

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



ADDRESS

1423 SE 23rd Avenue
Portland, OR 97214

COMING WINTER 2027

- Available Retail Space 2,964 SF

ASKING RENT

\$25/SF NNN

TRAFFIC COUNT

SE Hawthorne Blvd – 19,840 ADT ('26)

HIGHLIGHTS

- Second generation fitness studio (2,964 SF). Large open studio with high ceilings, and private restroom, and office located within space. Common area with trash, restrooms and egress access.
- Neighboring tenants include Jam on Hawthorne, Hot Lips Pizza, Eight Limbs Yoga and Grand Central Bakery.

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)

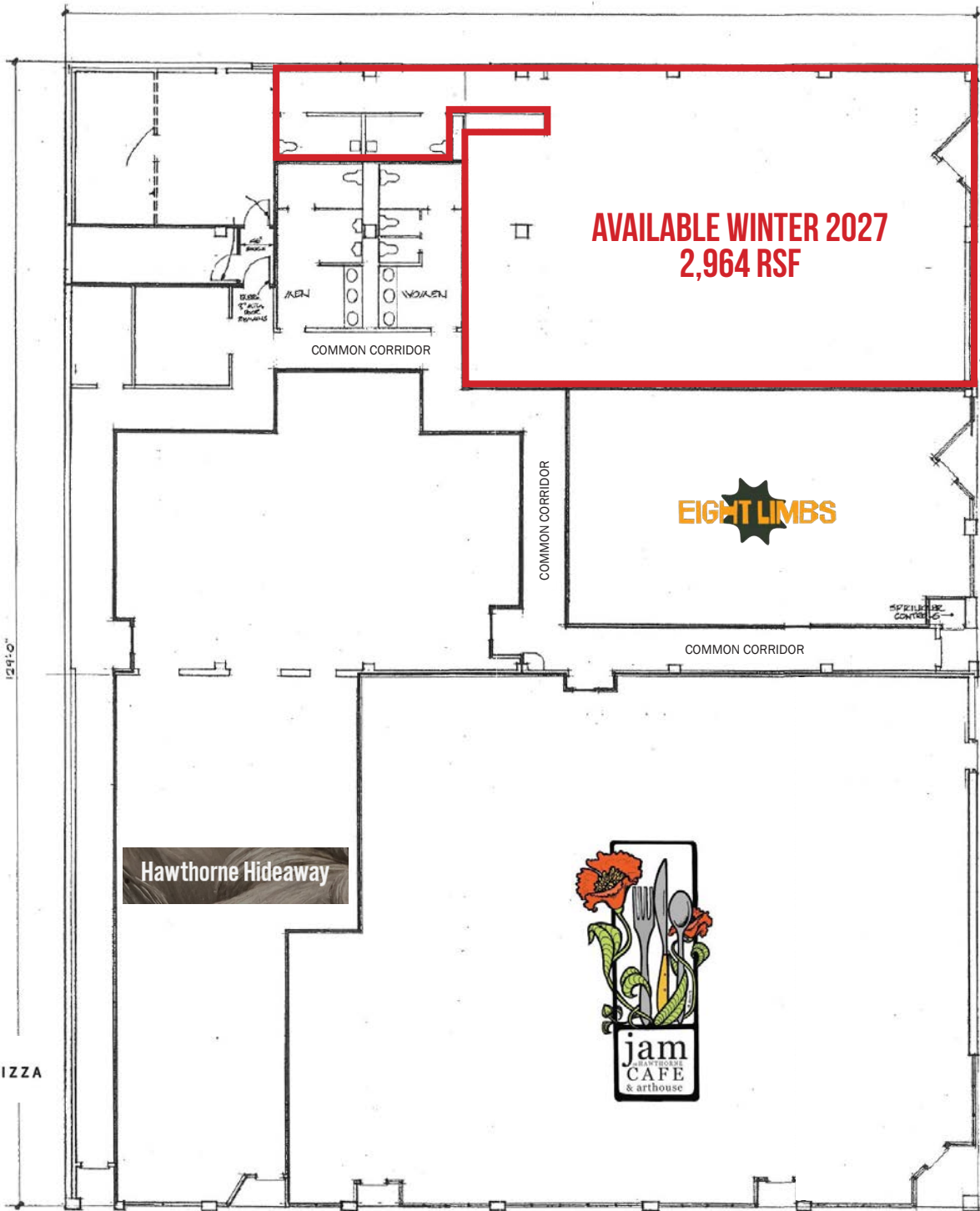


23RD & HAWTHORNE

1423 SE 23RD AVE

PORTLAND, OR

SITE PLAN

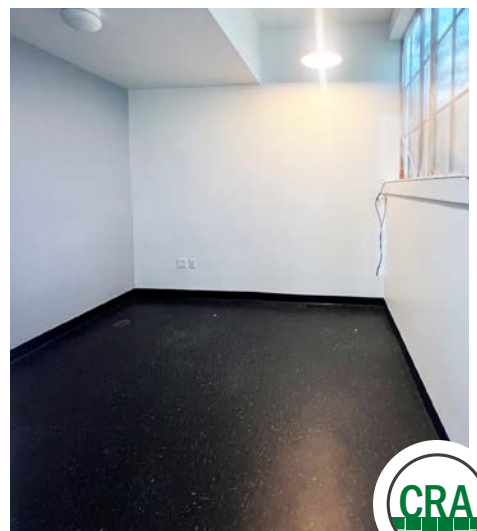
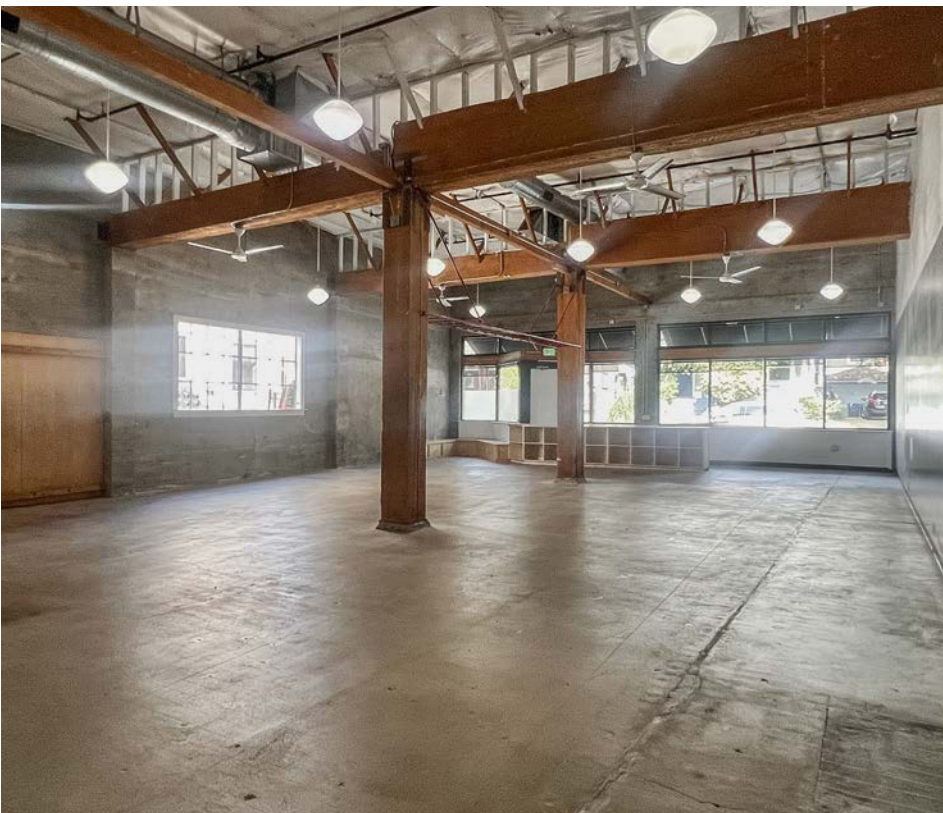
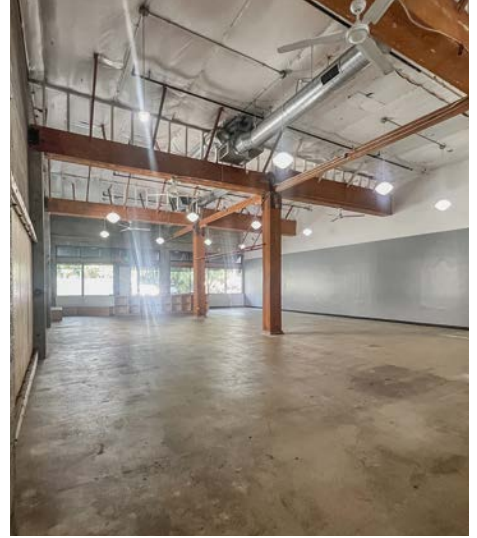


SE HAWTHORNE BLVD

SE 23RD AVE

IMAGES

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



23RD & HAWTHORNE

1423 SE 23RD AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

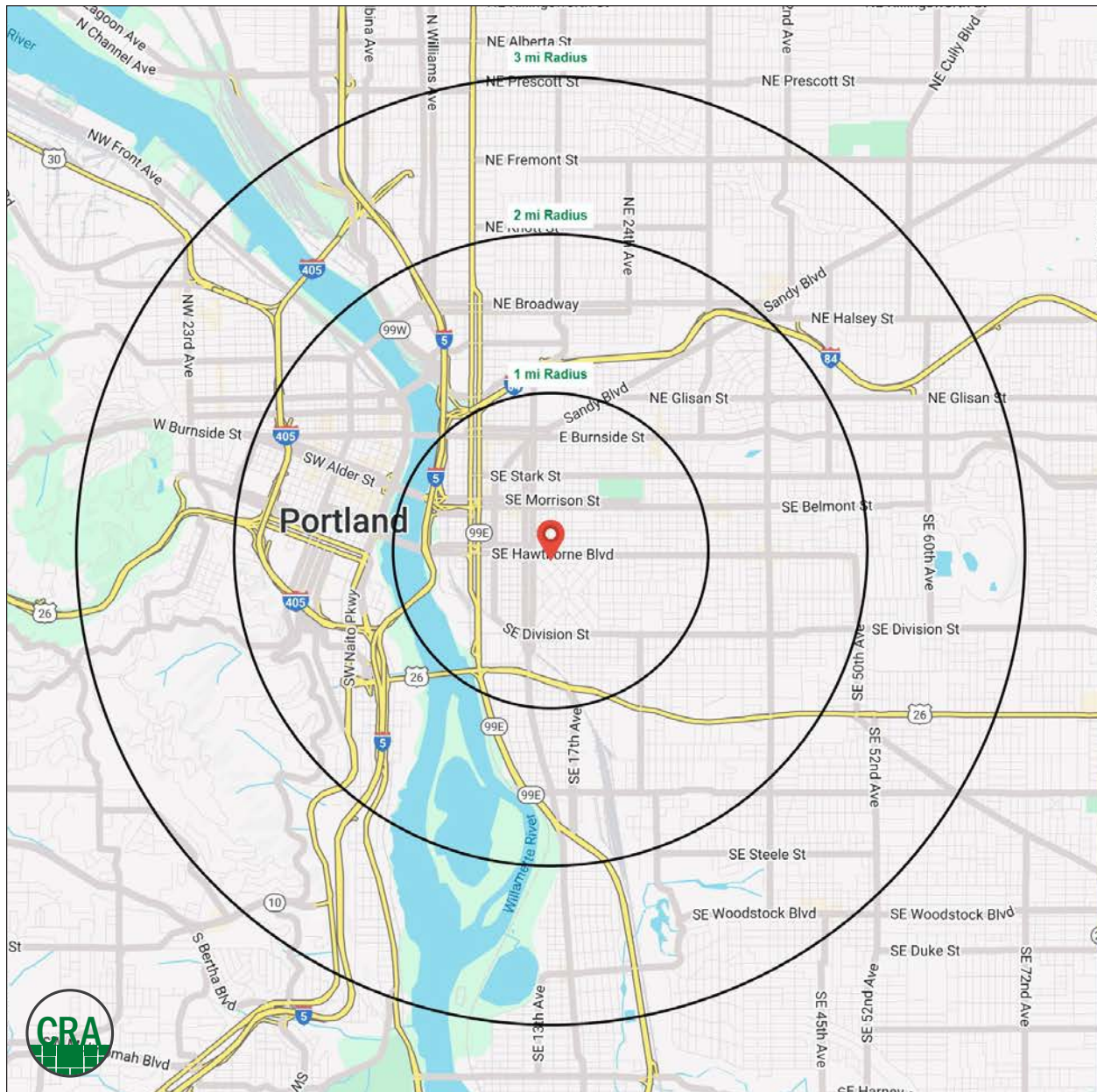
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	33,042	115,679	247,521
Estimated Households	18,010	59,408	126,652
Average HH Income	\$125,636	\$128,241	\$137,723
Median Home Value	\$712,262	\$707,843	\$704,824
Daytime Demographics 16+	30,615	179,828	294,066
Some College or Higher	88.2%	86.1%	86%

\$712,262

Median Home Value
1 MILE RADIUS

36.3

Median Age



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	33,042	115,679	247,521
2031 Projected Population	33,488	114,967	246,673
2020 Census Population	34,491	109,939	235,834
2010 Census Population	28,298	90,933	199,248
Projected Annual Growth 2026 to 2031	0.3%	-0.1%	-
Historical Annual Growth 2010 to 2026	1.0%	1.7%	1.5%
2026 Median Age	36.3	38.3	39.0
Households			
2026 Estimated Households	18,010	59,408	126,652
2031 Projected Households	18,233	59,436	126,834
2020 Census Households	17,591	56,233	119,448
2010 Census Households	14,192	45,194	98,181
Projected Annual Growth 2026 to 2031	0.2%	-	-
Historical Annual Growth 2010 to 2026	1.7%	2.0%	1.8%
Race and Ethnicity			
2026 Estimated White	77.9%	75.9%	75.6%
2026 Estimated Black or African American	2.7%	4.1%	4.6%
2026 Estimated Asian or Pacific Islander	5.9%	7.0%	7.5%
2026 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.7%
2026 Estimated Other Races	12.8%	12.2%	11.7%
2026 Estimated Hispanic	11.2%	10.8%	10.4%
Income			
2026 Estimated Average Household Income	\$125,636	\$128,241	\$137,723
2026 Estimated Median Household Income	\$94,463	\$96,906	\$102,269
2026 Estimated Per Capita Income	\$68,889	\$66,347	\$70,886
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.1%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.1%	2.1%
2026 Estimated High School Graduate	9.9%	10.7%	10.7%
2026 Estimated Some College	17.5%	17.5%	16.0%
2026 Estimated Associates Degree Only	5.2%	5.7%	5.8%
2026 Estimated Bachelors Degree Only	37.8%	35.3%	35.6%
2026 Estimated Graduate Degree	27.7%	27.6%	28.5%
Business			
2026 Estimated Total Businesses	3,443	14,401	24,613
2026 Estimated Total Employees	23,526	147,411	225,345
2026 Estimated Employee Population per Business	6.8	10.2	9.2
2026 Estimated Residential Population per Business	9.6	8.0	10.1

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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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