

FOR LEASE > PORTLAND, OREGON

# IRVING STREET



## ADDRESS

2332 NW Irving Street  
Portland, Oregon

## AVAILABLE SPACE

1,483 SF

## ASKING RATE

\$28/SF NNN (\$11.89/SF/YR)

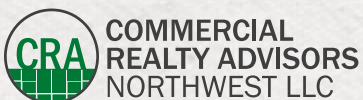
## TRAFFIC COUNTS

NW 23rd Ave – 9,930 ADT ('25)



## HIGHLIGHTS

- Located in a charming and well-maintained building in desirable NW Portland, within walking distance of Good Samaritan Hospital and NW 23rd Avenue shopping district.
- Space Features:
  - Open reception area, private offices/treatment rooms, kitchenette with dishwasher, back room with W/D and rear entry with direct access to parking.
  - Great natural light
- Off-street parking directly adjacent to space.
- Ideal for medical, professional service, or office use.
- Neighbors include Vetiver Street, Bellini's Skin & Parfumerie, Prana, Along The Way, Paper Source, Papa Haydn's Restaurant, Jo Bar, Henry Higgins Boiled Bagels, and more.
- 2026 NNN \$11.89/SF includes water/sewer, trash/recycling and HVAC maintenance.
- Available now!

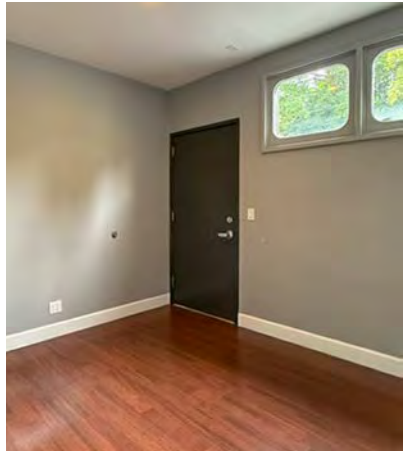


**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

**IRVING ST**  
**2332 NW IRVING ST**  
PORTLAND, OR

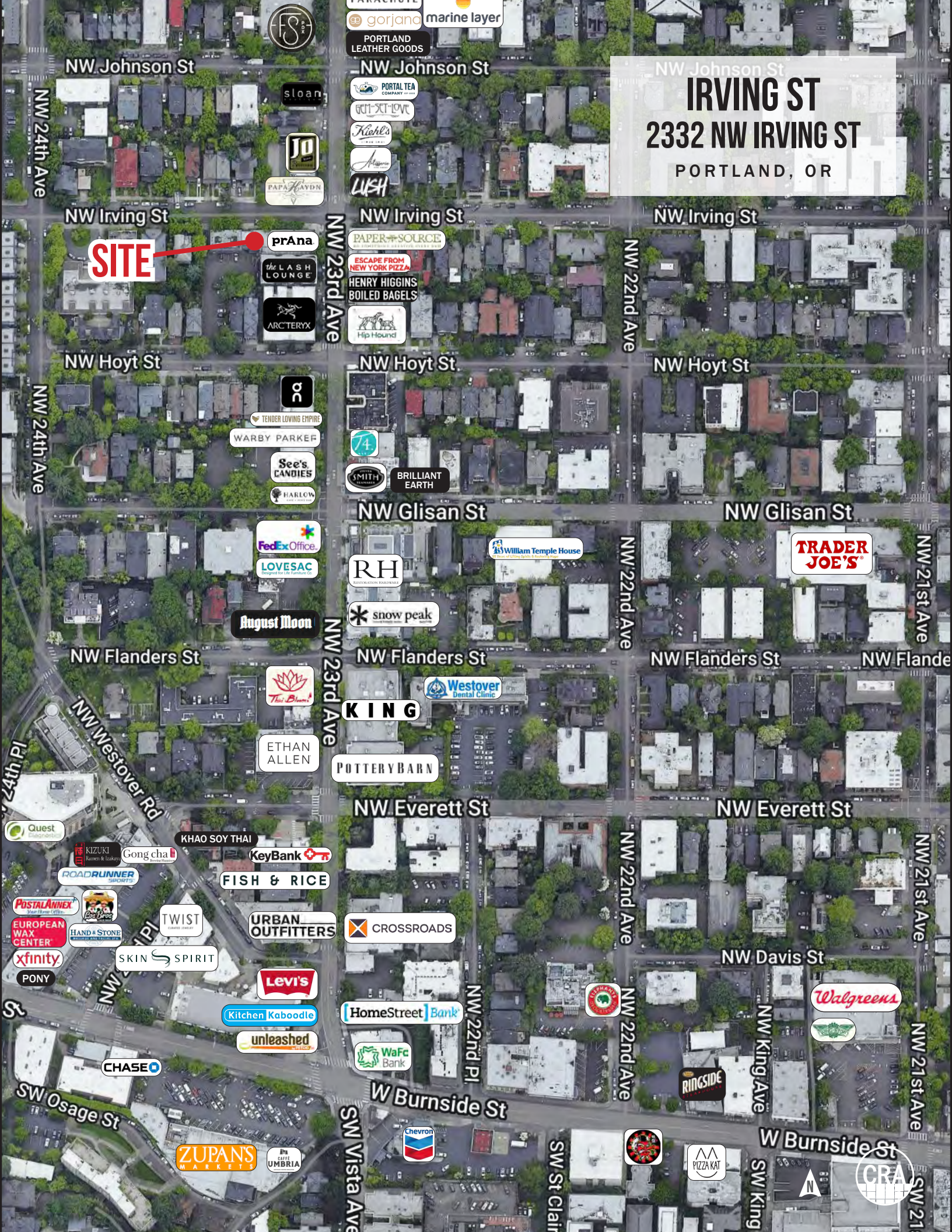
**PHOTOS**





NW Johnson St  
**IRVING ST**  
**2332 NW IRVING ST**  
PORTLAND, OR

**SITE**



# IRVING ST

## 2332 NW IRVING ST

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	45,640	86,183	166,289
Estimated Population 2031	47,162	86,968	168,795
Average HH Income	\$132,582	\$123,746	\$136,448
Median Home Value	\$792,993	\$796,828	\$776,704
Daytime Demographics 16+	59,103	174,406	260,407
Some College or Higher	88.1%	84.1%	85.7%

**38.5**

Median Age  
1 MILE RADIUS

**\$792,993**

Median Home Value  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5275/-122.6993

<b>2332 NW Irving St</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
<b>Portland, OR 97210</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2026 Estimated Population	45,640	86,183	166,289
2031 Projected Population	47,162	86,968	168,795
2020 Census Population	37,446	70,439	150,077
2010 Census Population	29,178	55,682	119,466
Projected Annual Growth 2026 to 2031	0.7%	0.2%	0.3%
Historical Annual Growth 2010 to 2026	3.5%	3.4%	2.4%
2026 Median Age	38.5	38.8	38.5
<b>Households</b>			
2026 Estimated Households	28,180	47,901	89,681
2031 Projected Households	29,054	48,897	91,582
2020 Census Households	24,223	42,474	81,195
2010 Census Households	18,653	32,316	62,944
Projected Annual Growth 2026 to 2031	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2026	3.2%	3.0%	2.7%
<b>Race and Ethnicity</b>			
2026 Estimated White	73.8%	72.5%	73.0%
2026 Estimated Black or African American	5.1%	5.8%	6.4%
2026 Estimated Asian or Pacific Islander	8.9%	8.6%	7.5%
2026 Estimated American Indian or Native Alaskan	0.8%	1.0%	0.9%
2026 Estimated Other Races	11.4%	12.1%	12.1%
2026 Estimated Hispanic	11.0%	11.4%	11.1%
<b>Income</b>			
2026 Estimated Average Household Income	\$132,582	\$123,746	\$136,448
2026 Estimated Median Household Income	\$91,613	\$88,173	\$97,668
2026 Estimated Per Capita Income	\$82,216	\$69,455	\$74,081
<b>Education (Age 25+)</b>			
2026 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.7%	1.3%
2026 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.4%	2.2%
2026 Estimated High School Graduate	9.4%	11.8%	10.9%
2026 Estimated Some College	14.5%	15.9%	15.2%
2026 Estimated Associates Degree Only	6.1%	5.8%	5.3%
2026 Estimated Bachelors Degree Only	36.1%	33.6%	36.0%
2026 Estimated Graduate Degree	31.4%	28.8%	29.2%
<b>Business</b>			
2026 Estimated Total Businesses	5,087	12,549	20,158
2026 Estimated Total Employees	47,375	147,373	212,802
2026 Estimated Employee Population per Business	9.3	11.7	10.6
2026 Estimated Residential Population per Business	9.0	6.9	8.2

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

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:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.