

DO NOT DISTURB TENANT

THIELE SQUARE

PRIME RETAIL SPACE



FOR LEASE IN NORTHWEST PORTLAND

LOCATION

2315 NW Westover Road, Portland, Oregon 97210

AVAILABILITY

- **18,975 square feet** of retail Junior anchor space.
Please do not disturb Tenant.
- **5,500 square feet** of prime retail corner space
Please do not disturb Tenant.

RENT

Please call for details and a tour.

TRAFFIC COUNTS

W Burnside – 23,761 ADT ('22)

NW 23rd Ave – 5,723 ADT ('24)



Off-street customer parking in the dedicated adjacent parking flat lot and parking garage.

Walk Score

95

Bike Score

76

Transit Score

69

JUNIOR ANCHOR URBAN RETAIL SPACE - FIRST TIME ON THE MARKET IN YEARS!

This opportunity is located in NW 23rd's iconic gateway to the Alphabet District at W. Burnside and NW Westover. Thiele Square features an established array of retail offerings including dedicated parking and unbeatable visibility and access to NW 23rd retail corridor and the Nob Hill overall trade area. Thiele Square is shadow anchored on W Burnside by Zupan's Market and adjacent to Uptown Shopping Center. Other area retailers include Petco, Twist, Pottery Barn, Ethan Allen, King Living's first Pacific Northwest showroom (coming soon!), Restoration Hardware, and much more.



COMMERCIAL
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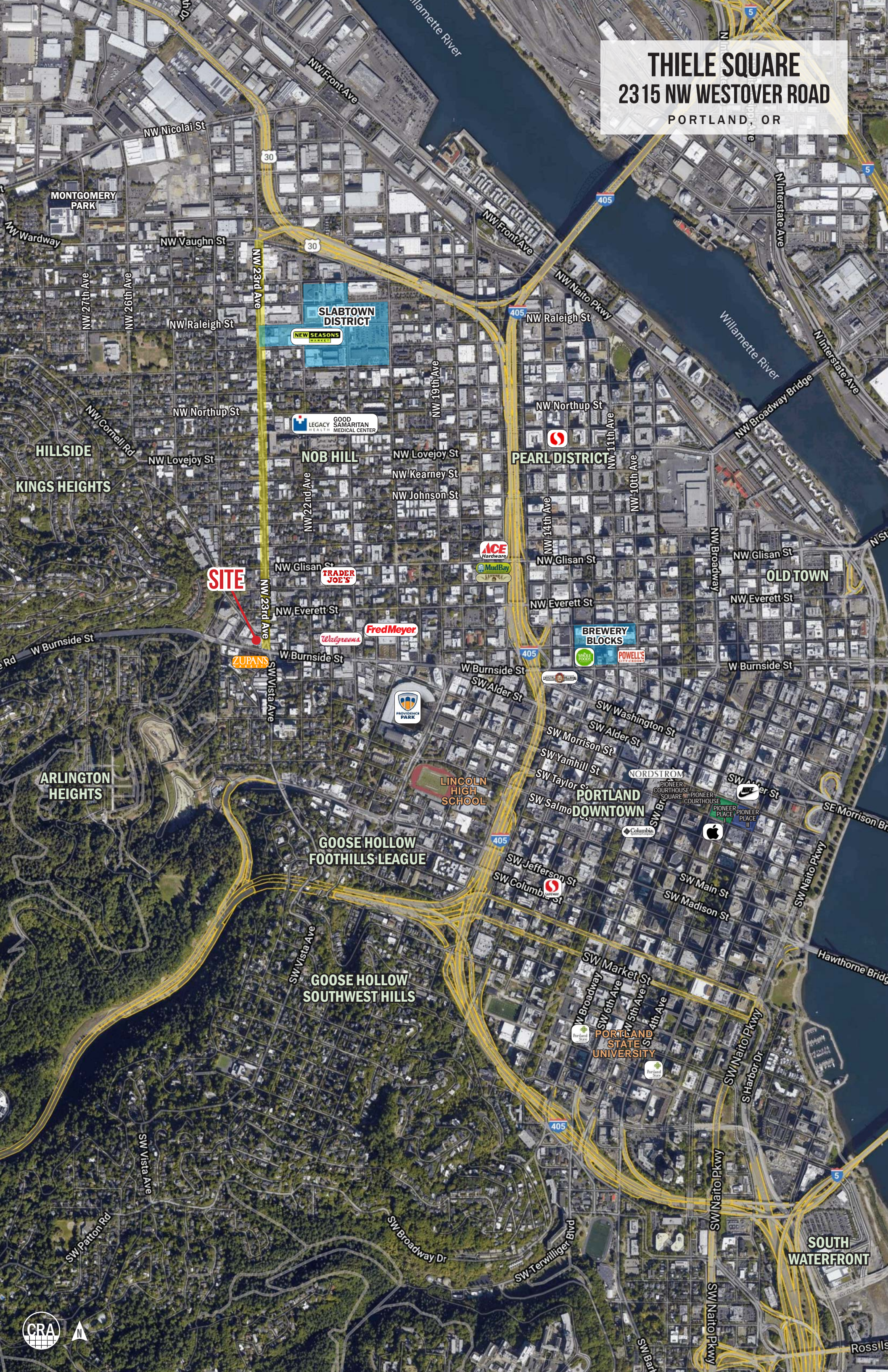
100,649 ADT (22)



115,336 ADT (22)

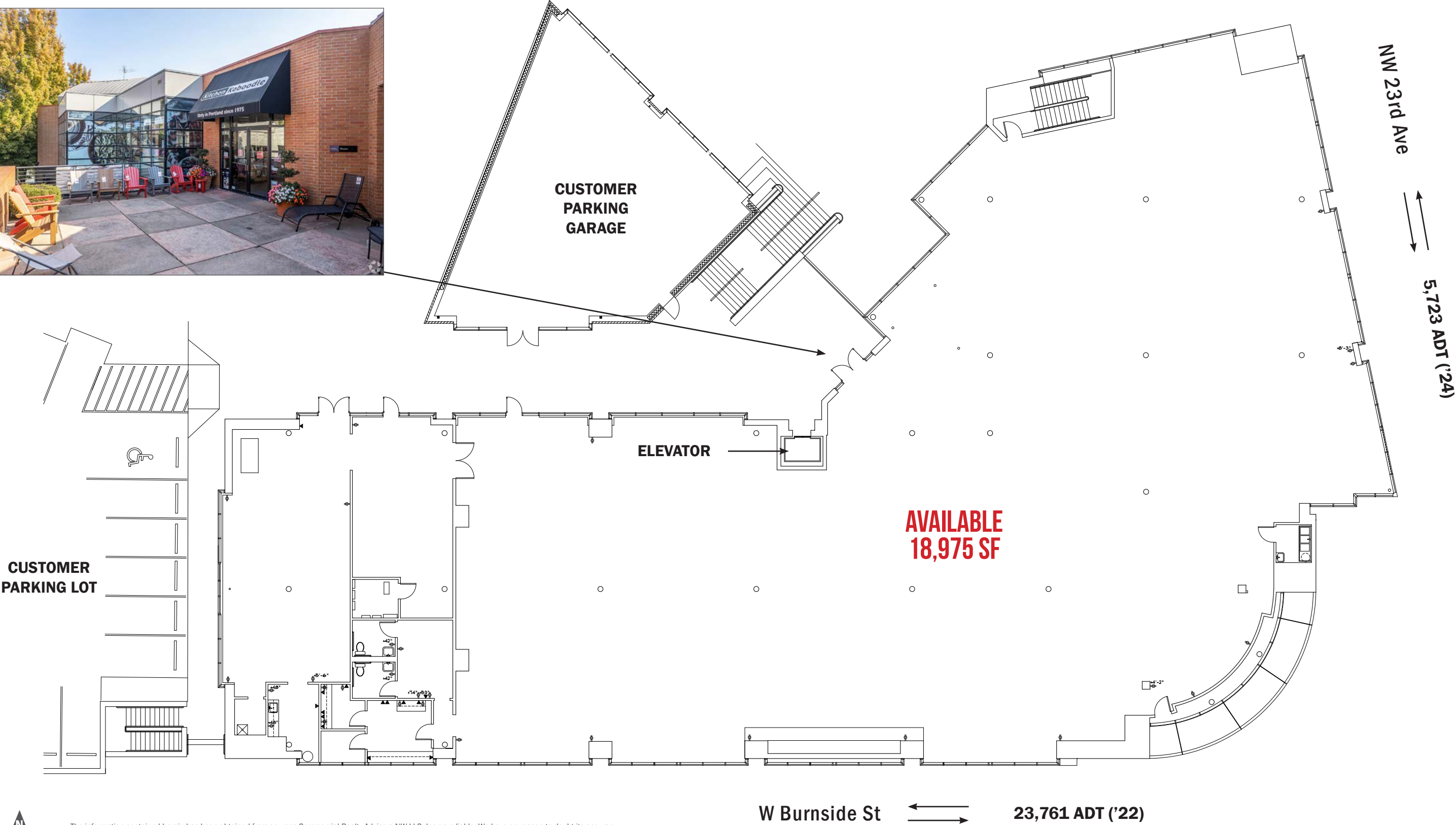


THIELE SQUARE
2315 NW WESTOVER ROAD
PORTLAND, OR



OVERALL SITE PLAN

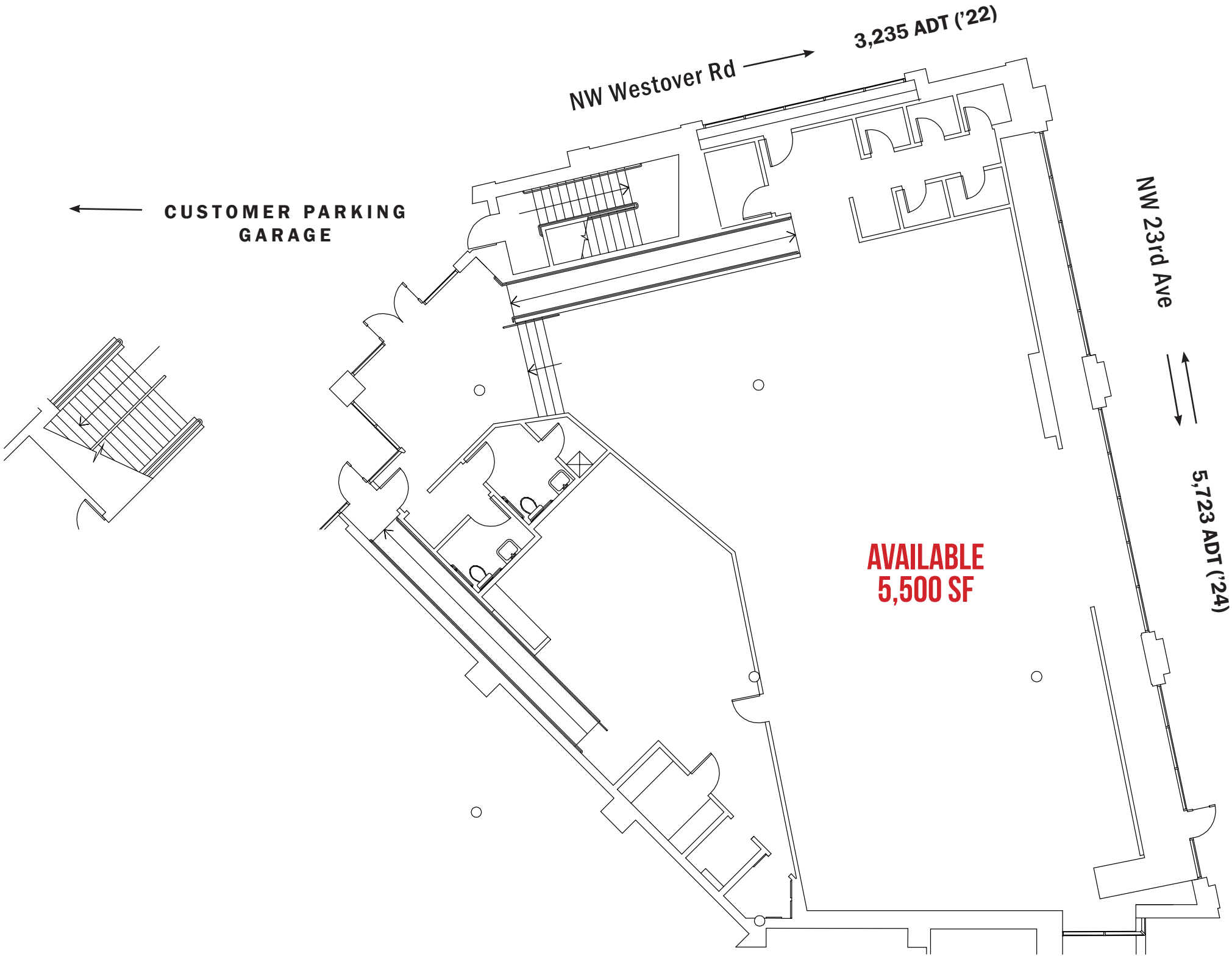
THIELE SQUARE
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The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

OVERALL SITE PLAN

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DEMOGRAPHIC SUMMARY

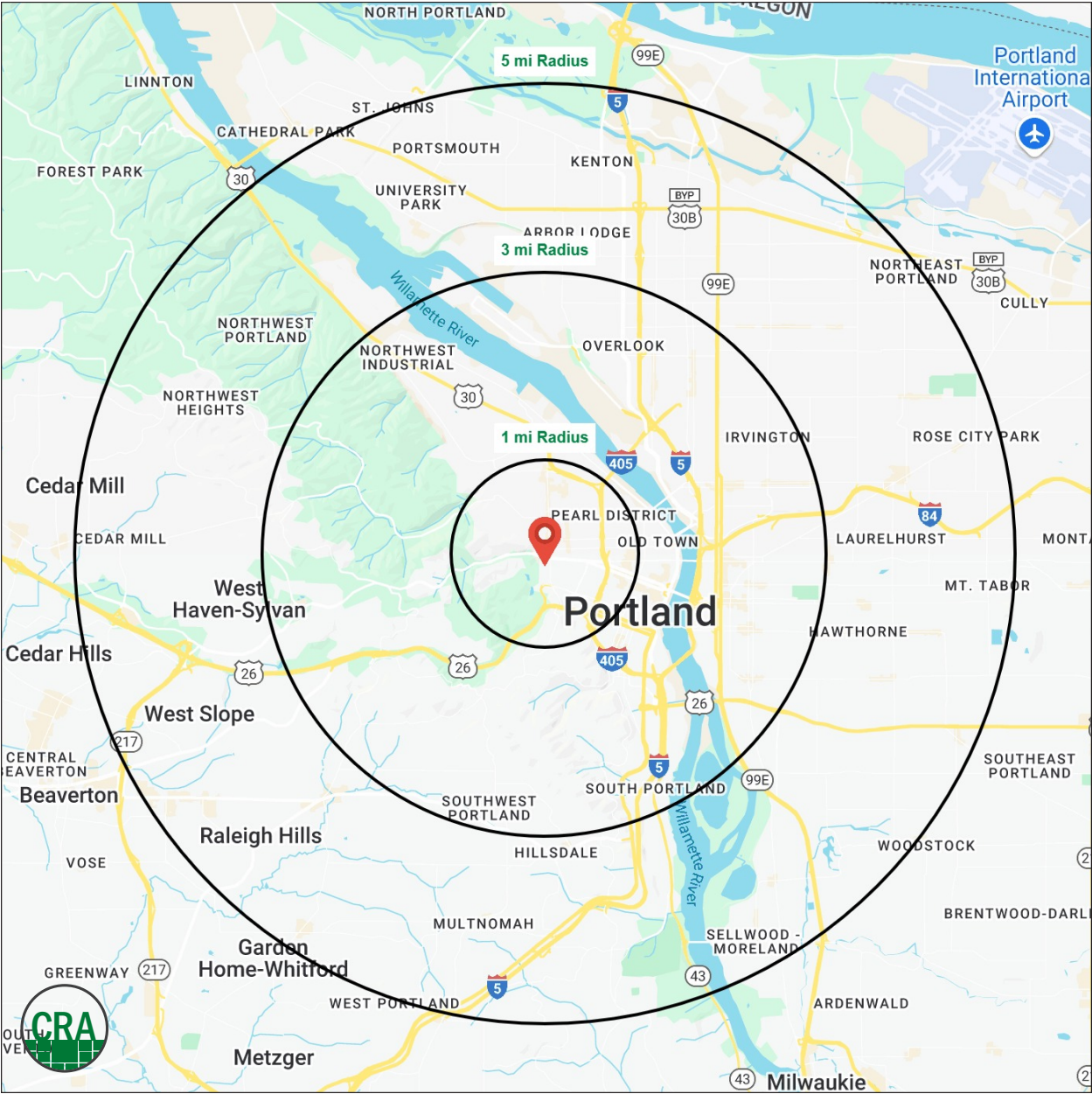
Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	47,230	164,027	418,587
Estimated Households	28,601	87,579	199,760
Average HH Income	\$129,877	\$142,386	\$150,388
Median Home Value	\$723,419	\$731,050	\$679,548
Daytime Demographics 16+	62,063	247,609	414,170
Some College or Higher	86.2%	84.9%	85.7%

86.2%

Some College or Higher
1 MILE RADIUS

\$129,877

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5239/-122.6988

Thiele Square Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	47,230	164,027	418,587
2029 Projected Population	47,614	163,764	410,823
2020 Census Population	40,165	150,320	413,569
2010 Census Population	32,800	120,071	357,928
Projected Annual Growth 2024 to 2029	0.2%	-	-0.4%
Historical Annual Growth 2010 to 2024	3.1%	2.6%	1.2%
2024 Median Age	38.7	38.6	39.1
Households			
2024 Estimated Households	28,601	87,579	199,760
2029 Projected Households	29,031	88,567	197,634
2020 Census Households	26,183	81,801	193,970
2010 Census Households	20,757	63,635	165,291
Projected Annual Growth 2024 to 2029	0.3%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	2.7%	2.7%	1.5%
Race and Ethnicity			
2024 Estimated White	73.9%	74.2%	75.2%
2024 Estimated Black or African American	5.0%	6.0%	5.4%
2024 Estimated Asian or Pacific Islander	9.1%	7.4%	7.2%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2024 Estimated Other Races	11.2%	11.6%	11.6%
2024 Estimated Hispanic	10.5%	10.4%	10.3%
Income			
2024 Estimated Average Household Income	\$129,877	\$142,386	\$150,388
2024 Estimated Median Household Income	\$87,048	\$100,010	\$111,943
2024 Estimated Per Capita Income	\$79,031	\$76,487	\$72,099
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.5%	2.2%
2024 Estimated High School Graduate	10.1%	11.1%	10.4%
2024 Estimated Some College	15.5%	15.5%	16.0%
2024 Estimated Associates Degree Only	5.6%	5.2%	5.8%
2024 Estimated Bachelors Degree Only	35.9%	36.1%	37.3%
2024 Estimated Graduate Degree	29.4%	28.0%	26.6%
Business			
2024 Estimated Total Businesses	5,425	19,974	36,308
2024 Estimated Total Employees	47,722	200,781	301,778
2024 Estimated Employee Population per Business	8.8	10.1	8.3
2024 Estimated Residential Population per Business	8.7	8.2	11.5

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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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