

# 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

### 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)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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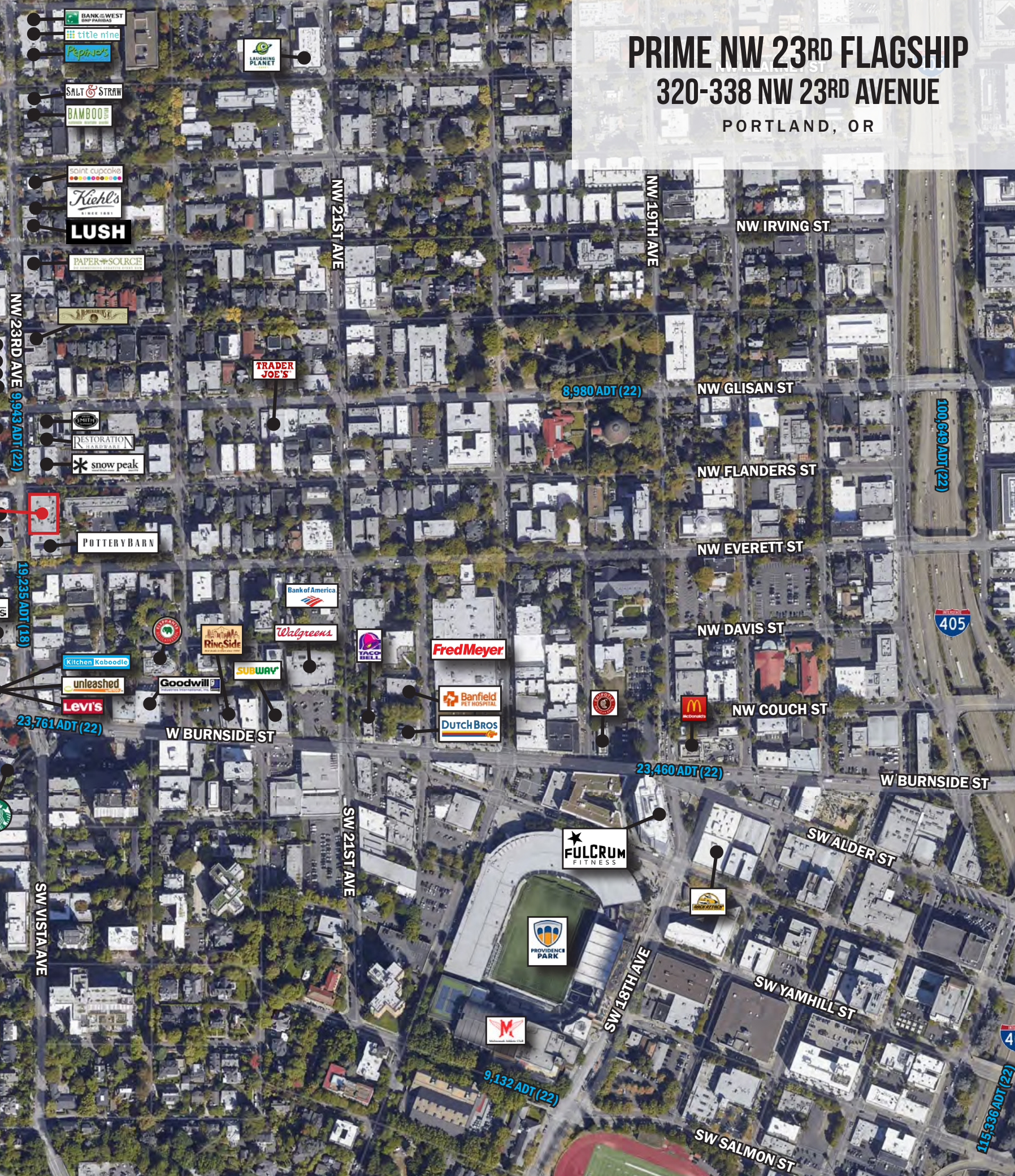
# PRIME NW 23<sup>RD</sup> FLAGSHIP

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

PORTLAND, OR

PORTLAND'S WEST HILLS

**SITE**

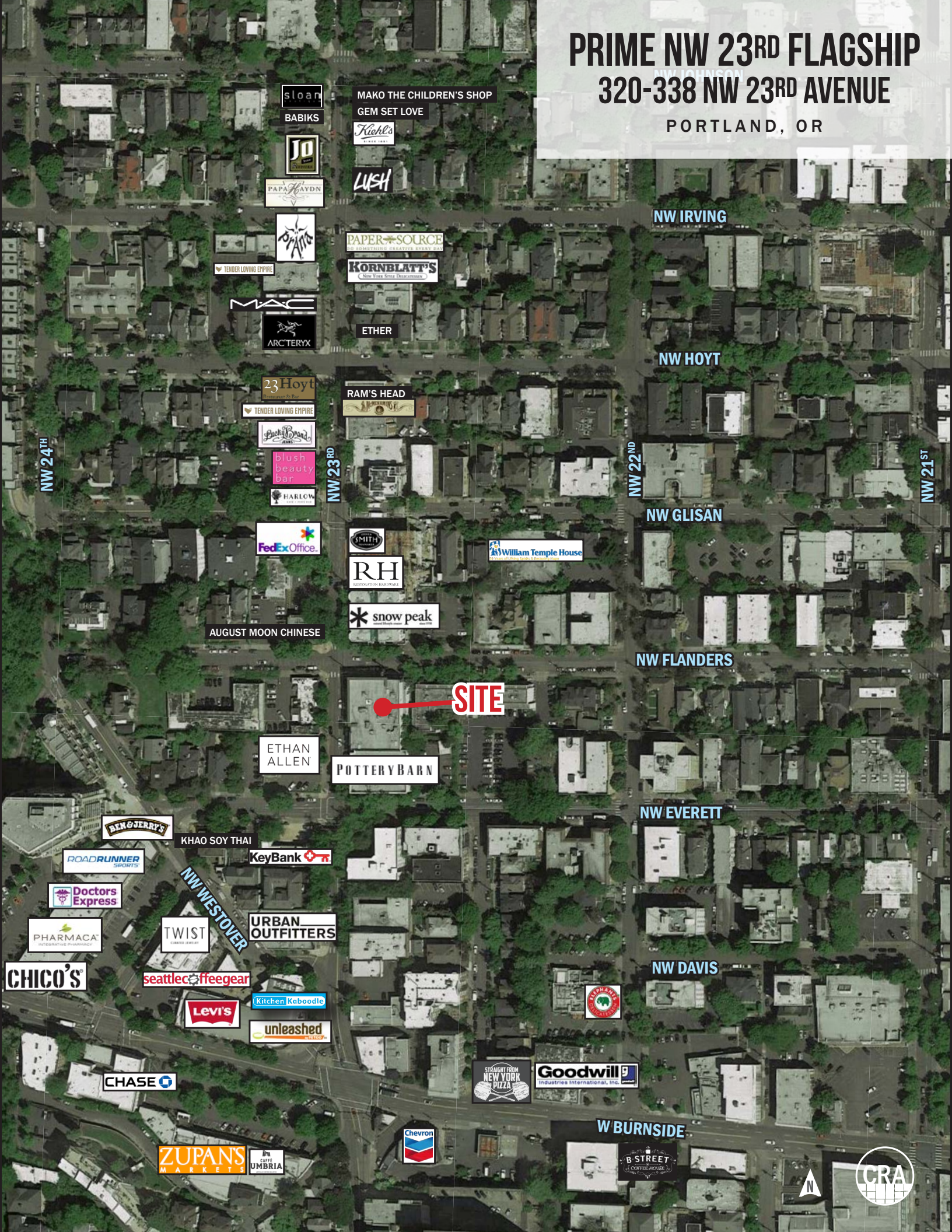




# PRIME NW 23<sup>RD</sup> FLAGSHIP

## 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

KeyBank

ROADRUNNER SPORTS

Doctors Express

TWIST

URBAN OUTFITTERS

NW DAVIS

PHARMACA

seattle coffee gear

Kitchen Kaboodle

Levi's

unleashed

THE CHEF

CHASE

STRAIGHT FROM NEW YORK PIZZA

Goodwill Industries International, Inc.

W BURNSIDE

ZUPAN'S MARKETS

CAFFÈ UMBRIA

Chevron

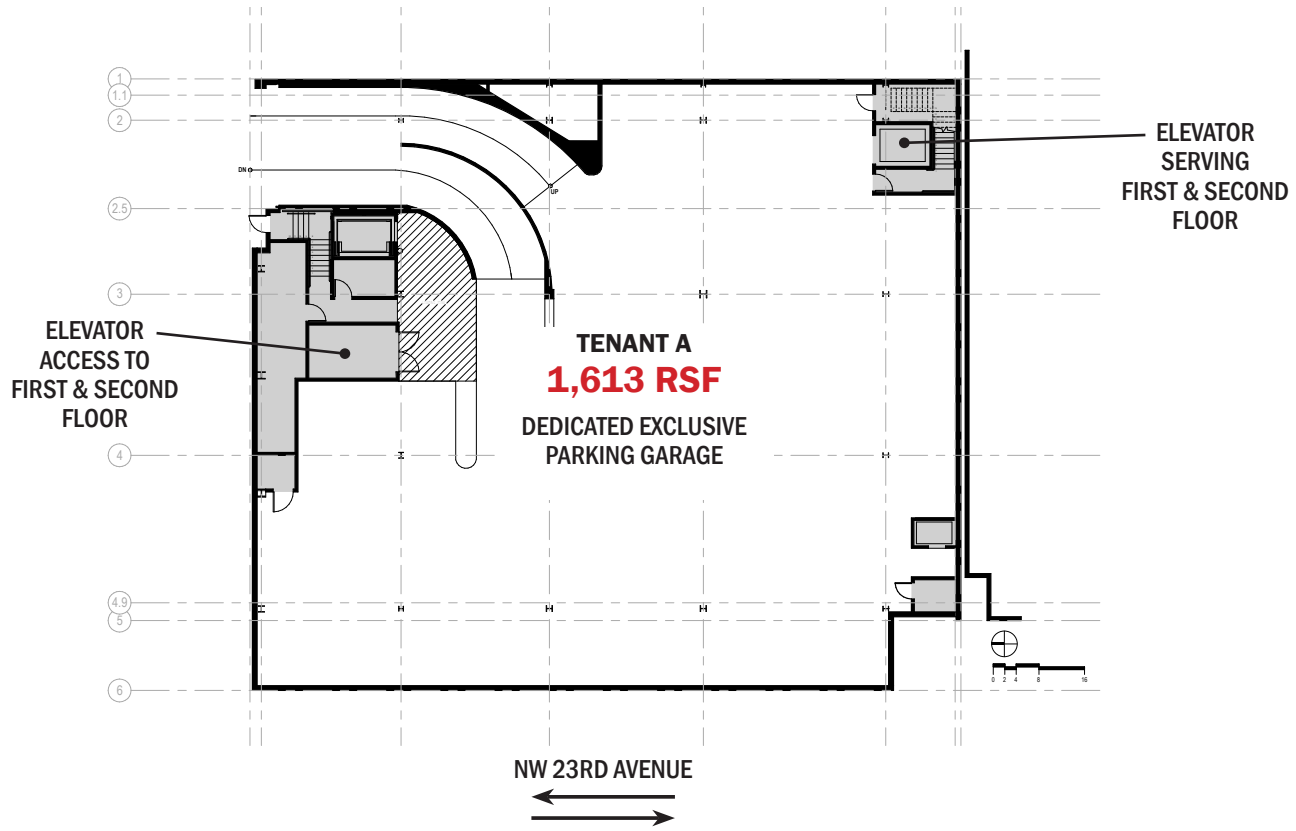
B STREET COFFEE HOUSE



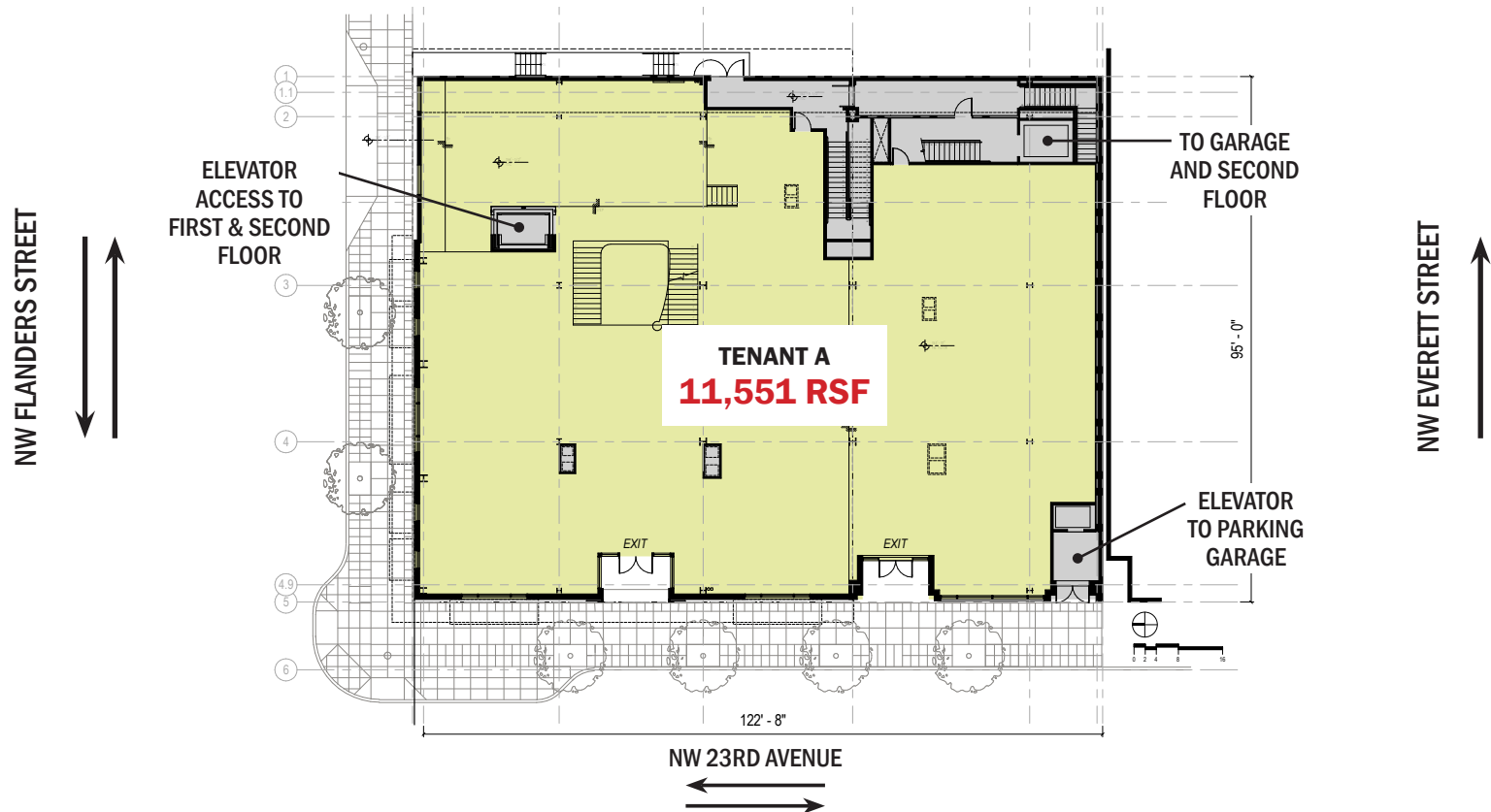


OPTION A: SINGLE TENANT SCENARIO

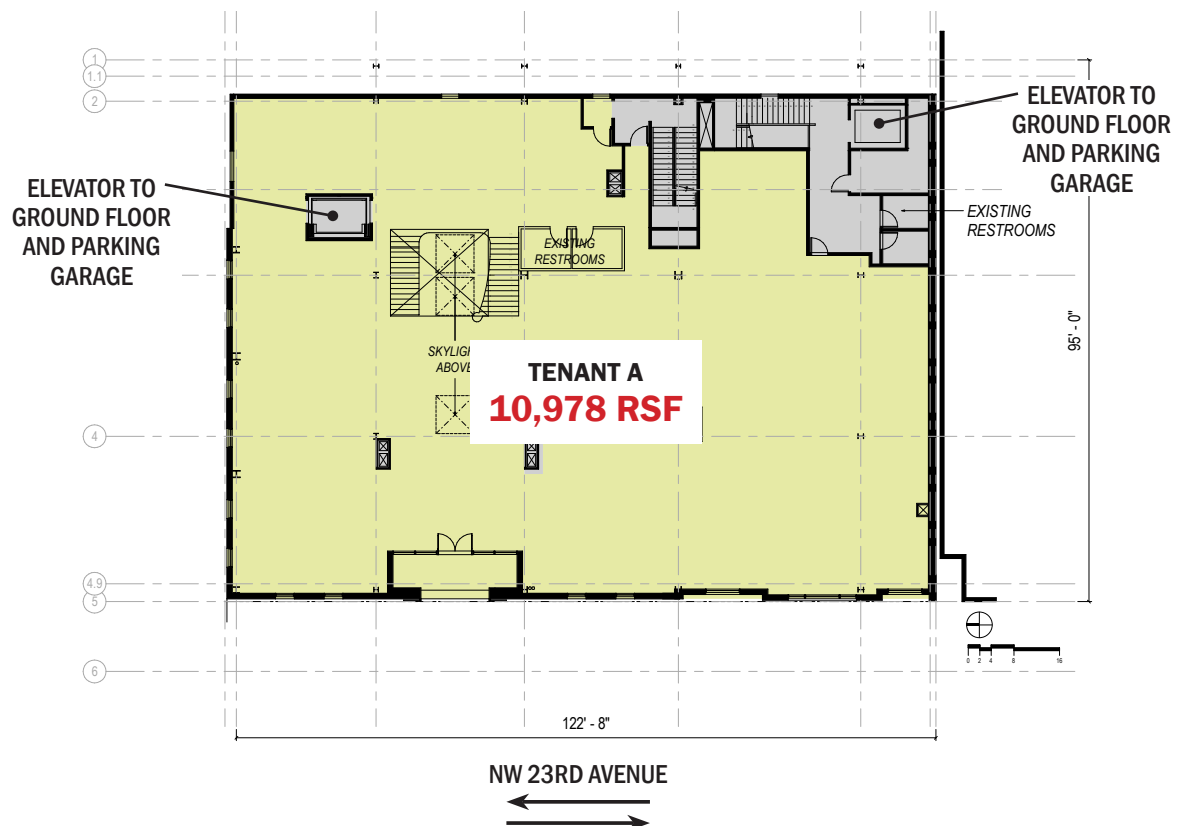
LOWER LEVEL



LEVEL 1

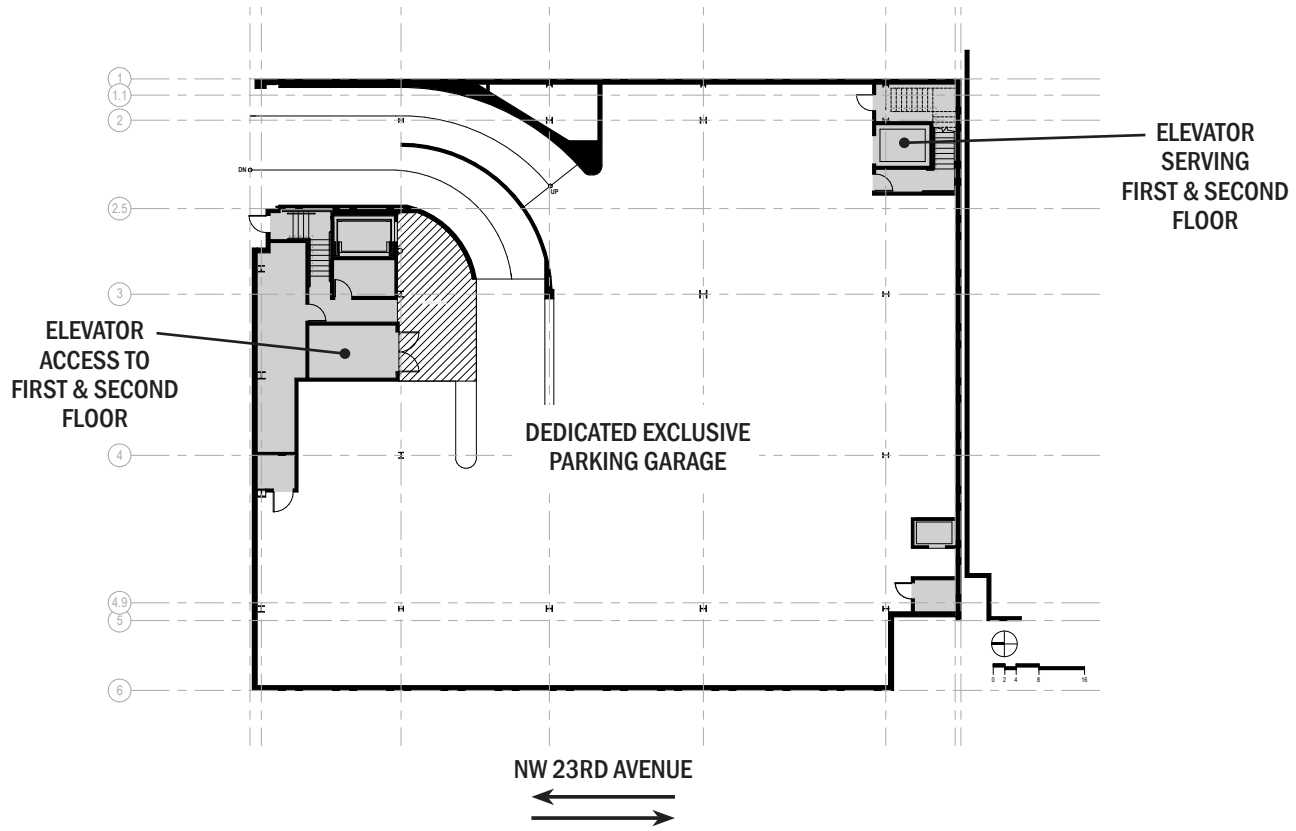


LEVEL 2

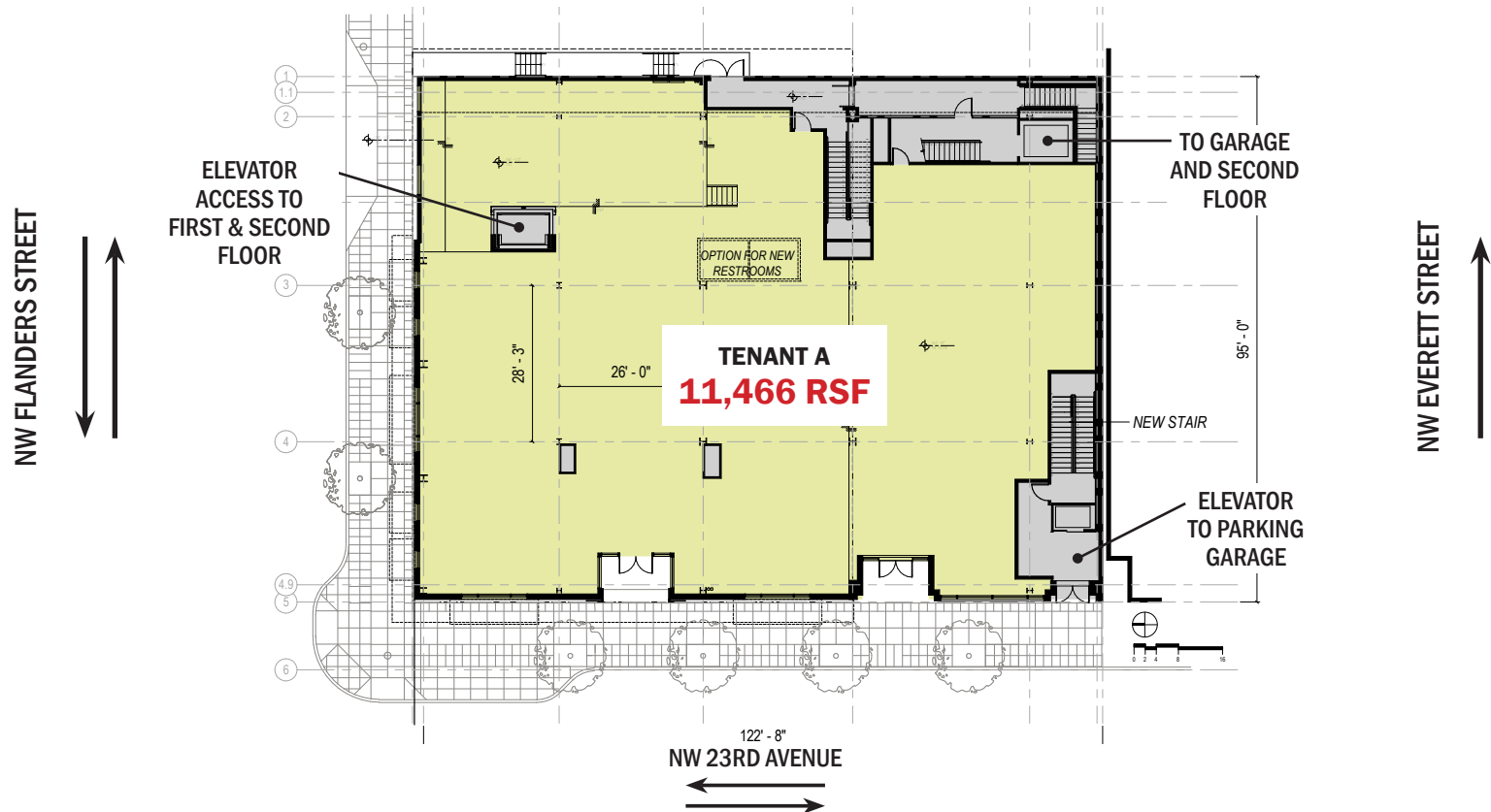


### OPTION B: TWO TENANT SCENARIO

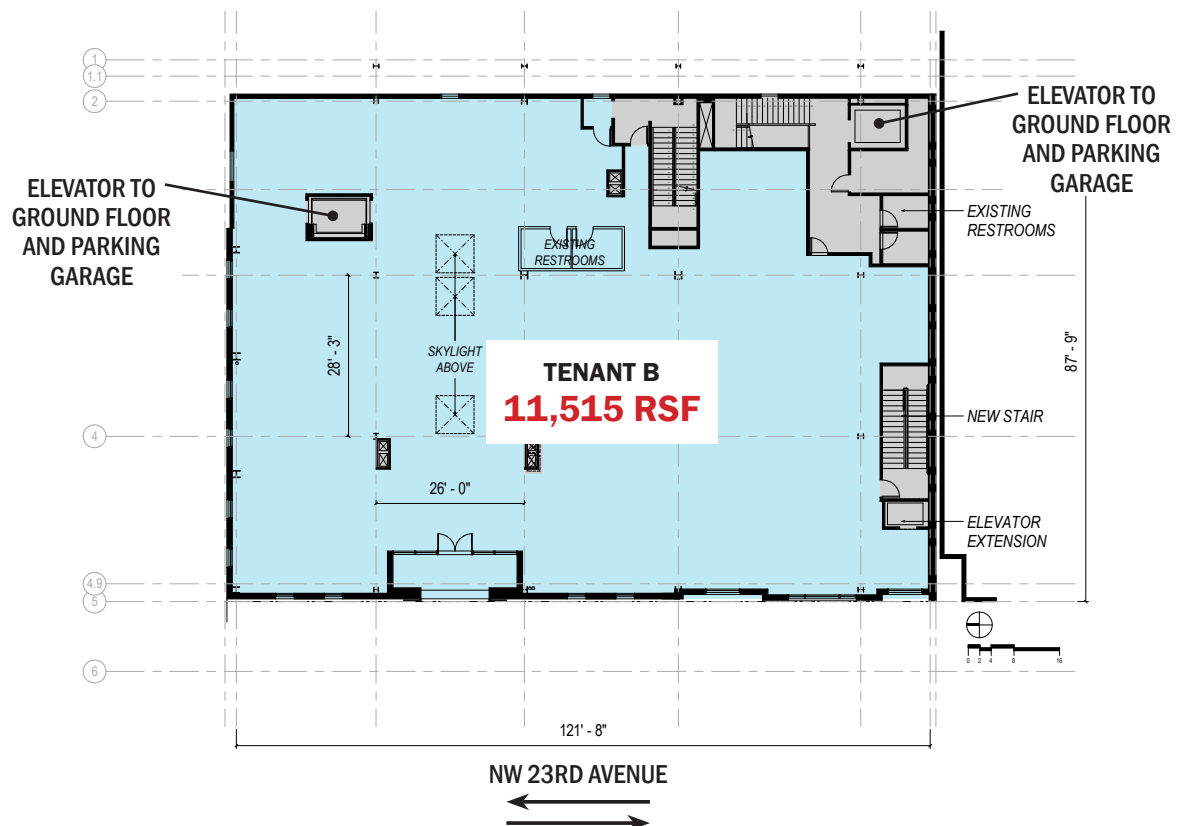
#### LOWER LEVEL



#### LEVEL 1



#### LEVEL 2



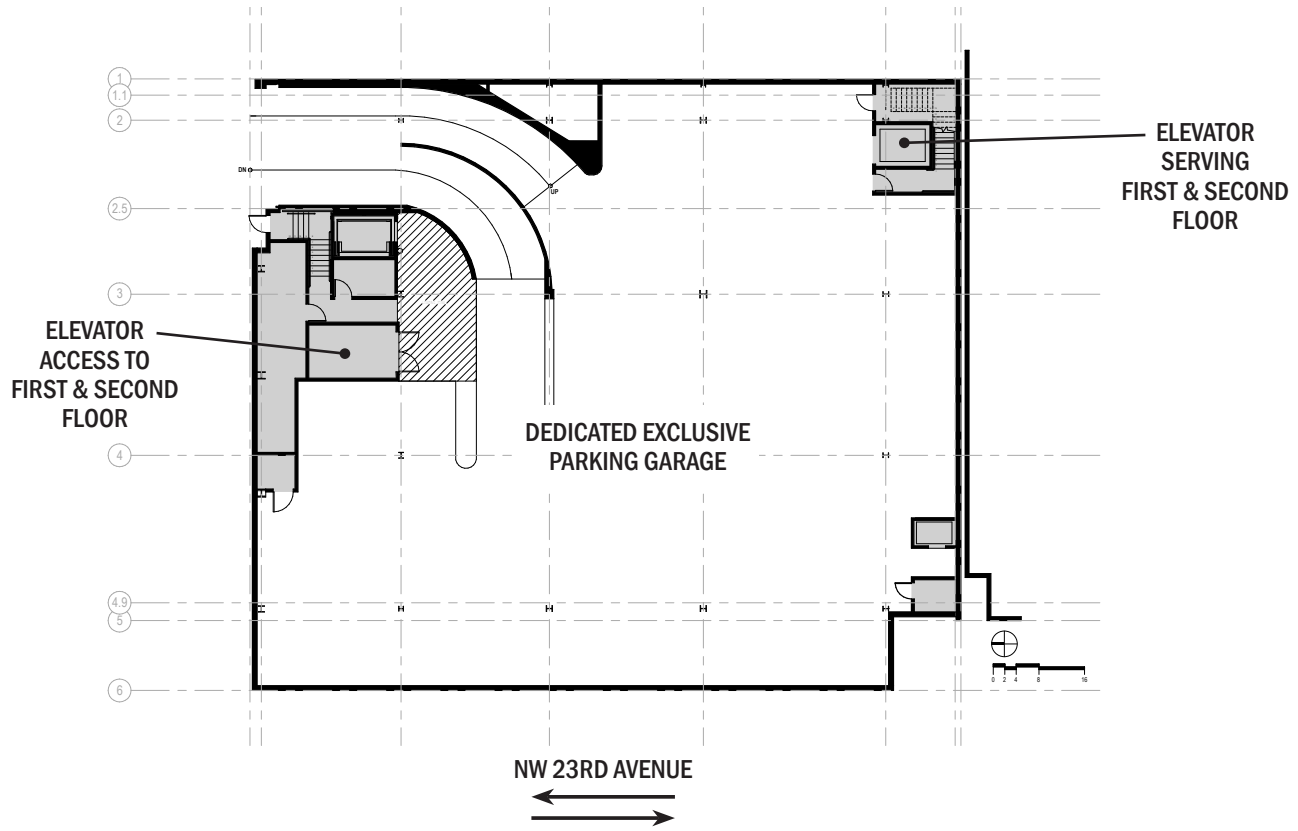
# PRIME NW 23RD FLAGSHIP

320-338 NW 23RD AVENUE

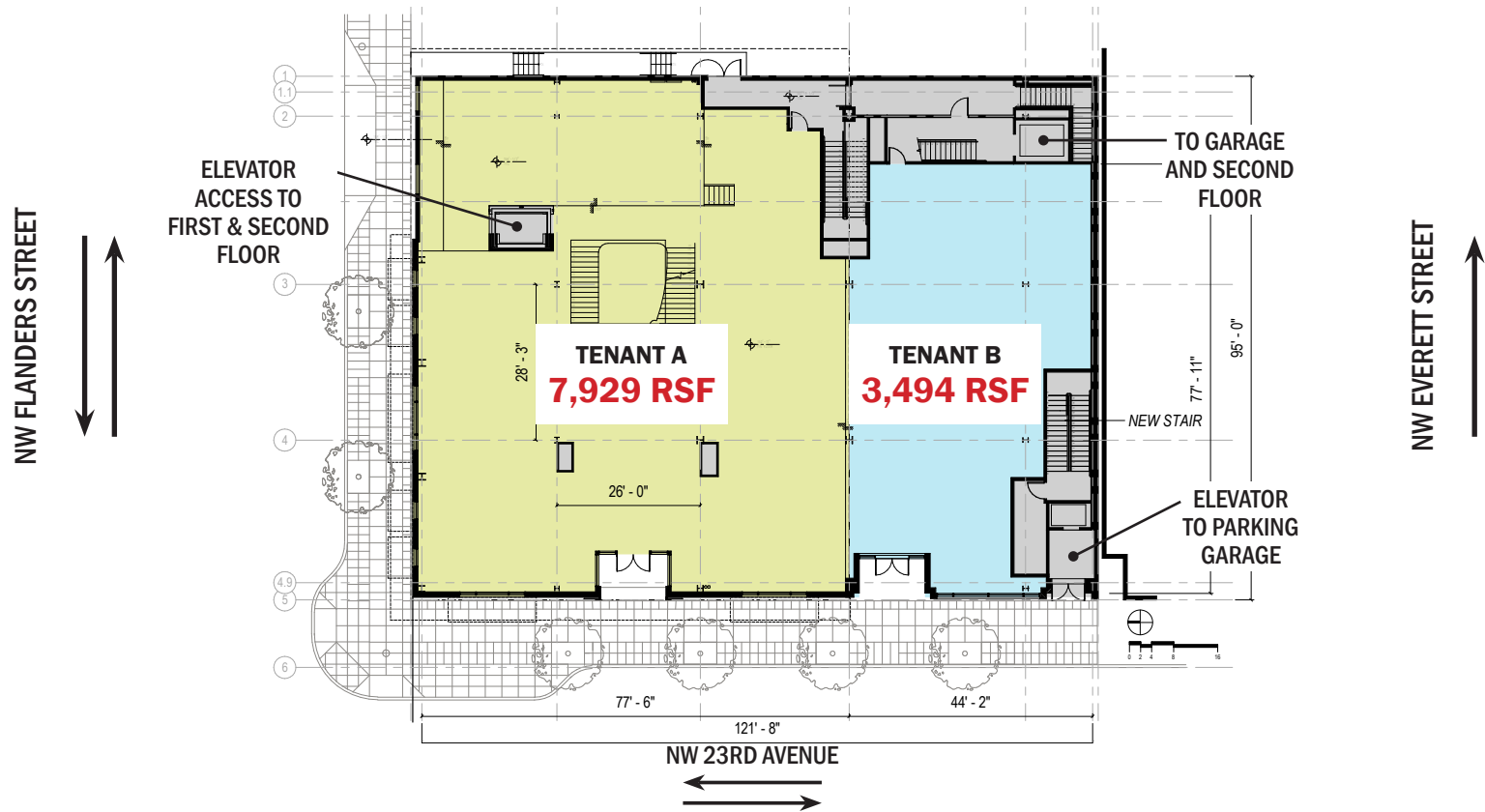
PORTLAND, OR

## OPTION C: TWO TENANT SCENARIO

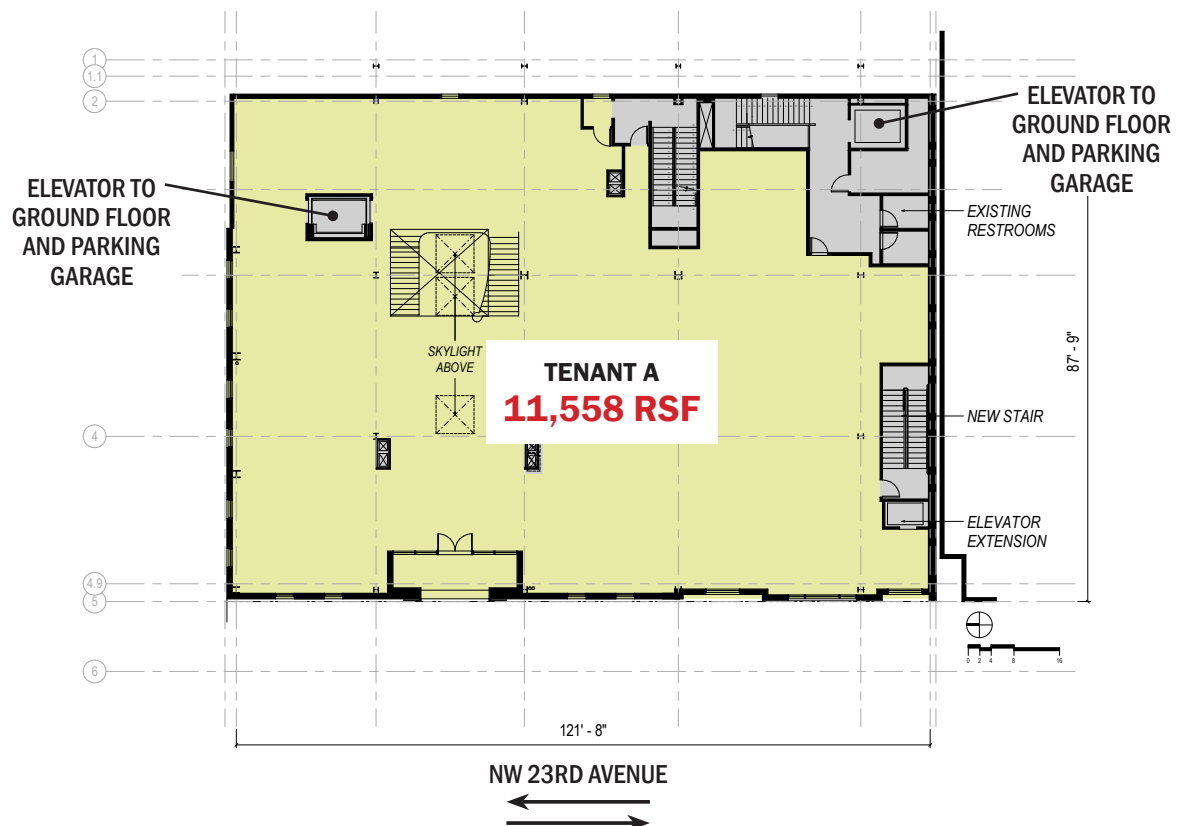
### LOWER LEVEL



### LEVEL 1

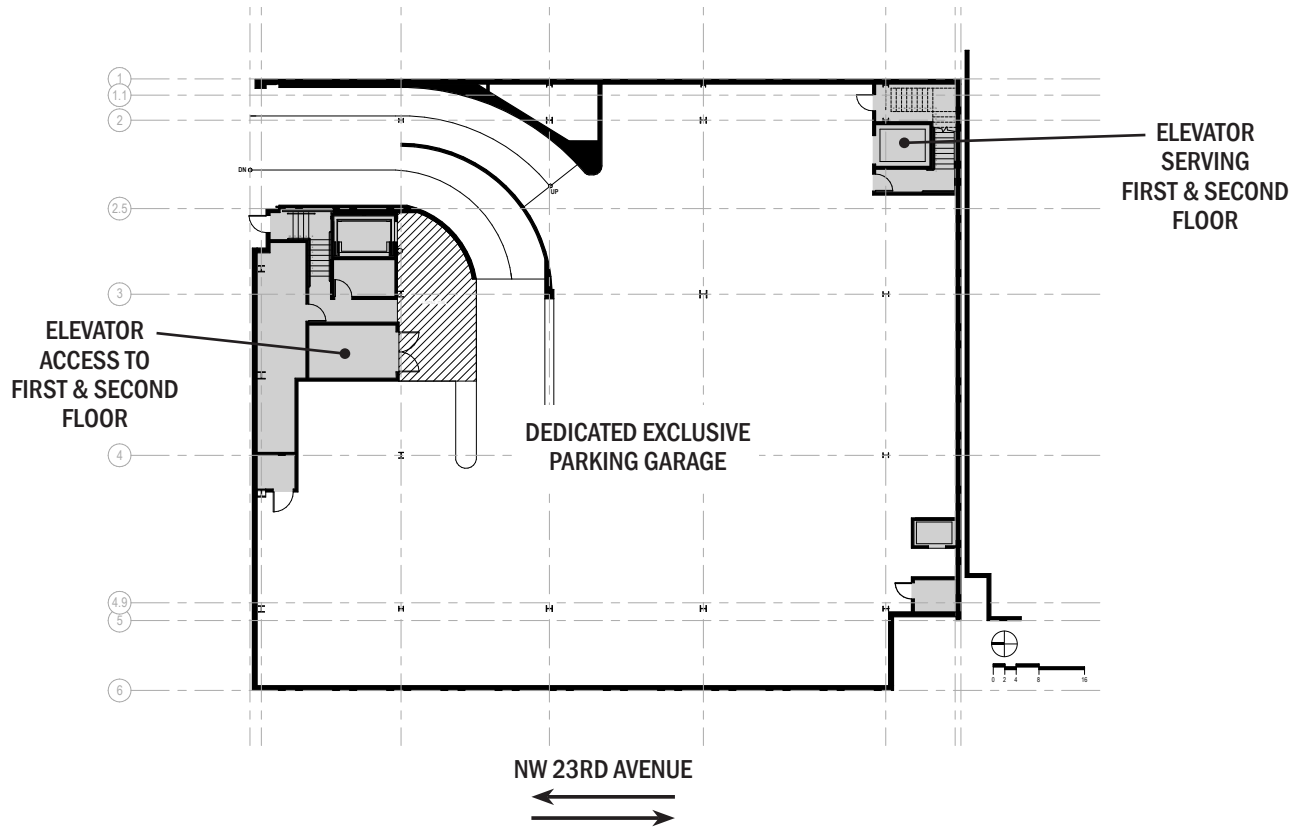


### LEVEL 2

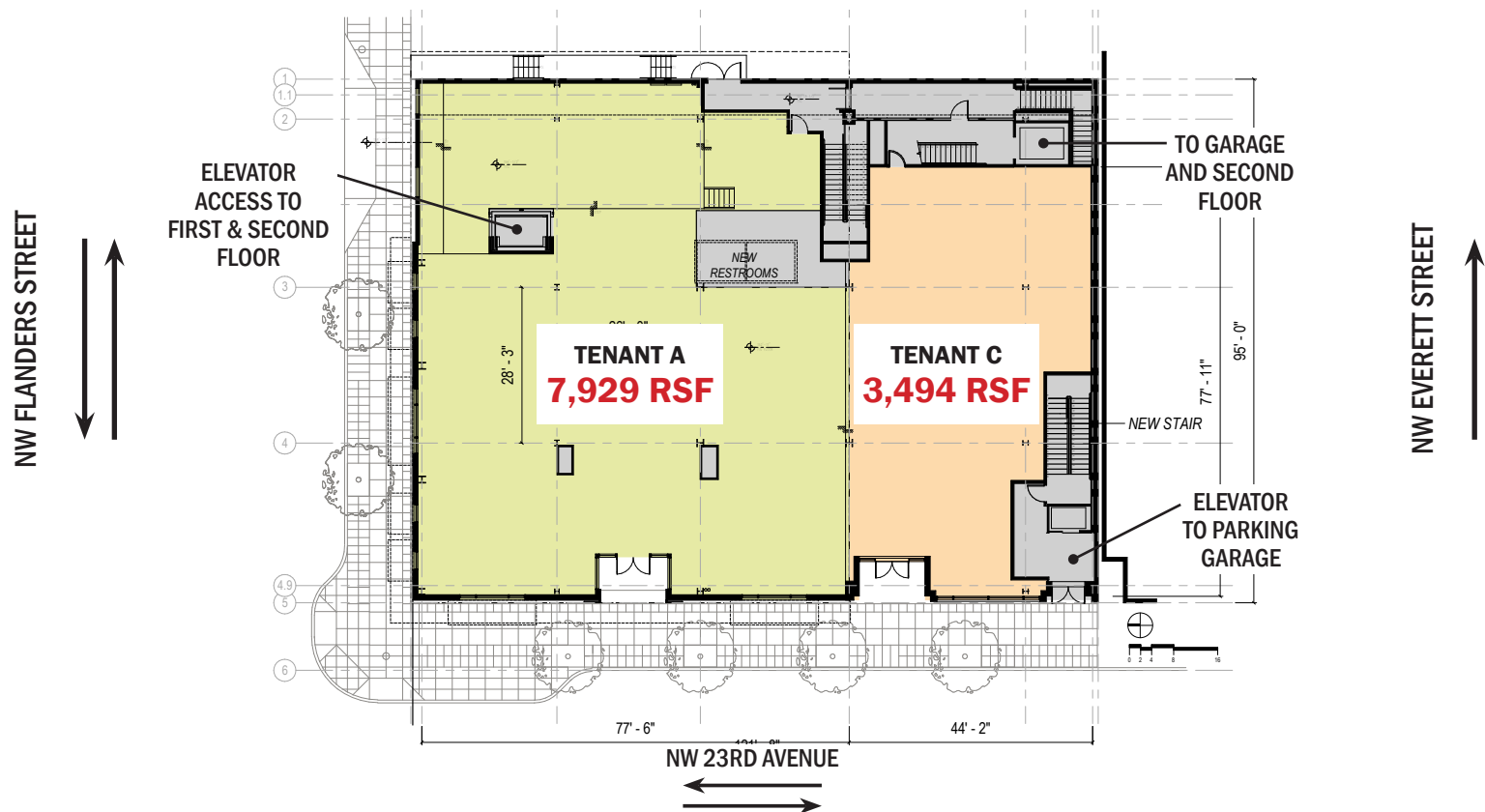


### OPTION D: THREE TENANT SCENARIO

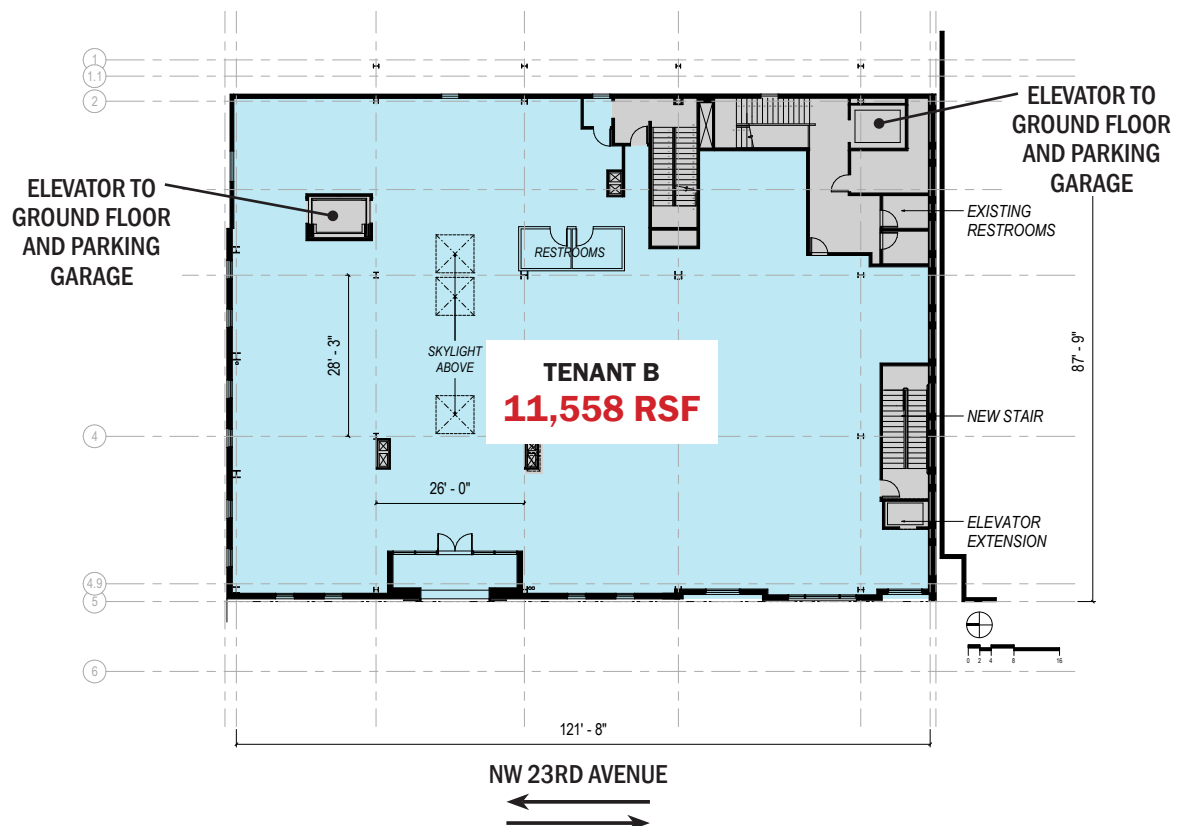
#### LOWER LEVEL



#### LEVEL 1



#### LEVEL 2





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

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

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

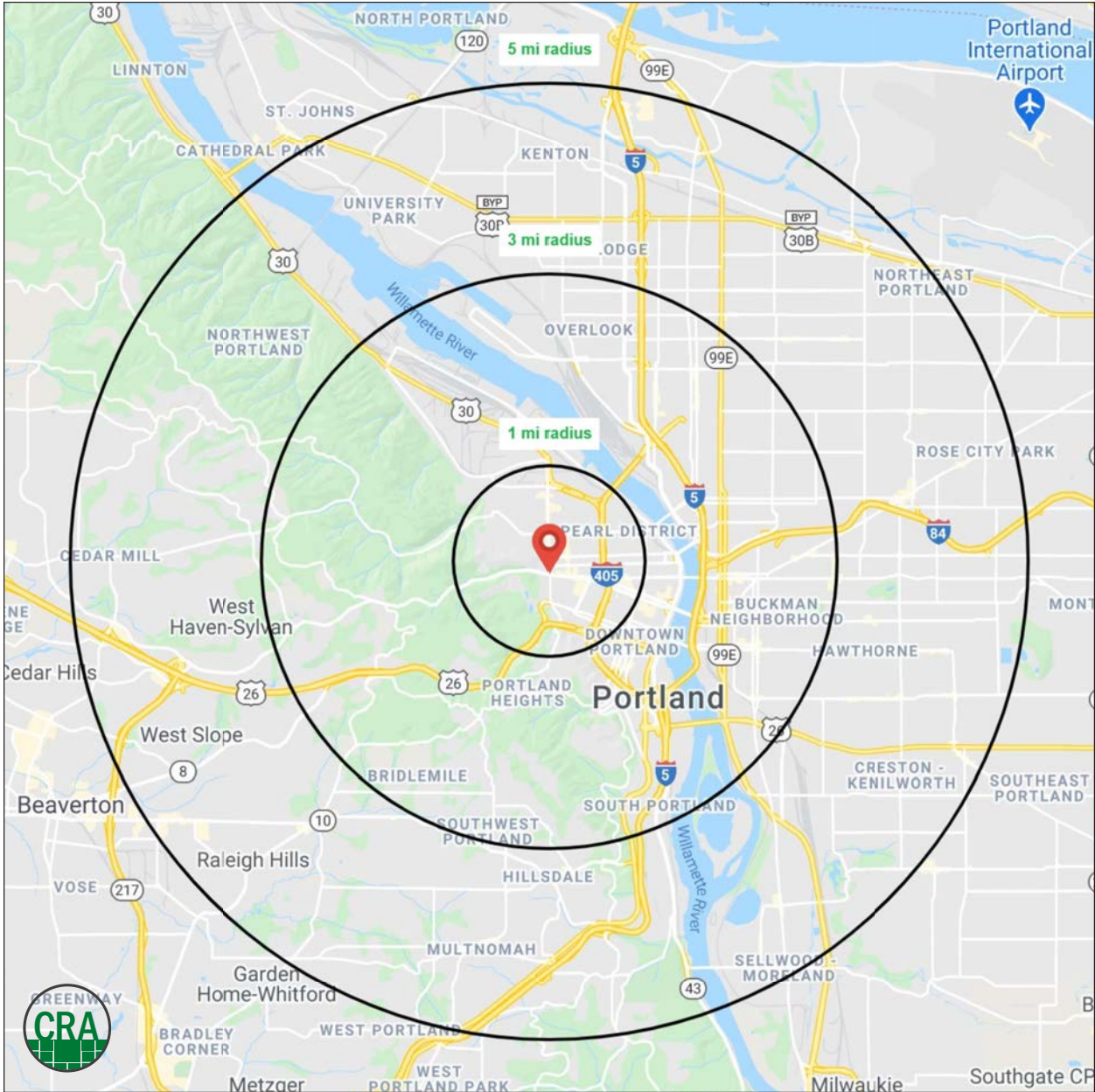
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	40,417	153,545	414,430
Projected Population 2026	44,123	167,938	434,009
Average HH Income	\$100,857	\$108,008	\$117,490
Median Home Value	\$660,679	\$619,401	\$551,423
Daytime Demographics 16+	66,630	268,030	440,476
Some College or Higher	88.1%	87.7%	86.4%

**88.1%**

Some College or Higher  
1 MILE RADIUS

**\$660,679**

Median Home Value  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5253/-122.6981

<b>338 NW 23rd Ave Portland, OR 97210</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2021 Estimated Population	40,417	153,545	414,430
2026 Projected Population	44,123	167,938	434,009
2020 Census Population	40,660	154,109	413,173
2010 Census Population	32,296	121,861	355,946
Projected Annual Growth 2021 to 2026	1.8%	1.9%	0.9%
Historical Annual Growth 2010 to 2021	2.3%	2.4%	1.5%
2021 Median Age	38.3	38.0	38.1
<b>Households</b>			
2021 Estimated Households	26,753	83,510	194,795
2026 Projected Households	29,977	93,867	210,812
2020 Census Households	26,571	83,263	193,531
2010 Census Households	20,700	64,340	164,325
Projected Annual Growth 2021 to 2026	2.4%	2.5%	1.6%
Historical Annual Growth 2010 to 2021	2.7%	2.7%	1.7%
<b>Race and Ethnicity</b>			
2021 Estimated White	76.7%	73.9%	73.1%
2021 Estimated Black or African American	2.8%	6.2%	5.9%
2021 Estimated Asian or Pacific Islander	7.5%	6.4%	6.9%
2021 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2021 Estimated Other Races	12.3%	12.6%	13.3%
2021 Estimated Hispanic	9.1%	9.3%	9.1%
<b>Income</b>			
2021 Estimated Average Household Income	\$100,857	\$108,008	\$117,490
2021 Estimated Median Household Income	\$76,442	\$84,920	\$93,721
2021 Estimated Per Capita Income	\$67,306	\$59,293	\$55,577
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.1%	1.4%
2021 Estimated Some High School (Grade Level 9 to 11)	1.6%	1.9%	2.0%
2021 Estimated High School Graduate	9.2%	9.3%	10.2%
2021 Estimated Some College	15.6%	16.4%	17.1%
2021 Estimated Associates Degree Only	4.7%	5.3%	5.7%
2021 Estimated Bachelors Degree Only	39.5%	37.1%	36.0%
2021 Estimated Graduate Degree	28.3%	28.9%	27.6%
<b>Business</b>			
2021 Estimated Total Businesses	5,426	19,846	34,990
2021 Estimated Total Employees	53,140	221,179	322,203
2021 Estimated Employee Population per Business	9.8	11.1	9.2
2021 Estimated Residential Population per Business	7.4	7.7	11.8



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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