

SE 23RD & HAWTHORNE BLVD 2ND GENERATION VETERINARY CLINIC & FITNESS OPPORTUNITIES!



ADDRESS

1431 & 1423 SE 23rd Avenue
Portland, OR 97214

AVAILABLE SPACE

- 1,451 RSF
 - 2,922 RSF
- Can Combine to 4,373 SF

ASKING RENT

\$25/SF NNN

Walk Score

92

Bike Score

97

Transit Score

52

HIGHLIGHTS

- Second generation veterinary clinic (1,451 SF), available now! Has 4 treatment rooms/privates, front reception w/ adjacent office and central procedure room. Ideal for veterinary, medical, wellness or creative office use!
- Second generation fitness studio (2,922 SF), available May 1, 2025. Large open fitness studio with high ceilings, and private restrooms located within space. **Please don't disturb the current tenant!**
- Spaces can be combined for a total of 4,373 SF

TRAFFIC COUNT

SE Hawthorne Blvd – 19,104 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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1431 & 1423 SE 23RD AVE

PORTLAND, OR
SE Taylor St

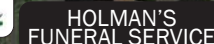
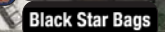
BUCKMAN NEIGHBORHOOD
11,318 RESIDENTS ('24)

SUNNYSIDE NEIGHBORHOOD
7,800 RESIDENTS ('24)

SITE

HOSFORD-ABERNETHY
NEIGHBORHOOD
7,616 RESIDENTS ('24)

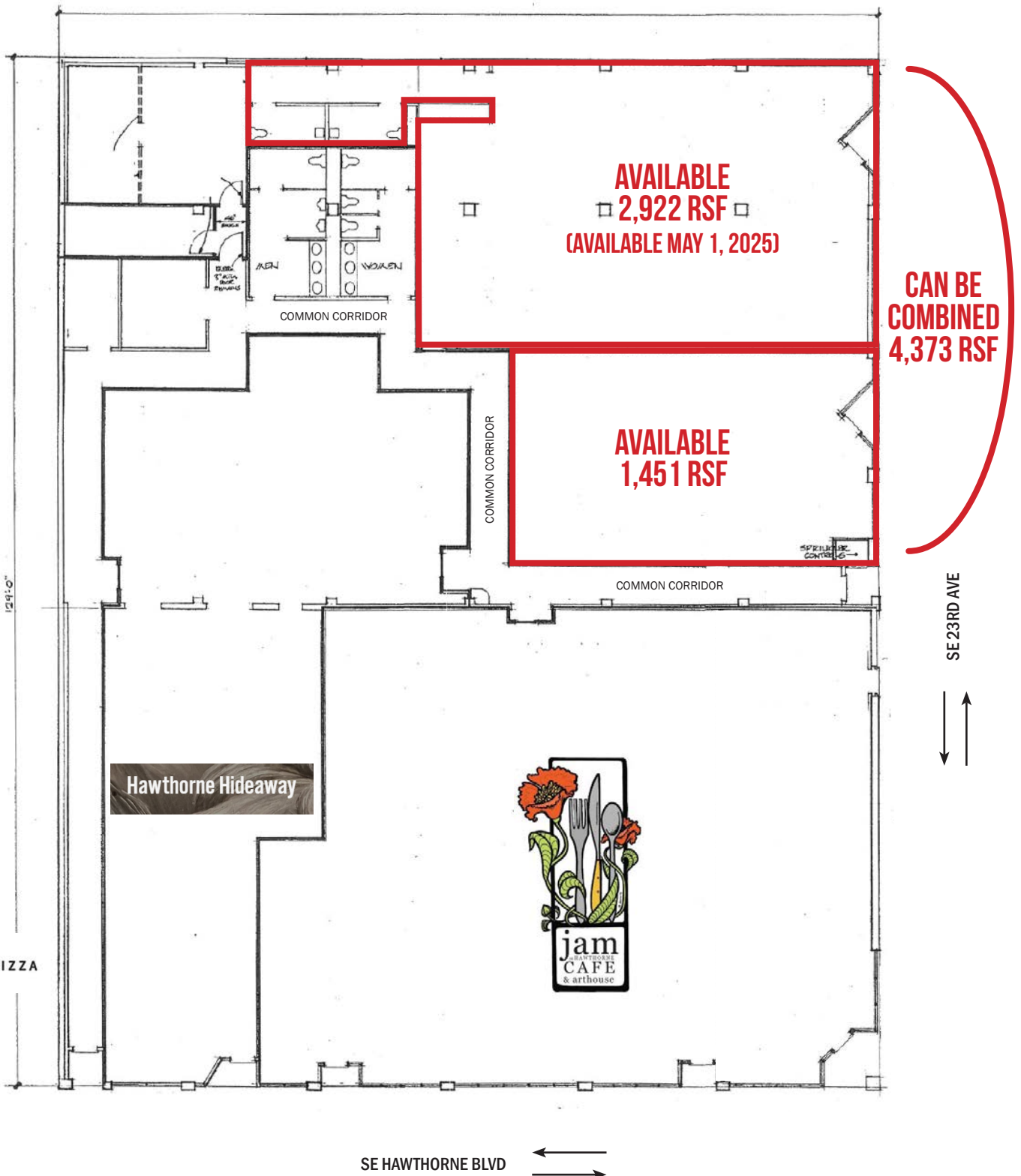
RICHMOND NEIGHBORHOOD
13,030 RESIDENTS ('24)



1431 & 1423 SE 23RD AVE

SITE PLAN

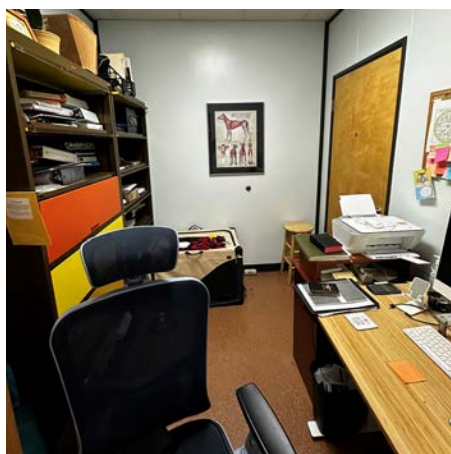
PORTLAND, OR



IMAGES

2ND GEN VET CLINIC

1431 SE 23RD AVE
PORTLAND, OR



1431 & 1423 SE 23RD AVE

DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	33,051	115,078	244,662
Estimated Households	17,824	58,086	123,728
Average HH Income	\$127,118	\$128,744	\$136,791
Median Home Value	\$690,396	\$672,418	\$668,199
Daytime Demographics 16+	27,928	171,909	281,623
Some College or Higher	87.5%	84.6%	85.2%

36.1

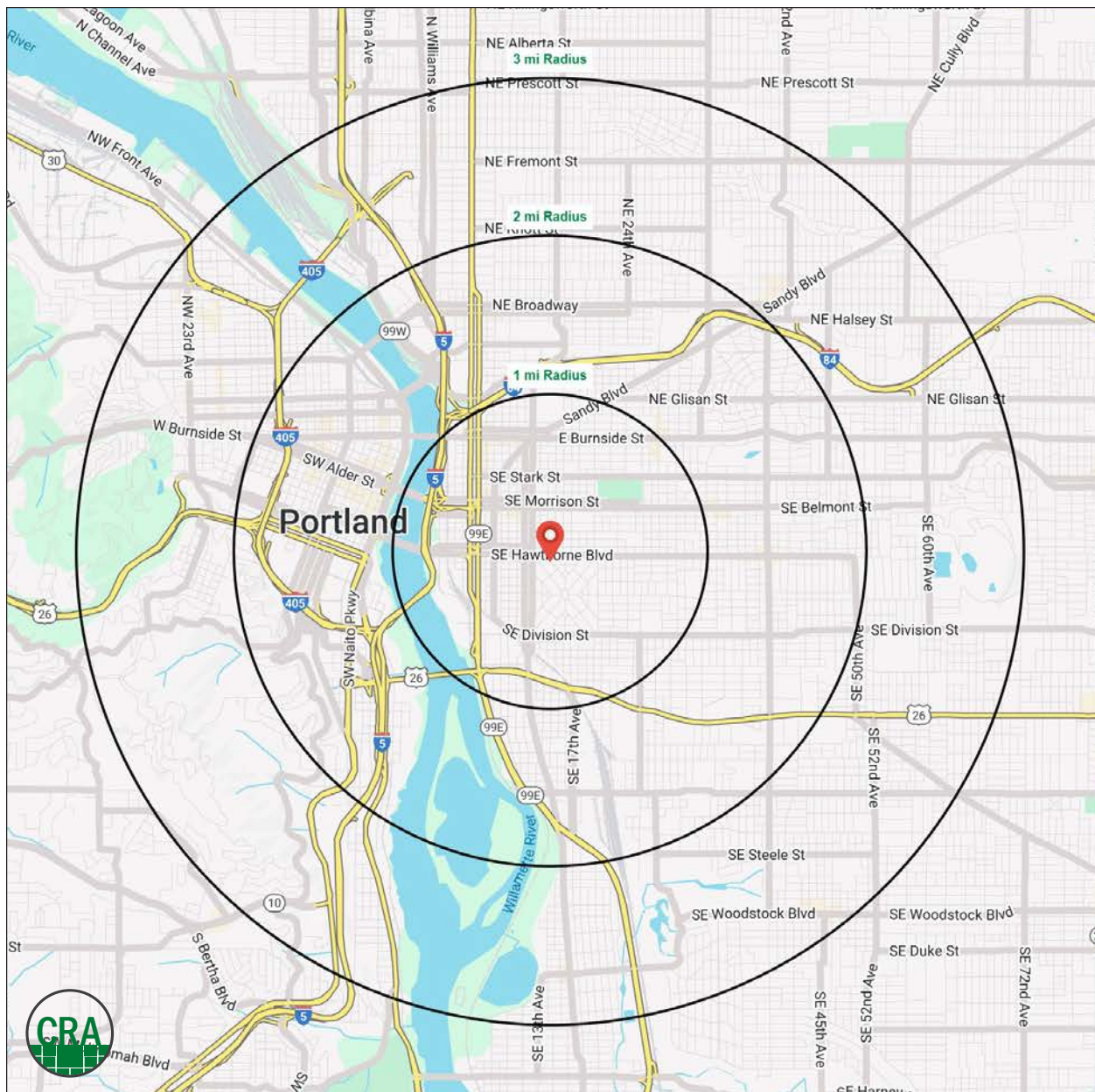
Median Age

1 MILE RADIUS

\$690,396

Median Home Value

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5125/-122.6427

1423 SE 23rd Ave Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	33,051	115,078	244,662
2029 Projected Population	33,132	112,572	240,765
2020 Census Population	34,481	109,975	235,946
2010 Census Population	28,294	90,991	199,361
Projected Annual Growth 2024 to 2029	-	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	1.2%	1.9%	1.6%
2024 Median Age	36.1	38.3	38.9
Households			
2024 Estimated Households	17,824	58,086	123,728
2029 Projected Households	17,990	57,583	122,958
2020 Census Households	17,586	56,252	119,486
2010 Census Households	14,189	45,213	98,225
Projected Annual Growth 2024 to 2029	0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	1.8%	2.0%	1.9%
Race and Ethnicity			
2024 Estimated White	78.9%	76.7%	76.3%
2024 Estimated Black or African American	2.7%	4.0%	4.5%
2024 Estimated Asian or Pacific Islander	5.8%	6.8%	7.3%
2024 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.7%
2024 Estimated Other Races	12.1%	11.6%	11.2%
2024 Estimated Hispanic	10.3%	10.2%	9.8%
Income			
2024 Estimated Average Household Income	\$127,118	\$128,744	\$136,791
2024 Estimated Median Household Income	\$94,462	\$97,679	\$101,644
2024 Estimated Per Capita Income	\$68,948	\$65,436	\$69,565
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.6%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.8%	2.5%
2024 Estimated High School Graduate	10.0%	11.1%	10.8%
2024 Estimated Some College	16.3%	17.0%	16.0%
2024 Estimated Associates Degree Only	5.1%	5.7%	5.6%
2024 Estimated Bachelors Degree Only	41.3%	36.9%	36.6%
2024 Estimated Graduate Degree	24.8%	25.0%	26.9%
Business			
2024 Estimated Total Businesses	3,522	14,317	24,357
2024 Estimated Total Employees	21,297	140,772	214,347
2024 Estimated Employee Population per Business	6.0	9.8	8.8
2024 Estimated Residential Population per Business	9.4	8.0	10.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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