

# PRIME NW 23RD RETAIL

## NW 23rd & Flanders

### FULLY LEASED



### A one-of-a-kind flagship opportunity in the heart of the NW 23rd retail corridor.

Iconic street frontage and visibility for the future tenant's branding and positioned among Class A retail co-tenancy. For decades, NW 23rd has been home to Portland's best and brightest national and local retail scene—continually serving as the destination for active retail pedestrian streetscapes and a day-to-night mecca for tourists and residents alike. Neighboring tenants include RH flagship location, Snow Peak's one-to-market concept store and Pottery Barn, On Running flagship store, Urban Outfitters, Ethan Allen's new home store, among others. Nearby long standing NW 23rd tenant's include MAC, Lush Cosmetics, Kiehl's, Warby Parker, Aesop, PrAna, Paper Source, Arc'teryx, among others.

#### LOCATION

320-338 NW 23rd Avenue  
Portland, Oregon 97210

#### AVAILABILITY

100% Fully Leased

#### PARKING

Shared building secure off-street parking in the building parking garage available for customer/employee use.

#### TRAFFIC COUNTS

NW 23rd Ave – 19,235 ADT ('18)

*\*See site plan options for more detailed information*



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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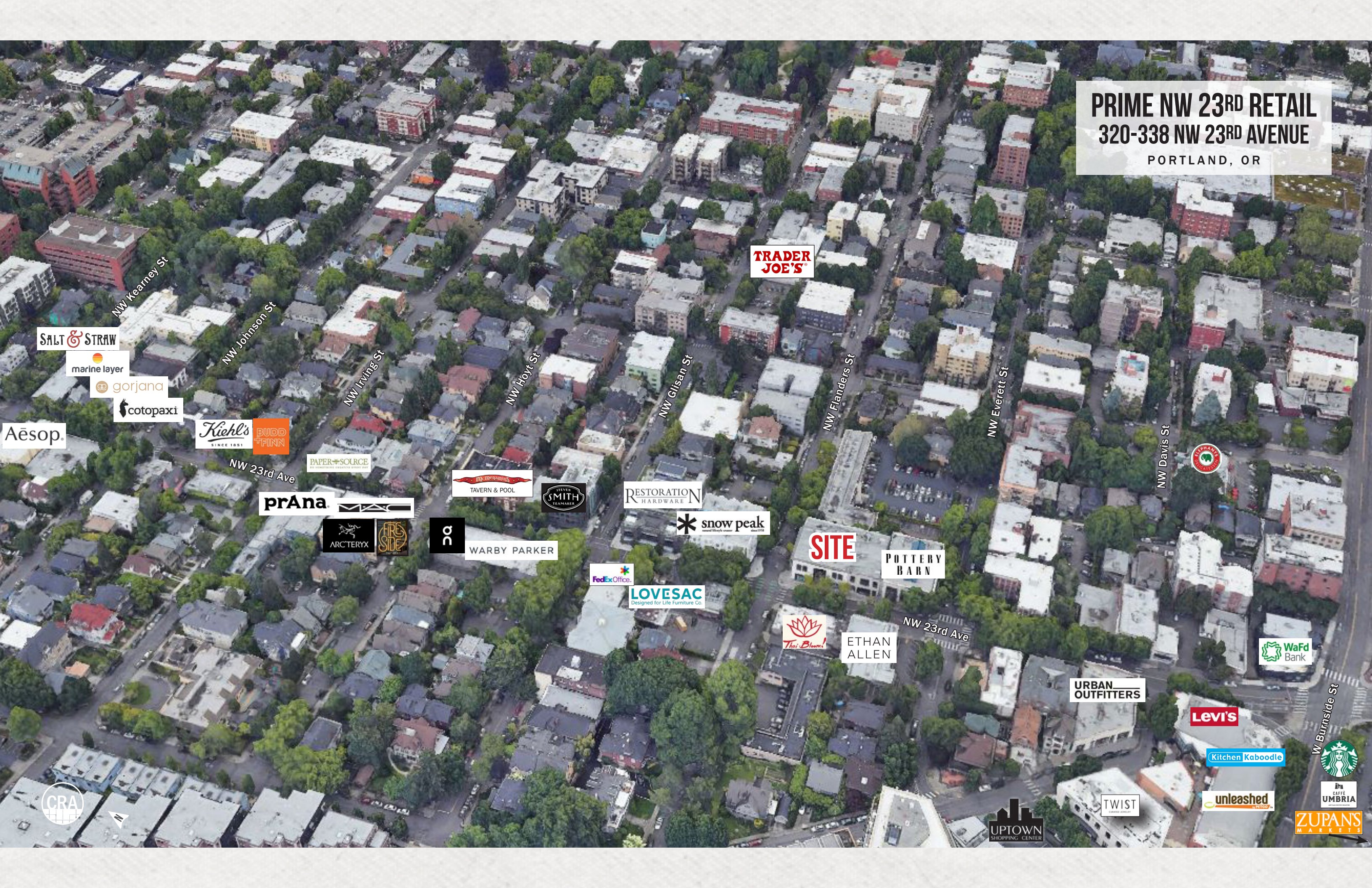
AREA CO-TENANTS

PRIME NW 23<sup>RD</sup> RETAIL  
320-338 NW 23<sup>RD</sup> AVENUE  
PORTLAND, OR





**PRIME NW 23<sup>RD</sup> RETAIL**  
**320-338 NW 23<sup>RD</sup> AVENUE**  
PORTLAND, OR



SALT & STRAW

marine layer

gorjana

cotopaxi

Aesop

Kiehl's  
SINCE 1851

BUDD + FINN

NW 23rd Ave

PAPER SOURCE  
BY SOMETHING CREATIVE EVERY DAY

prAna

MAC

ARCTERYX

FIRE SIDE

na

WARBY PARKER

TAVERN & POOL

STEVEN SMITH  
TEAMWEAR

RESTORATION  
HARDWARE

snow peak  
natural lifestyle creator since 1978

FedEx Office

LOVESAC  
Designed for Life Furniture Co.

Thai Bloom

ETHAN ALLEN

SITE

POTTERY BARN

NW 23rd Ave

URBAN  
OUTFITTERS

Levi's

Kitchen Kaboodle

unleashed

TWIST

UPTOWN  
SHOPPING CENTER

ZUPAN'S  
MARKETS

Starbucks

Alpha  
CAFFÈ  
UMBRIA

Wafd  
Bank

ELEPHANT  
EDUCATION

NW Davis St

NW Everett St

NW Flanders St

NW Glisan St

NW Hoyt St

NW Irving St

NW Johnson St

NW Kearney St

CRA



**PRIME NW 23RD RETAIL**  
**320-338 NW 23RD AVENUE**  
PORTLAND, OR

PORTLAND'S  
WEST HILLS

**SITE**

W BURNSIDE ST

NW WESTOVER RD

NW LOVEJOY ST

NW KEARNEY ST

NW JOHNSON ST

NW IRVING ST

NW HOYT ST

NW GLISAN ST

NW 23RD AVE 9,943 ADT (22)

NW 21ST AVE

NW 19TH AVE

NW IRVING ST

NW GLISAN ST

NW FLANDERS ST

NW EVERETT ST

NW DAVIS ST

NW COUCH ST

W BURNSIDE ST

SW ALDER ST

SW YAMHILL ST

SW SALMON ST

100,649 ADT (22)

8,980 ADT (22)

19,235 ADT (18)

23,761 ADT (22)

23,460 ADT (22)

9,132 ADT (22)

115,336 ADT (22)

Aesop

CHS

PAPA HAYDN

prAna

ARCTERYX

g

WARBY PARKER

See's CANDIES

Farlow

FedEx Office

Lotus

ETHAN ALLEN

POTTERY BARN

URBAN OUTFITTERS

Kitchen Kaboodle

unleashed

Levi's

HAND & STONE

KIZUKI

ROADRUNNER

EUROPEAN WAX CENTER

TWIST

CHASE

ZUPAN'S

UMBRIA

Starbucks

Waf Bank

Goodwill

RingSide

Walgreens

SUBWAY

TACO BELL

Fred Meyer

Banfield PET HOSPITAL

Dutch Bros

FULCRUM

PROVIDENCE PARK

M

FAHERTY  
BMO  
title nine  
Papyrus

SALT & STRAW  
BAMBOO

TEA CHAI IF  
GEM SET LOVE  
Kiehl's  
LUSH

PAPER SOURCE

ARMED & DANGEROUS

SMITH

RESTORATION HARDWARE

snow peak

TRADER JOE'S

Bank of America

McDonald's

McDonald's

McDonald's

McDonald's



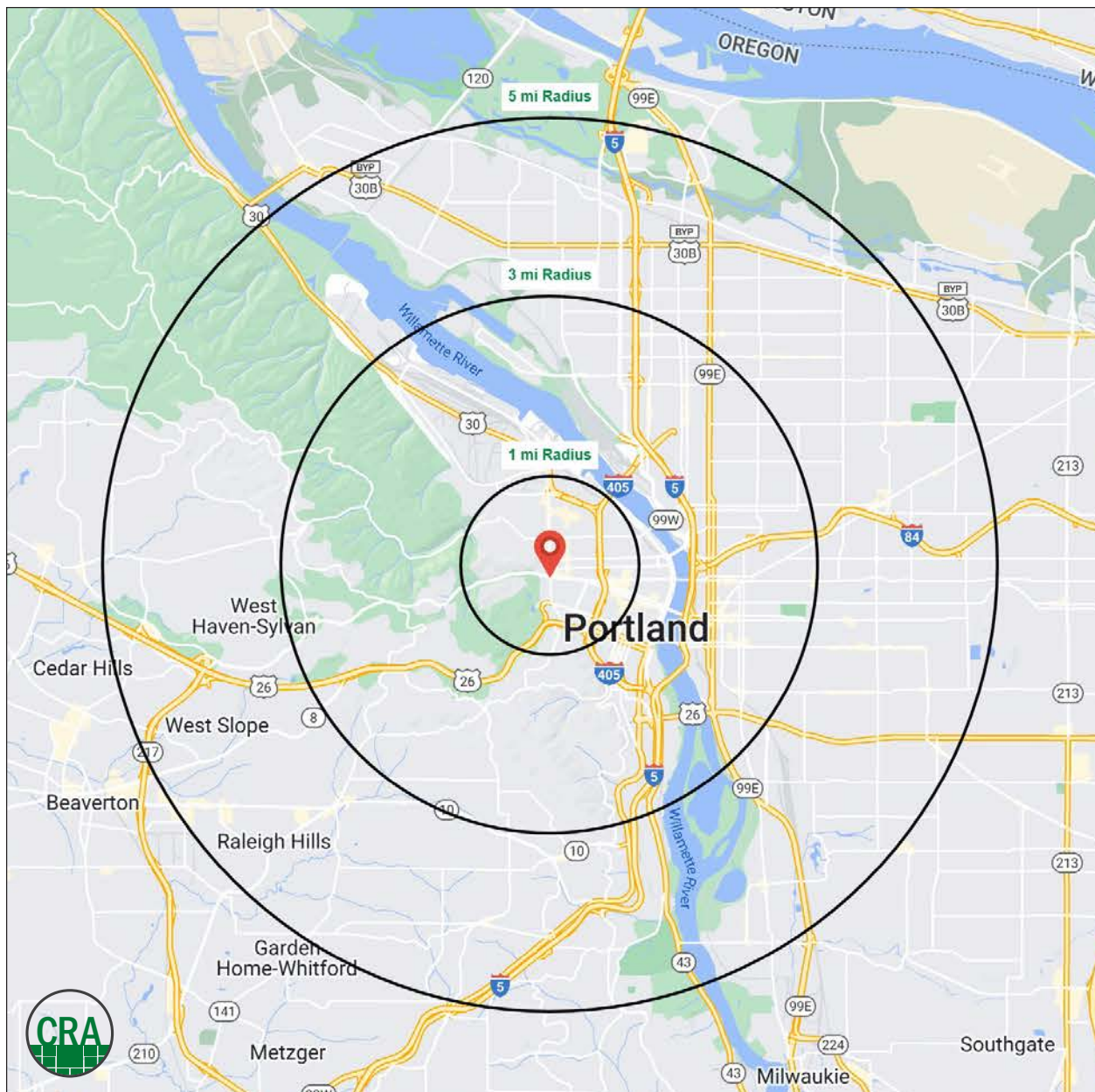


PORTLAND, OR

Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	44,846	156,472	410,594
Estimated Households	29,349	87,825	198,462
Average HH Income	\$131,423	\$139,840	\$147,541
Median Home Value	\$725,668	\$730,583	\$679,480
Daytime Demographics 16+	63,149	247,206	416,708
Some College or Higher	86.5%	85.4%	85.5%

Some College or Higher  
1 MILE RADIUS

Median Home Value  
1 MILE RADIUS



# Income Summary Report

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



Lat/Lon: 45.5252/-122.6981

320 NW 23rd Ave		1 mi radius		3 mi radius		5 mi radius	
Portland, OR 97210							
Population							
Estimated Population (2024)	44,846		156,472		410,594		
Projected Population (2029)	45,532		157,236		404,570		
Census Population (2020)	40,773		152,215		412,569		
Census Population (2010)	32,556		121,469		357,250		
Projected Annual Growth (2024 to 2029)	686	0.3%	764	-	-6,024	-0.3%	
Historical Annual Growth (2020 to 2024)	4,073	2.3%	4,257	0.7%	-1,975	-0.1%	
Historical Annual Growth (2010 to 2020)	8,217	2.5%	30,746	2.5%	55,318	1.5%	
Households							
Estimated Households (2024)	29,349		87,825		198,462		
Projected Households (2029)	30,296		89,523		198,203		
Census Households (2020)	26,753		82,514		193,342		
Census Households (2010)	20,862		64,133		164,878		
Projected Annual Growth (2024 to 2029)	947	0.6%	1,698	0.4%	-258	-	
Historical Annual Growth (2020 to 2024)	2,596	2.4%	5,311	1.6%	5,119	0.7%	
Historical Annual Growth (2010 to 2020)	5,892	2.8%	18,381	2.9%	28,465	1.7%	
Average Household Income							
Estimated Average Household Income (2024)	\$131,423		\$139,840		\$147,541		
Projected Average Household Income (2029)	\$137,808		\$146,373		\$154,096		
Census Average Household Income (2020)	\$63,549		\$69,732		\$73,135		
Census Average Household Income (2010)	\$46,291		\$55,477		\$58,500		
Projected Annual Growth (2024 to 2029)	\$6,385	1.0%	\$6,533	0.9%	\$6,555	0.9%	
Historical Annual Growth (2020 to 2024)	\$67,874	7.6%	\$70,108	7.2%	\$74,407	7.3%	
Historical Annual Growth (2010 to 2020)	\$17,258	3.7%	\$14,255	2.6%	\$14,634	2.5%	
Median Household Income							
Estimated Median Household Income (2024)	\$86,509		\$97,822		\$109,086		
Projected Median Household Income (2029)	\$88,711		\$100,231		\$111,795		
Census Median Household Income (2020)	\$41,007		\$48,066		\$54,836		
Census Median Household Income (2010)	\$32,297		\$40,505		\$45,665		
Projected Annual Growth (2024 to 2029)	\$2,203	0.5%	\$2,409	0.5%	\$2,709	0.5%	
Historical Annual Growth (2020 to 2024)	\$45,501	7.9%	\$49,757	7.4%	\$54,250	7.1%	
Historical Annual Growth (2010 to 2020)	\$8,711	2.7%	\$7,560	1.9%	\$9,172	2.0%	
Per Capita Income							
Estimated Per Capita Income (2024)	\$86,410		\$78,975		\$71,651		
Projected Per Capita Income (2029)	\$92,090		\$83,821		\$75,835		
Census Per Capita Income (2020)	\$40,725		\$36,822		\$33,756		
Census Per Capita Income (2010)	\$30,020		\$28,760		\$26,511		
Projected Annual Growth (2024 to 2029)	\$5,680	1.3%	\$4,846	1.2%	\$4,184	1.2%	
Historical Annual Growth (2020 to 2024)	\$45,685	8.0%	\$42,153	8.2%	\$37,894	8.0%	
Historical Annual Growth (2010 to 2020)	\$10,705	3.6%	\$8,063	2.8%	\$7,245	2.7%	
Other Income							
Estimated Families (2024)	3,140		18,670		68,779		
Estimated Average Family Income (2024)	\$292,507		\$250,189		\$219,870		
Estimated Median Family Income (2024)	\$209,109		\$180,057		\$171,308		
Estimated Average Household Net Worth (2024)	\$773,551		\$887,847		\$1,091,288		



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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