

PRIME NW 23RD

FOR SALE OR LEASE

FLAGSHIP
LOCATION



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 new one-to-market concept store and Takibi restaurant by Submarine Hospitality, Pottery Barn, 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

PRICING

Please call for details

AVAILABLE SPACES

1, 2 and 3 Tenant Scenarios
Approximately 24,124 SF on two levels

**See site plan options for more detailed information*

AVAILABILITY

Available now! Please call for details and to arrange a viewing.

PARKING

Dedicated monitored off-street parking available in the building parking garage at monthly/hourly/daily rates, including direct vertical access to NW 23rd Avenue.

TRAFFIC COUNTS

NW 23rd Ave – 19,235 ADT ('18)



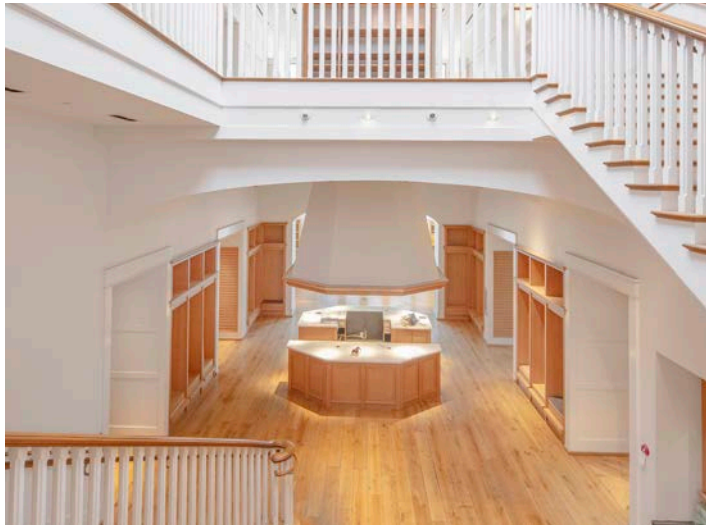
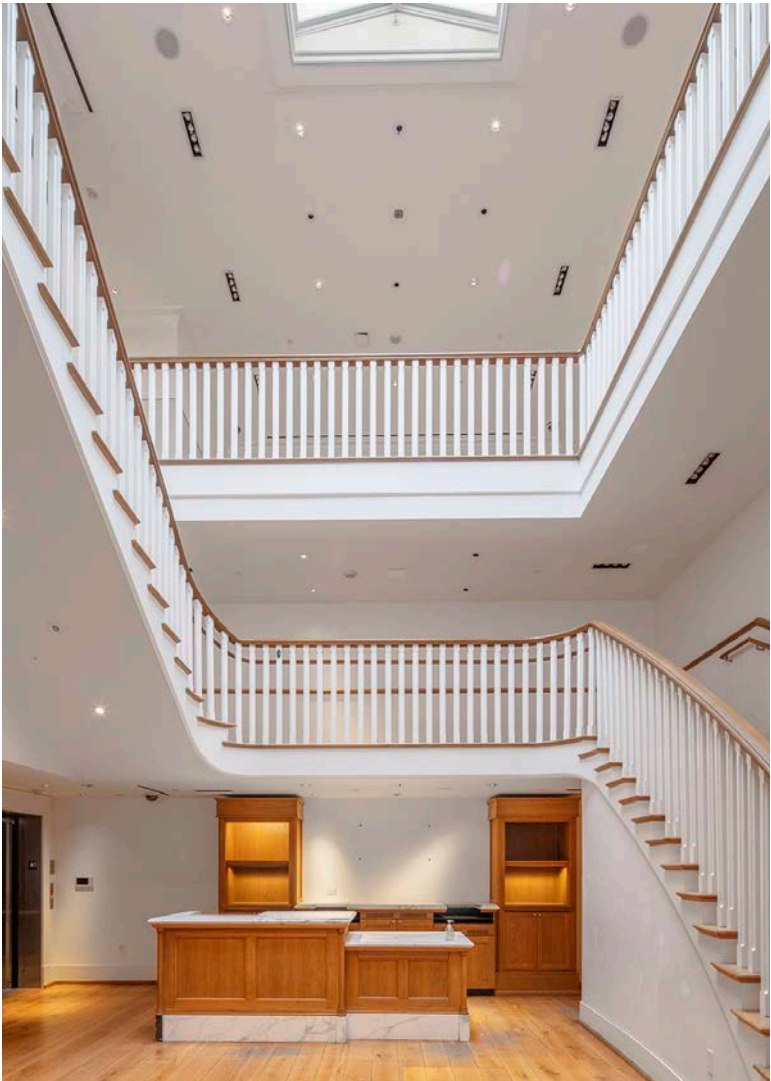
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PRIME NW 23RD FLAGSHIP
320-338 NW 23RD AVENUE
PORTLAND, OR

IMAGES | 320-338 NW 23RD AVE

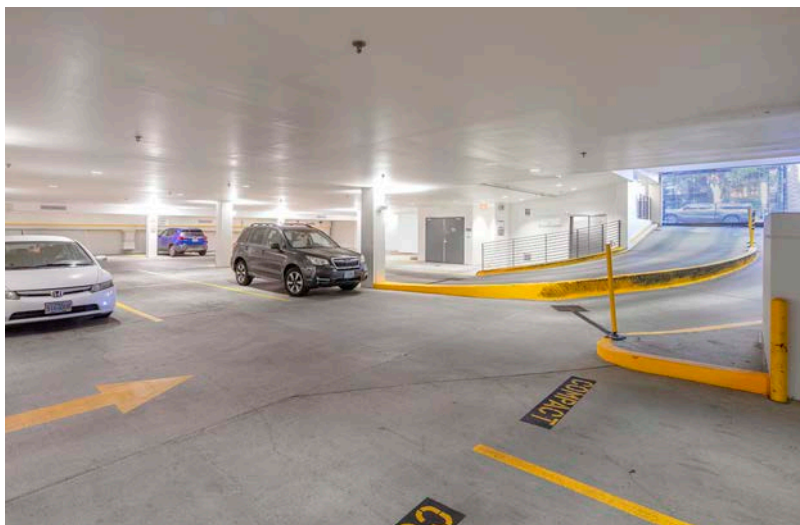
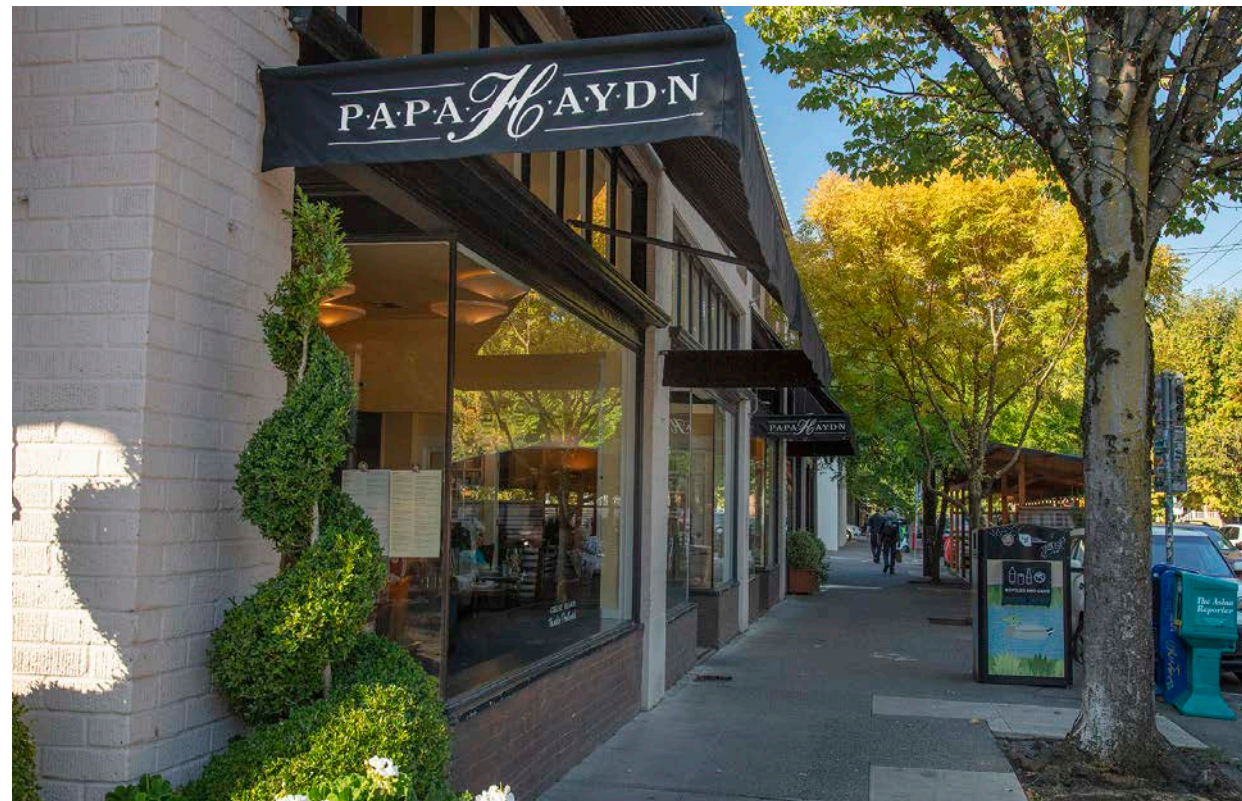
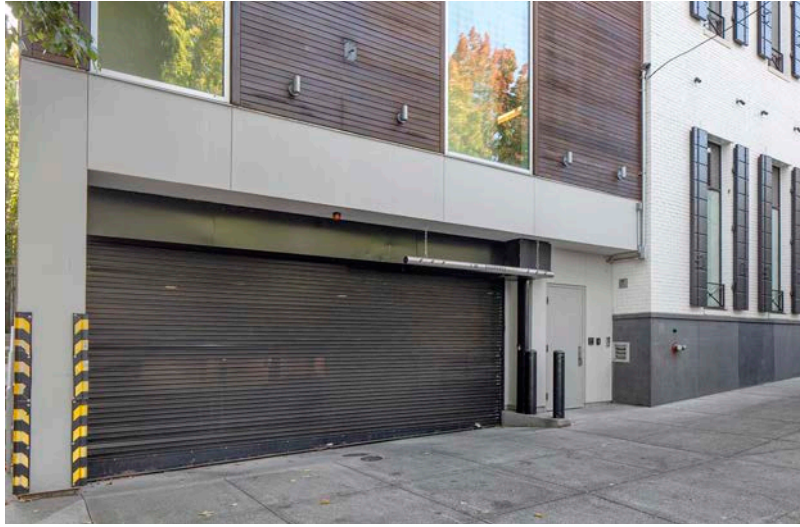


The property offers approximately 24,124 rentable square feet across two floors. This space includes a below grade interior parking garage that accounts for 31 off-street parking spaces. The building is served by three elevators: two elevators serve the garage and both levels, and the third provides access to 23rd Street directly from the garage. There is currently a rooftop skylight that fills a central atrium with natural light and provides a dramatic back drop to the wrapping feature staircase.



GARAGE | NEIGHBORHOOD IMAGES

PRIME NW 23RD FLAGSHIP
320-338 NW 23RD AVENUE
PORTLAND, OR



PRIME NW 23RD FLAGSHIP

320-338 NW 23RD AVENUE

PORTLAND, OR

PORTLAND'S WEST HILLS

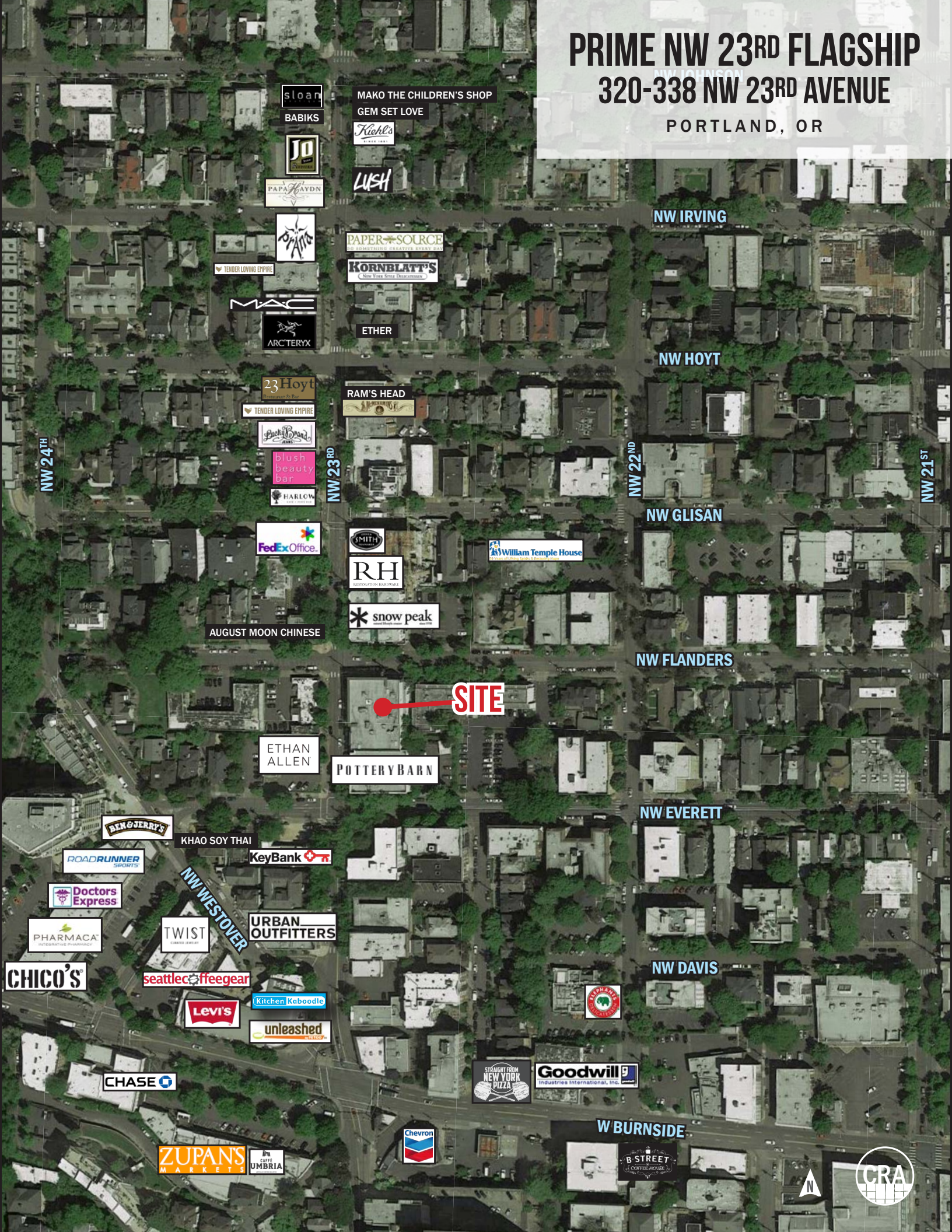
SITE



PRIME NW 23RD FLAGSHIP

320-338 NW 23RD AVENUE

PORTLAND, OR



NW 24TH

NW 23RD

NW 22ND

NW 21ST

sloan

MAKO THE CHILDREN'S SHOP
GEM SET LOVE

BABIKS

Kiehl's

JO

LUSH

PAPA HAYDN

NW IRVING

MAC

PAPER SOURCE

TENDER LOVING EMPIRE

KORNBLATT'S

MAC

ETHER

ARCTERYX

NW HOYT

23 Hoyt

RAM'S HEAD

TENDER LOVING EMPIRE

blush beauty bar

HARLOW

NW GLISAN

FedEx Office

SMITH

William Temple House

RH

snow peak

AUGUST MOON CHINESE

NW FLANDERS

SITE

ETHAN ALLEN

POTTERYBARN

NW EVERETT

BEN & JERRY'S

KHAO SOY THAI

KeyBank

ROADRUNNER SPORTS

Doctors Express

TWIST

URBAN OUTFITTERS

NW DAVIS

PHARMACA

seattle coffee gear

Kitchen Kaboodle

THE CHEF

Levi's

unleashed

CHASE

STRAIGHT FROM NEW YORK PIZZA

Goodwill

W BURNSIDE

ZUPAN'S MARKETS

cafe UMBRIA

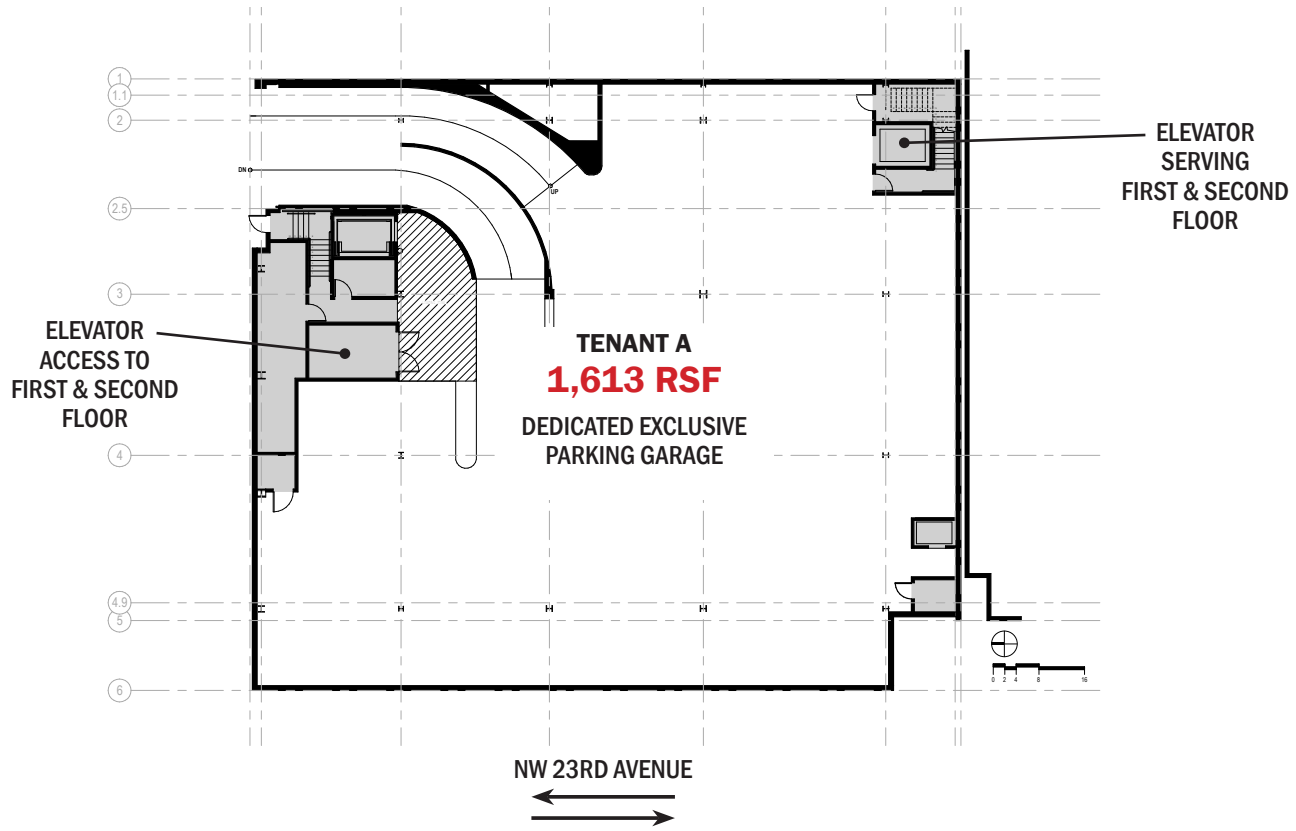
Chevron

B STREET COFFEE HOUSE

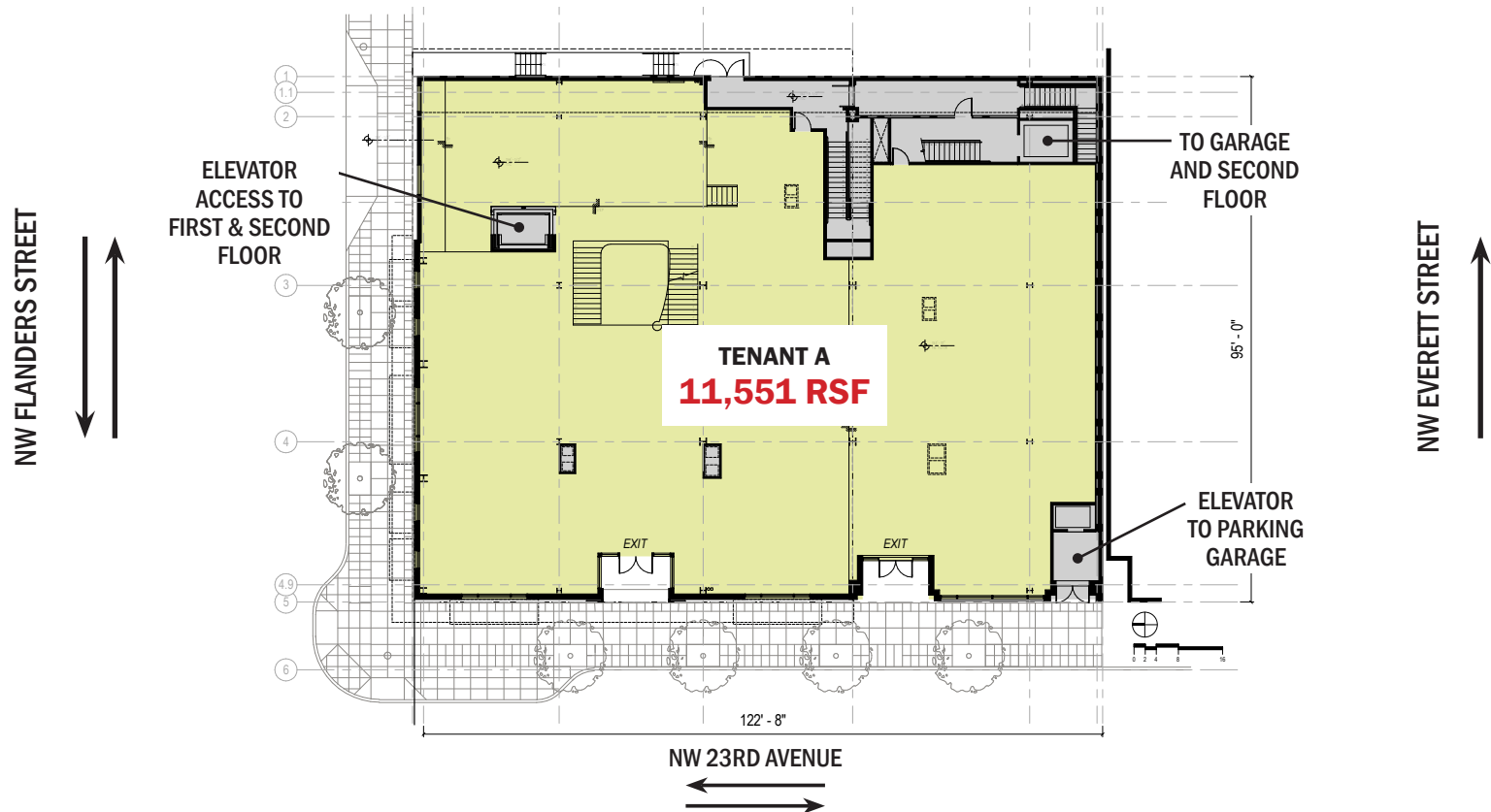


OPTION A: SINGLE TENANT SCENARIO

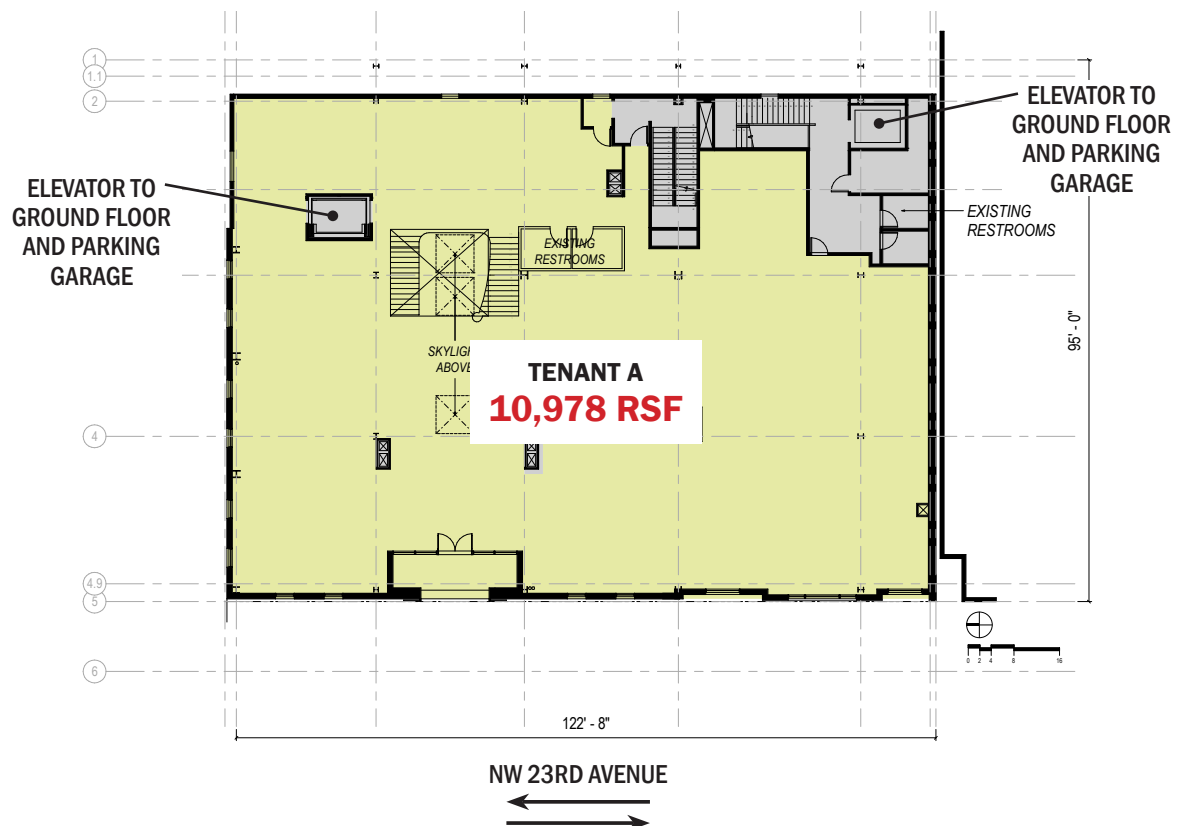
LOWER LEVEL



LEVEL 1

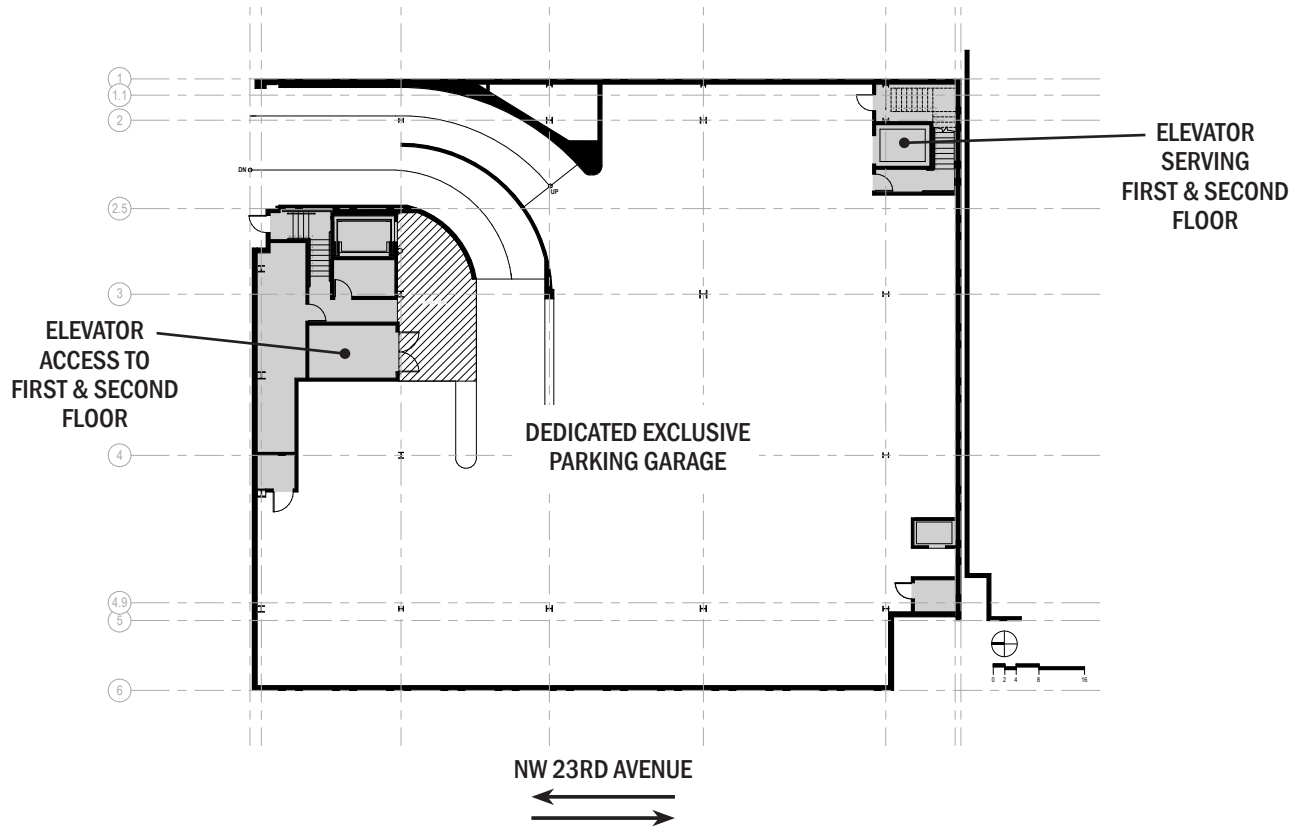


LEVEL 2

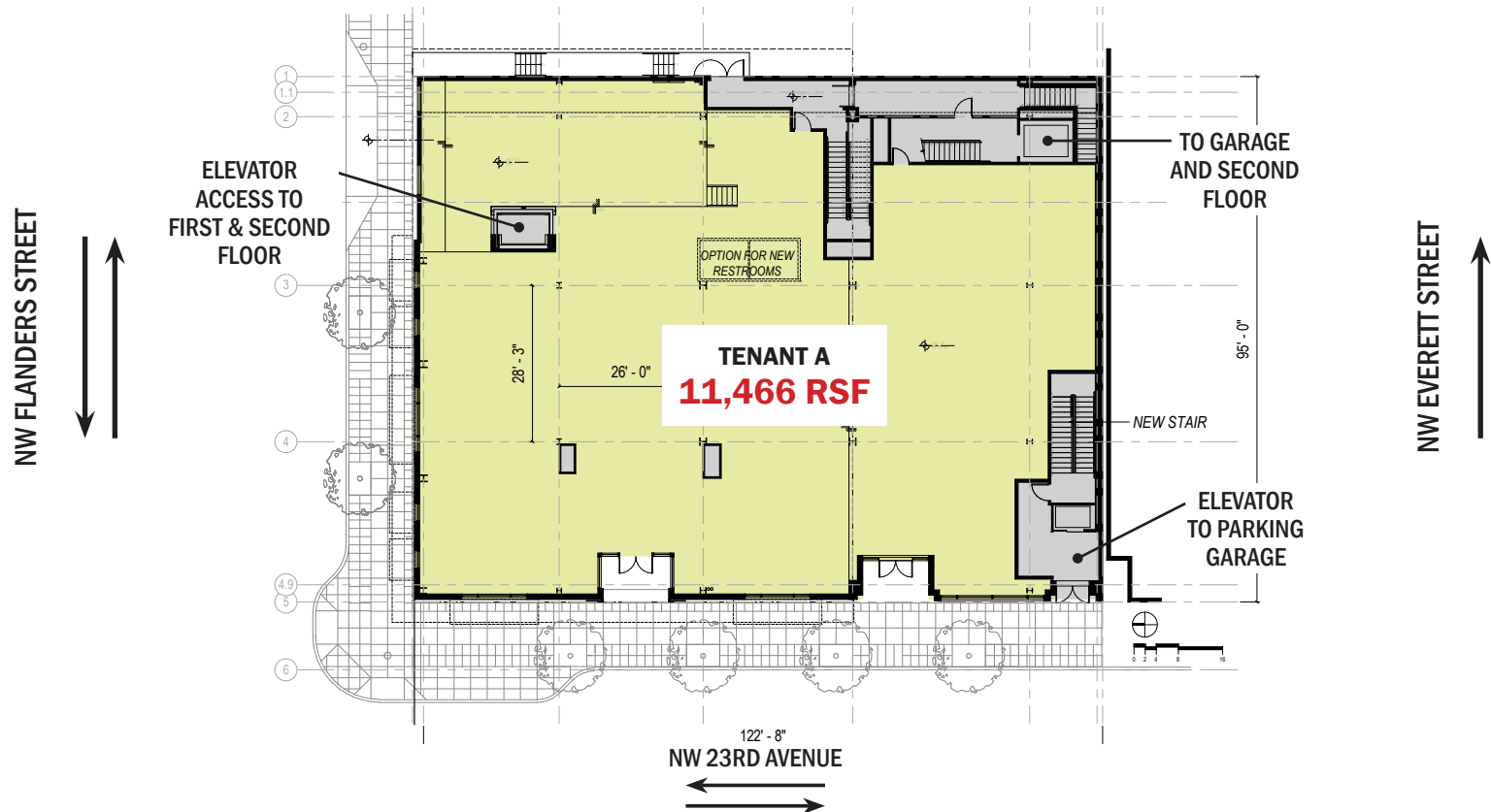


OPTION B: TWO TENANT SCENARIO

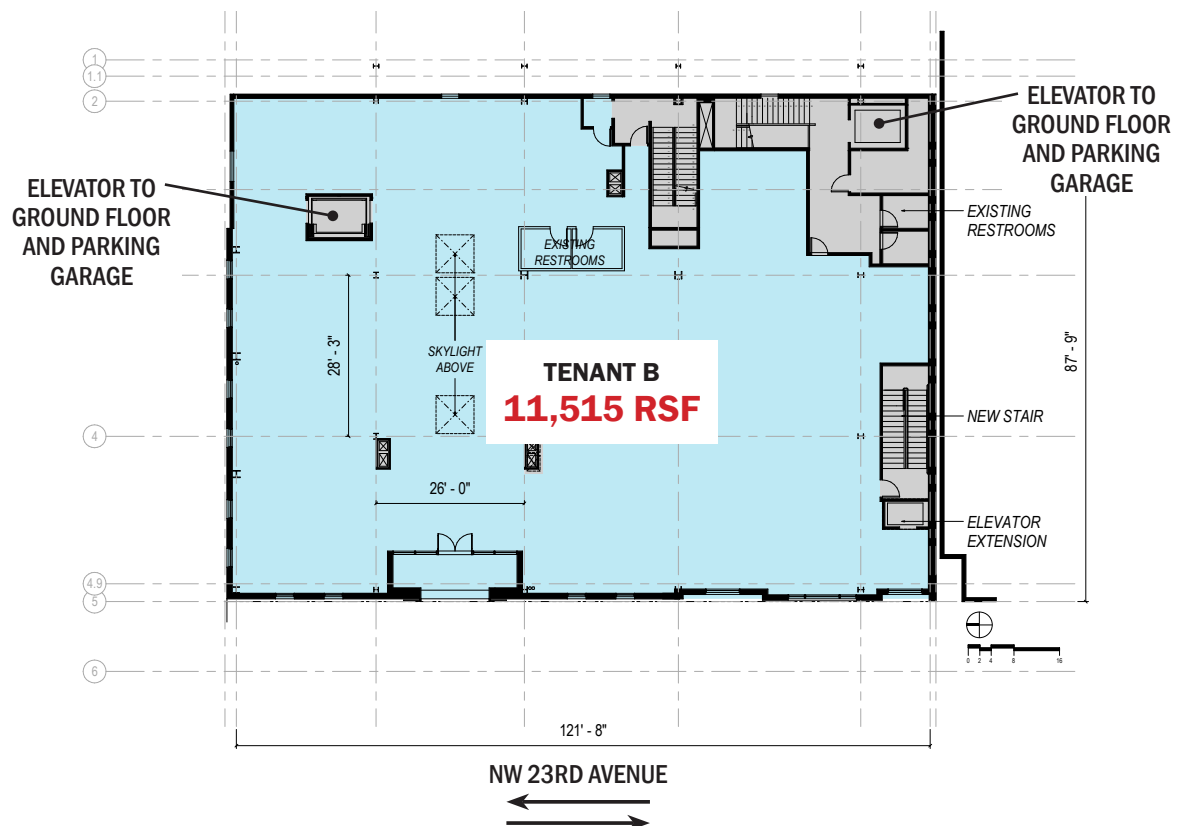
LOWER LEVEL



LEVEL 1

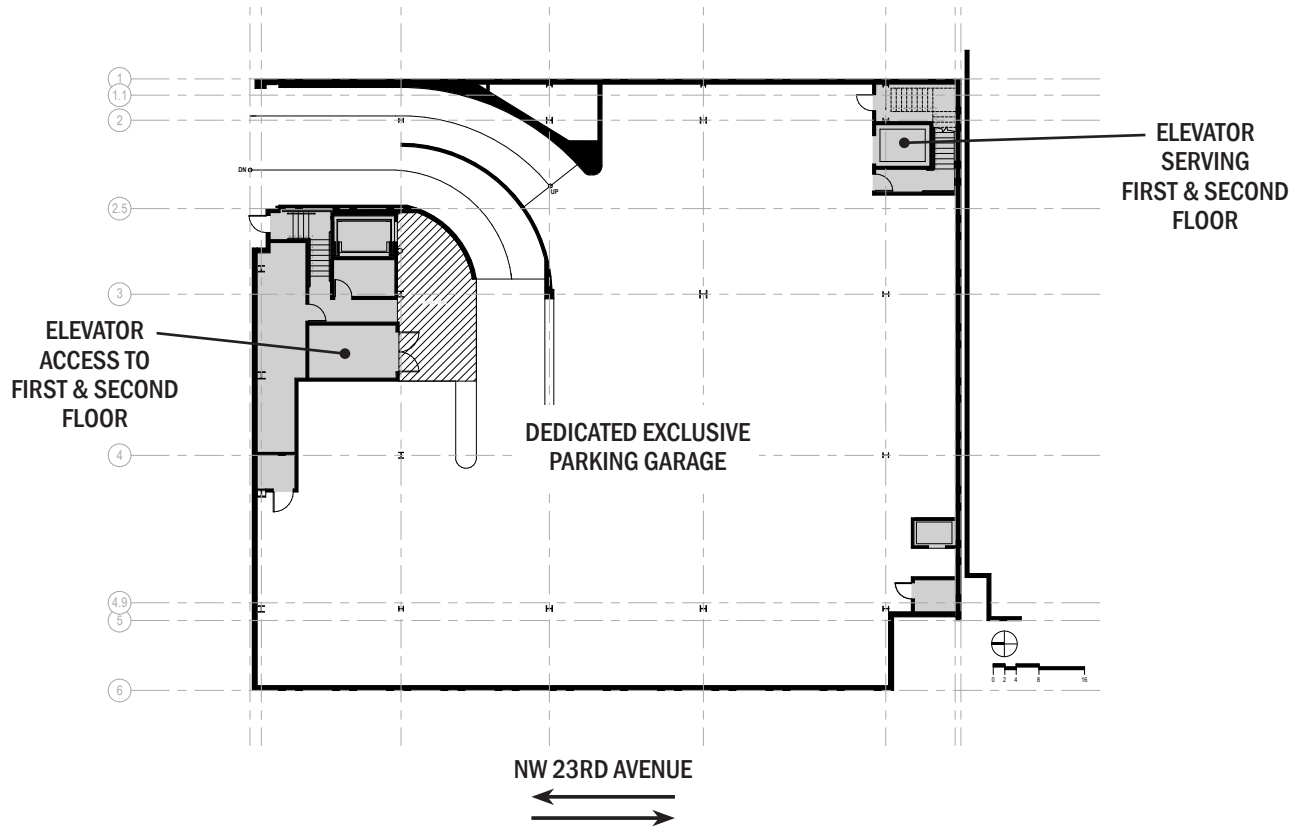


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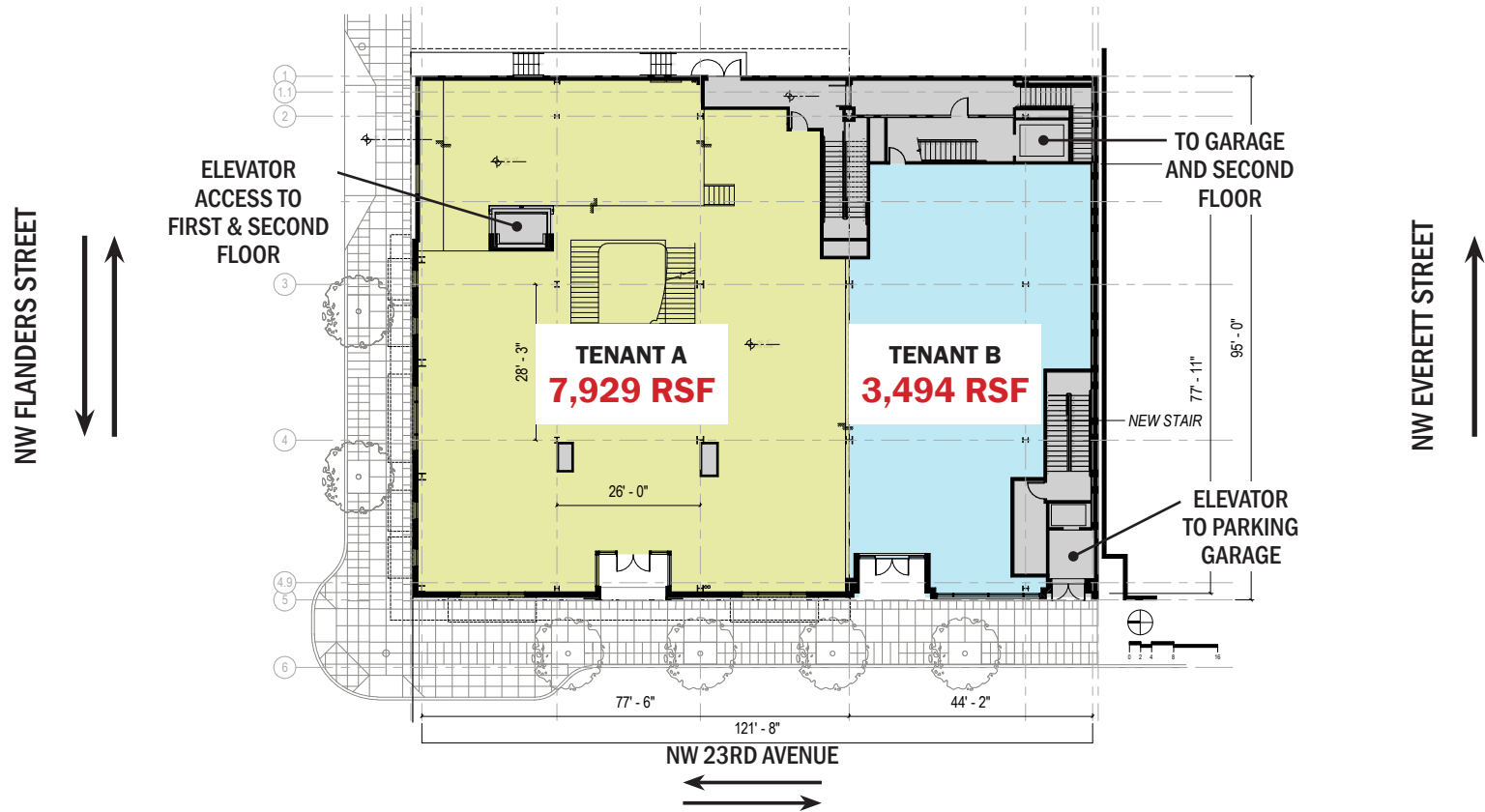


OPTION C: TWO TENANT SCENARIO

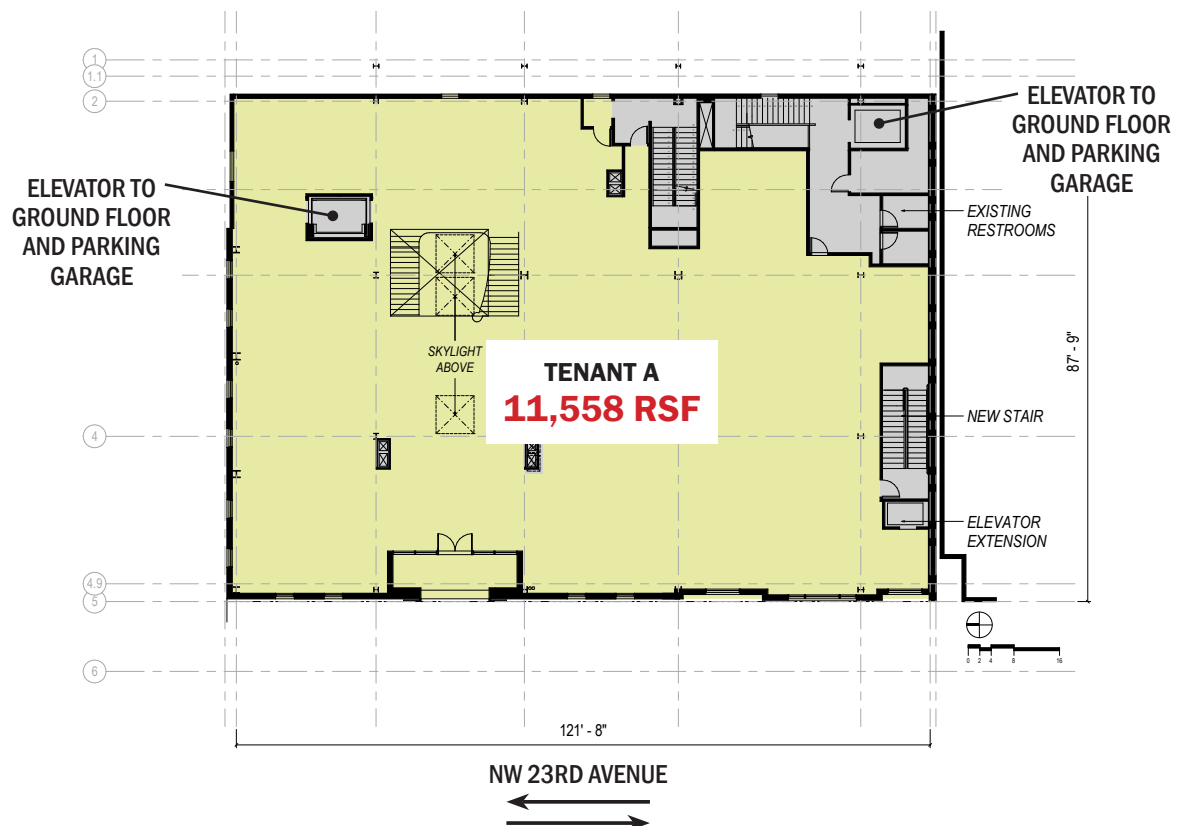
LOWER LEVEL



LEVEL 1

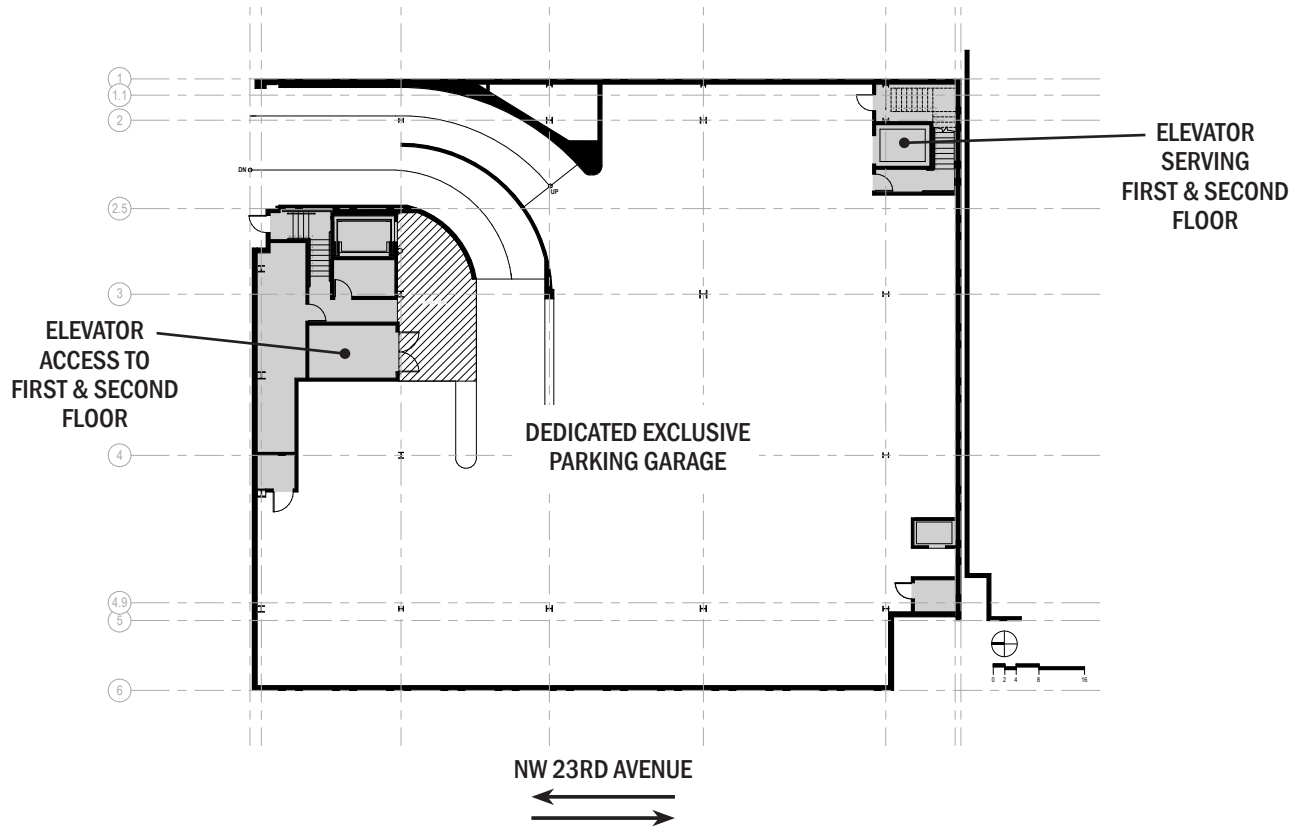


LEVEL 2

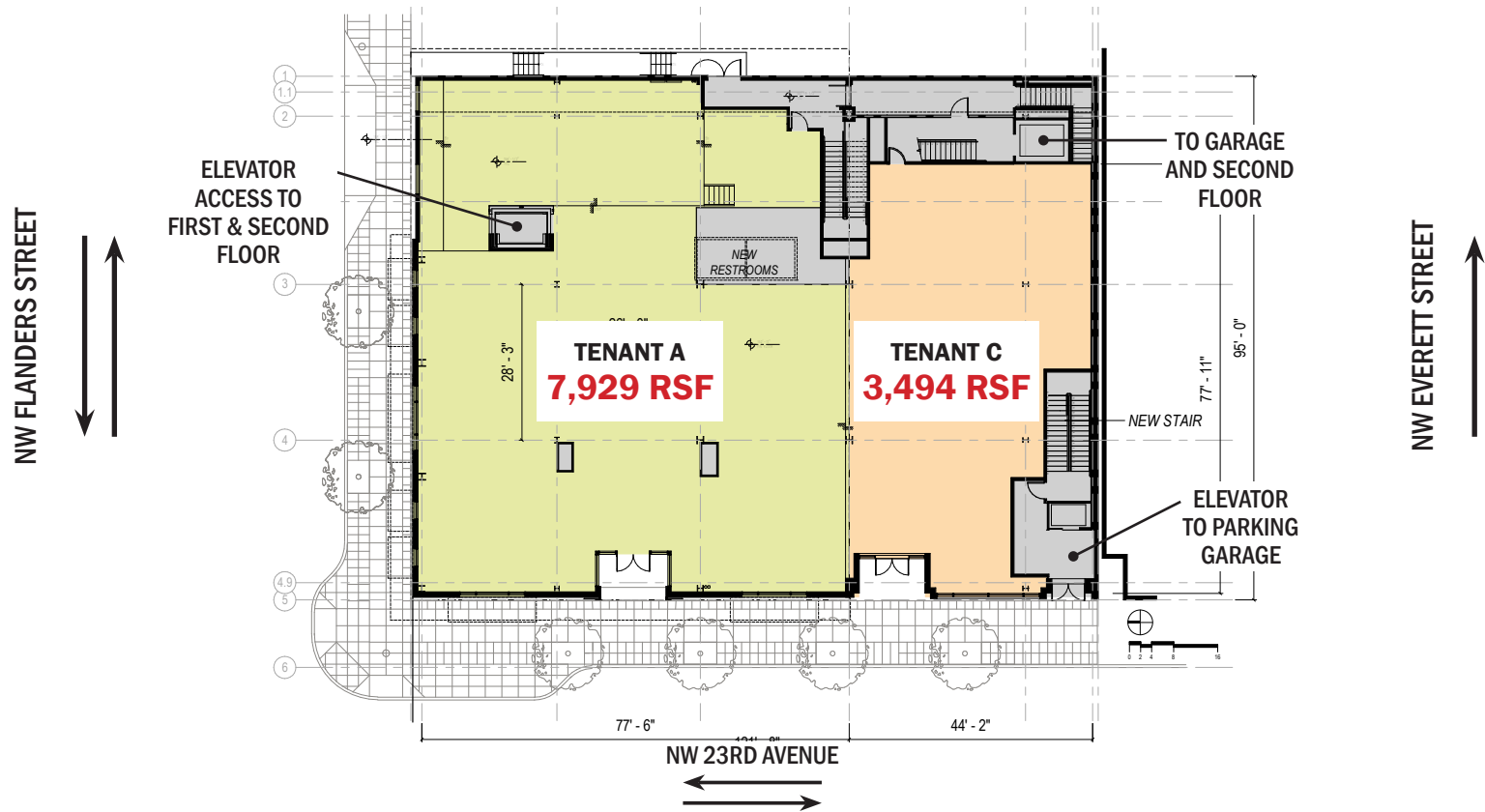


OPTION D: THREE TENANT SCENARIO

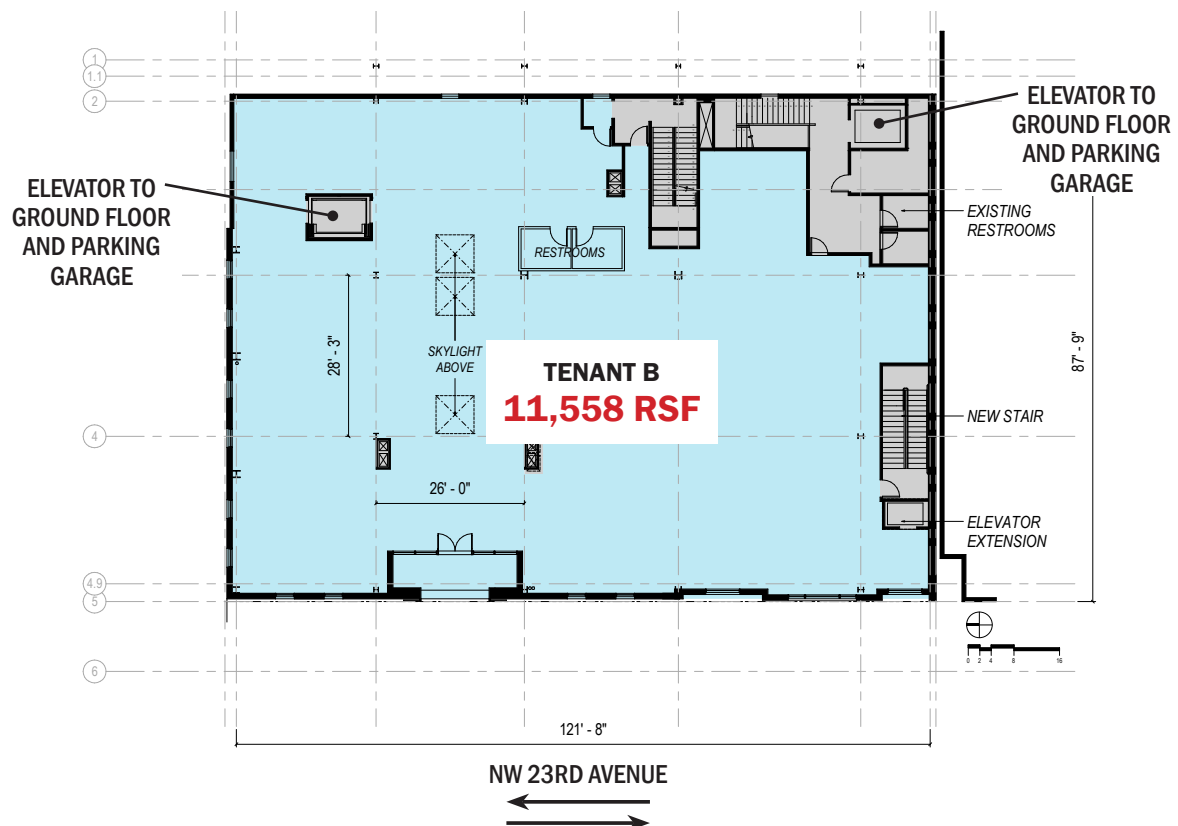
LOWER LEVEL



LEVEL 1



LEVEL 2



PRIME NW 23RD FLAGSHIP

320-338 NW 23RD AVENUE

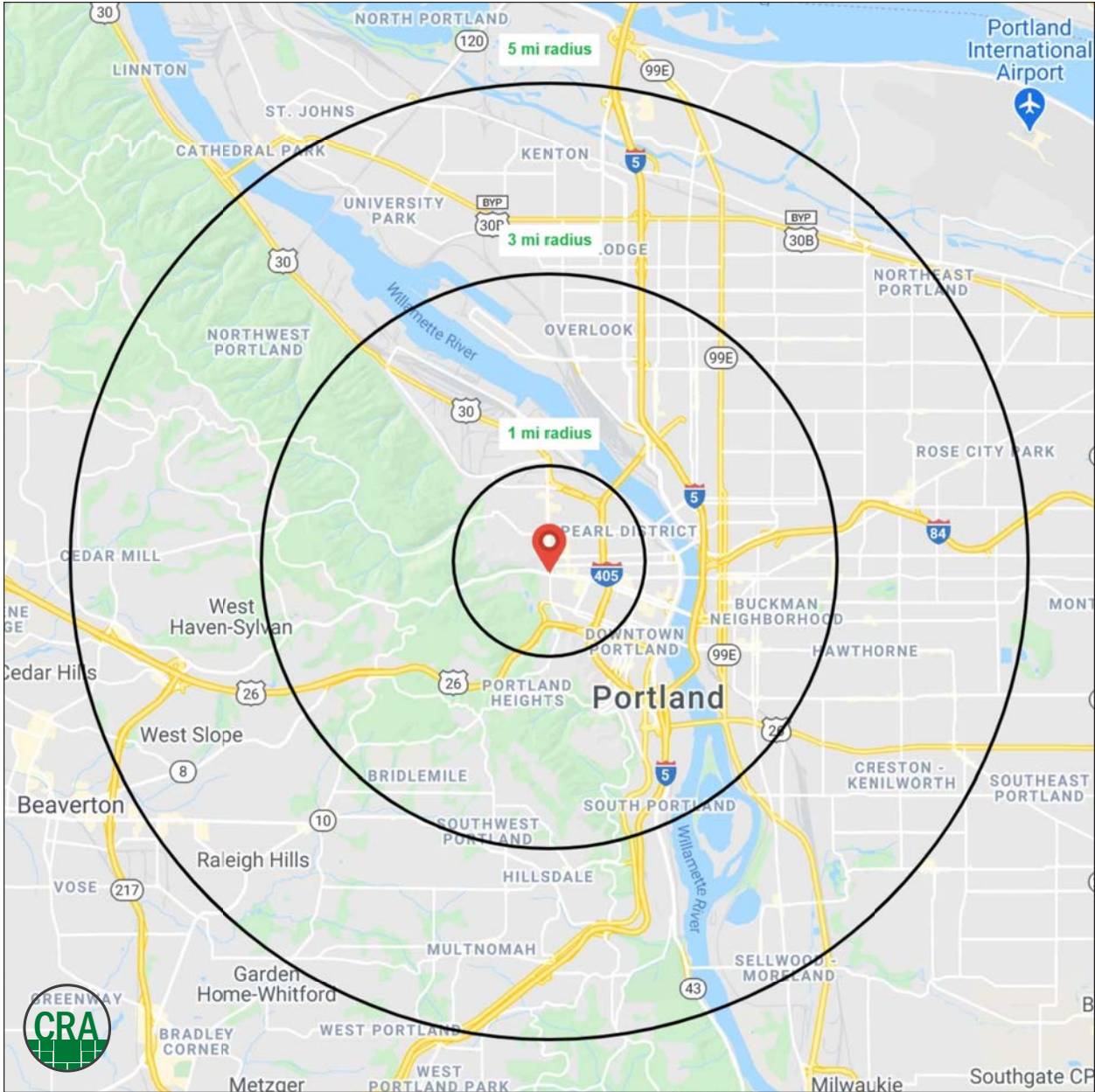
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	40,288	150,885	407,271
Projected Population 2027	40,737	154,916	415,188
Average HH Income	\$102,365	\$111,346	\$119,664
Median Home Value	\$634,564	\$616,720	\$564,054
Daytime Demographics 16+	64,043	269,151	445,547
Some College or Higher	88.1%	86.5%	85.8%

88.1%
Some College or Higher
1 MILE RADIUS

\$634,564
Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5253/-122.6981

338 NW 23rd Ave Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	40,288	150,885	407,271
2027 Projected Population	40,737	154,916	415,188
2020 Census Population	40,605	152,050	411,412
2010 Census Population	32,321	121,313	356,125
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	2.1%	2.0%	1.2%
2022 Median Age	39.1	38.1	38.1
Households			
2022 Estimated Households	26,348	81,651	191,024
2027 Projected Households	26,779	84,204	196,111
2020 Census Households	26,615	82,414	192,848
2010 Census Households	20,681	64,038	164,388
Projected Annual Growth 2022 to 2027	0.3%	0.6%	0.5%
Historical Annual Growth 2010 to 2022	2.3%	2.3%	1.4%
Race and Ethnicity			
2022 Estimated White	73.5%	72.9%	73.4%
2022 Estimated Black or African American	3.6%	5.2%	4.6%
2022 Estimated Asian or Pacific Islander	8.3%	6.8%	7.1%
2022 Estimated American Indian or Native Alaskan	0.9%	1.0%	0.8%
2022 Estimated Other Races	13.7%	14.2%	14.1%
2022 Estimated Hispanic	10.8%	11.0%	10.0%
Income			
2022 Estimated Average Household Income	\$102,365	\$111,346	\$119,664
2022 Estimated Median Household Income	\$75,035	\$82,240	\$92,282
2022 Estimated Per Capita Income	\$67,510	\$60,834	\$56,504
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.2%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.1%	2.2%
2022 Estimated High School Graduate	8.7%	10.2%	10.6%
2022 Estimated Some College	14.2%	15.8%	16.9%
2022 Estimated Associates Degree Only	4.5%	4.9%	5.6%
2022 Estimated Bachelors Degree Only	38.8%	37.2%	36.2%
2022 Estimated Graduate Degree	30.6%	28.7%	27.0%
Business			
2022 Estimated Total Businesses	5,722	20,231	36,174
2022 Estimated Total Employees	51,114	226,181	335,097
2022 Estimated Employee Population per Business	8.9	11.2	9.3
2022 Estimated Residential Population per Business	7.0	7.5	11.3

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KNOWLEDGE

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