

# PRIME RETAIL CORNER NW 23RD AVENUE



**FOR LEASE > 2,330 SF**

## ADDRESS

505 NW 23rd Avenue, Portland, OR

## AVAILABLE SPACE

Corner end-cap marquee space including 2,330 SF of ground floor space

## ASKING RENT

\$45.00/SF/YR, NNN

## TRAFFIC COUNTS

NW 23rd Ave @ Glisan - 8,421 ADT ('20)

## HIGHLIGHTS

- Excellent 2nd generation opportunity located at the signalized corner of NW 23rd & Glisan
- Expansive storefronts, with prominent corner entry, and second entry fronting NW 23rd Avenue
- Paid, private shared off-street surface parking located directly adjacent to premises
- Excellent area co-tenancy: Blush Beauty Bar, Budd + Finn, Lucky Brand, Tender Loving Empire, Arc'teryx, MAC Cosmetics, Prana, Restoration Hardware, Williams-Sonoma, Pottery Barn, and more.
- Available now!

Walk Score

98

Bike Score

93

Transit Score

72

**NW 23RD AVE & GLISAN**  
**505 NW 23RD AVENUE**  
PORTLAND, OR

PORTLAND'S  
WEST HILLS

**SITE**



11,194 ADT (20)

6,657 ADT (20)

NW 23RD AVE 8,421 ADT (20)

19,235 ADT (18)

22,844 ADT (18)

18,230 ADT (20)

10,000 ADT (18)

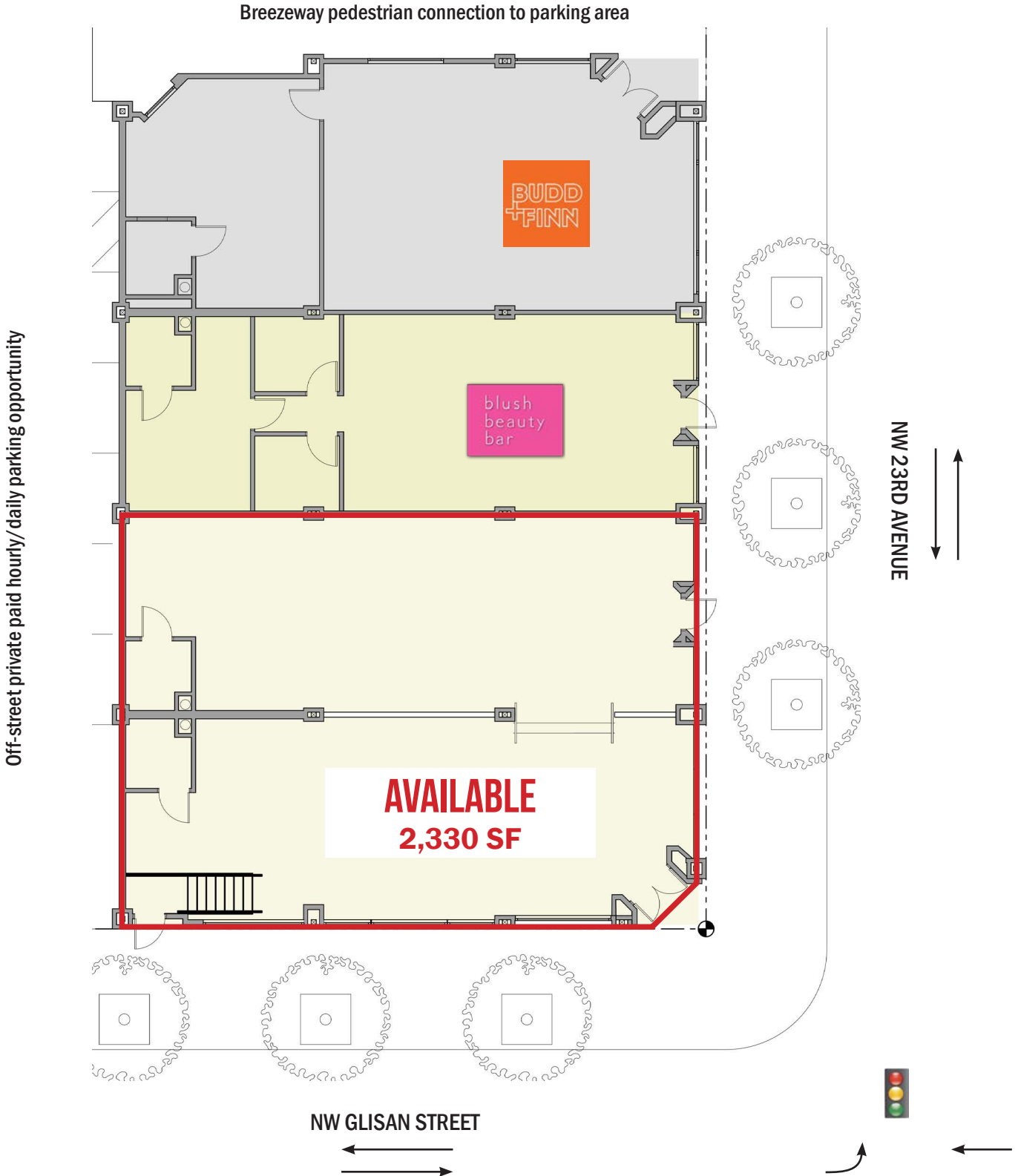


# NW 23RD AVE & GLISAN

## 505 NW 23RD AVENUE

### SITE PLAN

PORTLAND, OR



SITE PLAN FOR  
MARKETING  
ILLUSTRATIVE  
PURPOSES ONLY

# NW 23RD AVE & GLISAN

## 505 NW 23RD AVENUE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

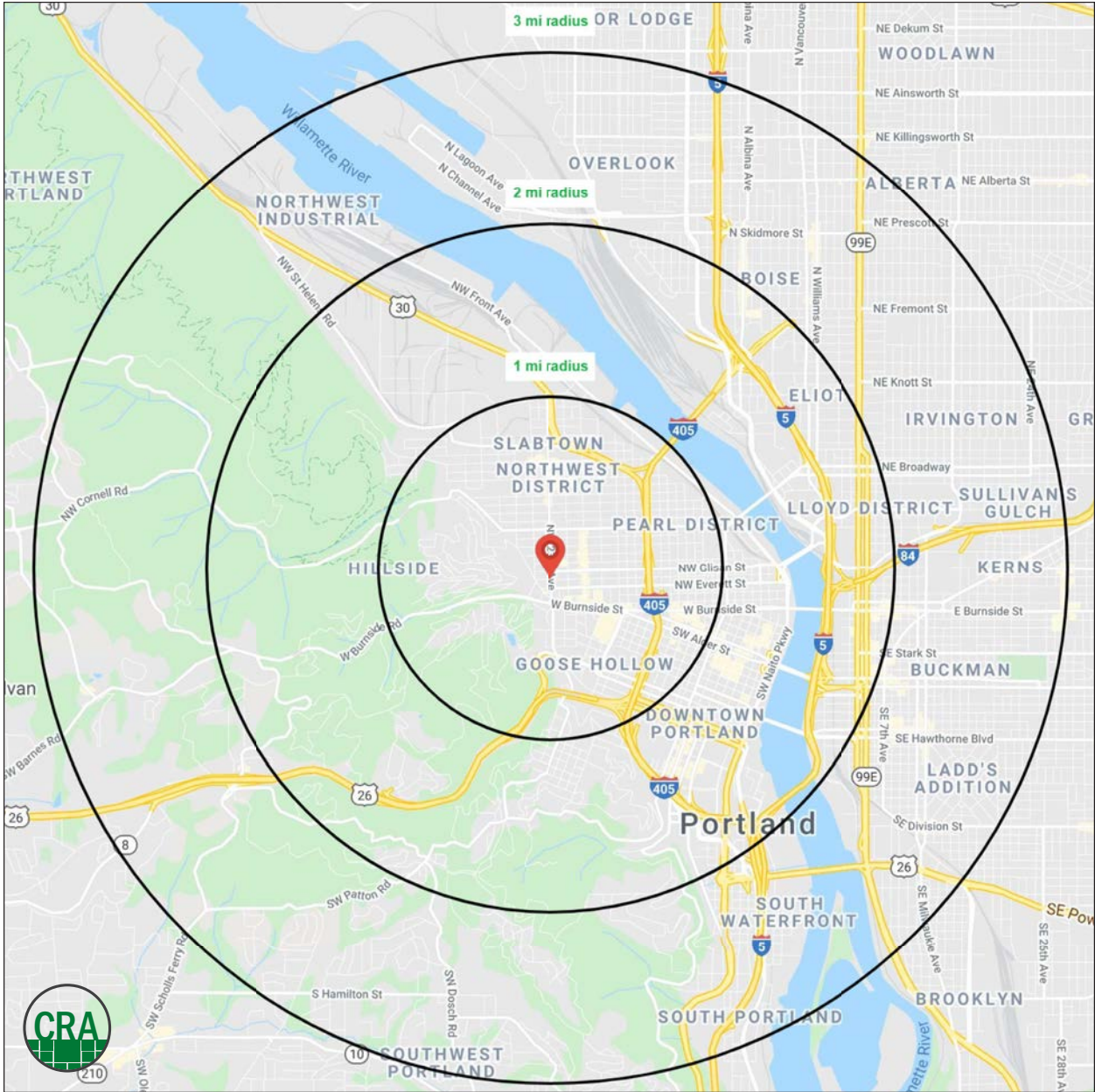
Source: Regis - SitesUSA (2020)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	41,418	72,698	155,531
Projected Population 2025	42,496	74,361	158,922
Average HH Income	\$102,170	\$101,832	\$106,167
Median Home Value	\$650,772	\$649,987	\$604,343
Daytime Demographics 16+	59,804	209,830	297,778
Some College or Higher	88.3%	87.5%	87.5%

**\$102,170**

Average Household Income  
1 MILE RADIUS

**\$650,772**

Median Home Value  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5263/-122.6986

RS1

505 NW 23rd Ave		1 mi radius	2 mi radius	3 mi radius
Portland, OR 97210				
<b>POPULATION</b>	2020 Estimated Population	41,418	72,698	155,531
	2025 Projected Population	42,496	74,361	158,922
	2010 Census Population	30,691	56,055	120,985
	2000 Census Population	23,552	44,086	105,102
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.4%
	Historical Annual Growth 2000 to 2020	3.8%	3.2%	2.4%
	2020 Median Age	37.4	37.1	36.9
<b>HOUSEHOLDS</b>	2020 Estimated Households	27,855	44,762	86,287
	2025 Projected Households	29,437	47,298	91,076
	2010 Census Households	19,755	32,561	63,810
	2000 Census Households	15,325	26,146	54,418
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	4.1%	3.6%	2.9%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	79.8%	77.5%	77.7%
	2020 Estimated Black or African American	5.9%	6.7%	7.0%
	2020 Estimated Asian or Pacific Islander	6.6%	7.2%	6.0%
	2020 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.0%
	2020 Estimated Other Races	7.0%	7.6%	8.3%
	2020 Estimated Hispanic	6.4%	7.8%	9.7%
<b>INCOME</b>	2020 Estimated Average Household Income	\$102,170	\$101,832	\$106,167
	2020 Estimated Median Household Income	\$68,216	\$69,737	\$76,100
	2020 Estimated Per Capita Income	\$69,150	\$63,624	\$59,412
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.3%	2.2%
	2020 Estimated High School Graduate	8.5%	8.7%	8.9%
	2020 Estimated Some College	16.6%	17.3%	17.2%
	2020 Estimated Associates Degree Only	4.8%	5.5%	5.7%
	2020 Estimated Bachelors Degree Only	39.4%	37.1%	37.0%
	2020 Estimated Graduate Degree	27.4%	27.6%	27.6%
<b>BUSINESS</b>	2020 Estimated Total Businesses	5,130	13,993	20,935
	2020 Estimated Total Employees	48,094	186,929	255,936
	2020 Estimated Employee Population per Business	9.4	13.4	12.2
	2020 Estimated Residential Population per Business	8.1	5.2	7.4

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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