

SLABTOWN CENTER

123 CAFE



RENDERING

Slabtown Center has undergone a full building renovation. The renovation includes a new gym, conference rooms, bike hub, among other renovations. The redeveloped office space includes up to 35,000 SF of office space total.

ADDRESS

2055 NW Savier Street, Portland, OR

AVAILABLE SPACE

RETAIL 2: 1,026 RSF

RENTAL RATE

Flexible terms for qualified tenants!

TRAFFIC COUNTS

NW Thurman St @ 22nd – 17,740 ADT ('18)

NW 21st @ Savier St – 4,714 ADT ('18)

HIGHLIGHTS

- Features open air operable windows
- Ideal for a café, bar or coffee shop looking for a daytime “built-in” established office clientele with nearby residential customers.
- Interior office building access along with exterior entry access provides for a truly integrated opportunity.
- Neighboring tenants include: New Seasons Market, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Mama Bird, G-Love, Pistils Nursery, Carioca Bowls, Fleet Feet, Afuri, Proof Portland, Fifty Licks, Good Dog PDX and Winery at Manzanita among others.
- Available now!



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New access route from US-30 WB

NW Wilson St

NW Wilson St

NW Vaughn St

SLABTOWN CENTER 2055 NW SAVIER STREET

PORTLAND, OR

NW 20th Ave extension under US-30

NW Upshur St

US CHEF STORE

80,700 ADT ('20)

New NW Thurman / NW 20th Ave intersection

SLABTOWN CENTER
200,000 SF OFFICE BLDG

SITE

NW Thurman St

FUTURE DEVELOPMENT PROPOSED

FUTURE CREATIVE OFFICE
500-600 EMPLOYEES

THE CARSON
224 UNITS AVAILABLE NOW

CONWAY/LELAND JAMES CENTER
4 FLOOR RENO
100,000 SF CREATIVE OFFICE
500 EMPLOYEES

THE CARSON SOUTH
161 UNITS AVAILABLE NOW

SALTWOOD NORTH
177 UNITS AVAILABLE NOW

NW Savier St

NW Raleigh St

RALEIGH SLABTOWN
174 UNITS AVAILABLE NOW

NEW SEASONS MARKET

LL HAWKINS
113 UNITS

SALTWOOD SOUTH
177 UNITS AVAILABLE NOW

NW Raleigh St

NW Quimby St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW Overton St

NW Northrup St

NW Marshall St

Legacy Good Samaritan Hospital & Medical Center
13,000 EMPLOYEES

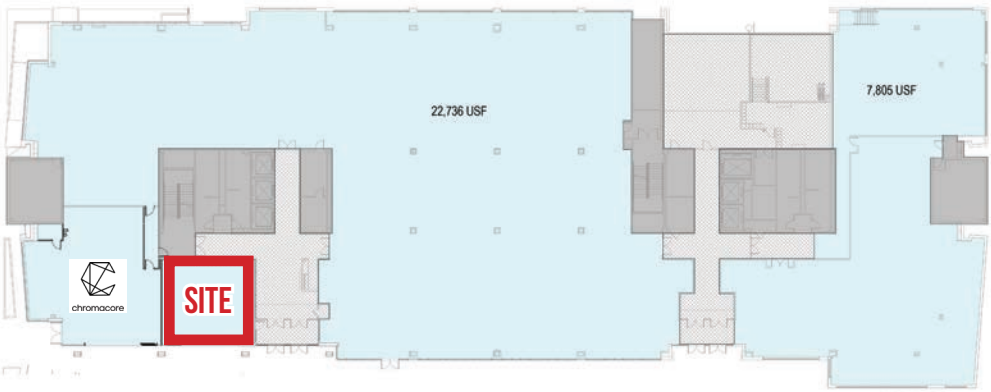
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RETAIL SITE PLAN



BUILDING PLAN



SLABTOWN CENTER

2055 NW SAVIER STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

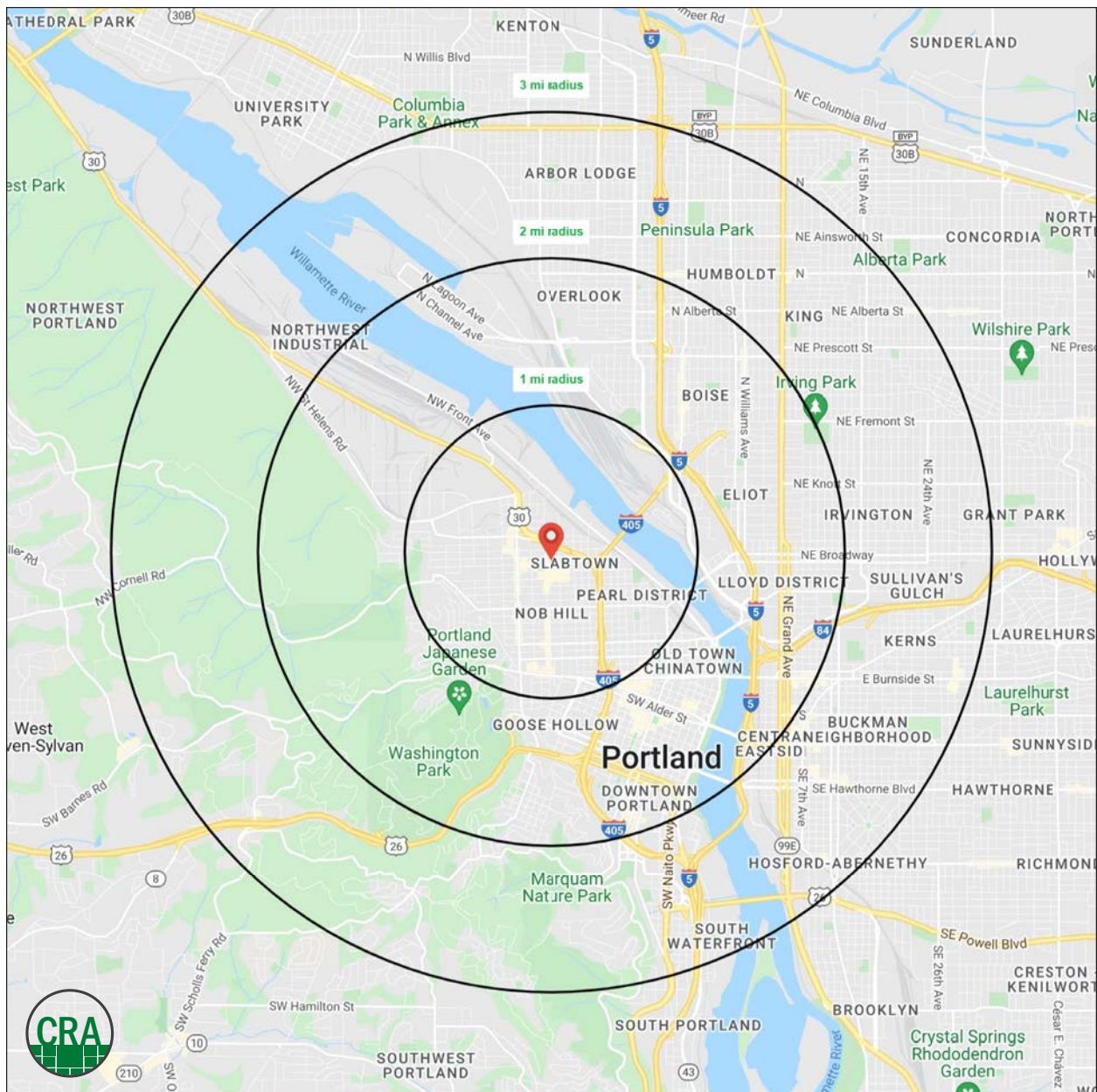
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	31,056	84,237	166,145
Projected Population 2026	34,447	94,141	180,610
Average HH Income	\$110,384	\$96,281	\$106,101
Median Home Value	\$663,837	\$606,792	\$590,135
Daytime Demographics 16+	50,330	194,549	276,196
Some College or Higher	90.1%	86.3%	87.0%

\$663,837

Median Home Value
1 MILE RADIUS

37.4

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5353/-122.694

Slabtown Center	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97209			
Population			
2021 Estimated Population	31,056	84,237	166,145
2026 Projected Population	34,447	94,141	180,610
2020 Census Population	30,790	84,485	165,717
2010 Census Population	22,818	64,077	131,802
Projected Annual Growth 2021 to 2026	2.2%	2.4%	1.7%
Historical Annual Growth 2010 to 2021	3.3%	2.9%	2.4%
2021 Median Age	37.4	37.3	37.4
Households			
2021 Estimated Households	20,346	48,845	87,554
2026 Projected Households	23,082	55,899	98,168
2020 Census Households	19,934	48,580	87,078
2010 Census Households	14,749	35,853	67,565
Projected Annual Growth 2021 to 2026	2.7%	2.9%	2.4%
Historical Annual Growth 2010 to 2021	3.5%	3.3%	2.7%
Race and Ethnicity			
2021 Estimated White	78.4%	71.0%	71.8%
2021 Estimated Black or African American	2.6%	7.4%	7.8%
2021 Estimated Asian or Pacific Islander	6.9%	7.1%	6.3%
2021 Estimated American Indian or Native Alaskan	0.7%	1.0%	0.9%
2021 Estimated Other Races	11.4%	13.5%	13.2%
2021 Estimated Hispanic	8.5%	10.6%	9.6%
Income			
2021 Estimated Average Household Income	\$110,384	\$96,281	\$106,101
2021 Estimated Median Household Income	\$88,016	\$76,654	\$84,120
2021 Estimated Per Capita Income	\$72,793	\$56,637	\$56,451
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.2%	1.2%
2021 Estimated Some High School (Grade Level 9 to 11)	1.0%	2.3%	1.9%
2021 Estimated High School Graduate	8.5%	10.2%	9.9%
2021 Estimated Some College	13.7%	16.6%	16.6%
2021 Estimated Associates Degree Only	4.5%	5.2%	5.3%
2021 Estimated Bachelors Degree Only	42.9%	37.5%	37.3%
2021 Estimated Graduate Degree	29.0%	27.0%	27.9%
Business			
2021 Estimated Total Businesses	4,204	13,393	20,343
2021 Estimated Total Employees	41,260	167,317	226,958
2021 Estimated Employee Population per Business	9.8	12.5	11.2
2021 Estimated Residential Population per Business	7.4	6.3	8.2

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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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