

# PRIME NW 23RD

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

### AVAILABLE SPACES

Total space is 23,000 RSF including:

- 11,857 RSF ground floor space, including 6,487 SF (currently occupied by Pottery Barn Bed & Bath)
- 11,125 RSF second level space

Potential to demise the upper level from the lower level for qualified tenants.

### PRICING

Please call for details

### AVAILABILITY

Available February 1, 2022. Current tenant open and operating for business. 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)

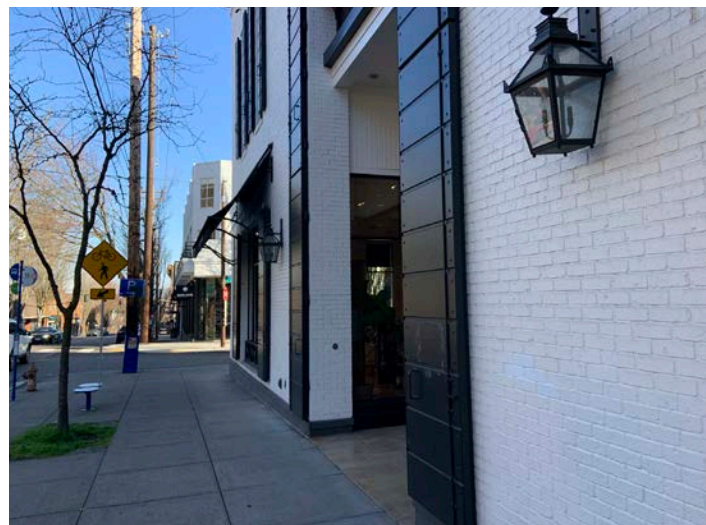


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NORTHWEST LLC

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# PRIME NW 23<sup>RD</sup> FLAGSHIP

## 320-338 NW 23<sup>RD</sup> AVENUE

PORTLAND, OR



PORTLAND'S  
WEST HILLS

**SITE**



NW LOVEJOY ST

NW KEARNEY ST

NW JOHNSON ST

NW IRVING ST

NW HOYT ST

NW GLISAN ST

ETHAN ALLEN

URBAN OUTFITTERS

CHASE

ZUPAN'S

SW VISTA AVE

NW 23<sup>RD</sup> AVE 8,421 ADT (20)

19,235 ADT (18)

22,844 ADT (18)

SW VISTA AVE

NW 21<sup>ST</sup> AVE

SW 21<sup>ST</sup> AVE

NW 19<sup>TH</sup> AVE

SW 18<sup>TH</sup> AVE

NW IRVING ST

NW GLISAN ST

NW FLANDERS ST

NW EVERETT ST

NW DAVIS ST

NW COUCH ST

SW ALDER ST

SW YAMHILL ST

SW SALMON ST

6,657 ADT (20)

11,194 ADT (20)

18,230 ADT (20)

10,000 ADT (18)



POTTERY BARN

URBAN OUTFITTERS

CHASE

ZUPAN'S

SW VISTA AVE

SW VISTA AVE

SW VISTA AVE

SW VISTA AVE

BANK OF AMERICA

title nine

Papino's

SALT & STRAW

BAMBOO

SAINT CUPCAKES

Kiehl's

LUSH

PAPER SOURCE

ARCTERIX

TENDER LOVING EPIPHANY

HARLOW

FedEx Office

RESTORATION HARDWARE

snow peak

ETHAN ALLEN

POTTERY BARN

URBAN OUTFITTERS

Kitchen Kaboodle

unleashed

Levi's

22,844 ADT (18)

SW VISTA AVE

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LAUNCH PLANET

TRADER JOE'S

Bank of America

Walgreens

Bank of America

Walgreens

Bank of America

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Bank of America

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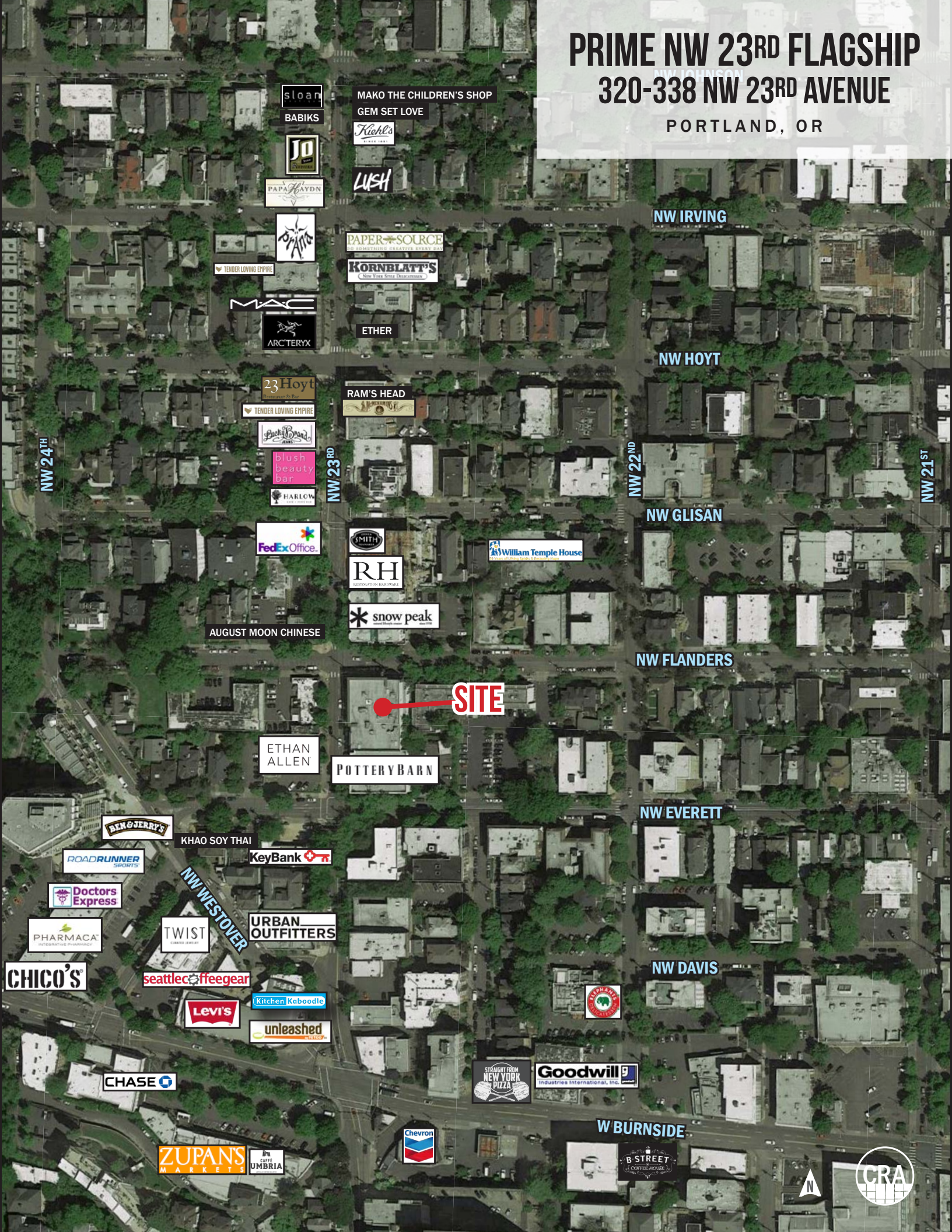
Bank



# PRIME NW 23<sup>RD</sup> FLAGSHIP

## 320-338 NW 23<sup>RD</sup> AVENUE

PORTLAND, OR



NW 24<sup>TH</sup>

NW 23<sup>RD</sup>

NW 22<sup>ND</sup>

NW 21<sup>ST</sup>

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

ARC TERYX

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

ROADRUNNER SPORTS

KeyBank

Doctors Express

TWIST

URBAN OUTFITTERS

NW DAVIS

PHARMACA

seattle coffee gear

Kitchen Kaboodle

CHICO'S

Levi's

unleashed

CHASE

STRAIGHT FROM NEW YORK PIZZA

Goodwill Industries International, Inc.

W BURNSIDE

ZUPAN'S MARKETS

cafe UMBRIA

Chevron

B STREET COFFEE HOUSE













# PRIME NW 23<sup>RD</sup> FLAGSHIP

## 320-338 NW 23<sup>RD</sup> AVENUE

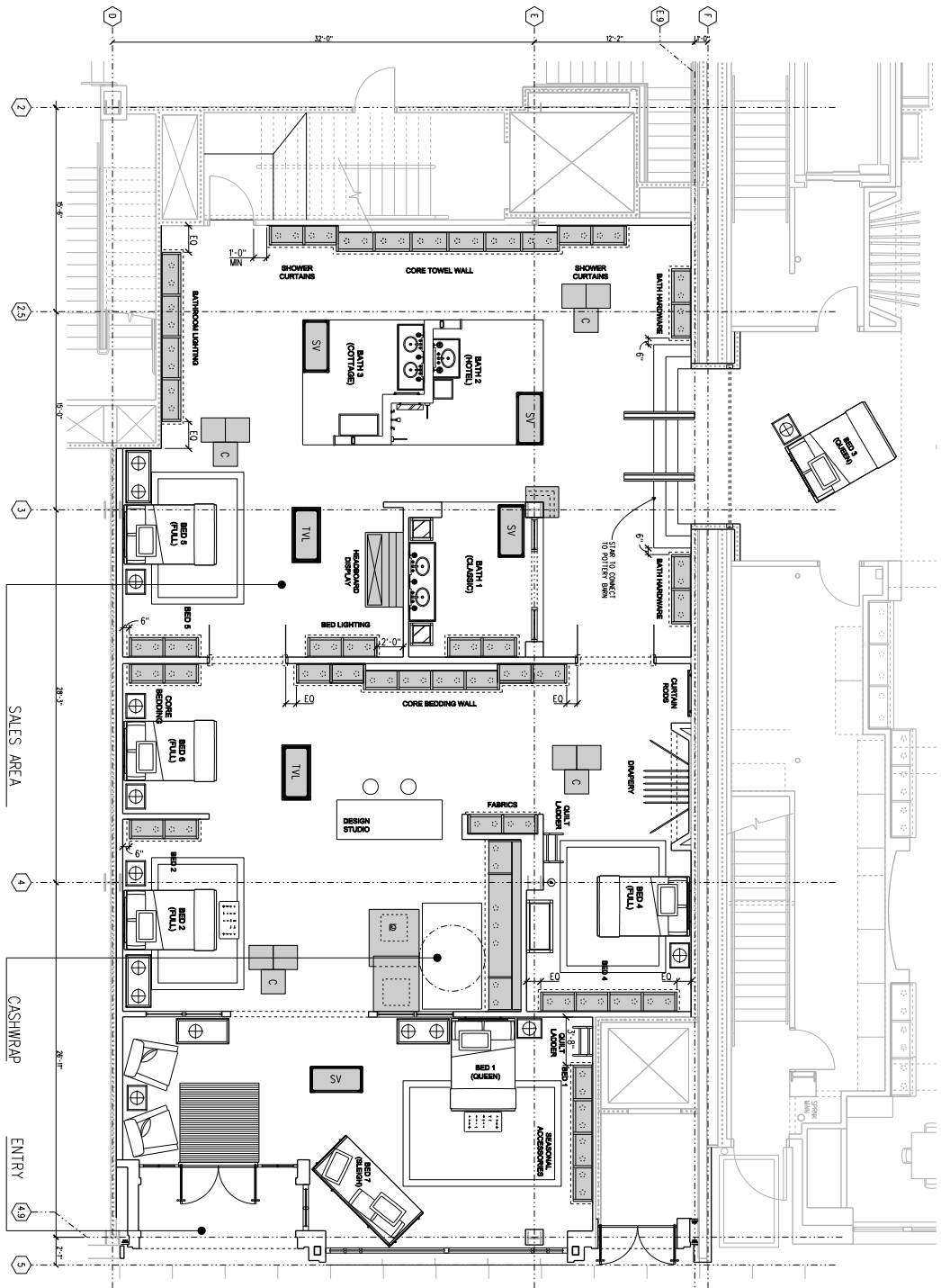
FLOOR PLAN | 320 NW 23<sup>RD</sup> AVE

PORTLAND, OR

### GROUND LEVEL

NW FLANDERS STREET  
↕

NW EVERETT STREET  
↑



NW 23<sup>RD</sup> AVENUE  
↔



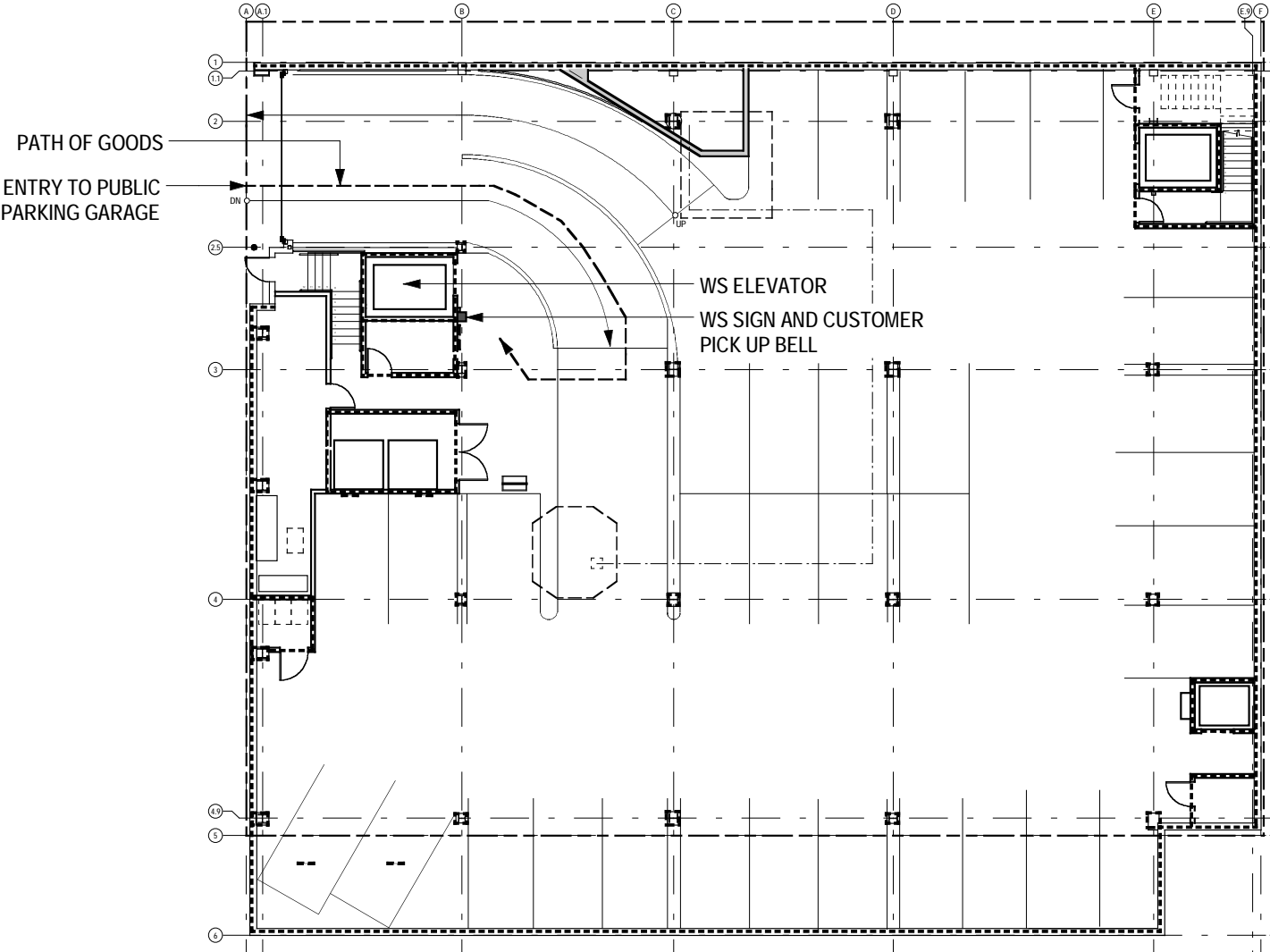


# PRIME NW 23<sup>RD</sup> FLAGSHIP

## 320-338 NW 23<sup>RD</sup> AVENUE

### FLOOR PLAN | GARAGE BASEMENT

PORTLAND, OR





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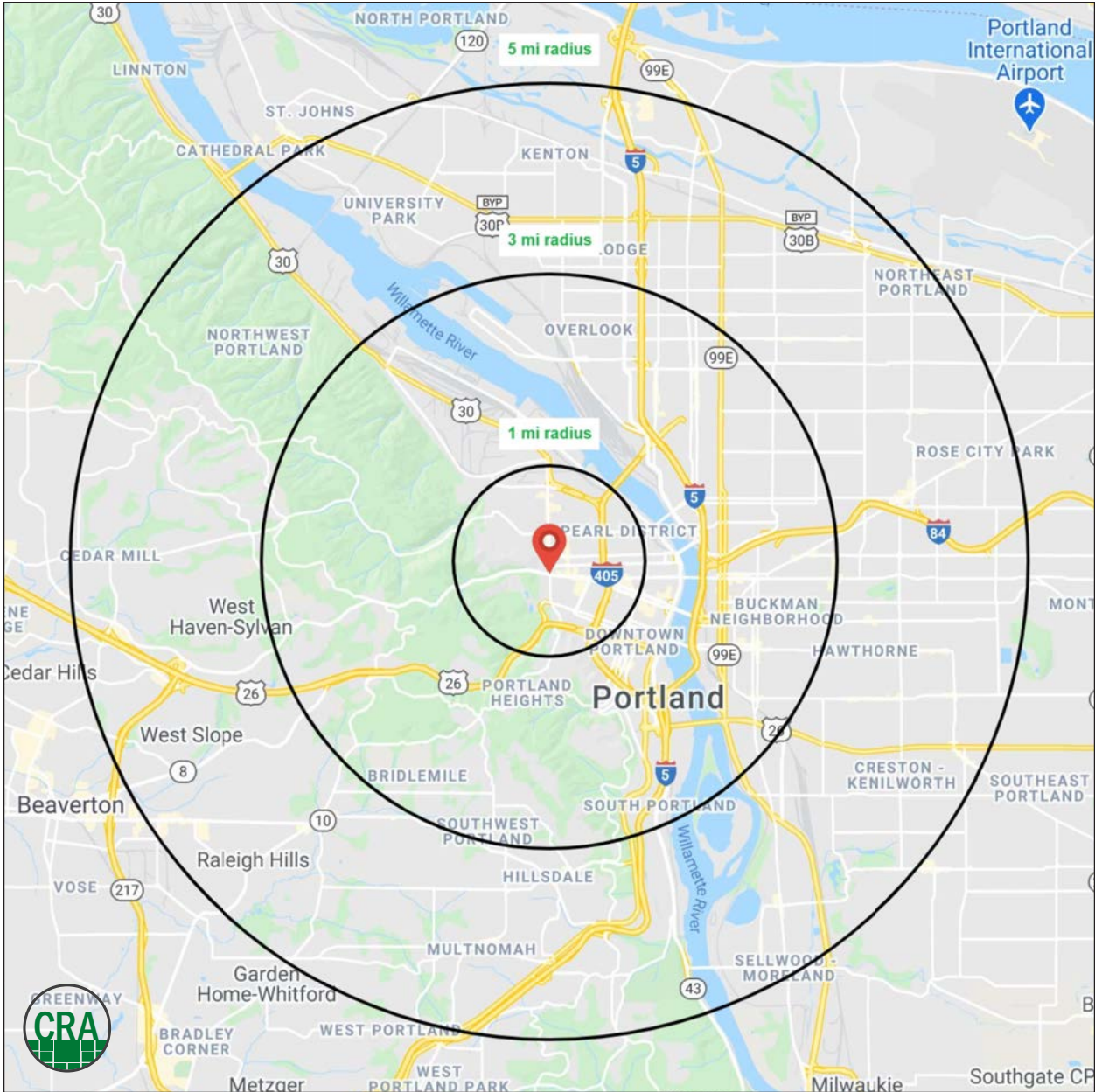
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	42,205	155,536	413,820
Projected Population 2025	43,868	160,972	426,936
Average HH Income	\$100,912	\$107,710	\$116,254
Median Home Value	\$643,739	\$603,809	\$534,070
Daytime Demographics 16+	67,382	269,944	444,822
Some College or Higher	87.9%	87.4%	86.1%

**87.9%**  
Some College or Higher  
1 MILE RADIUS

**\$643,739**  
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: 45.5253/-122.6981

RS1

**338 NW 23rd Ave**

**Portland, OR 97210**

**1 mi radius 3 mi radius 5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	42,205	155,536	413,820
	2025 Projected Population	43,868	160,972	426,936
	2010 Census Population	32,296	121,861	355,946
	2000 Census Population	24,623	105,853	324,907
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	3.6%	2.3%	1.4%
	2020 Median Age	37.5	36.8	37.6
<b>HOUSEHOLDS</b>	2020 Estimated Households	28,425	86,464	199,087
	2025 Projected Households	30,309	92,105	211,933
	2010 Census Households	20,700	64,340	164,325
	2000 Census Households	16,046	54,886	147,616
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	3.9%	2.9%	1.7%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	79.9%	77.9%	77.9%
	2020 Estimated Black or African American	5.6%	6.8%	6.7%
	2020 Estimated Asian or Pacific Islander	6.7%	5.8%	6.1%
	2020 Estimated American Indian or Native Alaskan	0.8%	1.0%	0.8%
	2020 Estimated Other Races	7.0%	8.4%	8.4%
	2020 Estimated Hispanic	6.4%	9.9%	9.2%
<b>INCOME</b>	2020 Estimated Average Household Income	\$100,912	\$107,710	\$116,254
	2020 Estimated Median Household Income	\$72,028	\$81,954	\$91,949
	2020 Estimated Per Capita Income	\$68,500	\$60,390	\$56,241
<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)	1.9%	2.0%	2.0%
	2020 Estimated High School Graduate	9.1%	9.2%	10.4%
	2020 Estimated Some College	16.5%	16.9%	17.4%
	2020 Estimated Associates Degree Only	4.9%	5.7%	6.2%
	2020 Estimated Bachelors Degree Only	38.7%	36.4%	35.3%
	2020 Estimated Graduate Degree	27.8%	28.5%	27.2%
<b>BUSINESS</b>	2020 Estimated Total Businesses	5,429	19,856	35,003
	2020 Estimated Total Employees	53,167	221,398	322,446
	2020 Estimated Employee Population per Business	9.8	11.1	9.2
	2020 Estimated Residential Population per Business	7.8	7.8	11.8

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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**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.