

SE 23RD & HAWTHORNE BLVD 2ND GENERATION RETAIL/SERVICE OPPORTUNITY!



ADDRESS

1423 SE 23rd Avenue
Portland, OR 97214

AVAILABLE SPACE

- 2,964 RSF

ASKING RENT

\$25/SF NNN

TRAFFIC COUNT

SE Hawthorne Blvd – 19,522 ADT ('24)

HIGHLIGHTS

- Second generation fitness studio (2,964 SF). Large open studio with high ceilings, and private restroom located within space.
- Neighboring tenants include Jam on Hawthorne, Hot Lips Pizza, Eight Limbs Yoga (coming soon!) and Grand Central Bakery
- Available now!

Walk Score

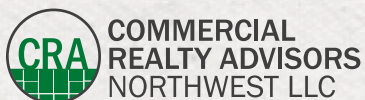
92

Bike Score

97

Transit Score

52



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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23RD & HAWTHORNE
1423 SE 23RD AVE
PORTLAND, OR

BUCKMAN NEIGHBORHOOD
11,318 RESIDENTS ('24)

SUNNYSIDE NEIGHBORHOOD
7,800 RESIDENTS ('24)

SITE

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

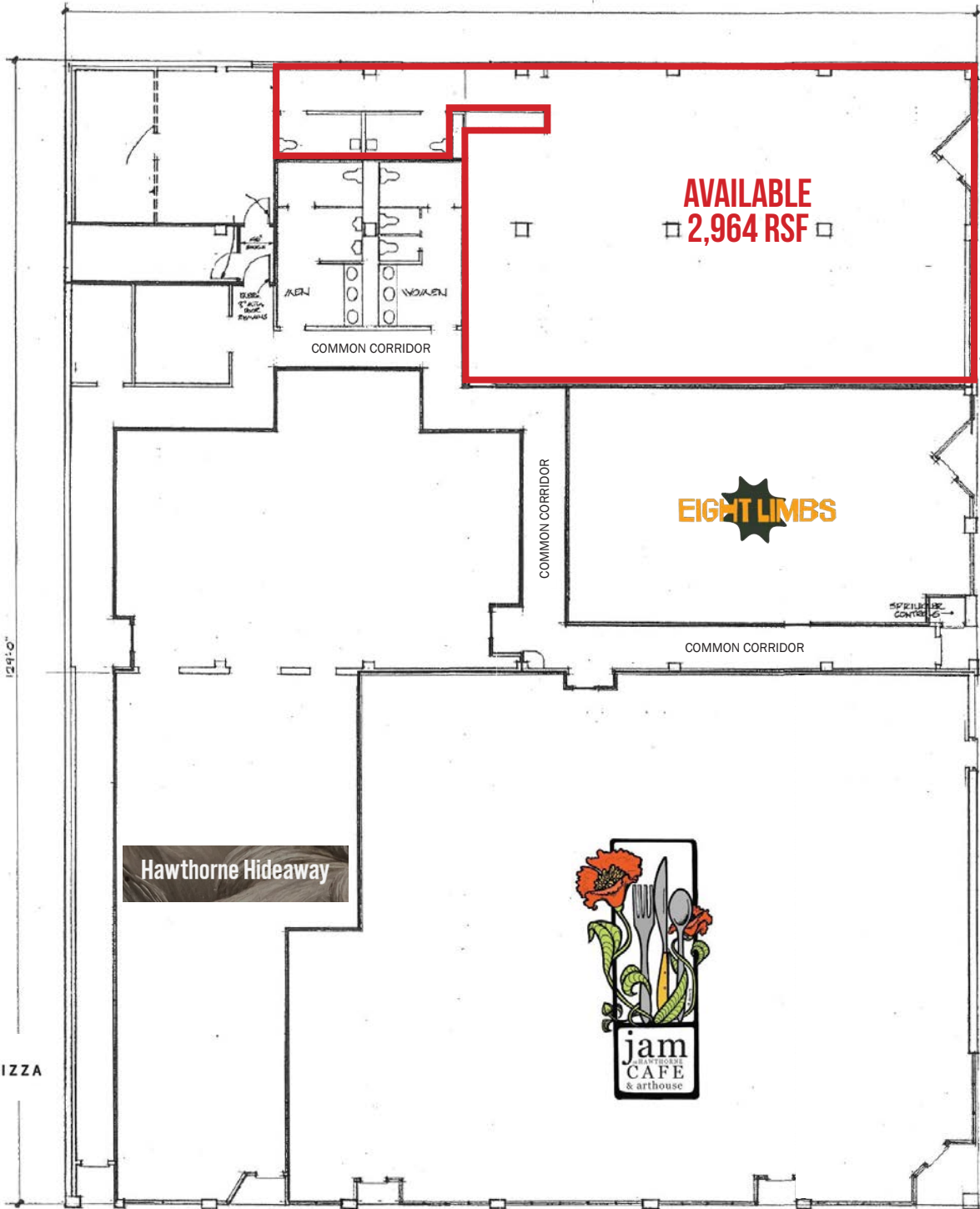
RICHMOND NEIGHBORHOOD
13,030 RESIDENTS ('24)



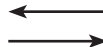
23RD & HAWTHORNE 1423 SE 23RD AVE

PORTLAND, OR

SITE PLAN



SE HAWTHORNE BLVD

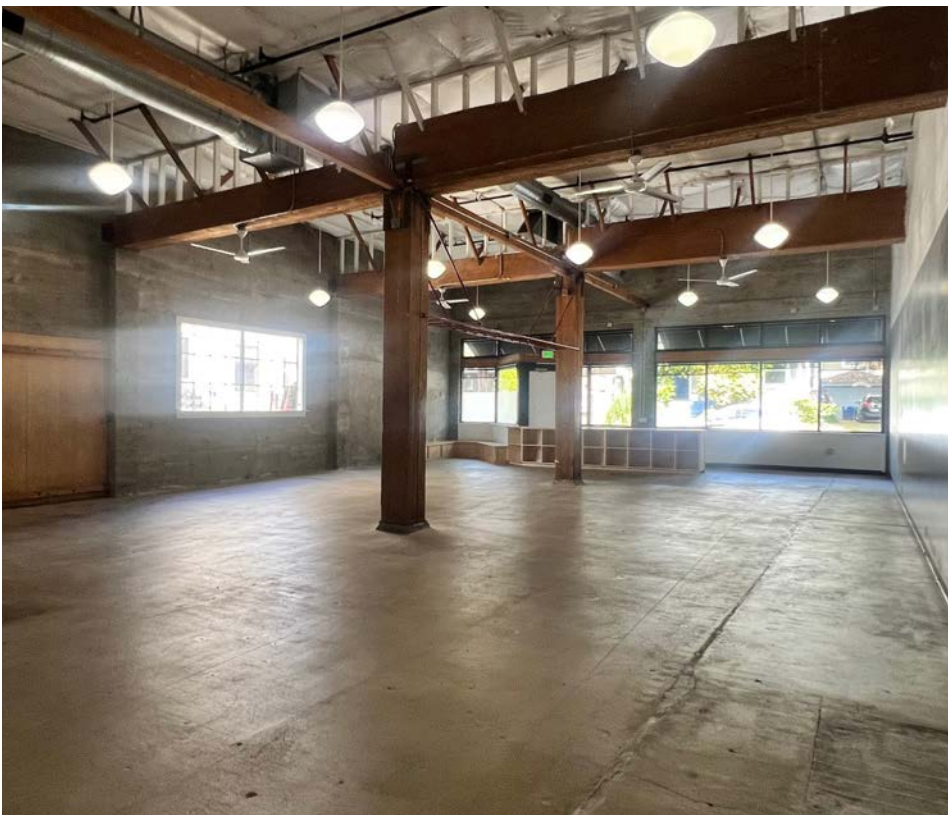
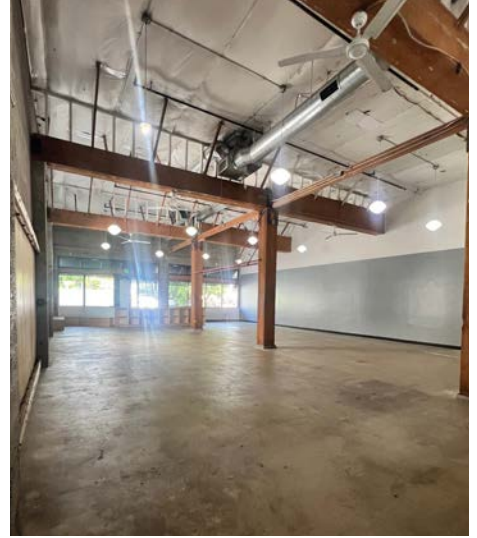


SE 23RD AVE



23RD & HAWTHORNE
1423 SE 23RD AVE
PORTLAND, OR

IMAGES



23RD & HAWTHORNE 1423 SE 23RD AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	33,449	117,390	248,322
Estimated Households	18,031	58,985	125,093
Average HH Income	\$123,685	\$128,314	\$137,460
Median Home Value	\$709,995	\$690,409	\$685,812
Daytime Demographics 16+	28,018	172,842	282,627
Some College or Higher	88.0%	85.3%	85.8%

36.1

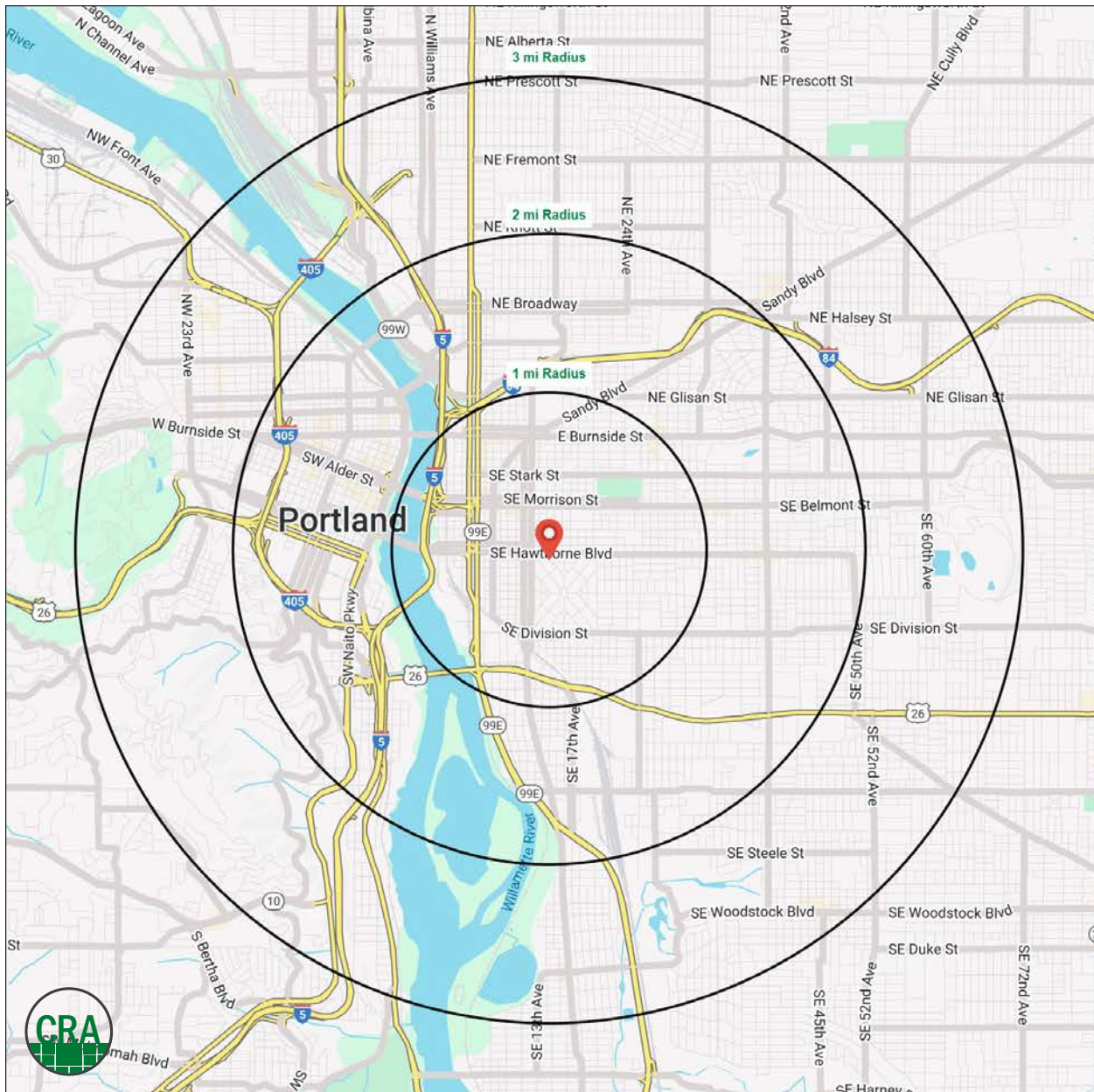
Median Age

1 MILE RADIUS

\$709,995

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: 45.5124/-122.6428

1423 SE 23rd Ave Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	33,449	117,390	248,322
2030 Projected Population	33,873	116,419	246,283
2020 Census Population	34,481	109,975	235,946
2010 Census Population	28,294	90,991	199,361
Projected Annual Growth 2025 to 2030	0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	1.2%	1.9%	1.6%
2025 Median Age	36.1	38.3	39.0
Households			
2025 Estimated Households	18,031	58,985	125,093
2030 Projected Households	18,543	59,832	126,402
2020 Census Households	17,586	56,252	119,486
2010 Census Households	14,189	45,213	98,225
Projected Annual Growth 2025 to 2030	0.6%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	1.8%	2.0%	1.8%
Race and Ethnicity			
2025 Estimated White	77.7%	75.7%	75.5%
2025 Estimated Black or African American	2.8%	4.1%	4.6%
2025 Estimated Asian or Pacific Islander	6.0%	7.0%	7.5%
2025 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.7%
2025 Estimated Other Races	12.9%	12.2%	11.7%
2025 Estimated Hispanic	11.4%	10.9%	10.4%
Income			
2025 Estimated Average Household Income	\$123,685	\$128,314	\$137,460
2025 Estimated Median Household Income	\$93,108	\$97,770	\$102,368
2025 Estimated Per Capita Income	\$67,037	\$64,887	\$69,609
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.3%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.8%	2.6%
2025 Estimated High School Graduate	9.8%	10.7%	10.3%
2025 Estimated Some College	17.2%	17.3%	16.1%
2025 Estimated Associates Degree Only	5.2%	5.6%	5.7%
2025 Estimated Bachelors Degree Only	40.2%	36.6%	37.0%
2025 Estimated Graduate Degree	25.3%	25.7%	27.0%
Business			
2025 Estimated Total Businesses	3,506	14,425	24,659
2025 Estimated Total Employees	21,114	140,408	215,052
2025 Estimated Employee Population per Business	6.0	9.7	8.7
2025 Estimated Residential Population per Business	9.5	8.1	10.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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