

**PLENTIFUL FREE OFF-STREET
CUSTOMER PARKING**



LOCATION W Burnside St & NW 23rd Ave, Portland, Oregon

AVAILABLE SPACE 2,250 SF | 2,524 SF | 3,600 SF

RENTAL RATE Call for details

- HIGHLIGHTS**
- Only grocery/drug-anchored promotional center in the Portland downtown core.
 - High identity retail spaces with visibility to Burnside and windows overlooking co-tenants on NW 23rd.
 - The heart of the urban Uptown District and recognized as Oregon’s first shopping center, Uptown connects Portland’s urban core with the affluent West Hills.
 - Uptown is the only core area center offering plentiful and convenient off-street surface parking.
 - Daily needs grocery and pharmacy with upscale restaurant and apparel. Health, beauty, food, and home categories excel.

TRAFFIC COUNTS W Burnside St – 22,844 ADT ('18) | NW 23rd Ave – 19,235 ADT ('18)



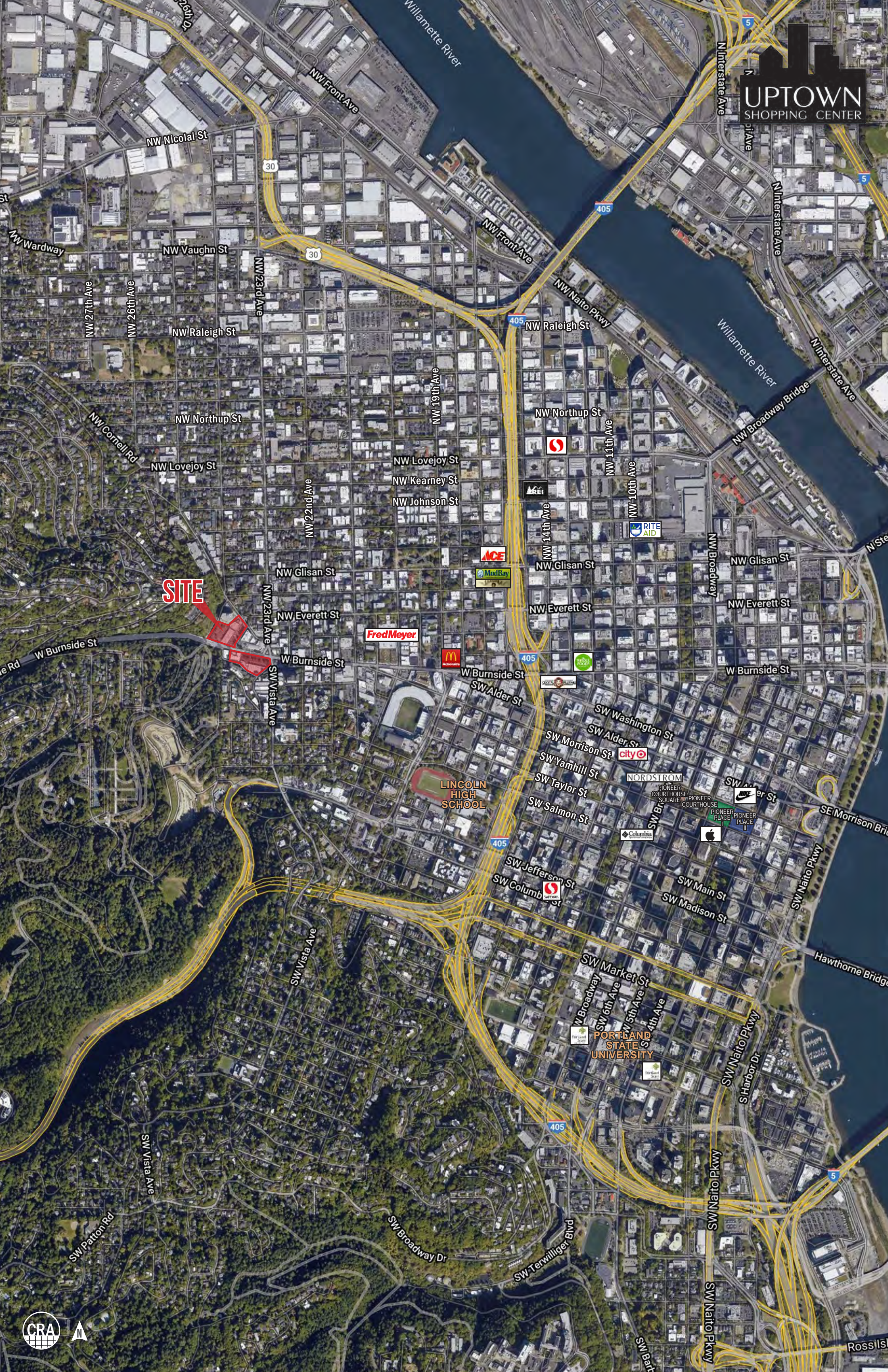
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Commercial Realty Advisors NW LLC
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Portland, Oregon 97224
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Licensed brokers in Oregon & Washington



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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

UPTOWN SHOPPING CENTER



SITE

LINCOLN HIGH SCHOOL

PORTLAND STATE UNIVERSITY

Fred Meyer

McDonald's

MudBay

ACE

RITE AID

Apple

NORDSTRÖM

Columbia

city



UPTOWN SHOPPING CENTER

UPTOWN SHOPPING CENTER

PORTLAND'S WEST HILLS

AVAILABLE

NW LOVEJOY ST

NW KEARNEY ST

NW JOHNSON ST

NW IRVING ST

NW HOYT ST

NW GLISAN ST

MANOR

Aesop

WARBY PARKER

ST

PAPA HAYDN

ARCTERYX

TENDER LOVING COPPER

PASTOR

HARLOW

FedEx Office

7c

ETHAN ALLEN

BEN & JERRY'S

PHIL'S MEAT MARKET

HAND & STONE

PHARMACIA

EUROPEAN WAX CENTER

TWIST

CHASE

ZUPAN'S

UMBRIA

STARBUCKS

NW 23RD AVE 8,421 ADT (20)

19,235 ADT (18)

22,844 ADT (18)

SW VISTA AVE

BANK OF AMERICA

title nine

Papirus

SALT & STRAW

BAMBOO

LAUNDRY PLANET

mint cupcake

Kiehl's

LUSH

PAPER SOURCE

TRADER JOE'S

DESTINATION

snow peak

POTTERY BARN

Bank of America

Walgreens

YACCO WHEEL

Fred Meyer

Banfield PET HOSPITAL

Dutch Bros

Goodwill

RiveSide

SUBWAY

Kitchen Kaboodle

unleashed

Levi's

W BURNSIDE ST

SW 21ST AVE

18,230 ADT (20)

10,000 ADT (18)

FULCRUM FITNESS

PROVIDENCE PARK

SW 18TH AVE

SW YAMHILL ST

SW SALMON ST

NW 21ST AVE

SW 21ST AVE

NW 19TH AVE

SW 18TH AVE

NW KEARNEY ST

NW IRVING ST

NW GLISAN ST

NW FLANDERS ST

NW EVERETT ST

NW DAVIS ST

NW COUCH ST

W BURNSIDE ST

SW ALDER ST

SW YAMHILL ST

SW SALMON ST

6,657 ADT (20)

111,194 ADT (20)

405

405



THE WESTERLY

NW FLANDERS ST

NW 23RD AVE

NW EVERETT ST

UPTOWN SHOPPING CENTER

AVAILABLE

NW 24TH PL

NW WESTOVER RD

NW 23RD PL

NW 22ND PL

NW 22ND AVE

HAND & STONE

PHIL'S MEAT MARKET

UPTOWN PAPERS

EUROPEAN WAX CENTER

TWIST

Levi's

unleashed

Kitchen Kaboodle

CROSSROADS

W BURNSIDE

UPTOWN APARTMENTS

CHASEO

ZUPANS

UMBRIA

UPTOWN SHOPPING CENTER

UPTOWN SHOPPING CENTER



DOWNTOWN PORTLAND'S ONLY GROCERY/PHARMACY ANCHORED SHOPPING CENTER

PLENTIFUL OFF-STREET
FREE CUSTOMER PARKING



LLOYD DISTRICT

CENTRAL BUSINESS DISTRICT

PSU DISTRICT

PEARL DISTRICT

LINCOLN HIGH SCHOOL



Fred Meyer

Walgreens



NW 21ST AVE

TRADER JOE'S

CITY MARKET

CROSSROADS

SW 23RD AVE

BEER

NORTHWEST PORTLAND

POTTERY BARN

URBAN OUTFITTERS

Levi's

Kitchen Kaboodle

EXCLUSIVE/FREE CUSTOMER PARKING

ZUPAN'S MARKETS

NW GILMAN ST

NW FLANDERS ST

RH

NW 23RD AVE

unleashed

THIELE'S SQUARE

W BURNSIDE ST

CHASE

Puckett's

TWIST

NW WESTOVER RD

BERG JERRY'S

NW 23RD PL

EXCLUSIVE/FREE CUSTOMER PARKING

THE WESTERLY
AVERAGE PRICE \$943,750
AVERAGE SIZE UNIT 1,520 SF

ROADRUNNER SPORTS

PHIL'S MEAT MARKET

HAND & STONE

AVAILABLE

PHARMACA

EUROPEAN WAX CENTER

AVAILABLE

AVAILABLE

EXCLUSIVE/FREE CUSTOMER PARKING

W WEST HILL

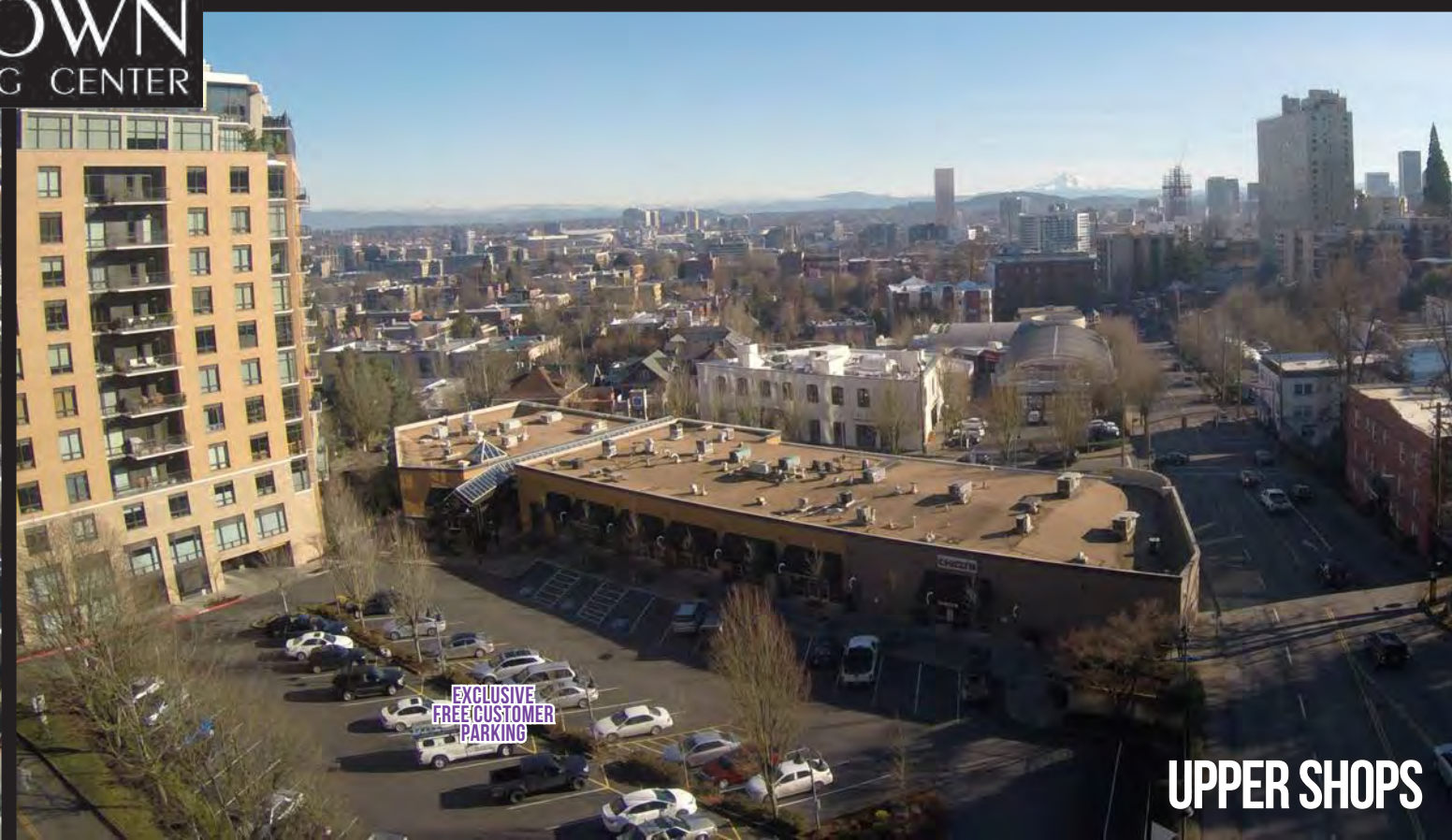




DOWNTOWN PORTLAND'S ONLY GROCERY/PHARMACY ANCHORED SHOPPING CENTER

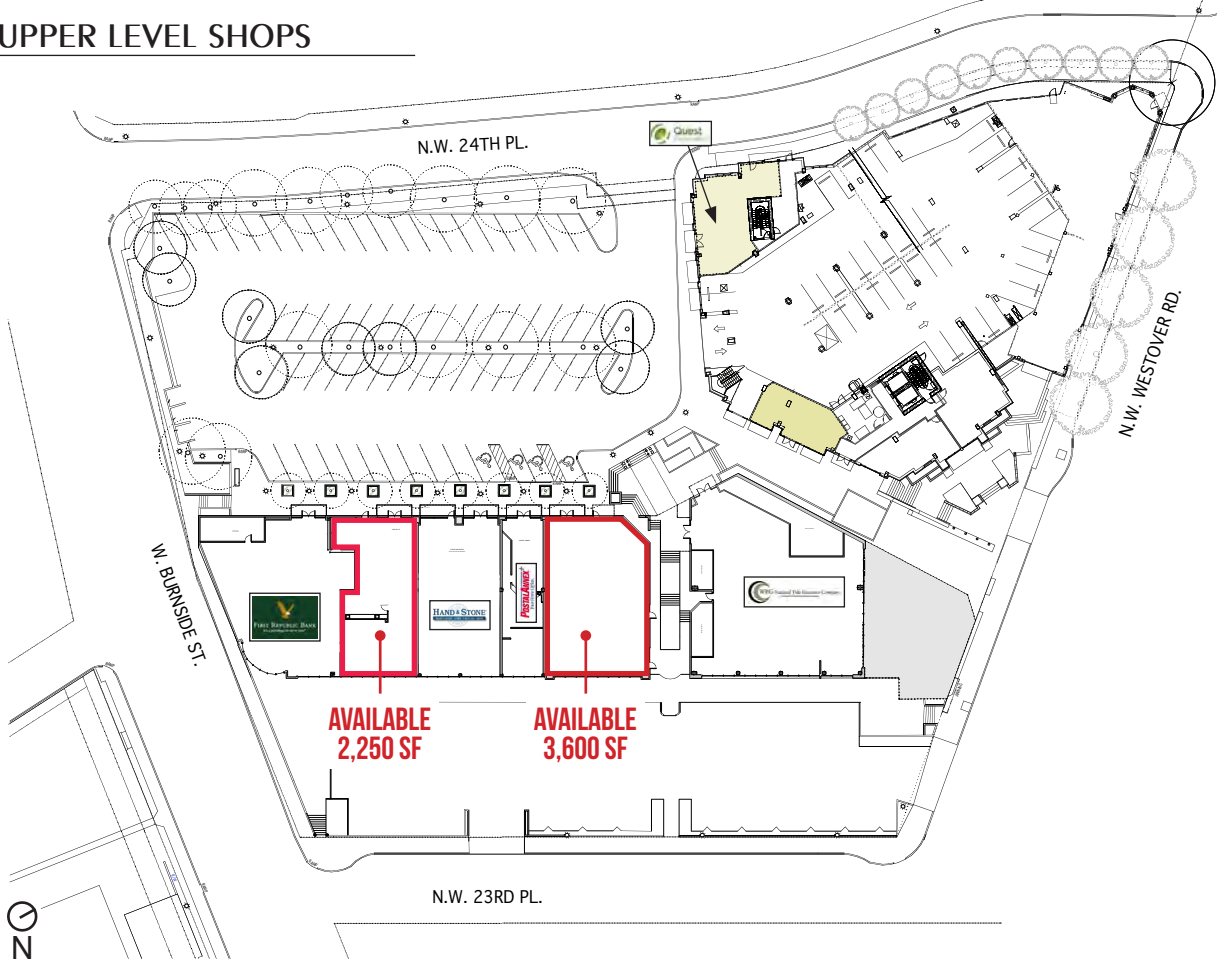


PLENTIFUL OFF-STREET FREE CUSTOMER PARKING

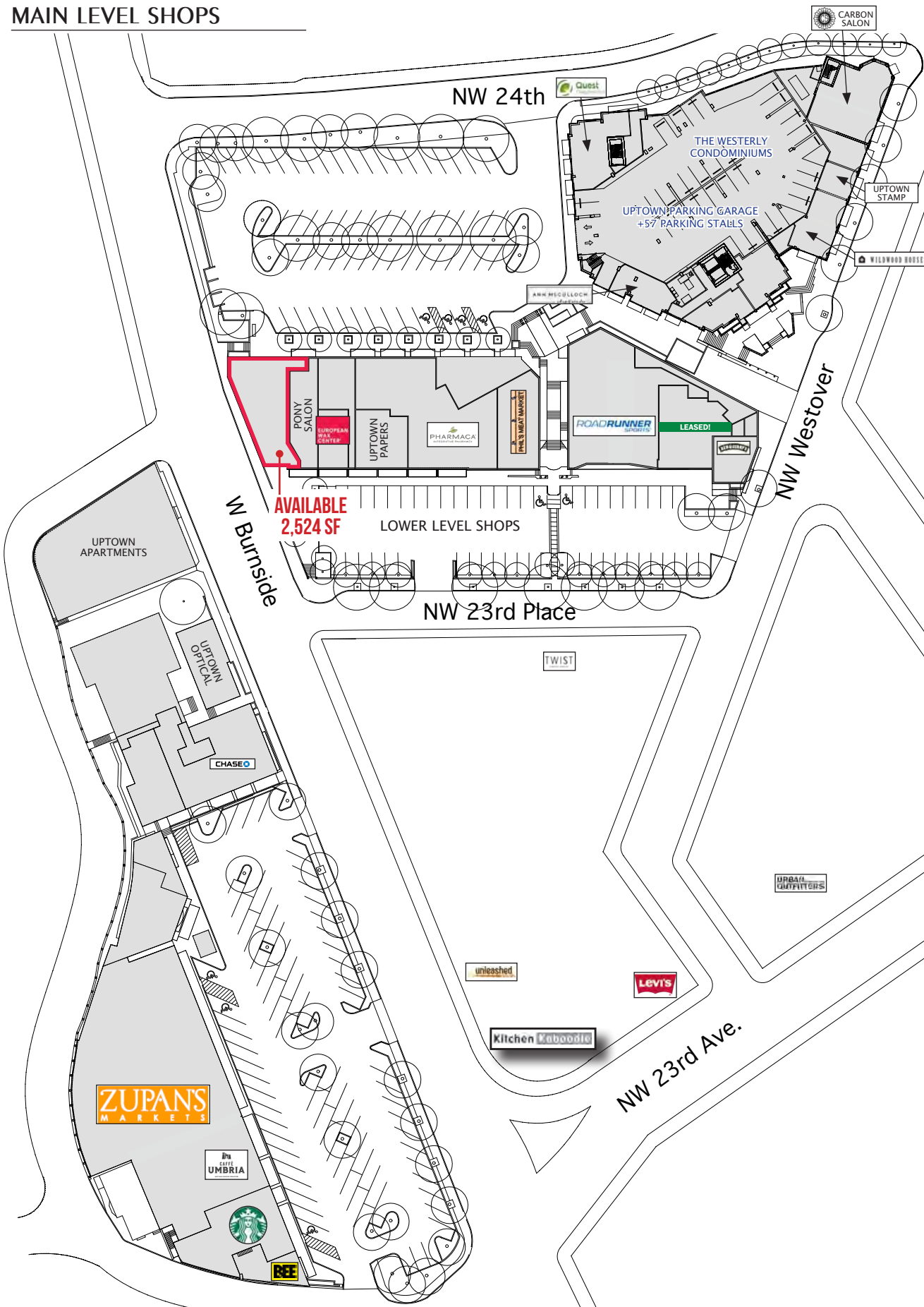


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FREE CUSTOMER PARKING

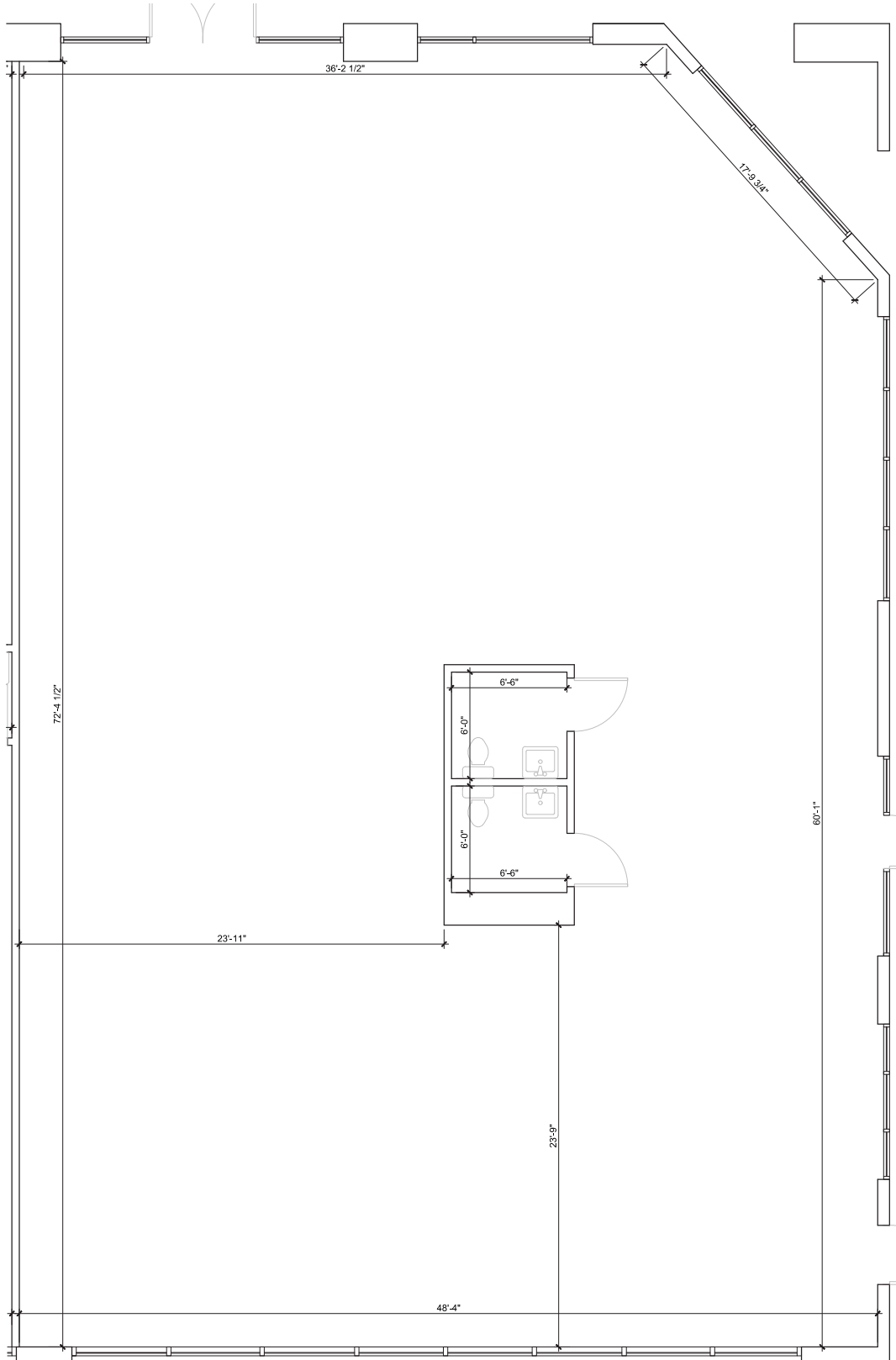
UPPER LEVEL SHOPS



MAIN LEVEL SHOPS



FLOOR PLAN | 3,600 SF





DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	41,492	153,150	417,697
Projected Population 2026	45,181	167,454	437,541
Average HH Income	\$100,019	\$108,124	\$117,897
Median Age	38.0	38.0	38.2
Total Businesses	5,700	19,866	35,335
Daytime Demographics 16+	70,728	268,099	443,982

41,492
 Estimated 2021 Population
 1 MILE RADIUS

\$100,019
 Average Household Income
 1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5235/-122.6983

Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	41,492	153,150	417,697
2026 Projected Population	45,181	167,454	437,541
2020 Census Population	41,900	153,731	416,218
2010 Census Population	34,063	121,871	358,601
Projected Annual Growth 2021 to 2026	1.8%	1.9%	1.0%
Historical Annual Growth 2010 to 2021	2.0%	2.3%	1.5%
2021 Median Age	38.0	38.0	38.2
Households			
2021 Estimated Households	27,253	83,551	196,361
2026 Projected Households	30,464	93,853	212,505
2020 Census Households	27,232	83,311	194,994
2010 Census Households	21,403	64,541	165,610
Projected Annual Growth 2021 to 2026	2.4%	2.5%	1.6%
Historical Annual Growth 2010 to 2021	2.5%	2.7%	1.7%
Race and Ethnicity			
2021 Estimated White	76.0%	74.3%	73.3%
2021 Estimated Black or African American	2.7%	5.9%	5.8%
2021 Estimated Asian or Pacific Islander	8.3%	6.4%	6.9%
2021 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2021 Estimated Other Races	12.2%	12.6%	13.2%
2021 Estimated Hispanic	9.0%	9.2%	9.0%
Income			
2021 Estimated Average Household Income	\$100,019	\$108,124	\$117,897
2021 Estimated Median Household Income	\$75,437	\$85,080	\$93,949
2021 Estimated Per Capita Income	\$66,282	\$59,537	\$55,775
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.1%	1.4%
2021 Estimated Some High School (Grade Level 9 to 11)	1.6%	1.9%	2.0%
2021 Estimated High School Graduate	9.4%	9.3%	10.2%
2021 Estimated Some College	15.8%	16.4%	17.1%
2021 Estimated Associates Degree Only	4.9%	5.2%	5.7%
2021 Estimated Bachelors Degree Only	38.5%	37.0%	36.0%
2021 Estimated Graduate Degree	28.5%	29.1%	27.7%
Business			
2021 Estimated Total Businesses	5,700	19,866	35,335
2021 Estimated Total Employees	56,641	221,075	324,712
2021 Estimated Employee Population per Business	9.9	11.1	9.2
2021 Estimated Residential Population per Business	7.3	7.7	11.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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