

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: 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, Fifty Licks and Winery at Manzanita.
- Available now!

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Estimated Population 2021	33,493	84,469	162,426
Population Forecast 2026	37,059	93,078	175,519
Average HH Income	\$119,532	\$102,088	\$108,513
Employees	40,309	164,460	226,131

Source: Regis - SitesUSA (2021)



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RENDERINGS

THE CARSON – view from NW Savier



THE CARSON SOUTH – view from New Seasons



THE CARSON – night view from NW Savier



THE CARSON SOUTH – view from NW 21st Street

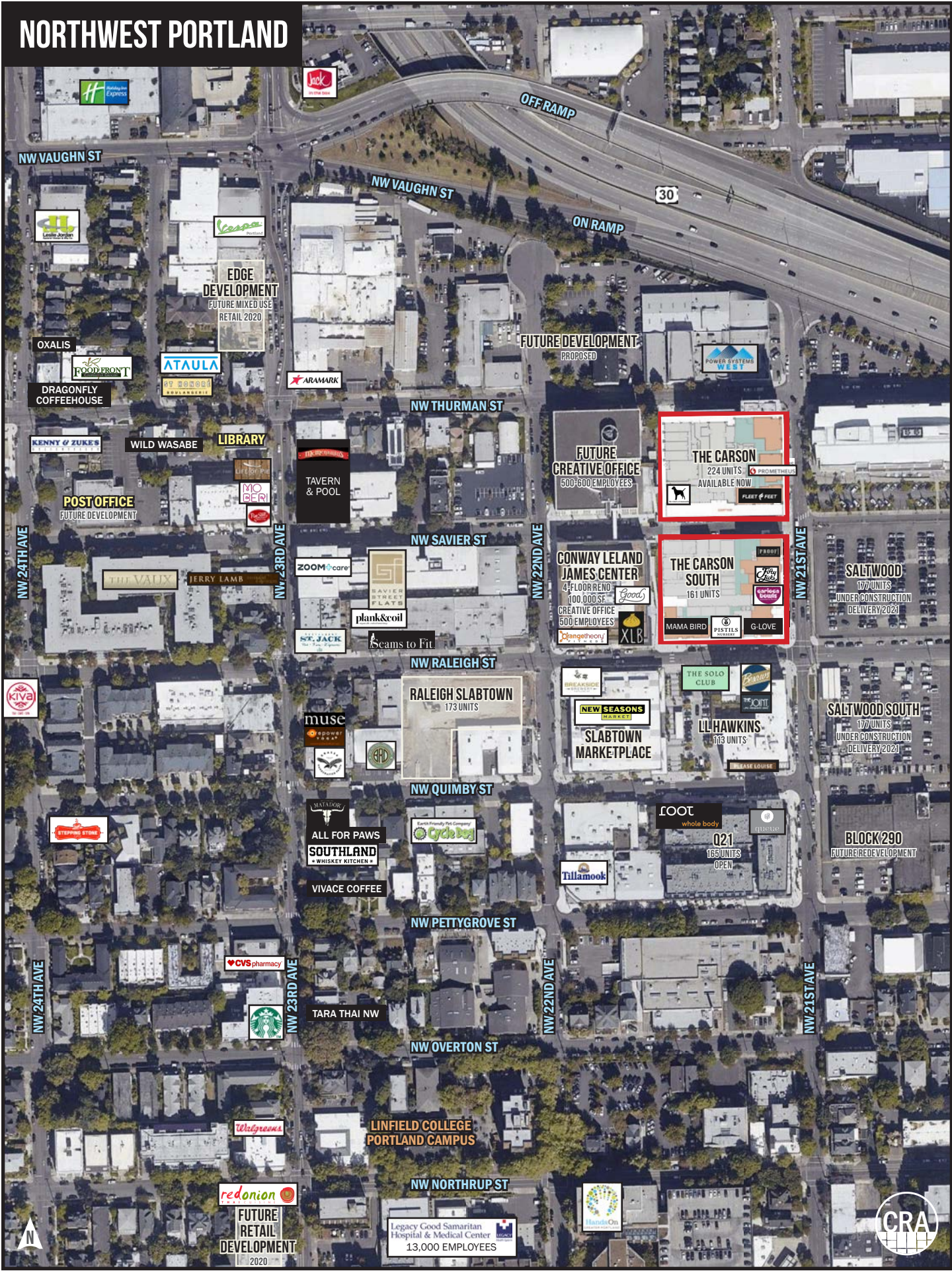


THE
CARSON

NEIGHBORHOOD IMAGES



NORTHWEST PORTLAND



THE CARSON
224 UNITS
AVAILABLE NOW
PROMETHEUS
FLEET & FEET

THE CARSON SOUTH
161 UNITS
MAMA BIRD
PISTOLS BROS
G-LOVE

RALEIGH SLABTOWN
173 UNITS

SALTWOOD
177 UNITS
UNDER CONSTRUCTION
DELIVERY 2021

SALTWOOD SOUTH
177 UNITS
UNDER CONSTRUCTION
DELIVERY 2021

BLOCK 290
FUTURE REDEVELOPMENT

**LINFIELD COLLEGE
PORTLAND CAMPUS**
13,000 EMPLOYEES

redonion
FUTURE RETAIL DEVELOPMENT
2020



SLABTOWN DISTRICT

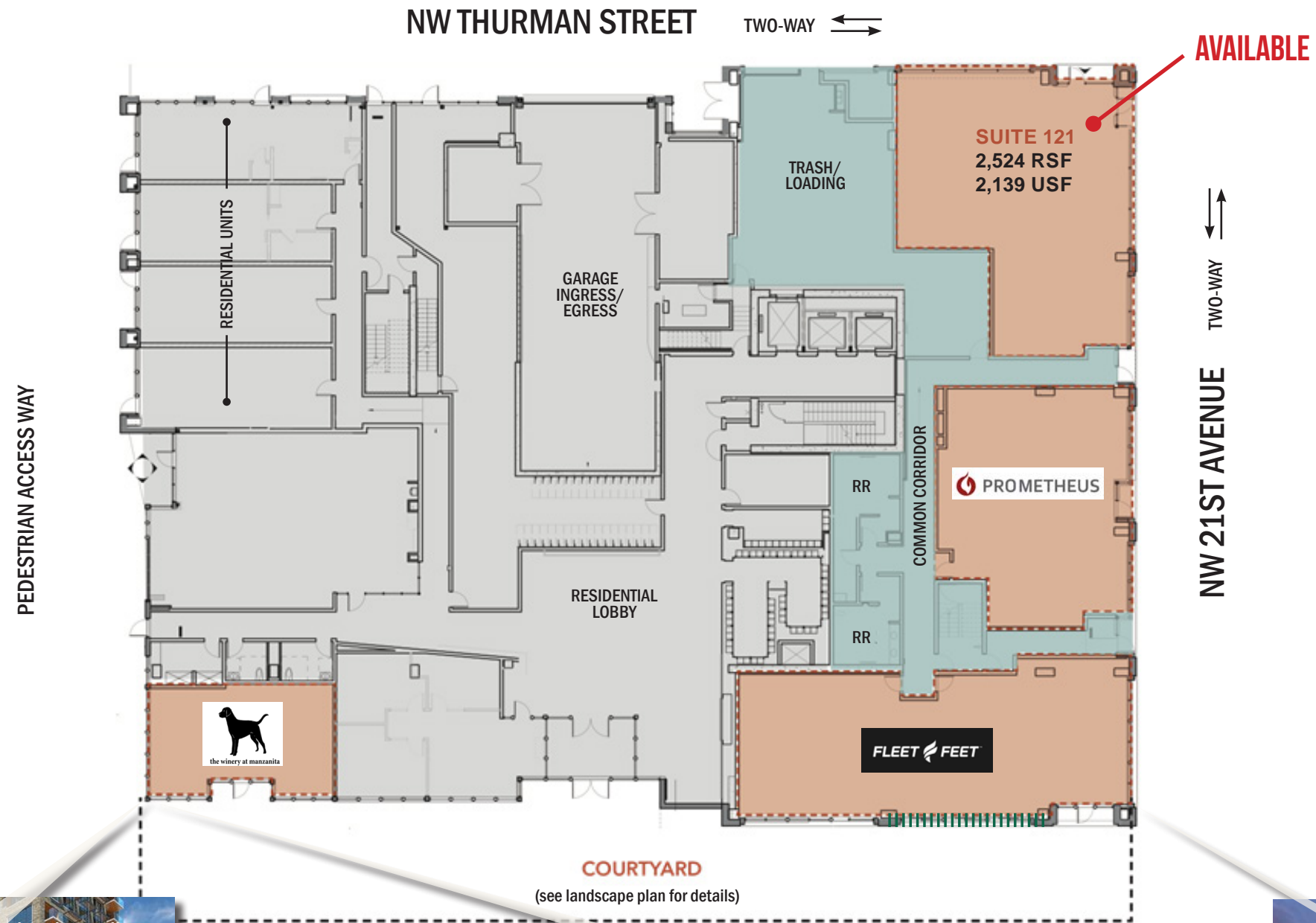
- RETAIL
- RESIDENTIAL/OFFICE
- CORRIDOR/SUPPORT
- AMENITY



DoveLewis
#1 CHOICE FOR ANIMAL EMERGENCIES



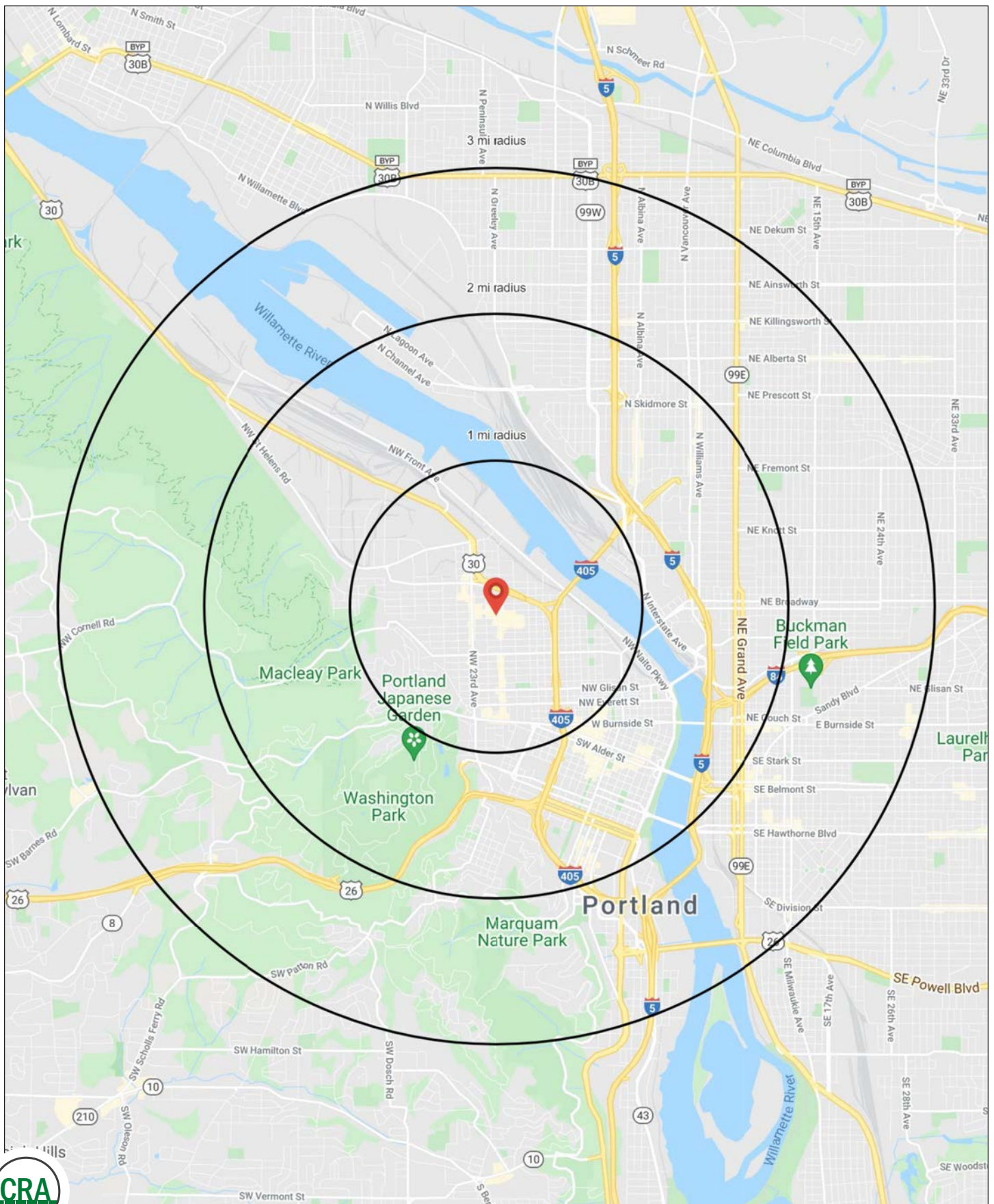
SITE PLAN | THE CARSON



SITE PLAN | THE CARSON SOUTH



DEMOGRAPHICS



Summary Profile

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



Lat/Lon: 45.5345/-122.6954

The Carson	1 mi	2 mi	3 mi
Portland, OR 97210	radius	radius	radius
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

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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.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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