

FOR LEASE > PORTLAND, OREGON

NW IRVING STREET



ADDRESS

2326 NW Irving Street
Portland, Oregon

AVAILABLE SPACE AND RENTAL RATE

1,342 SF | \$25/SF NNN

TRAFFIC COUNTS

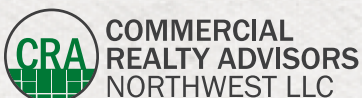
NW 23rd Ave – 9,930 ADT ('25)

PARKING

Off-street parking available at current rates,
conveniently located at the rear of the building!
Current rates apply.

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, Deb Kemp Realty, 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 – current parking rates apply.
- Available now!



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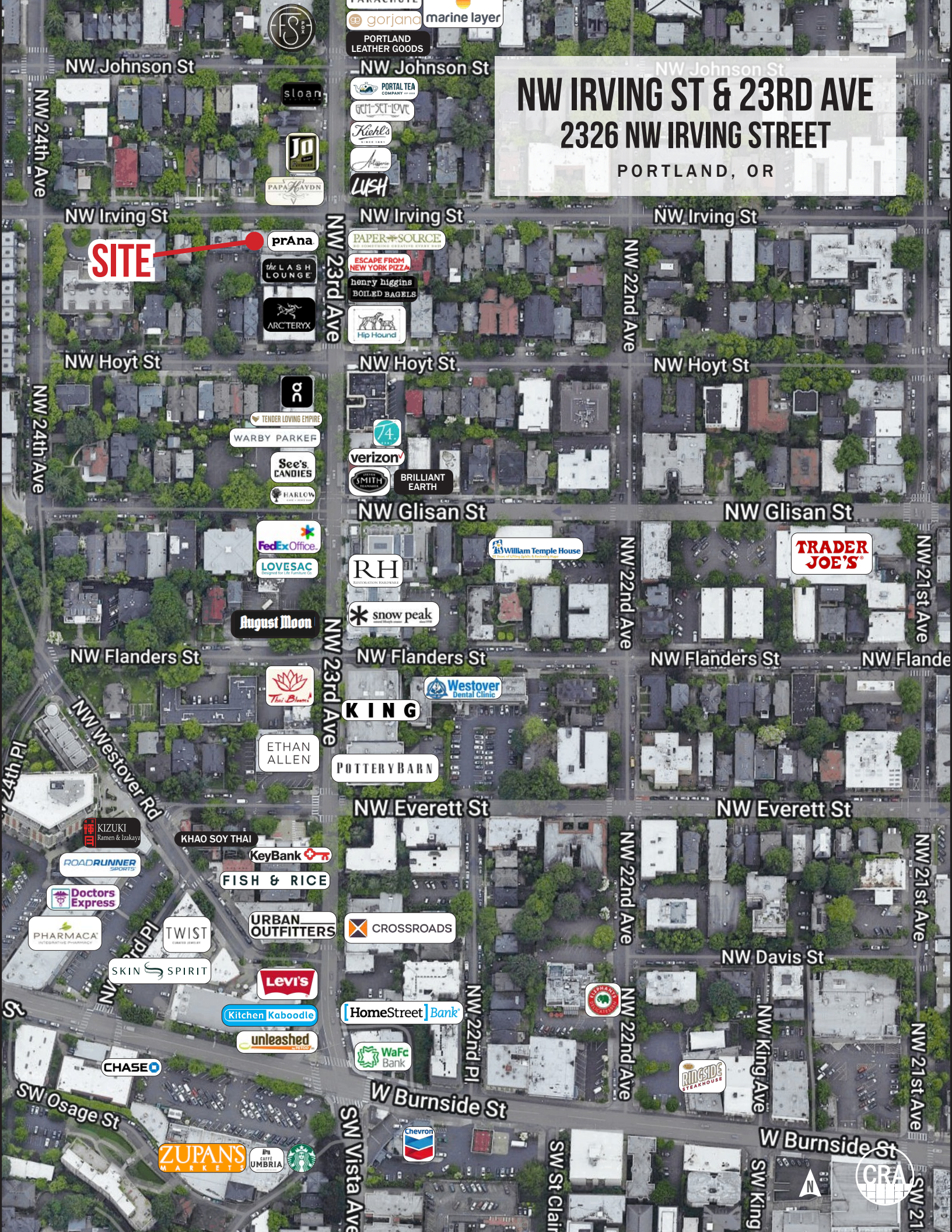
NW Johnson St

NW IRVING ST & 23RD AVE

2326 NW IRVING STREET

PORTLAND, OR

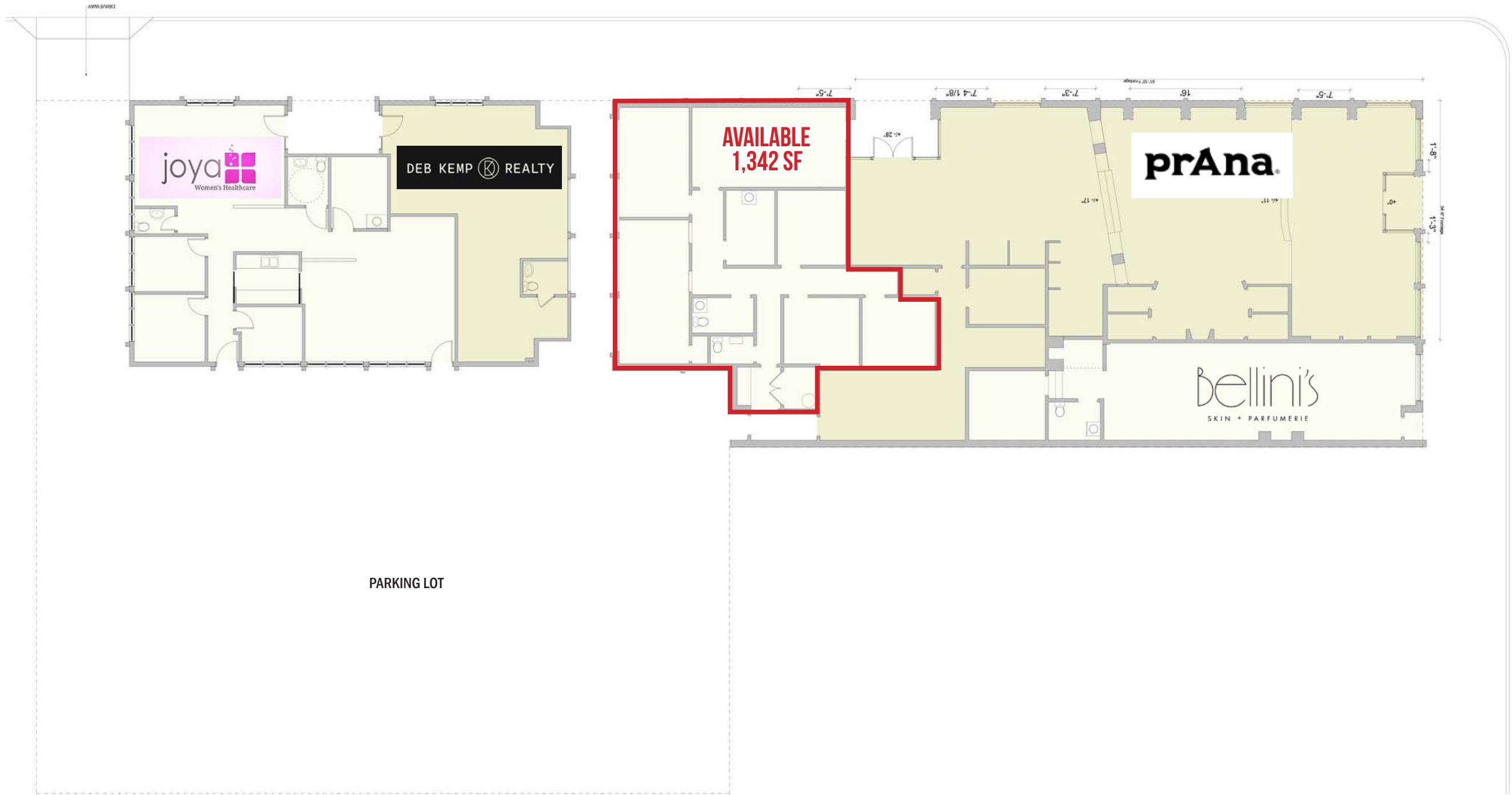
SITE



SITE PLAN

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

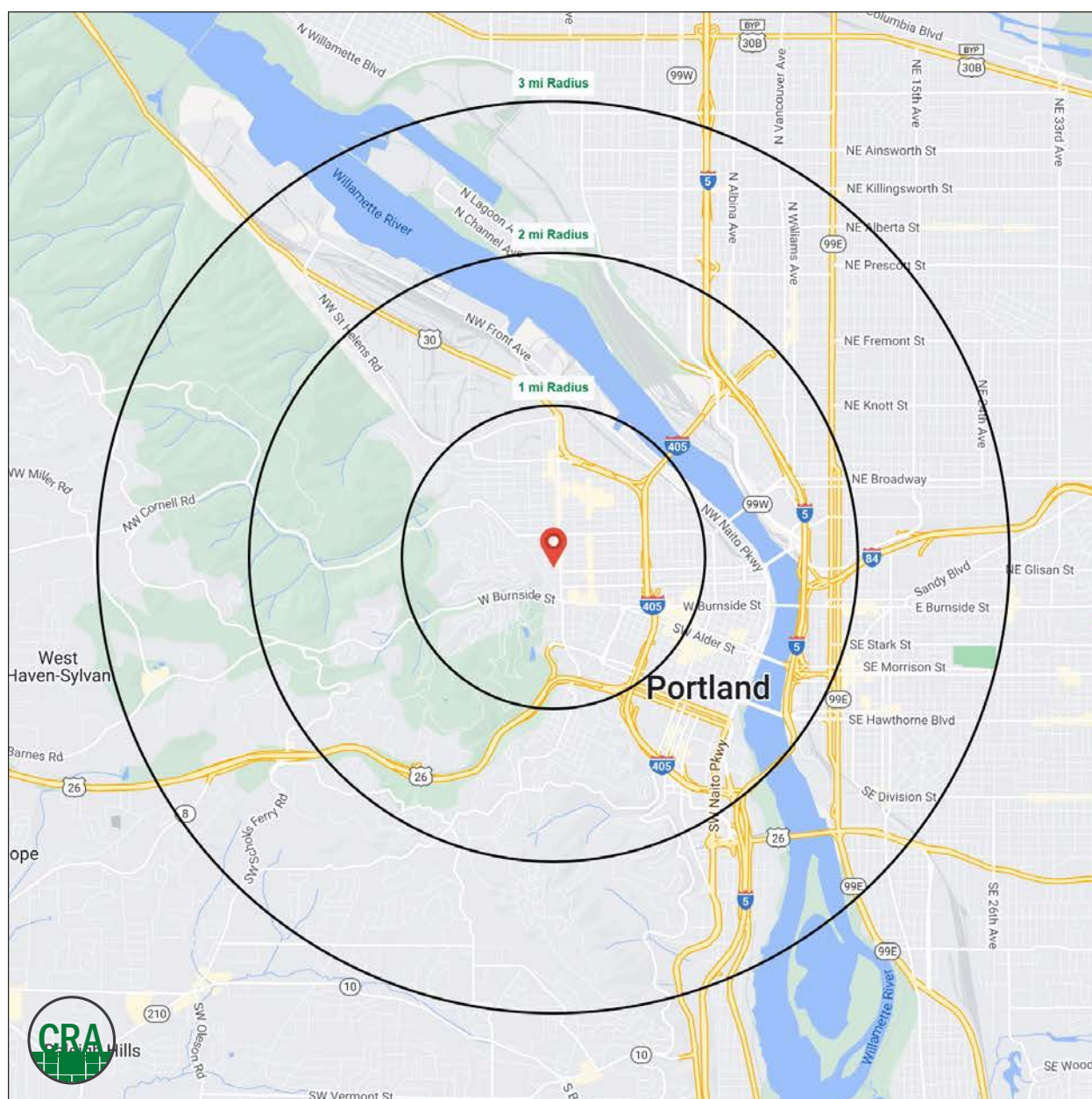
NW IRVING STREET



NW 23RD AVENUE

PORTLAND, OR

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5275/-122.6989

2326 NW Irving St Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	47,661	88,461	166,331
2030 Projected Population	49,274	89,186	167,657
2020 Census Population	37,704	71,078	149,611
2010 Census Population	29,395	56,072	119,015
Projected Annual Growth 2025 to 2030	0.7%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	4.1%	3.9%	2.7%
2025 Median Age	38.5	38.7	38.5
Households			
2025 Estimated Households	28,089	47,278	87,000
2030 Projected Households	29,296	48,820	89,346
2020 Census Households	24,412	42,834	80,785
2010 Census Households	18,812	32,529	62,515
Projected Annual Growth 2025 to 2030	0.9%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	3.3%	3.0%	2.6%
Race and Ethnicity			
2025 Estimated White	74.4%	73.4%	73.9%
2025 Estimated Black or African American	4.9%	5.6%	6.3%
2025 Estimated Asian or Pacific Islander	8.8%	8.5%	7.3%
2025 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
2025 Estimated Other Races	11.1%	11.7%	11.6%
2025 Estimated Hispanic	10.5%	10.9%	10.5%
Income			
2025 Estimated Average Household Income	\$137,459	\$129,377	\$139,076
2025 Estimated Median Household Income	\$92,887	\$89,282	\$98,666
2025 Estimated Per Capita Income	\$81,314	\$69,720	\$73,172
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.9%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.8%	2.5%
2025 Estimated High School Graduate	8.0%	11.3%	10.4%
2025 Estimated Some College	14.2%	15.9%	15.6%
2025 Estimated Associates Degree Only	5.6%	5.1%	5.1%
2025 Estimated Bachelors Degree Only	38.3%	34.6%	37.1%
2025 Estimated Graduate Degree	30.9%	28.3%	28.0%
Business			
2025 Estimated Total Businesses	5,212	12,687	20,239
2025 Estimated Total Employees	45,329	144,259	205,160
2025 Estimated Employee Population per Business	8.7	11.4	10.1
2025 Estimated Residential Population per Business	9.1	7.0	8.2

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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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