

NW 23RD OPPORTUNITY



RARE SECOND GENERATION BOUTIQUE HIGH STREET RETAIL

ADDRESS

2305 NW Kearney Street | Portland, OR 97210

AVAILABLE SPACE

2,314 SF - Available August 2025

RENTAL RATE

Please call for details

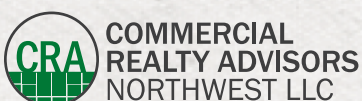
TRAFFIC COUNTS

NW 23rd Ave – 11,158 ADT ('22)

NW Lovejoy St – 7,259 ADT ('22)

HIGHLIGHTS

- Prime ground floor retail space on NW Kearney & 23rd Avenue in the heart of the 23rd Avenue retail corridor **(please don't disturb current tenant!)**
- Includes off-street shared customer parking area.
- Located just two blocks from Legacy Good Samaritan Hospital.
- Adjacent tenants Angolo and Eileen Fisher (coming soon!), neighboring businesses within a 1-block radius include Salt & Straw Ice Cream, Bamboo Sushi, Marine Layer, Gorjana, Aesop, Cotopaxi, Portland Leather, Barista, Paxton Gate, The Meadow, Fireside, Title Nine, Faherty and more!

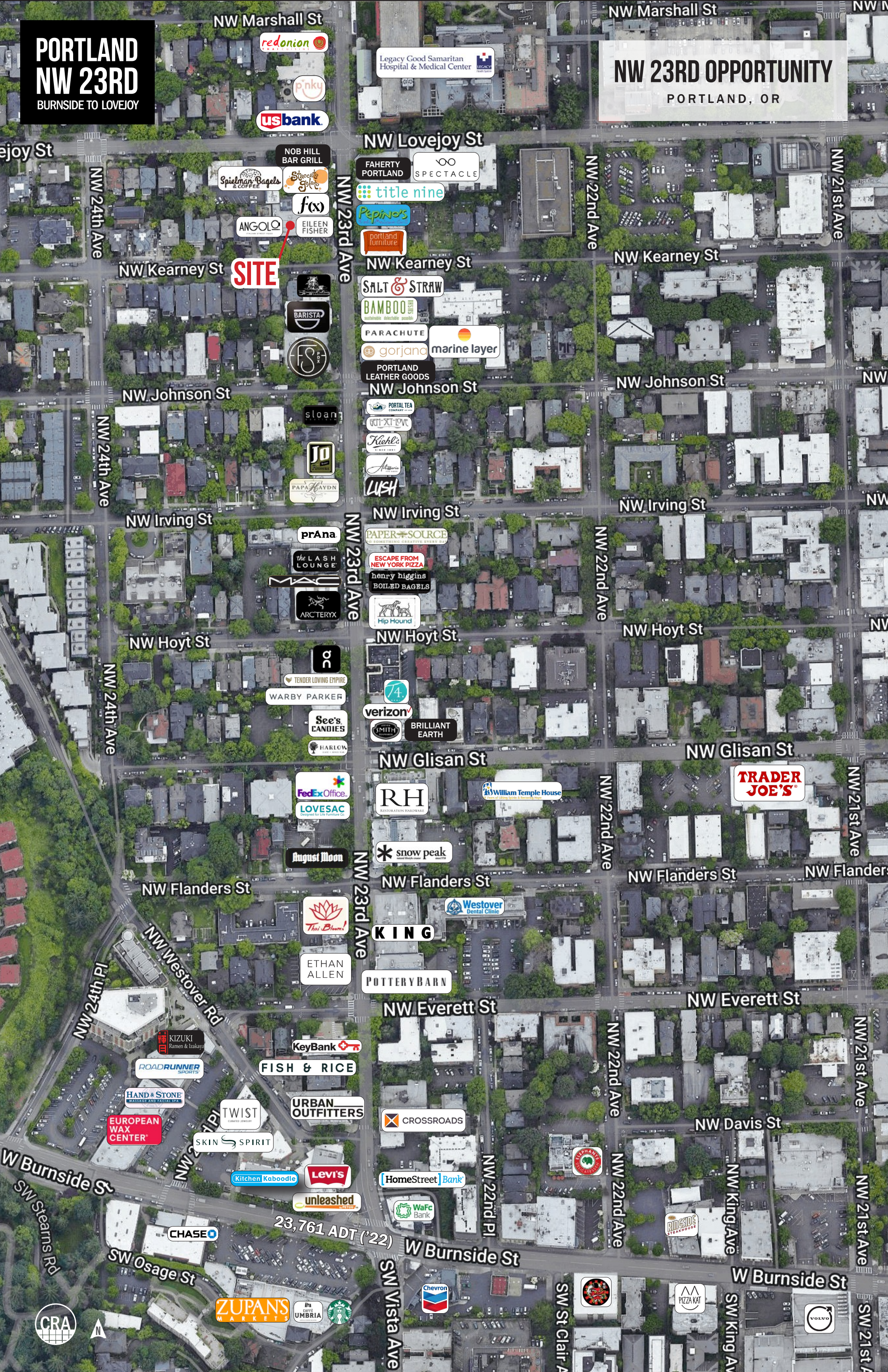


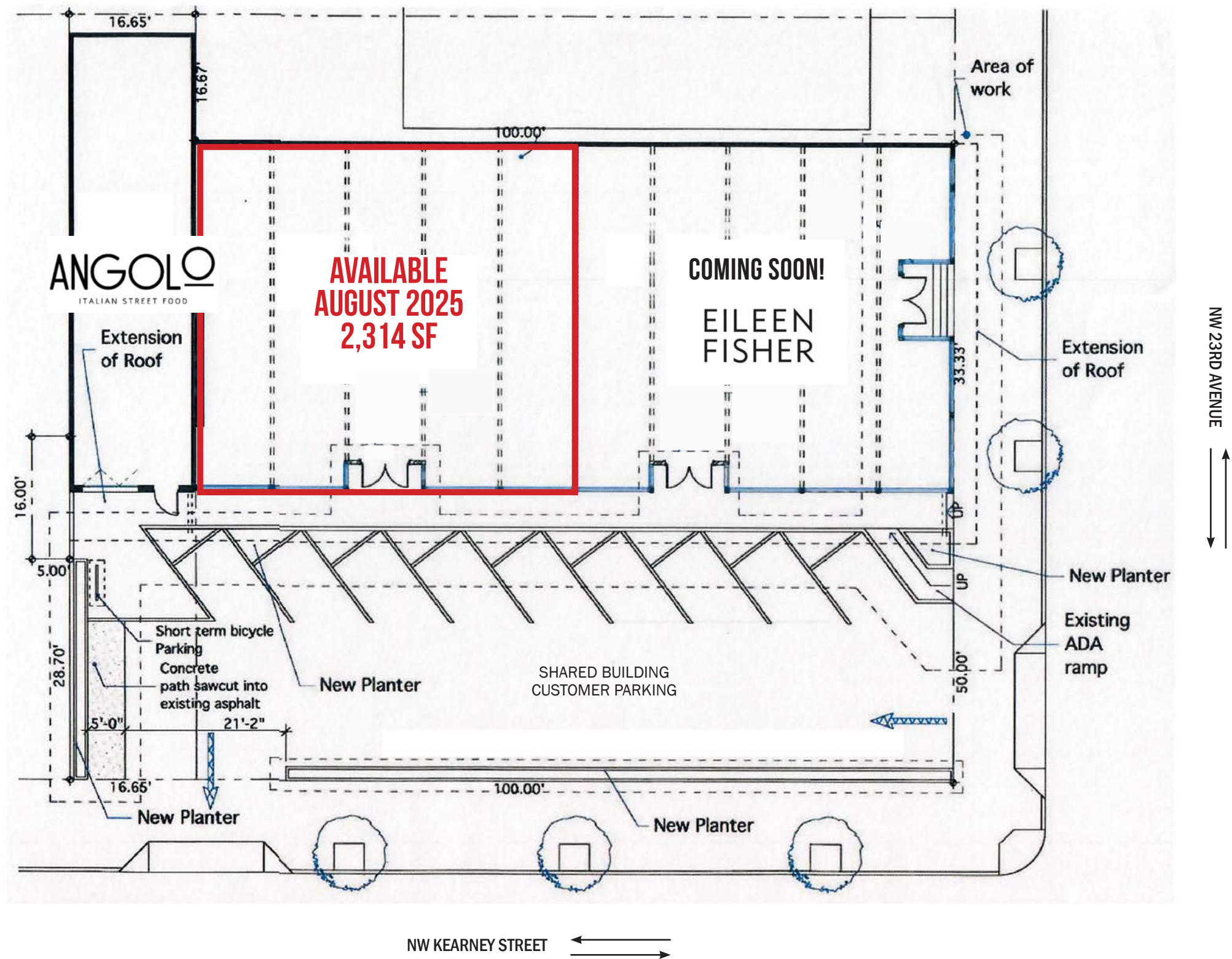
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503.274.0211
www.cra-nw.com

PORTLAND
NW 23RD
BURNSIDE TO LOVEJOY

NW 23RD OPPORTUNITY
PORTLAND, OR





DEMOGRAPHIC SUMMARY

NW 23RD OPPORTUNITY

PORTLAND, OR

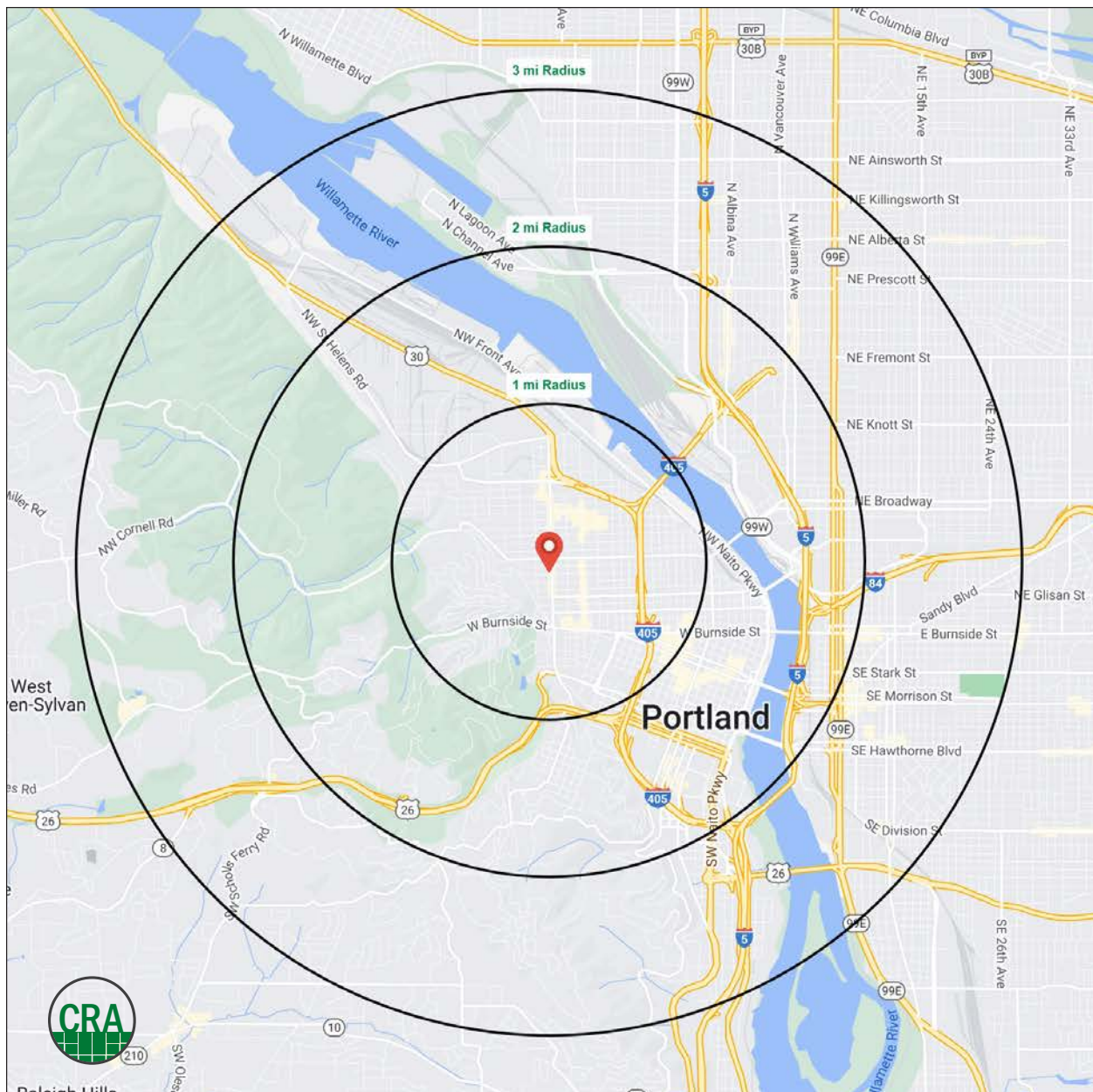
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	39,706	86,232	163,530
Estimated Households	25,644	47,109	86,688
Average HH Income	\$145,813	\$131,857	\$142,425
Median Home Value	\$747,983	\$727,386	\$724,897
Daytime Demographics 16+	54,631	173,024	251,088
Some College or Higher	88.1%	82.6%	84.8%

\$747,983

Median Home Value
1 MILE RADIUS

\$145,813

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: 45.5293/-122.699

2305 NW Kearney St Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	39,706	86,232	163,530
2029 Projected Population	40,735	86,250	163,958
2020 Census Population	35,274	71,929	149,874
2010 Census Population	27,055	56,093	119,143
Projected Annual Growth 2024 to 2029	0.5%	-	-
Historical Annual Growth 2010 to 2024	3.3%	3.8%	2.7%
2024 Median Age	37.9	38.7	38.5
Households			
2024 Estimated Households	25,644	47,109	86,688
2029 Projected Households	26,248	48,001	87,996
2020 Census Households	22,801	43,073	80,740
2010 Census Households	17,320	32,432	62,422
Projected Annual Growth 2024 to 2029	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	3.4%	3.2%	2.8%
Race and Ethnicity			
2024 Estimated White	74.9%	73.2%	73.7%
2024 Estimated Black or African American	4.8%	5.8%	6.5%
2024 Estimated Asian or Pacific Islander	8.6%	8.4%	7.3%
2024 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2024 Estimated Other Races	11.0%	11.7%	11.7%
2024 Estimated Hispanic	10.4%	10.9%	10.5%
Income			
2024 Estimated Average Household Income	\$145,813	\$131,857	\$142,425
2024 Estimated Median Household Income	\$96,074	\$89,846	\$101,004
2024 Estimated Per Capita Income	\$94,498	\$72,672	\$75,966
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.1%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.2%	3.0%	2.5%
2024 Estimated High School Graduate	9.5%	12.3%	11.2%
2024 Estimated Some College	13.5%	16.3%	15.5%
2024 Estimated Associates Degree Only	5.0%	5.0%	5.2%
2024 Estimated Bachelors Degree Only	38.6%	33.3%	36.3%
2024 Estimated Graduate Degree	31.0%	28.0%	27.8%
Business			
2024 Estimated Total Businesses	4,915	12,488	20,041
2024 Estimated Total Employees	44,655	144,987	204,782
2024 Estimated Employee Population per Business	9.1	11.6	10.2
2024 Estimated Residential Population per Business	8.1	6.9	8.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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