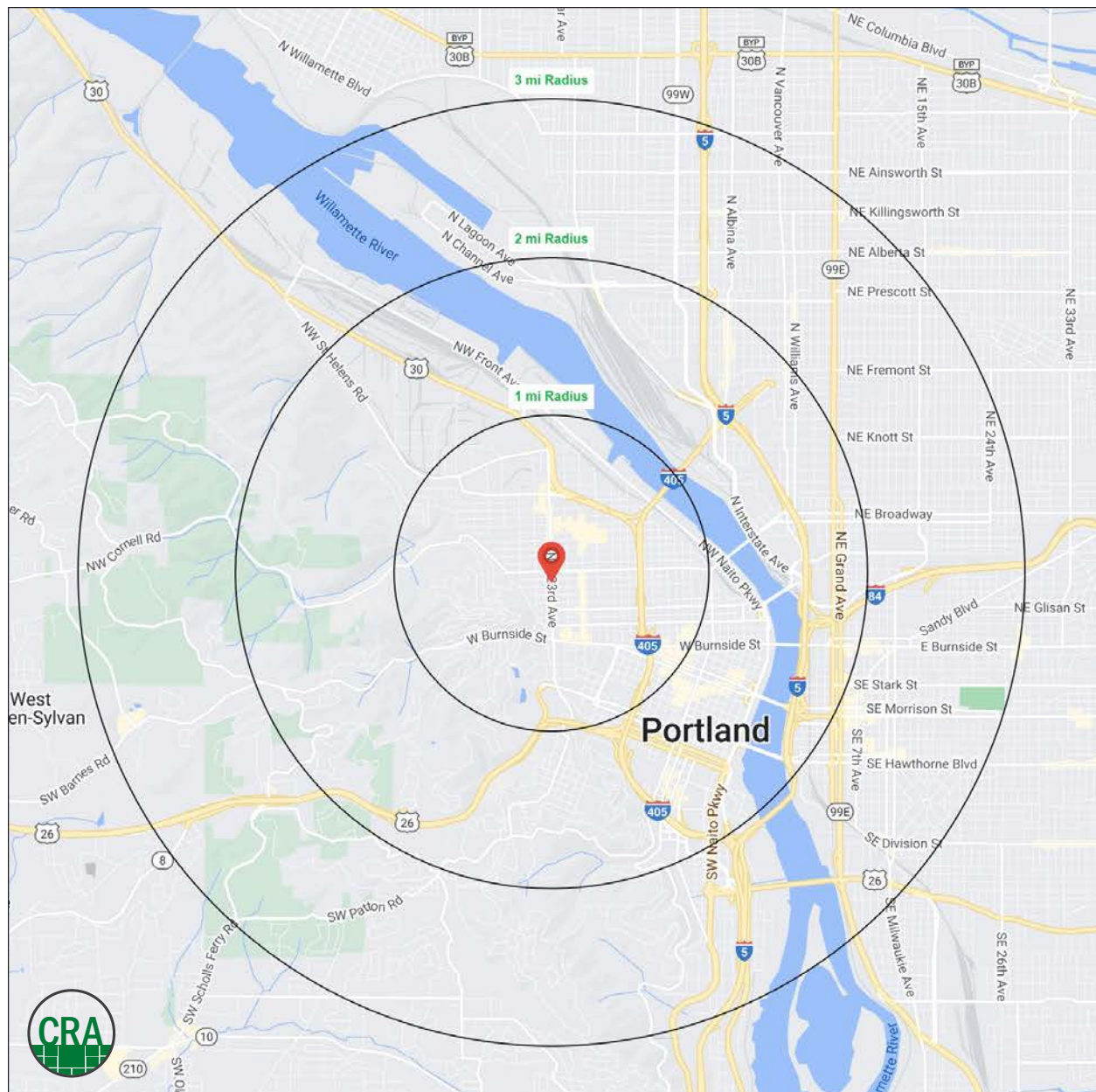
Source: Regis – SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	35,297	73,254	150,237
Estimated Households	22,947	44,112	81,530
Average HH Income	\$143,532	\$126,943	\$138,532
Median Home Value	\$702,900	\$677,960	\$662,811
Daytime Demographics 16+	54,896	174,126	246,245
Some College or Higher	90.4%	86.0%	87.3%

38.2

Median Age
1 MILE RADIUS

\$702,900

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5295/-122.6984

2280 NW Lovejoy St

Portland, OR 97210

1 mi
radius

2 mi
radius

3 mi
radius

Population

2023 Estimated Population	35,297	73,254	150,237
2028 Projected Population	36,430	74,670	157,346
2020 Census Population	35,109	73,760	150,418
2010 Census Population	27,055	56,810	119,593
Projected Annual Growth 2023 to 2028	0.6%	0.4%	0.9%
Historical Annual Growth 2010 to 2023	2.3%	2.2%	2.0%
2023 Median Age	38.2	38.7	38.1

Households

2023 Estimated Households	22,947	44,112	81,530
2028 Projected Households	23,973	45,406	85,912
2020 Census Households	22,731	44,081	80,970
2010 Census Households	17,325	32,784	62,608
Projected Annual Growth 2023 to 2028	0.9%	0.6%	1.1%
Historical Annual Growth 2010 to 2023	2.5%	2.7%	2.3%

Race and Ethnicity

2023 Estimated White	76.4%	72.8%	74.3%
2023 Estimated Black or African American	3.4%	5.2%	6.1%
2023 Estimated Asian or Pacific Islander	8.4%	9.1%	7.2%
2023 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
2023 Estimated Other Races	11.1%	12.0%	11.6%
2023 Estimated Hispanic	10.6%	12.7%	11.2%

Income

2023 Estimated Average Household Income	\$143,532	\$126,943	\$138,532
2023 Estimated Median Household Income	\$97,197	\$90,297	\$98,754
2023 Estimated Per Capita Income	\$93,696	\$77,348	\$75,742

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%	2.3%	1.9%
2023 Estimated High School Graduate	8.1%	10.1%	9.7%
2023 Estimated Some College	13.7%	16.2%	15.7%
2023 Estimated Associates Degree Only	4.7%	4.6%	4.7%
2023 Estimated Bachelors Degree Only	39.9%	36.6%	38.5%
2023 Estimated Graduate Degree	32.0%	28.8%	28.4%

Business

2023 Estimated Total Businesses	5,006	12,683	20,126
2023 Estimated Total Employees	45,127	150,778	204,895
2023 Estimated Employee Population per Business	9.0	11.9	10.2
2023 Estimated Residential Population per Business	7.1	5.8	7.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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