

FOR LEASE > PORTLAND, OREGON

NW IRVING STREET



ADDRESS

2326 & 2330 NW Irving Street
Portland, Oregon

AVAILABLE SPACE AND RENTAL RATE

2326 NW Irving St: 1,342 SF
\$30/SF NNN, ~\$10/SF/YR

2330 NW Irving St: 773 SF
\$32/SF NNN, ~\$10/SF/YR

TRAFFIC COUNTS

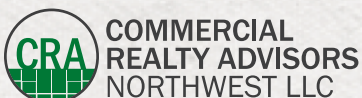
NW 23rd Ave – 9,943 ADT ('22)

PARKING (Market rate)

One monthly off-street parking space available for 2330 NW Irving, and up to two available for 2326 NW Irving.

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, Where Real Estate, 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.
- Available now!



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NW IRVING ST & 23RD AVE
2326-2330 NW IRVING STREET
PORTLAND, OR



NW IRVING ST & 23RD AVE 2326-2330 NW IRVING STREET

PORTLAND, OR

SITE

prAna

PAPER SOURCE

KORNBLATT'S

MAC

ARCTERYX

ETHER

23 Hoyt

RAM'S HEAD

TENDER LOVING EMPIRE

See's CANDIES

HARLOW

SMITH

FedEx Office

RH

snow peak

AUGUST MOON CHINESE

ETHAN ALLEN

POTTERYBARN

BEN & JERRY'S

KHAO SOY THAI

KeyBank

ROADRUNNER SPORTS

Doctors Express

PHARMACY

TWIST

seattlecoffee

URBAN OUTFITTERS

Levi's

Kitchen Kaboodle

unleashed

CHASE

WaFc Bank

Chevron

ZUPAN'S MARKETS

UMBRIA

STRAIGHT FROM NEW YORK PIZZA

Goodwill Industries International, Inc.

RECHARGE

W BURNSIDE

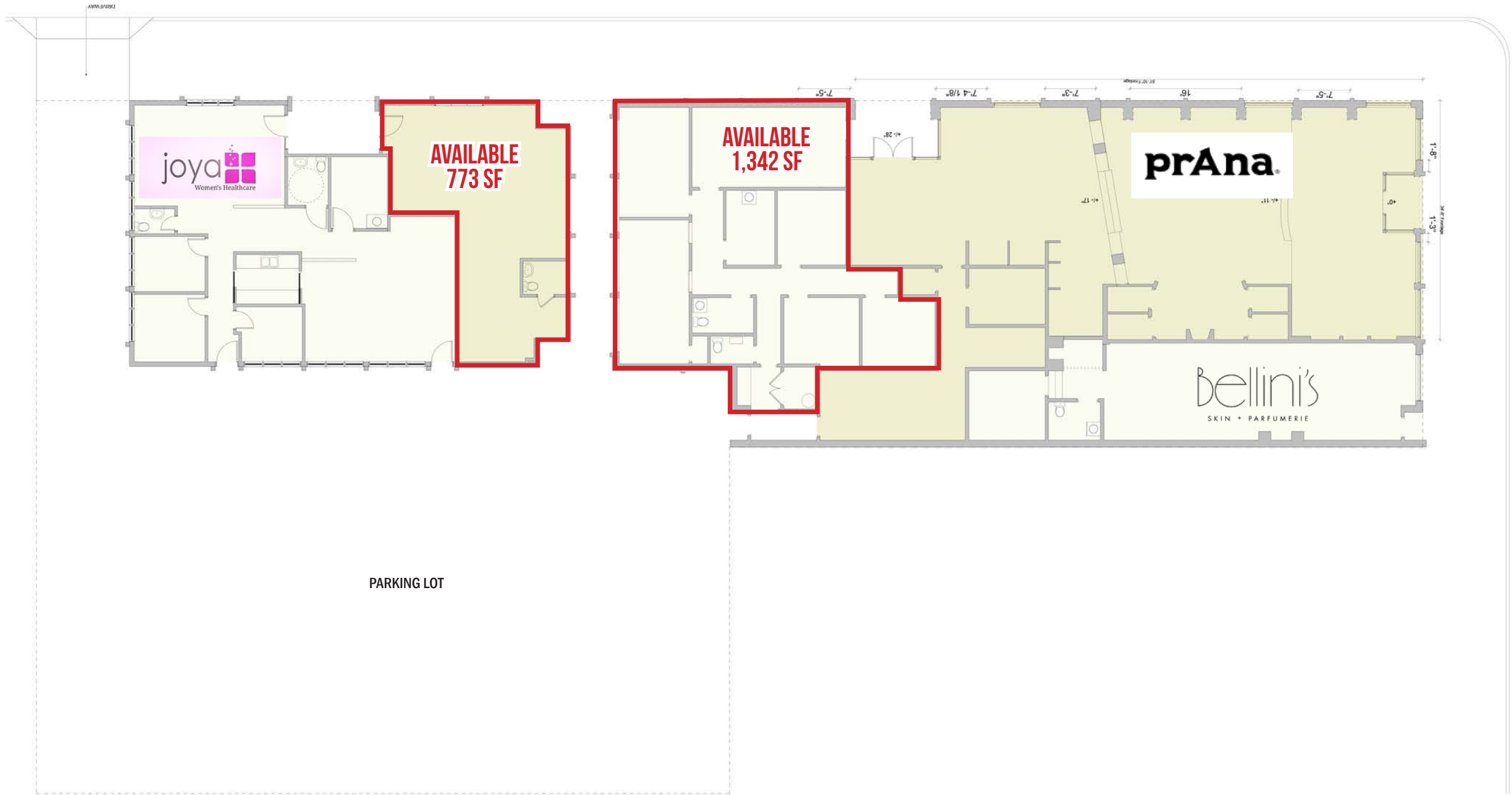
B STREET



SITE PLAN

NW IRVING ST & 23RD AVE
2326-2330 NW IRVING STREET
PORTLAND, OR

NW IRVING STREET



NW 23RD AVENUE

NW IRVING ST & 23RD AVE

2326-2330 NW IRVING STREET

DEMOGRAPHIC SUMMARY

PORTLAND, OR

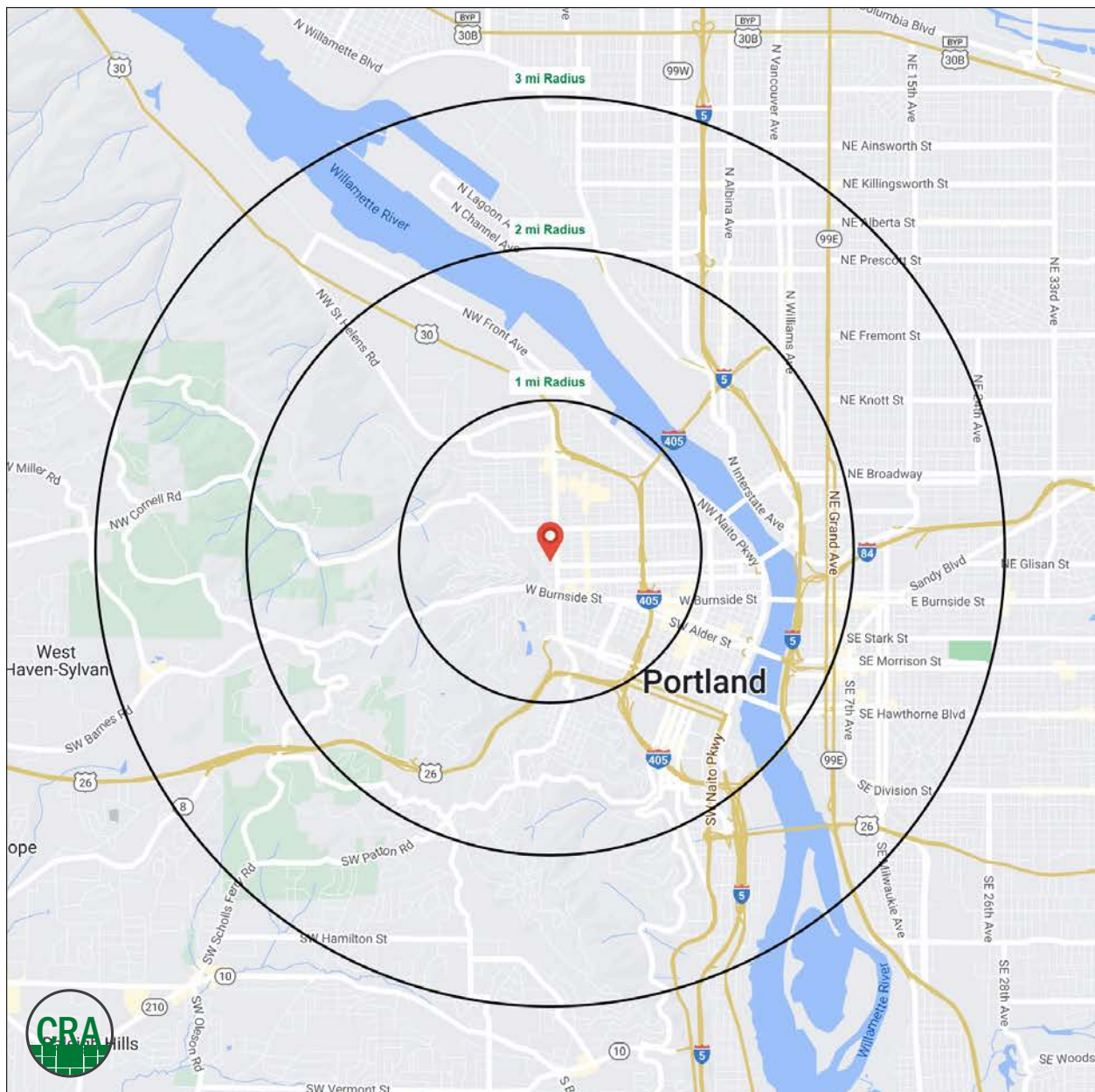
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	37,308	69,836	149,789
Projected Population 2027	37,752	70,433	155,719
Average HH Income	\$111,548	\$104,082	\$113,229
Median Home Value	\$683,552	\$672,882	\$649,504
Daytime Demographics 16+	56,618	181,769	269,347
Some College or Higher	90.3%	86.5%	87.2%

38.5

Median Age
1 MILE RADIUS

\$683,552

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5275/-122.6993

2330 NW Irving St Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2022 Estimated Population	37,308	69,836	149,789
2027 Projected Population	37,752	70,433	155,719
2020 Census Population	37,535	70,508	150,296
2010 Census Population	29,238	55,715	119,668
Projected Annual Growth 2022 to 2027	0.2%	0.2%	0.8%
Historical Annual Growth 2010 to 2022	2.3%	2.1%	2.1%
2022 Median Age	38.5	39.1	38.2
Households			
2022 Estimated Households	24,119	42,144	81,135
2027 Projected Households	24,779	43,048	85,109
2020 Census Households	24,296	42,509	81,297
2010 Census Households	18,698	32,334	63,038
Projected Annual Growth 2022 to 2027	0.5%	0.4%	1.0%
Historical Annual Growth 2010 to 2022	2.4%	2.5%	2.4%
Race and Ethnicity			
2022 Estimated White	76.2%	73.3%	74.5%
2022 Estimated Black or African American	3.5%	4.7%	5.9%
2022 Estimated Asian or Pacific Islander	8.6%	9.3%	7.3%
2022 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
2022 Estimated Other Races	11.0%	11.7%	11.6%
2022 Estimated Hispanic	10.6%	12.4%	11.1%
Income			
2022 Estimated Average Household Income	\$111,548	\$104,082	\$113,229
2022 Estimated Median Household Income	\$82,019	\$77,972	\$83,964
2022 Estimated Per Capita Income	\$72,553	\$63,745	\$61,917
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.6%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.0%	1.8%
2022 Estimated High School Graduate	7.7%	9.9%	9.8%
2022 Estimated Some College	12.5%	14.4%	14.6%
2022 Estimated Associates Degree Only	4.4%	4.6%	4.9%
2022 Estimated Bachelors Degree Only	40.6%	36.7%	37.9%
2022 Estimated Graduate Degree	32.9%	30.9%	29.8%
Business			
2022 Estimated Total Businesses	5,126	12,553	20,081
2022 Estimated Total Employees	46,088	159,526	228,578
2022 Estimated Employee Population per Business	9.0	12.7	11.4
2022 Estimated Residential Population per Business	7.3	5.6	7.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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