

FOR LEASE

NW 23RD BOUTIQUE RETAIL BUILDING

814 NW 23RD AVE. PORTLAND OR

PRIME RETAIL OPPORTUNITY



GROUND LEVEL RETAIL AVAILABLE FOR LEASE

Please Call for Lease Rate

Suite 814: 1,159 SF

- Ground level boutique retail space with showroom build-out
- Space includes front retail area, and back storage or production space with separate exit, kitchenette, and restroom
- Space is sprinklered, not suitable for food service
- Located in the heart of NW 23rd with historic architecture
- Exceptional retail co-tenancy with Cotopaxi, Parachute Home, Gorjana, Portland Leather, and Marine Layer
- Surrounded by regional and national retailers such as Salt & Straw, Barista, Warby Parker, Paxton Gate, Sloan Boutique, Papa Haydn, PrAna, Paper Source, Francesca's, Little Big Burger
- Easy access to I-405, I-5, Hwy 30, and Trimet Streetcar Line

For more information,
please contact:

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**CUSHMAN &
WAKEFIELD**

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SUITE PHOTOS

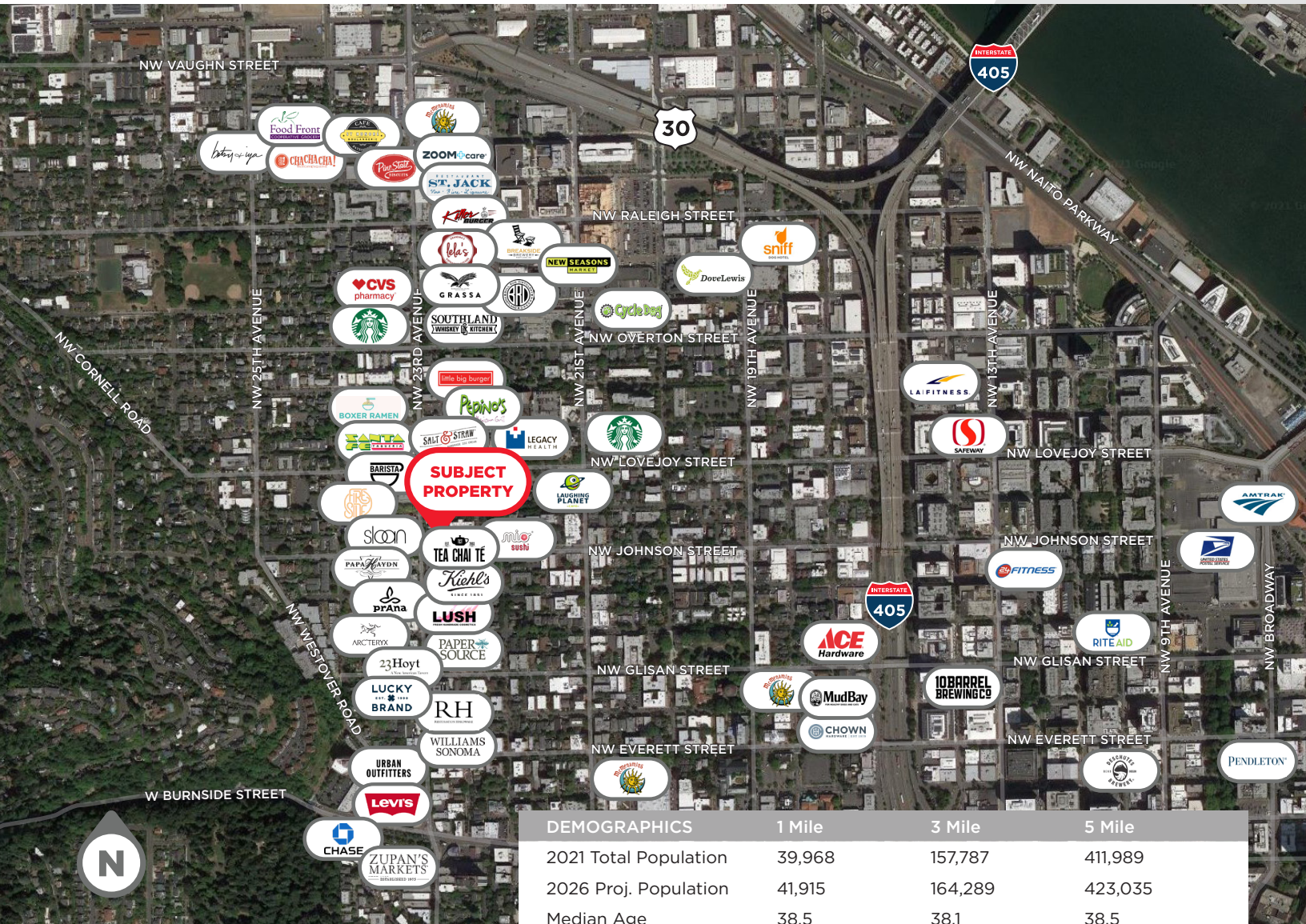


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AERIAL MAP



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Total Population	39,968	157,787	411,989
2026 Proj. Population	41,915	164,289	423,035
Median Age	38.5	38.1	38.5
Employees	46,754	293,936	397,969
Businesses	5,336	23,269	36,432
2021 Total Households	25,166	83,301	190,666
Median Home Value	\$708,073	\$658,842	\$577,943
Average HH Income	\$110,724	\$108,198	\$116,122
Total Specified Spending	\$789.6M	\$2.7B	\$6.8B
Avg. Per Household	\$31,375	\$32,351	\$35,760

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