

# NW 23RD OPPORTUNITY



## RARE SECOND GENERATION BOUTIQUE HIGH STREET RETAIL

### ADDRESS

907 NW 23rd Avenue | Portland, OR 97210

### AVAILABLE SPACE

2,265 SF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

NW 23rd Ave – 11,158 ADT ('22)

NW Lovejoy St – 7,259 ADT ('22)

### HIGHLIGHTS

- Prime corner, ground floor retail space on NW 23rd Avenue.
- Includes off-street shared customer parking area.
- Located just two blocks from Legacy Good Samaritan Hospital.

Walk Score

97

Bike Score

96

Transit Score

65

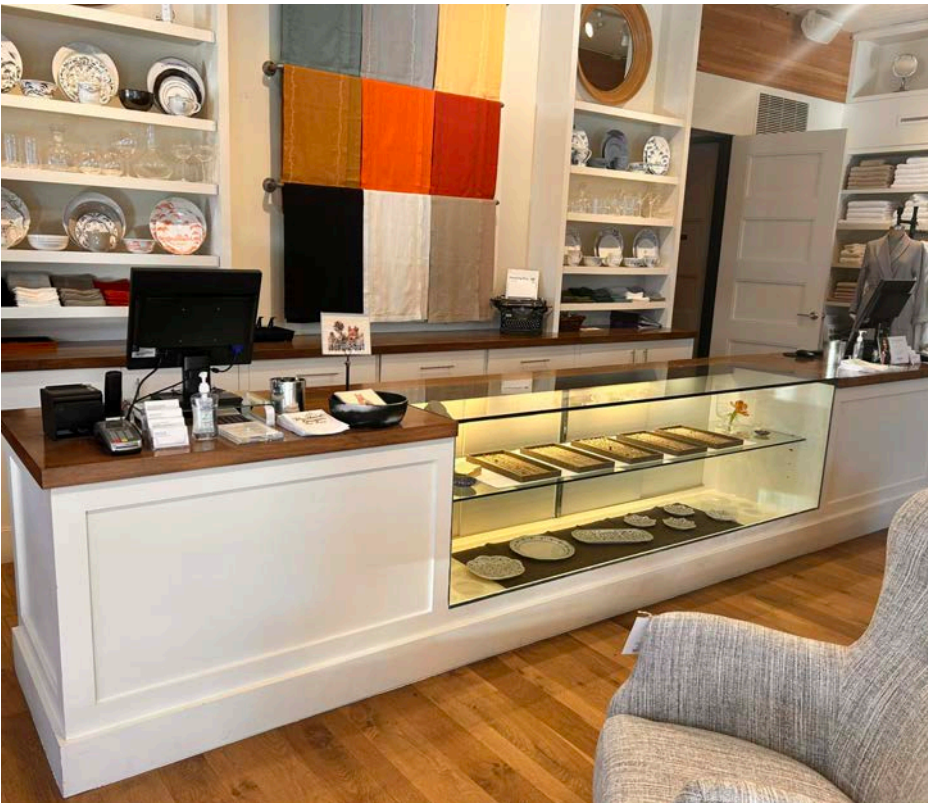


COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)  
**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

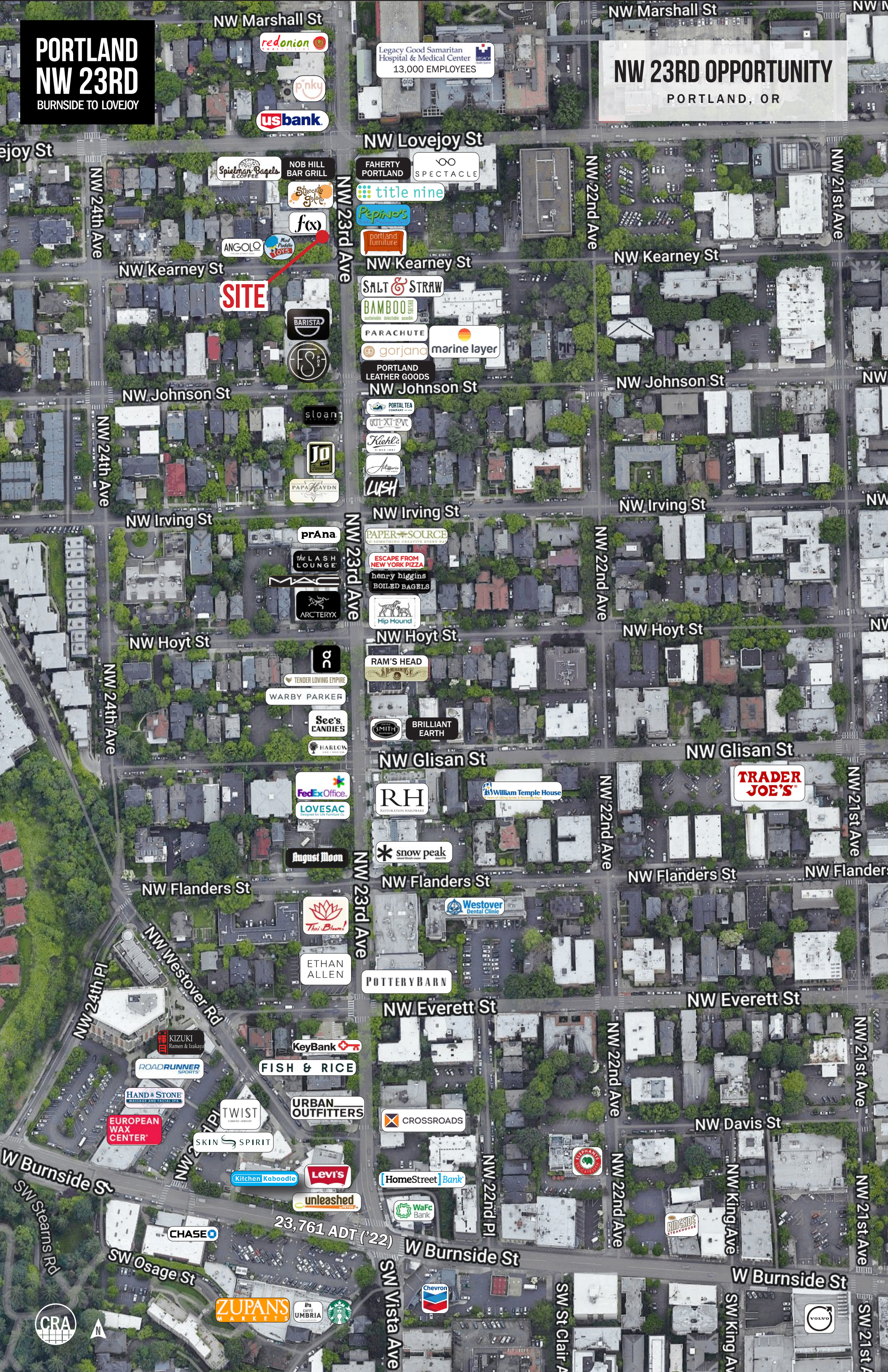






PORTLAND  
NW 23RD  
BURNSIDE TO LOVEJOY

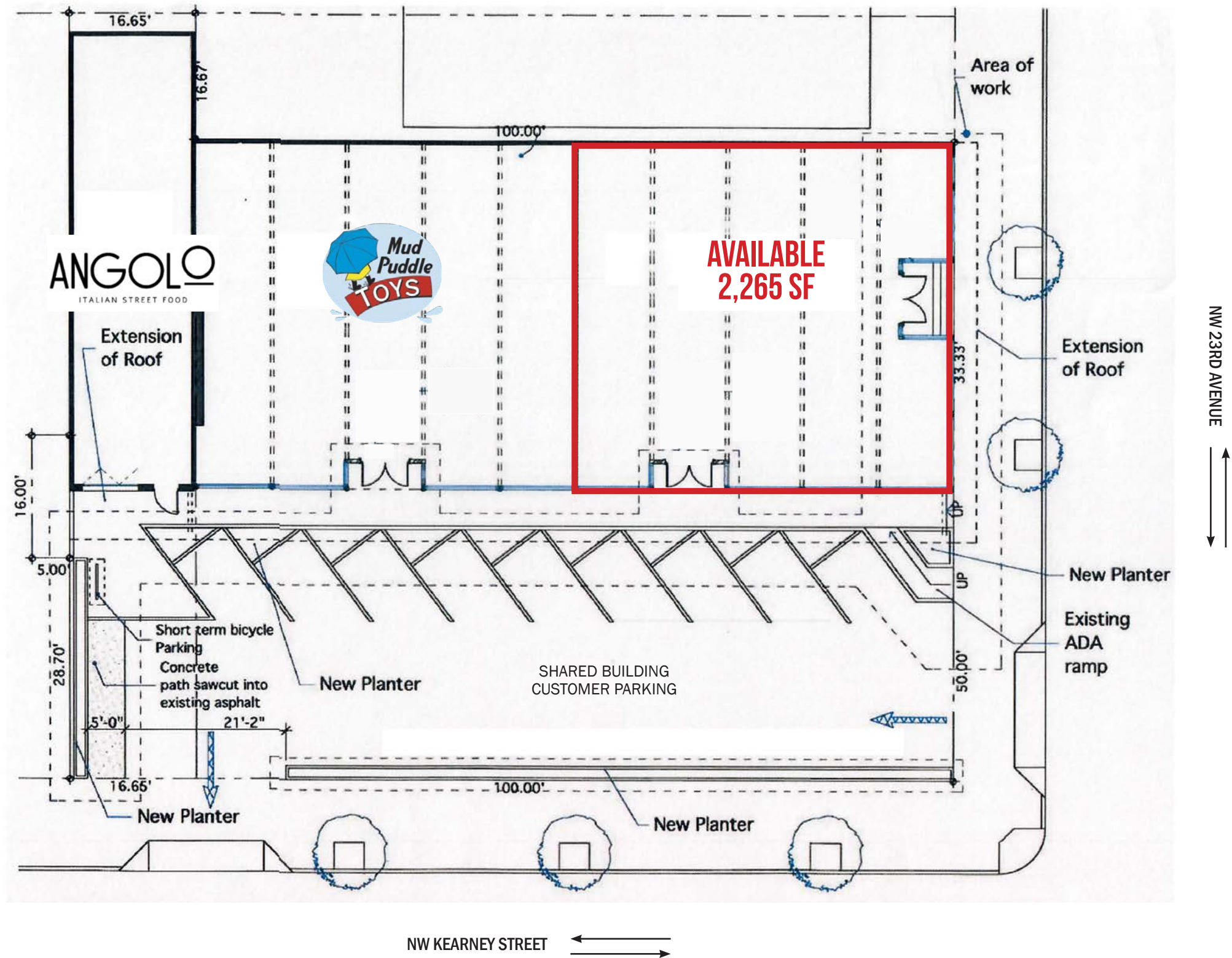
NW 23RD OPPORTUNITY  
PORTLAND, OR



SITE

23,761 ADT ('22)

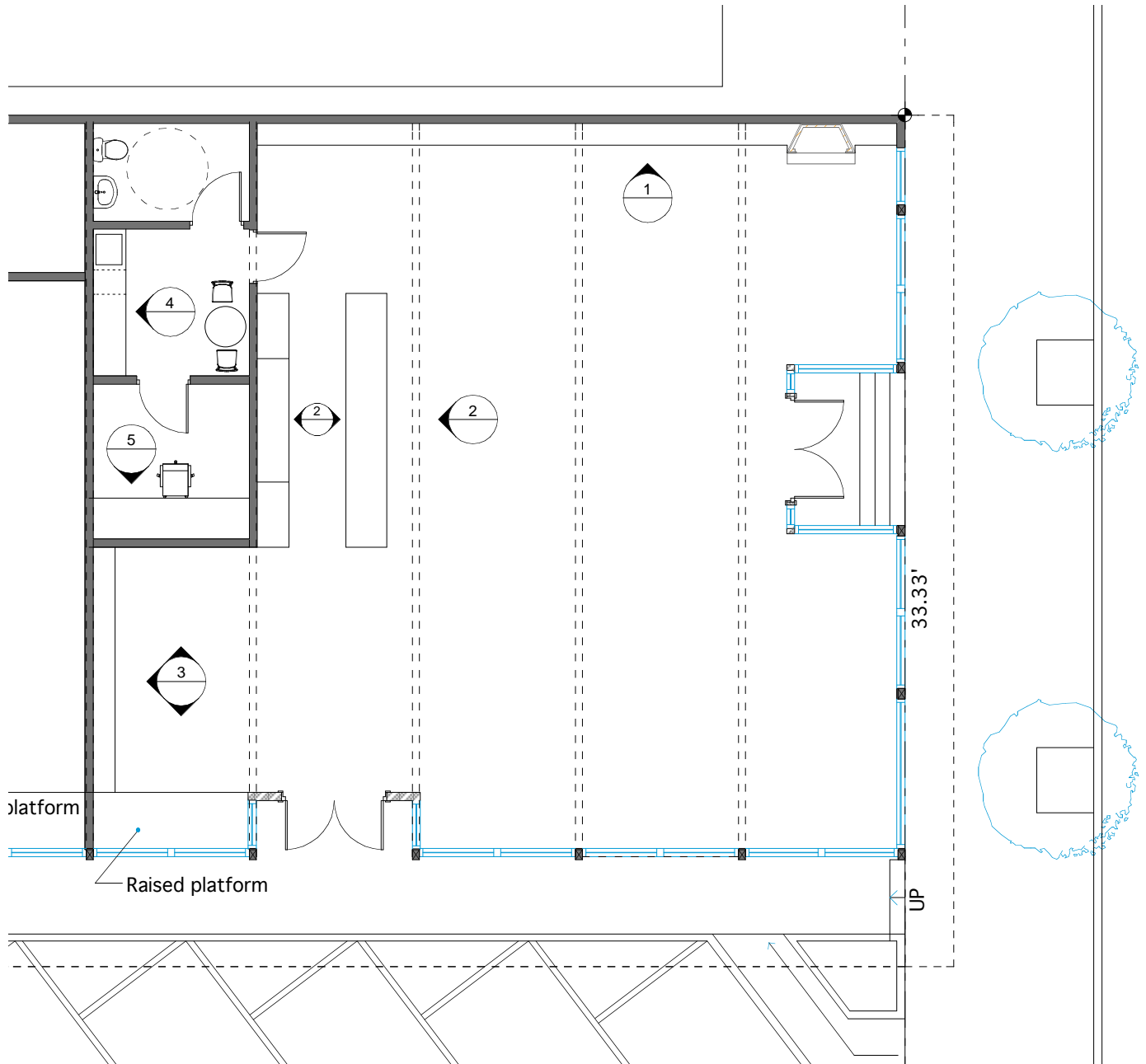




## FLOOR PLAN

# NW 23RD OPPORTUNITY

PORTLAND, OR



- Wideplank reclaimed wood flooring
- Sandblasted beams
- Painted wood siding ceiling



## DEMOGRAPHIC SUMMARY

# NW 23RD OPPORTUNITY

PORTLAND, OR

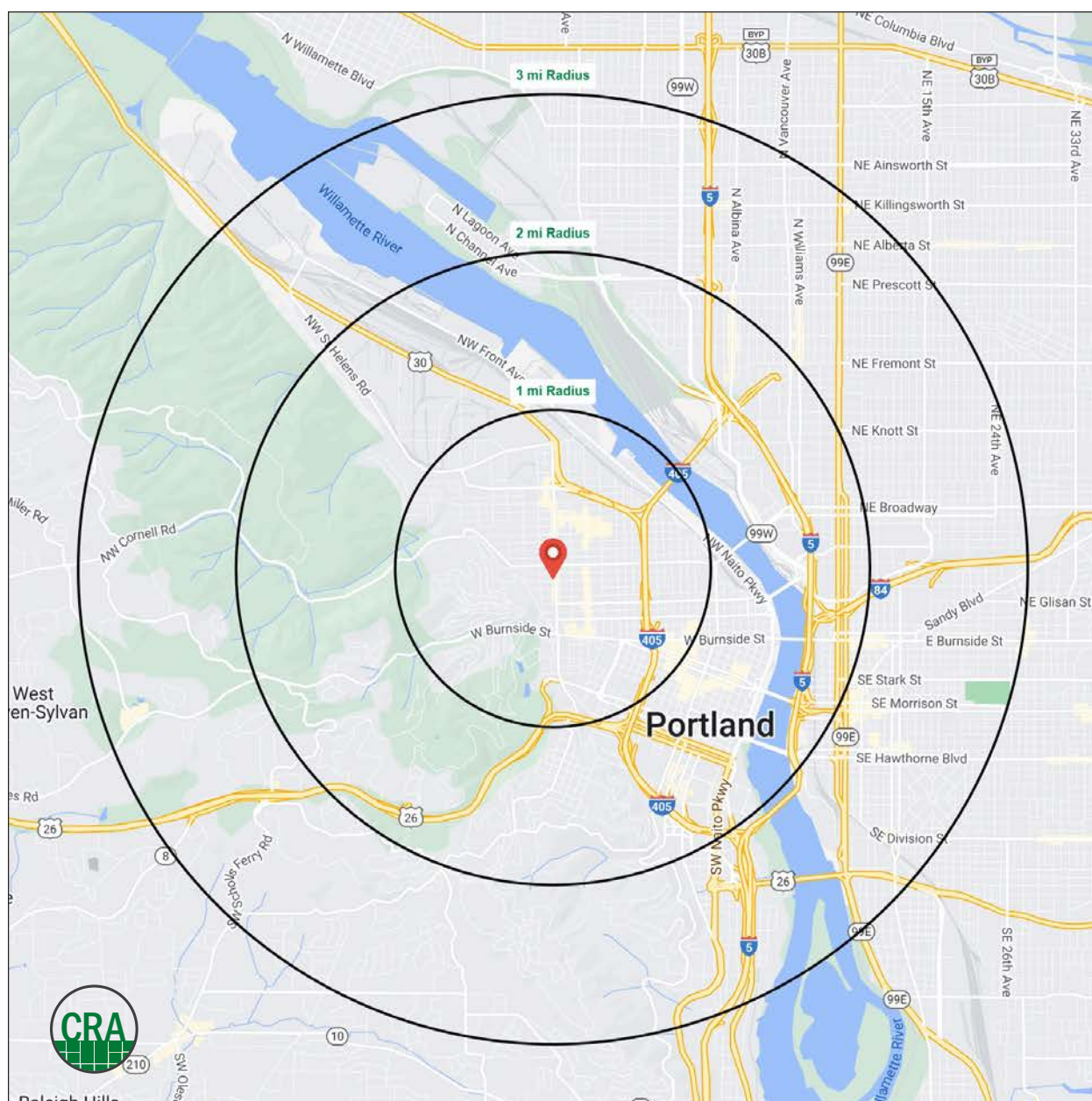
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	37,387	77,237	154,560
Estimated Households	25,228	48,346	87,011
Average HH Income	\$135,835	\$118,690	\$133,757
Median Home Value	\$646,156	\$607,508	\$620,077
Daytime Demographics 16+	53,478	171,005	246,822
Some College or Higher	91.0%	86.4%	87.6%

**\$646,156**

Median Home Value  
1 MILE RADIUS

**\$135,835**

Average Household Income  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5294/-122.6988

907 NW 23rd Ave Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	37,387	77,237	154,560
2028 Projected Population	36,186	77,326	153,939
2020 Census Population	35,855	73,146	150,445
2010 Census Population	27,599	56,463	119,662
Projected Annual Growth 2023 to 2028	-0.6%	-	-
Historical Annual Growth 2010 to 2023	2.7%	2.8%	2.2%
2023 Median Age	38.1	38.6	38.3
<b>Households</b>			
2023 Estimated Households	25,228	48,346	87,011
2028 Projected Households	25,480	50,473	90,236
2020 Census Households	23,158	43,791	80,982
2010 Census Households	17,651	32,620	62,642
Projected Annual Growth 2023 to 2028	0.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	3.3%	3.7%	3.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.0%	73.5%	74.2%
2023 Estimated Black or African American	3.6%	5.5%	6.8%
2023 Estimated Asian or Pacific Islander	8.5%	9.1%	7.5%
2023 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2023 Estimated Other Races	9.2%	11.0%	10.7%
2023 Estimated Hispanic	9.4%	12.0%	10.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$135,835	\$118,690	\$133,757
2023 Estimated Median Household Income	\$99,260	\$92,691	\$99,616
2023 Estimated Per Capita Income	\$92,006	\$75,157	\$75,846
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.2%	1.8%
2023 Estimated High School Graduate	7.5%	9.9%	9.5%
2023 Estimated Some College	13.3%	15.8%	15.4%
2023 Estimated Associates Degree Only	4.9%	4.6%	4.7%
2023 Estimated Bachelors Degree Only	40.4%	36.9%	38.8%
2023 Estimated Graduate Degree	32.4%	29.1%	28.6%
<b>Business</b>			
2023 Estimated Total Businesses	4,890	12,576	20,087
2023 Estimated Total Employees	43,498	146,834	204,713
2023 Estimated Employee Population per Business	8.9	11.7	10.2
2023 Estimated Residential Population per Business	7.6	6.1	7.7

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



**503.274.0211**

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