

THE CARSON



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.

LOCATION

NW Slabtown District in Portland, Oregon
The Carson: NW 21st Avenue & NW Savier Street
The Carson South: NW 21st Avenue & NW Raleigh Street

AVAILABLE SPACE

The Carson: 911-2,524 RSF
The Carson South: 739 RSF

RENTAL RATE

Call for details

TRAFFIC COUNTS

NW Thurman Street @ 22nd » 17,740 ADT (18)
NW 21st Avenue @ Savier Street » 4,714 ADT (18)

COMMENTS

- 385 residential units above approximately 20,000 SF of street level retail, shadow anchored by New Seasons Market and over 100,000 SF of creative office space.
- Prime retail opportunities available.
- The Carson and the Carson South's neighboring tenants include: New Seasons Market, Besaw's, Solo Club and Breakside Brewery, among others.
- Join Mama Bird, G-Love, Pistils Nursery, Carioca Bowls, Fleet Feet, Proof Portland and Fifty Licks.
- Available now!

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Estimated Population 2020	32,228	83,584	160,783
Population Forecast 2025	33,073	85,331	164,060
Average HH Income	\$112,394	\$98,242	\$105,539
Employees	37,548	158,101	259,216

Source: Regis - SitesUSA (2020)



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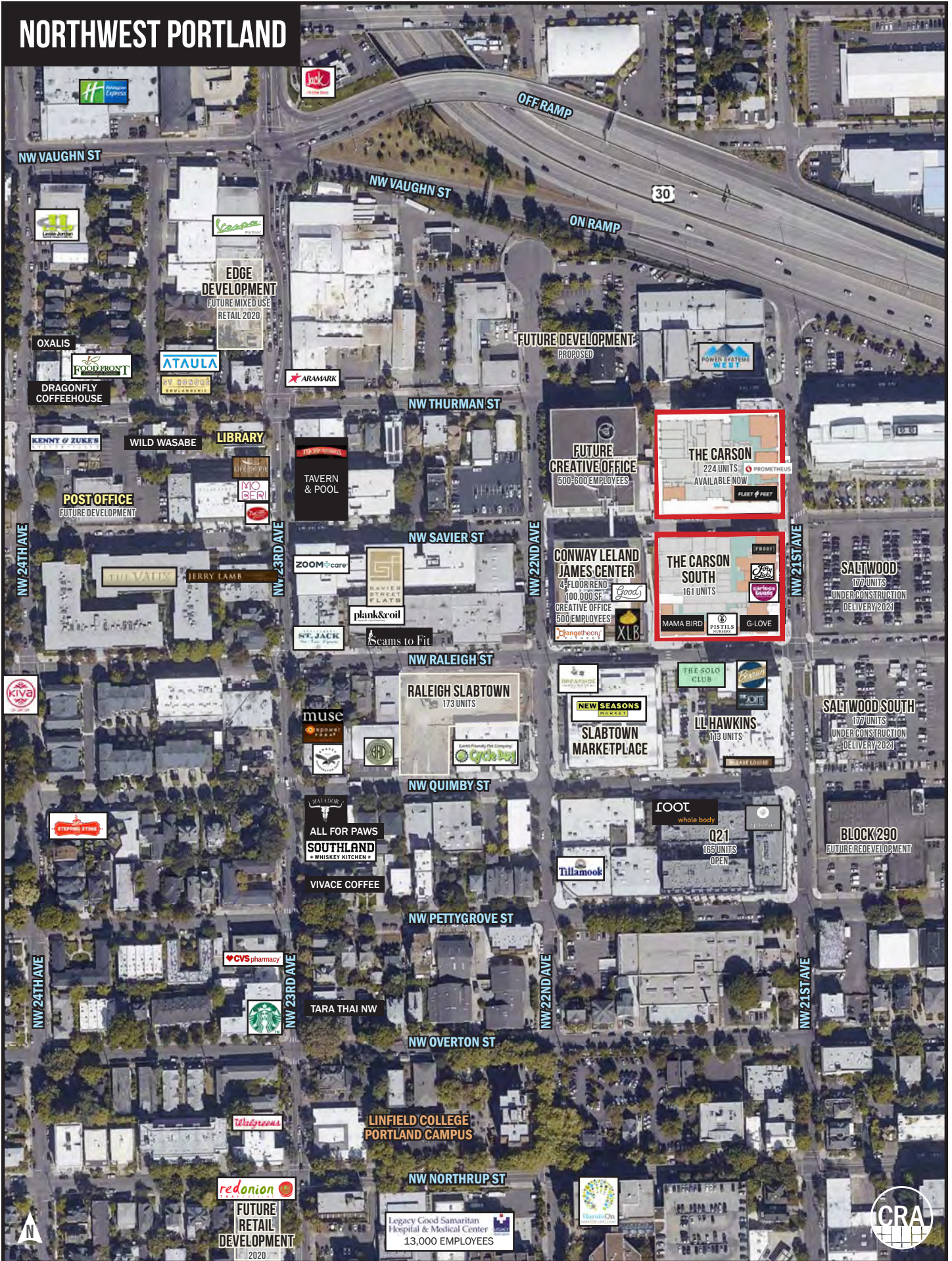
THE
CARSON



NEIGHBORHOOD IMAGES



NORTHWEST PORTLAND



SLABTOWN DISTRICT

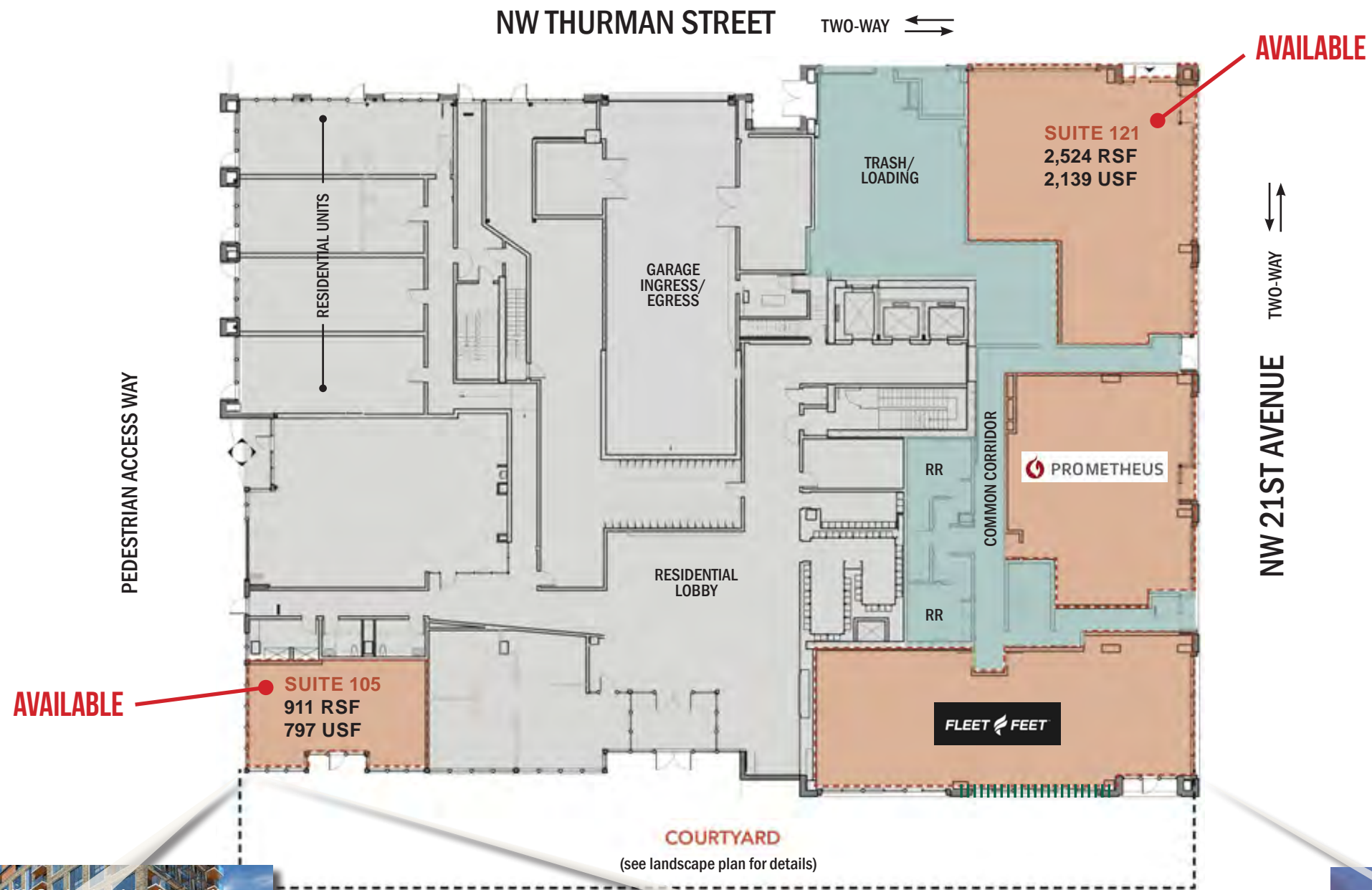
- RETAIL
- RESIDENTIAL/OFFICE
- CORRIDOR/SUPPORT
- AMENITY



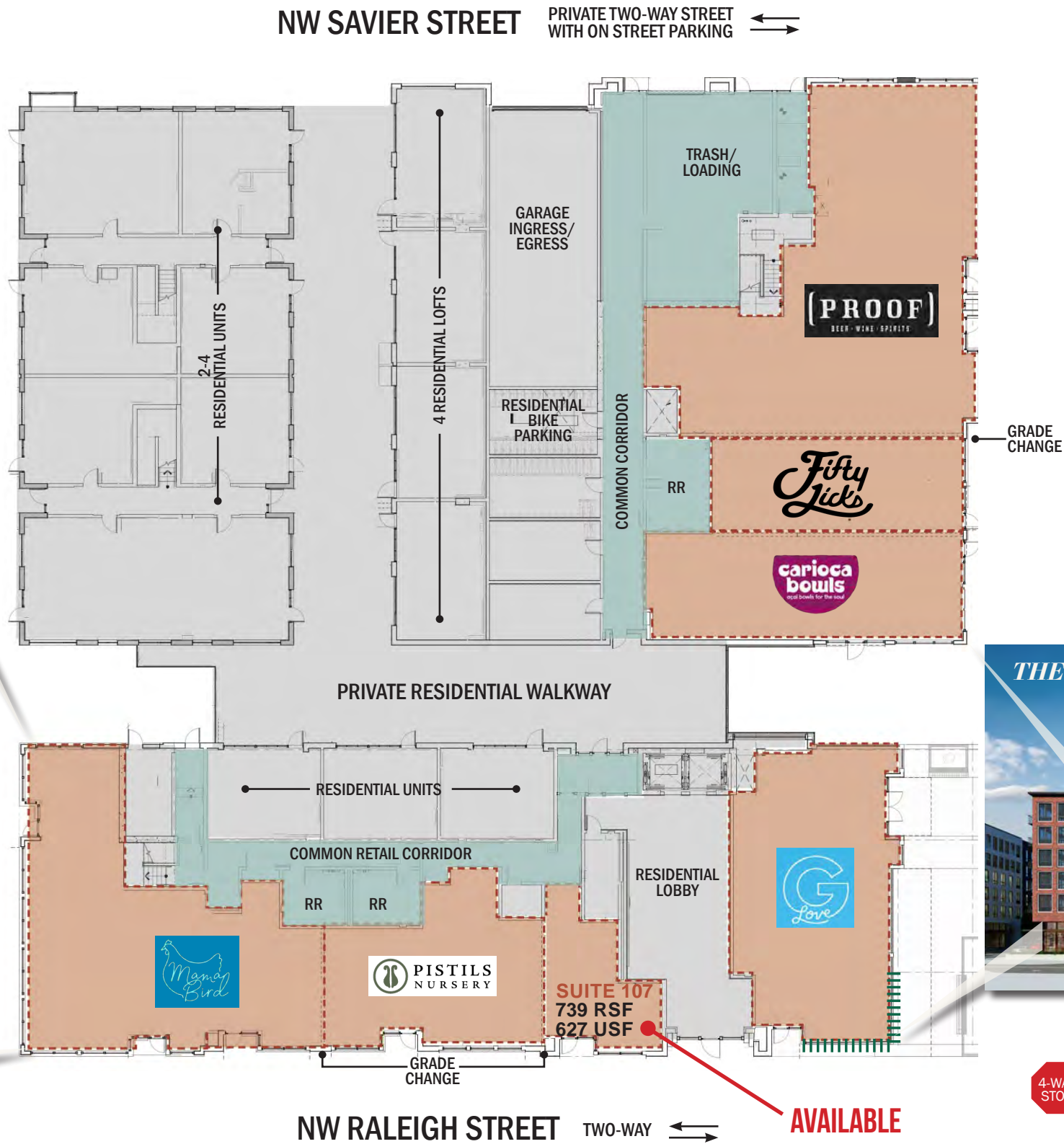
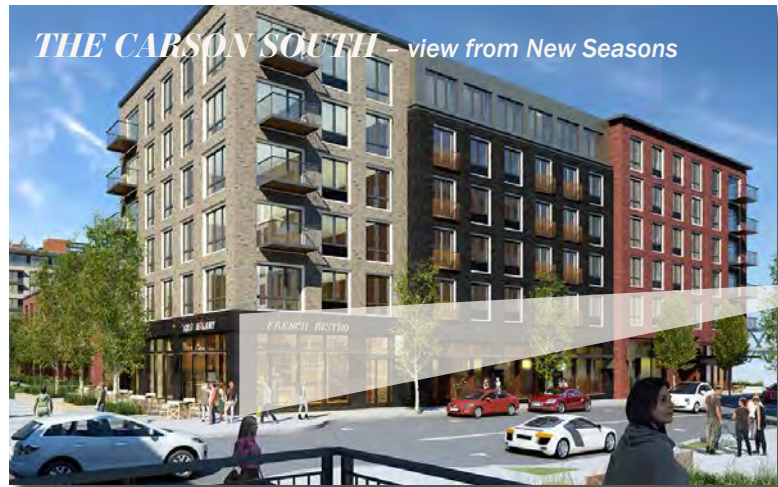
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#1 CHOICE FOR ANIMAL EMERGENCIES



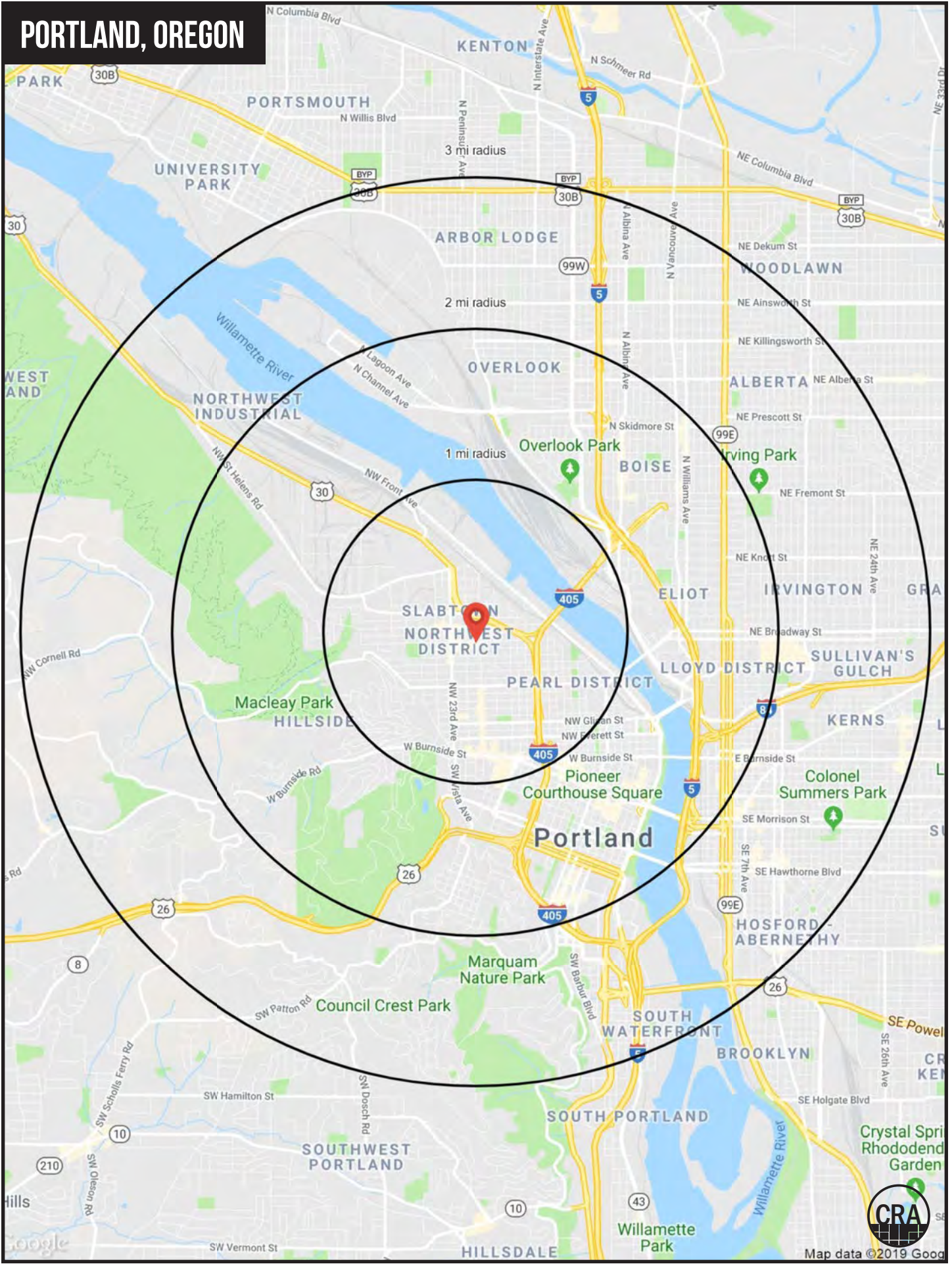
SITE PLAN | THE CARSON



SITE PLAN | THE CARSON SOUTH



PORTLAND, OREGON



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5348/-122.6957

RS1

The Carson Portland, OR 97210		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	32,228	83,584	160,783
	2025 Projected Population	33,073	85,331	164,060
	2010 Census Population	23,300	61,525	127,403
	2000 Census Population	17,215	49,275	112,083
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	4.4%	3.5%	2.2%
	2020 Median Age	36.4	35.6	36.5
HOUSEHOLDS	2020 Estimated Households	21,809	49,510	87,255
	2025 Projected Households	23,016	52,266	92,128
	2010 Census Households	15,076	34,644	65,594
	2000 Census Households	11,176	27,634	56,311
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	4.8%	4.0%	2.7%
RACE AND ETHNICITY	2020 Estimated White	80.2%	75.7%	76.2%
	2020 Estimated Black or African American	5.9%	7.9%	8.2%
	2020 Estimated Asian or Pacific Islander	6.0%	6.4%	5.8%
	2020 Estimated American Indian or Native Alaskan	0.7%	1.1%	1.0%
	2020 Estimated Other Races	7.1%	8.9%	8.7%
	2020 Estimated Hispanic	6.4%	10.0%	10.0%
INCOME	2020 Estimated Average Household Income	\$112,394	\$98,242	\$105,539
	2020 Estimated Median Household Income	\$76,836	\$68,421	\$76,010
	2020 Estimated Per Capita Income	\$76,243	\$59,010	\$57,775
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.6%	2.2%
	2020 Estimated High School Graduate	7.6%	9.3%	9.3%
	2020 Estimated Some College	15.1%	17.9%	17.4%
	2020 Estimated Associates Degree Only	4.7%	5.6%	5.6%
	2020 Estimated Bachelors Degree Only	42.5%	37.5%	37.3%
	2020 Estimated Graduate Degree	28.1%	25.6%	26.6%
BUSINESS	2020 Estimated Total Businesses	4,066	13,361	21,072
	2020 Estimated Total Employees	37,548	158,101	259,216
	2020 Estimated Employee Population per Business	9.2	11.8	12.3
	2020 Estimated Residential Population per Business	7.9	6.3	7.6

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



INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.