



G-LOVE



AFURI



MAMA BIRD



FLEET FEET



PISTILS NURSERY



FIFTY LICKS



WINERY AT MANZANITA



BREAKSIDE BREWERY



NEW SEASONS MARKET

# JOIN UNIQUE LOCAL BUSINESSES AND RESTAURANTS IN SLABTOWN

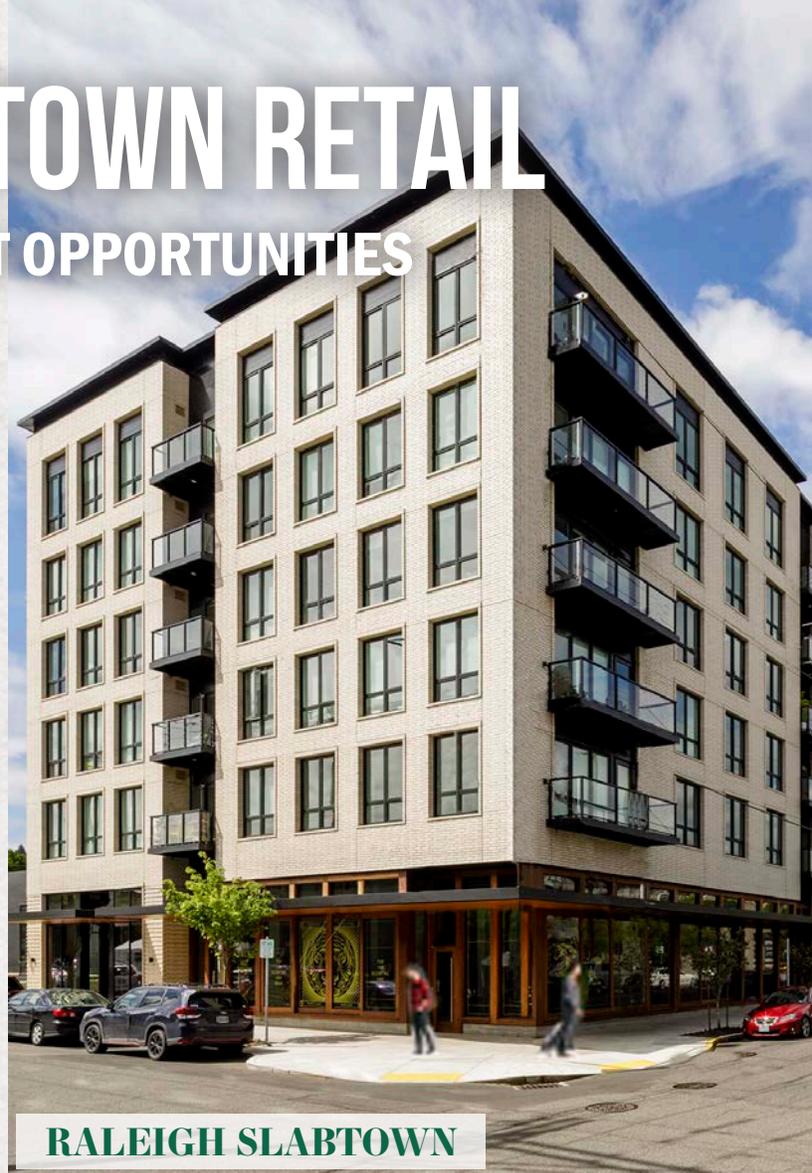
# PRIME SLABTOWN RETAIL AND RESTAURANT OPPORTUNITIES



**SALTWOOD**



**THE CARSON**



**RALEIGH SLABTOWN**

## FOR LEASE ► IN THE HEART OF SLABTOWN

Slabtown has more than 1,000 new residential units, more than 500,000 SF of office space, approx. 40,000 SF of retail and is anchored by New Seasons Market.

### SALTWOOD

Between NW Savier Street & Quimby  
on NW 21st Avenue

1,087 RSF – 9,310 RSF

### RALEIGH SLABTOWN

NW 22nd Ave & NW Raleigh Street

763 RSF – 2,832 RSF

### THE CARSON

NW 21st Avenue & NW Savier Street

2,524 RSF



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

**Rob Kimmelman** 503.449.2591 | [rob@cra-nw.com](mailto:rob@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



New access route from US-30 WB

NW Wilson St

NW Wilson St

NW Vaughn St

NW 20th Ave extension under US-30

NW-Upshur St

NW-18th Ave

NW 29th Ave

NW 23rd Pl

NW Thurman St

SITE

**THE CARSON**  
224 UNITS  
AVAILABLE NOW

**SLABTOWN CENTER**  
200,000 SF  
OFFICE BLDG

New NW Thurman / NW 20th Ave intersection

NW Savier St

NW 22nd Ave

**THE CARSON SOUTH**  
161 UNITS  
AVAILABLE NOW

**SALTWOOD NORTH**  
177 UNITS  
AVAILABLE NOW

SITES

NW Raleigh St

NW 21st Ave

**SALTWOOD SOUTH**  
177 UNITS  
AVAILABLE NOW

SITES

**RALEIGH SLABTOWN**  
174 UNITS  
AVAILABLE NOW

**NEW SEASONS MARKET**

**LL HAWKINS**  
113 UNITS

**BLOCK 290W**  
FUTURE/REDEVELOPMENT

NW Raleigh St

NW 19th Ave

NW Quimby St

**SLABTOWN MARKETPLACE**

**FOOT**  
whole body

**Q21**  
165 UNITS  
OPEN

NW Quimby St

**DoveLewis**  
#1 CHOICE FOR ANIMAL EMERGENCIES

NW Pettygrove St

**Tillamook**

**quene**

NW 20th Ave

NW Overton St

NW Overton St

NW Northrup St

PORTLAND CAMPUS

NW Northrup St

Legacy Good Samaritan Hospital & Medical Center  
13,000 EMPLOYEES

**Hands On**

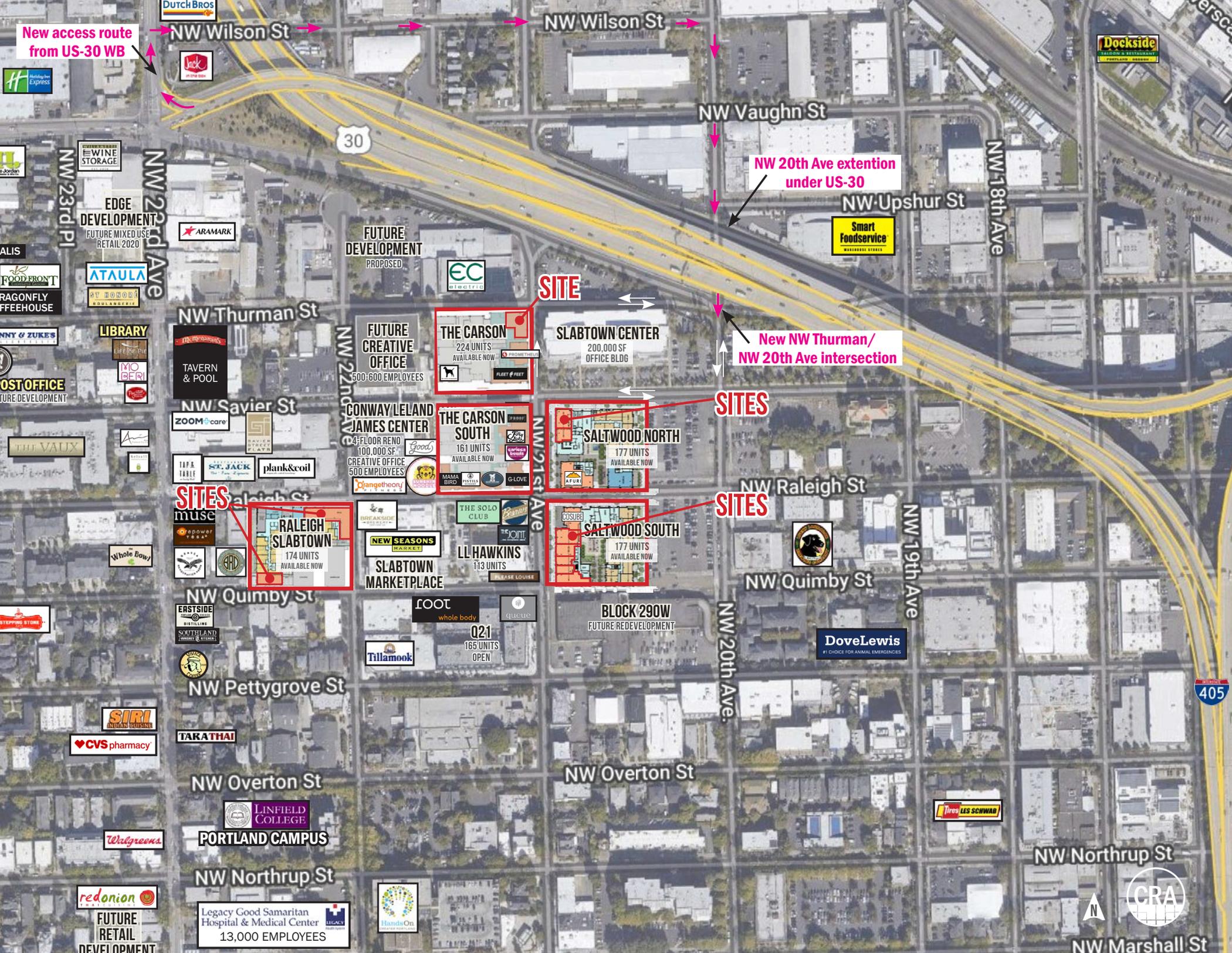
**Tires LES SCHWAR**

NW Northrup St

NW Marshall St



NW Marshall St



# SALTWOOD



## HIGHLIGHTS

- Saltwood features 20,402 RSF of street level retail, shadow anchored by New Seasons Market and 354 market-rate residential units above.
- Retail and restaurant opportunities with rare, exclusive outdoor space.
- Neighboring tenants include: New Seasons Market, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri (opening Spring 2022) and Cosube, among others.
- Available now!

## AVAILABLE SPACE

1,087 RSF – 9,310 RSF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

NW 21st Ave @ Savier Street » 4,714 ADT ('18)





# RALEIGH SLABTOWN



## AVAILABLE SPACE

### Raleigh:

**Retail Suites 140A & 140B:** 1,252 RSF and 763 RSF  
(combined to 2,015 RSF)

**Retail Suite 140C:** 2,832 RSF

**Retail Suite 140D:** 1,292 RSF

### Quimby:

**Retail Suites 141A & 141C:** 999 RSF and 915 RSF  
(combined to 1,914 RSF)

## HIGHLIGHTS

- Project features 8,053 RSF of street level retail, shadow anchored by New Seasons Market and 174 market-rate residential units above.
- Retail and restaurant opportunities with rare, exclusive outdoor space.
- Neighboring tenants include: New Seasons Market, Root Whole Body, Orange Theory, Good Coffee and Breakside Brewery among others. At The Carson: Mama Bird, G-Love, Pistils Nursery, Carioca Bowls, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX and Winery at Manzanita.
- Available now!

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

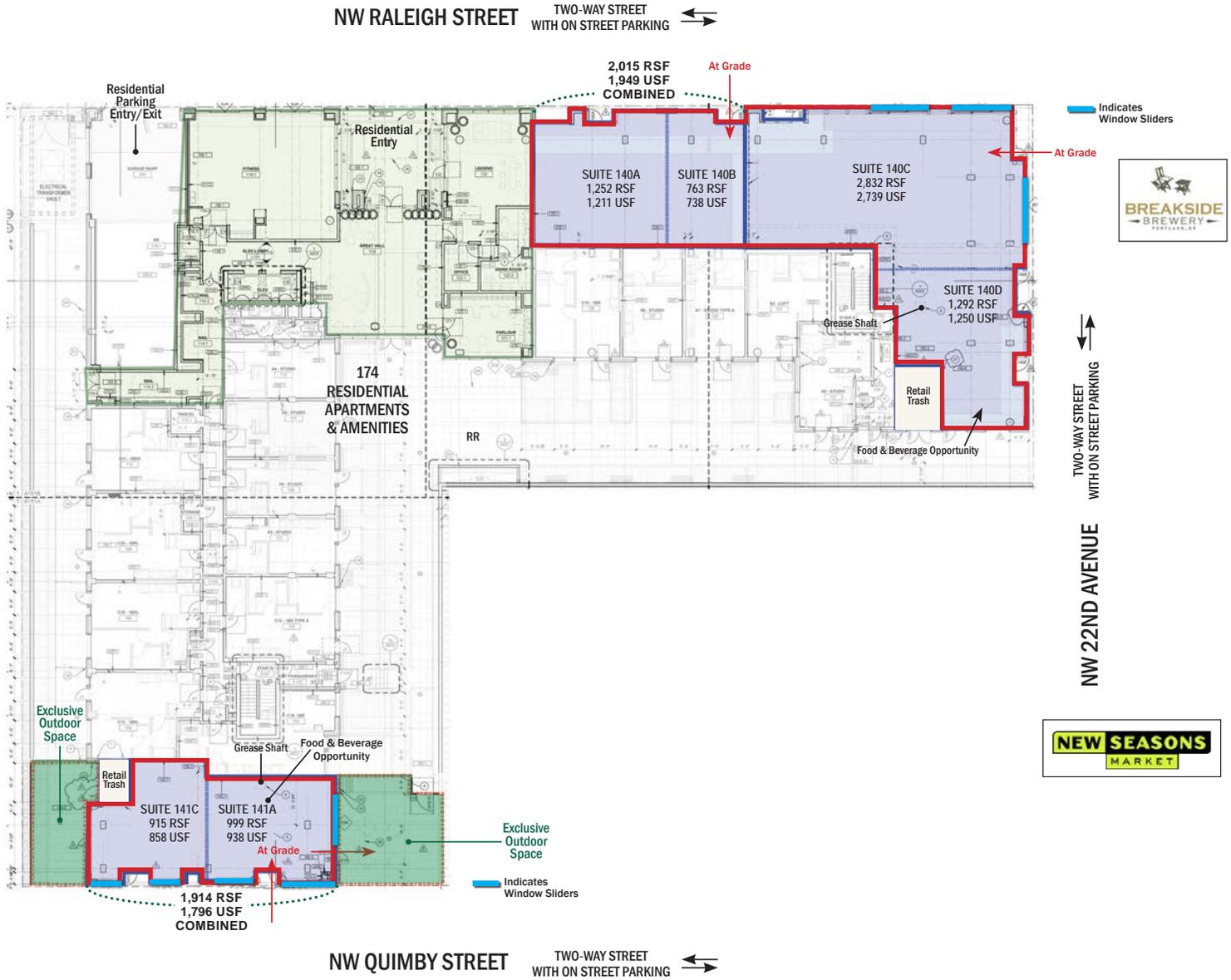
NW Raleigh Street @ 23rd » 6,140 ADT ('18)

NW 23rd @ Quimby Street » 11,021 ADT ('17)



# SITE PLAN

# RALEIGH SLABTOWN



# THE CARSON



## AVAILABLE SPACE

The Carson: 2,524 RSF

## HIGHLIGHTS

- 385 residential units above approximately 20,000 SF of street level retail and shadow anchored by New Seasons Market.
- Prime retail opportunities available.
- The Carson and the Carson South's neighboring tenants include: New Seasons Market, Root Whole Body, Orange Theory, Good Coffee and Breakside Brewery among others.
- Join Mama Bird, G-Love, Pistils Nursery, Carioca Bowls, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX and Winery at Manzanita.
- Available now!

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

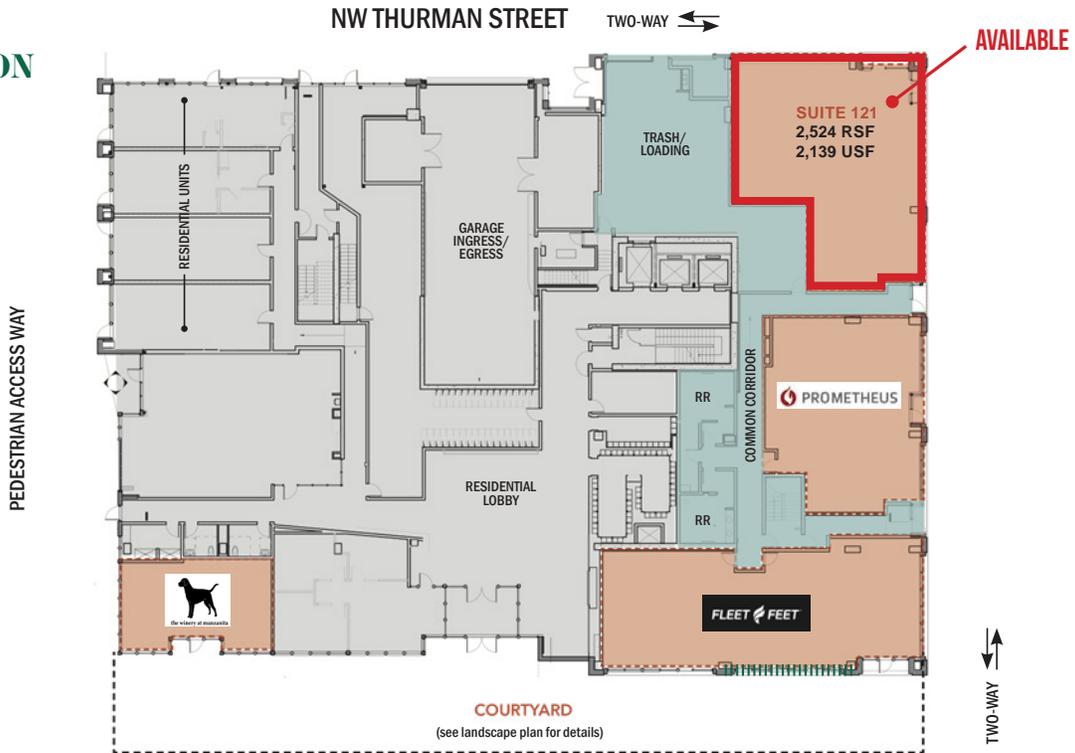
NW Thurman Street @ 22nd » 17,740 ADT ('18)



# SITE PLANS

# THE CARSON

## THE CARSON



## THE CARSON SOUTH



# PRIME SLABTOWN RETAIL

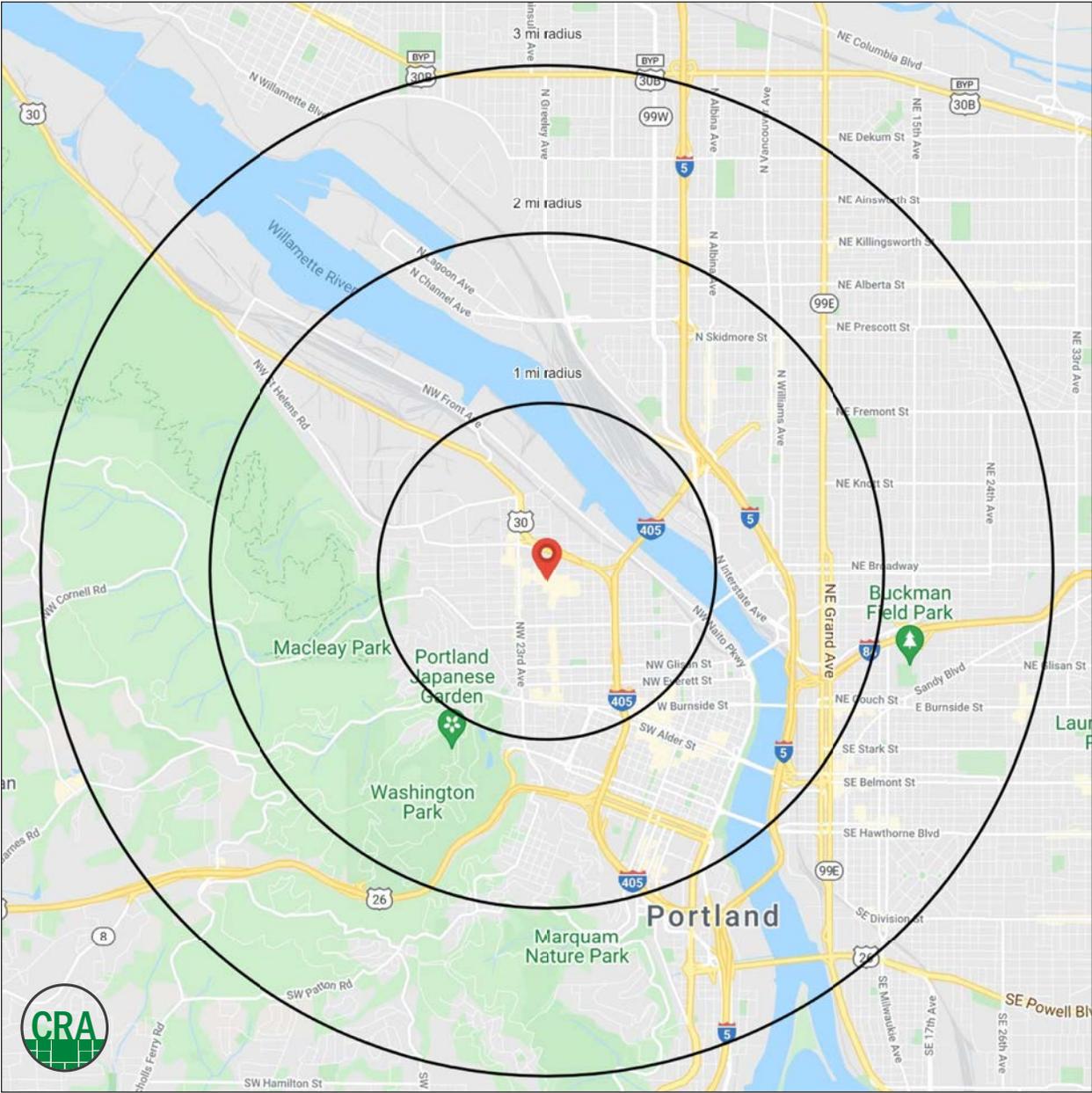
PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	33,493	84,469	162,426
Projected Population 2026	37,059	93,078	175,519
Average HH Income	\$119,532	\$102,088	\$108,513
Median Age	36.2	36.3	36.9
Total Businesses	4,190	13,094	20,182
Daytime Demographics 16+	49,455	191,325	273,879

# \$119,532

Average Household Income  
1 MILE RADIUS



## Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5345/-122.6954

<b>The Carson Portland, OR 97210</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2021 Estimated Population	33,493	84,469	162,426
2026 Projected Population	37,059	93,078	175,519
2010 Census Population	23,778	61,614	128,059
2000 Census Population	17,615	49,348	112,741
Projected Annual Growth 2021 to 2026	2.1%	2.0%	1.6%
Historical Annual Growth 2000 to 2021	4.3%	3.4%	2.1%
2021 Median Age	36.2	36.3	36.9
<b>Households</b>			
2021 Estimated Households	22,890	50,561	89,143
2026 Projected Households	25,913	57,350	99,476
2010 Census Households	15,395	34,695	65,963
2000 Census Households	11,443	27,675	56,662
Projected Annual Growth 2021 to 2026	2.6%	2.7%	2.3%
Historical Annual Growth 2000 to 2021	4.8%	3.9%	2.7%
<b>Race and Ethnicity</b>			
2021 Estimated White	79.7%	77.0%	77.0%
2021 Estimated Black or African American	5.6%	7.3%	8.1%
2021 Estimated Asian or Pacific Islander	6.4%	6.5%	5.7%
2021 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.0%
2021 Estimated Other Races	7.5%	8.2%	8.2%
2021 Estimated Hispanic	6.8%	8.2%	8.5%
<b>Income</b>			
2021 Estimated Average Household Income	\$119,532	\$102,088	\$108,513
2021 Estimated Median Household Income	\$83,669	\$73,354	\$81,317
2021 Estimated Per Capita Income	\$81,898	\$61,873	\$60,021
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.4%	1.3%
2021 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.5%	2.1%
2021 Estimated High School Graduate	8.9%	10.8%	10.4%
2021 Estimated Some College	14.3%	17.4%	17.0%
2021 Estimated Associates Degree Only	4.8%	5.4%	5.5%
2021 Estimated Bachelors Degree Only	42.0%	36.4%	36.3%
2021 Estimated Graduate Degree	28.0%	26.1%	27.4%
<b>Business</b>			
2021 Estimated Total Businesses	4,190	13,094	20,182
2021 Estimated Total Employees	40,309	164,460	226,131
2021 Estimated Employee Population per Business	9.6	12.6	11.2
2021 Estimated Residential Population per Business	8.0	6.5	8.0

©2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# THE MARKET



*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

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

**ROB KIMMELMAN** 503.449.2591 | rob@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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.