

**PLENTIFUL FREE OFF-STREET  
CUSTOMER PARKING**



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

**AVAILABLE SPACE** 2,250 SF | 2,550 SF | 3,600 SF

**RENTAL RATE** Call for details

- HIGHLIGHTS**
- Historic grocery/drug-anchored promotional center at the foot of the city’s most affluent neighborhoods.
  - 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 customer parking.
  - Daily needs grocery and pharmacy with upscale restaurant and apparel. Health, beauty, food, and home categories excel.

**TRAFFIC COUNTS** W Burnside St – 23,761 ADT ('22) | NW 23rd Ave – 19,235 ADT ('18)



- ZUPANS MARKETS
- ROADRUNNER SPORTS
- PHARMACIA
- FIRST REPUBLIC
- HAND & STONE
- EUROPEAN WAX CENTER

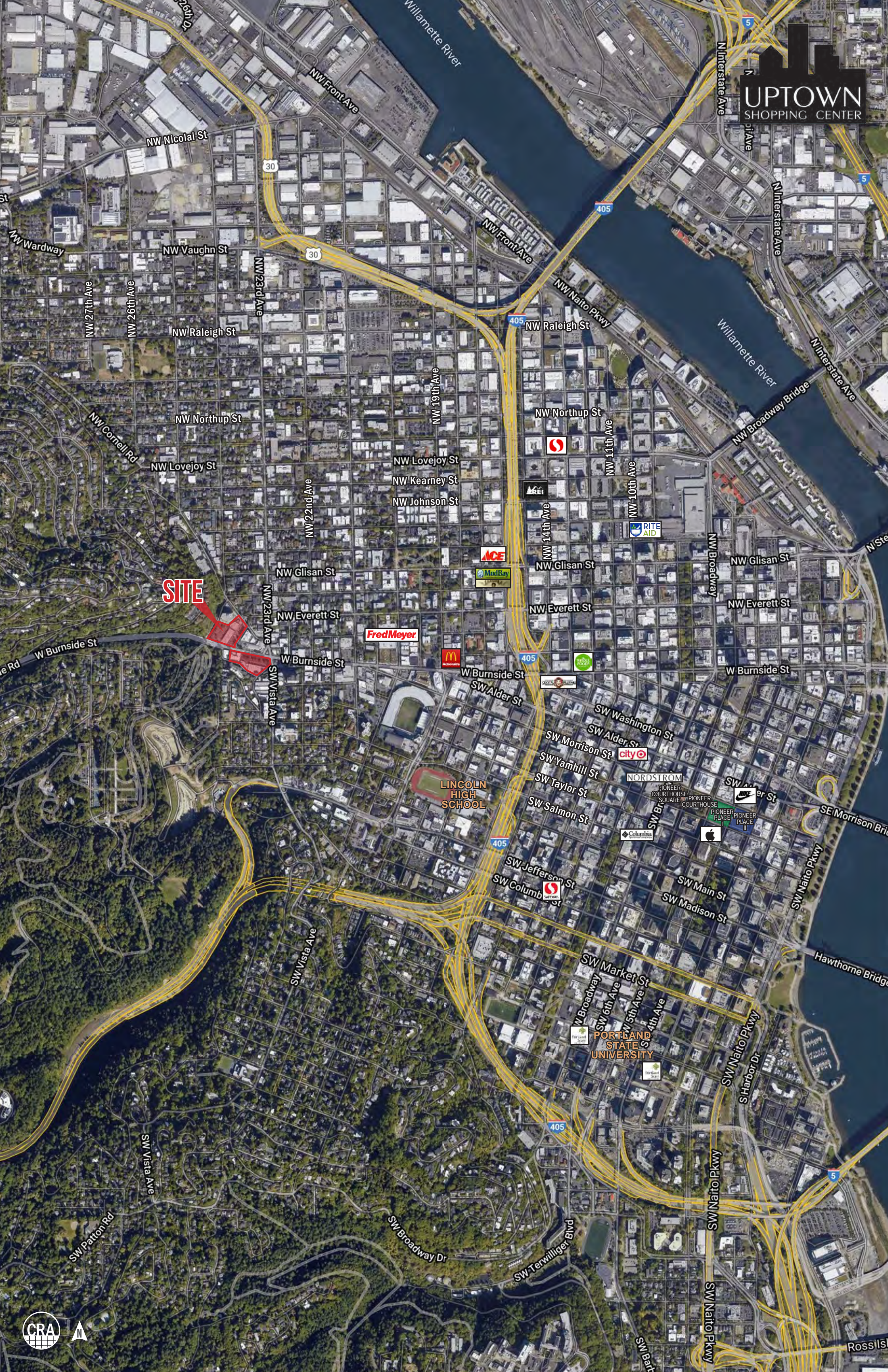
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Commercial Realty Advisors NW LLC  
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*Licensed brokers in Oregon & Washington*



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# UPTOWN SHOPPING CENTER



**SITE**

LINCOLN HIGH SCHOOL

PORTLAND STATE UNIVERSITY



# UPTOWN SHOPPING CENTER

UPTOWN SHOPPING CENTER

PORTLAND'S WEST HILLS

W BURNSIDE ST

NW LOVEJOY ST

NW KEARNEY ST

NW JOHNSON ST

NW IRVING ST

NW HOYT ST

NW GLISAN ST

ETHAN ALLEN

URBAN OUTFITTERS

W BURNSIDE ST

CHASE

ZUPAN'S

SW VISTA AVE

NW 23RD AVE 9,943 ADT (22)

19,235 ADT (18)

23,761 ADT (22)

SW VISTA AVE

SW VISTA AVE

BANK OF AMERICA

title nine

PaperDirect

SALT & STRAW

BAMBOO

stint cupcake

Kiehl's

LUSH

PAPER SOURCE

ARCTERYX

TENDER LOVING COPPER

PASTOR

HARLOW

FedEx Office

DESTINATION

snow peak

POTTERY BARN

URBAN OUTFITTERS

Kitchen Kaboodle

unleashed

Levi's

Goodwill

RiveSide

Walgreens

SUBWAY

Bank of America

Walgreens

TACO BELL

Fred Meyer

Banfield PET HOSPITAL

Dutch Bros

W BURNSIDE ST

SW 21ST AVE

SW 21ST AVE

SW 21ST AVE

SW 21ST AVE

SW 21ST AVE

SW 21ST AVE

SW 21ST AVE

SW 21ST AVE

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NW 21ST AVE

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SW 21ST AVE

SW 21ST AVE

NW 19TH AVE

SW 18TH AVE

SW 18TH 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 YAMHILL ST

SW SALMON ST

8,980 ADT (22)

100,649 ADT (22)

405

405

115,336 ADT (22)

FULCRUM FITNESS

PROVIDENCE PARK

M

9,132 ADT (22)



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  
EUROPEAN WAX CENTER

UPTOWN PAPERS

PHIL'S MEAT MARKET

ROADRUNNER

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

TWIST

THIELE'S SQUARE

unleashed

W BURNSIDE ST

CHASE

Puckett's

NW WESTOVER RD

BERG JERRY'S

NW 23RD PL

EXCLUSIVE FREE CUSTOMER PARKING

ROADRUNNER SPORTS

PHIL'S MEAT MARKET

HAND & STONE

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

KIZUKI  
Ramen & Izakaya

PHARMACA  
INTEGRATIVE PHARMACY

EUROPEAN WAX CENTER

AVAILABLE

AVAILABLE

EXCLUSIVE FREE CUSTOMER PARKING

FIRST REPUBLIC BANK

NW WEST HILL

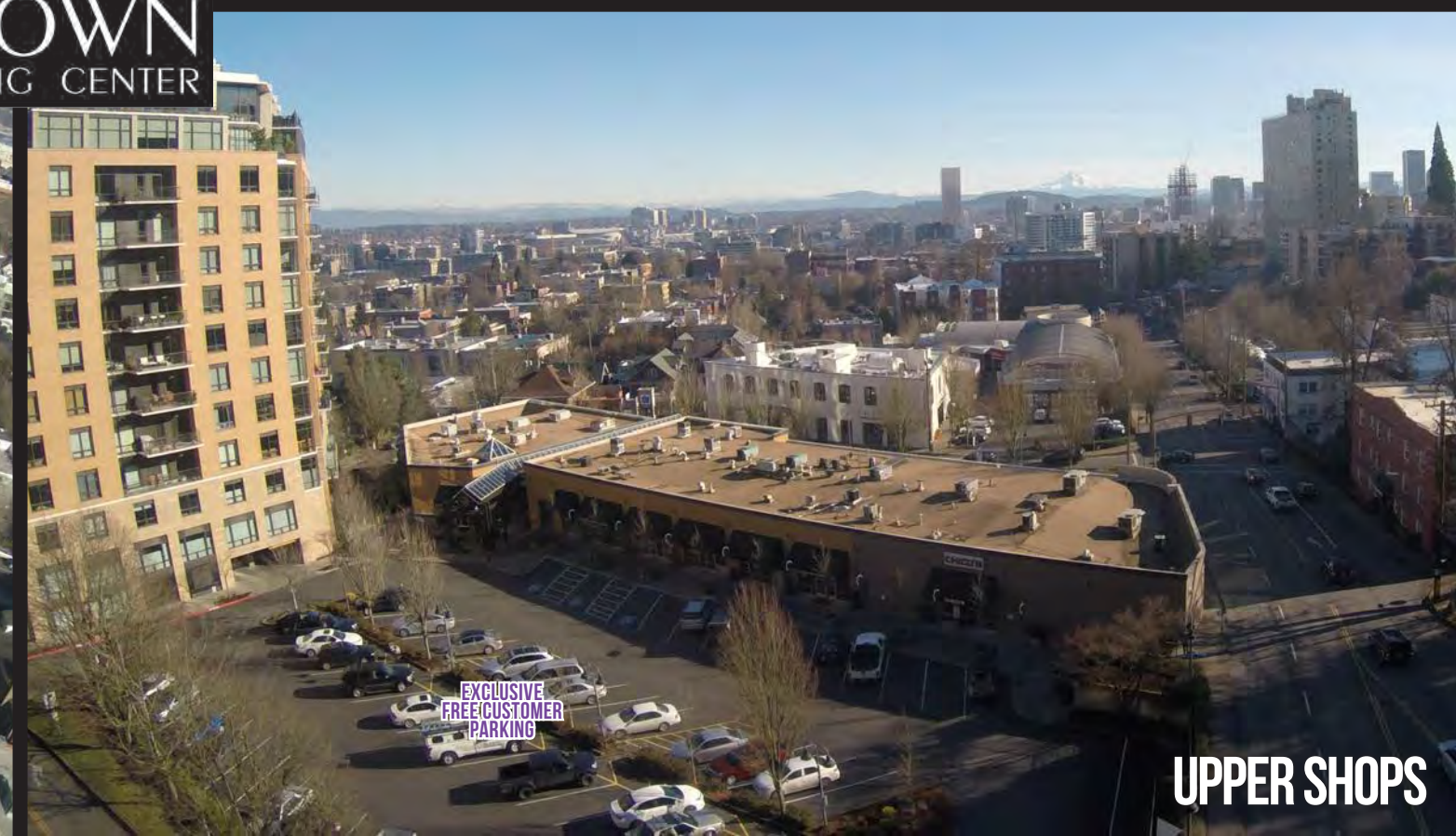




DOWNTOWN PORTLAND'S ONLY GROCERY/PHARMACY ANCHORED SHOPPING CENTER

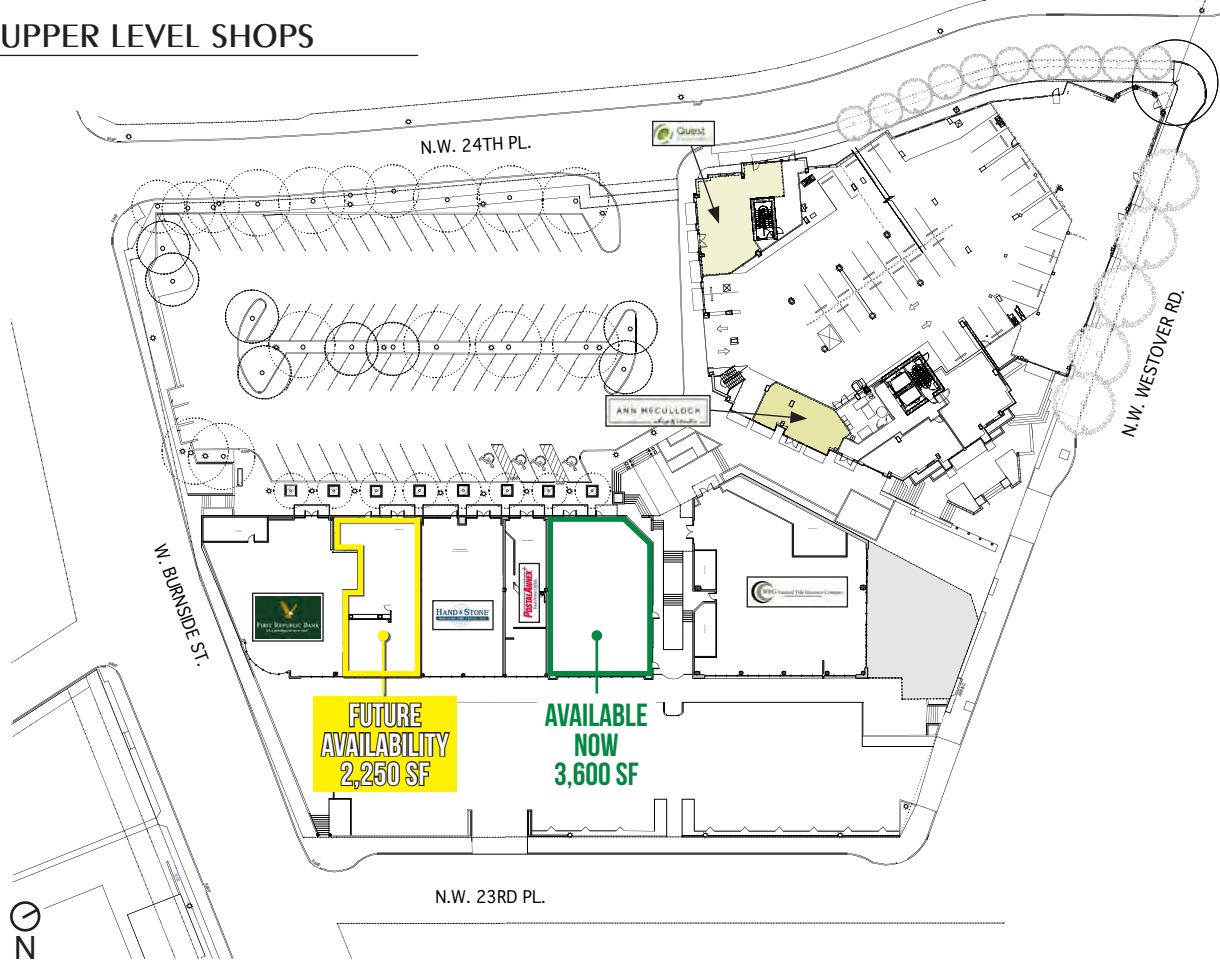


PLENTIFUL OFF-STREET FREE CUSTOMER PARKING

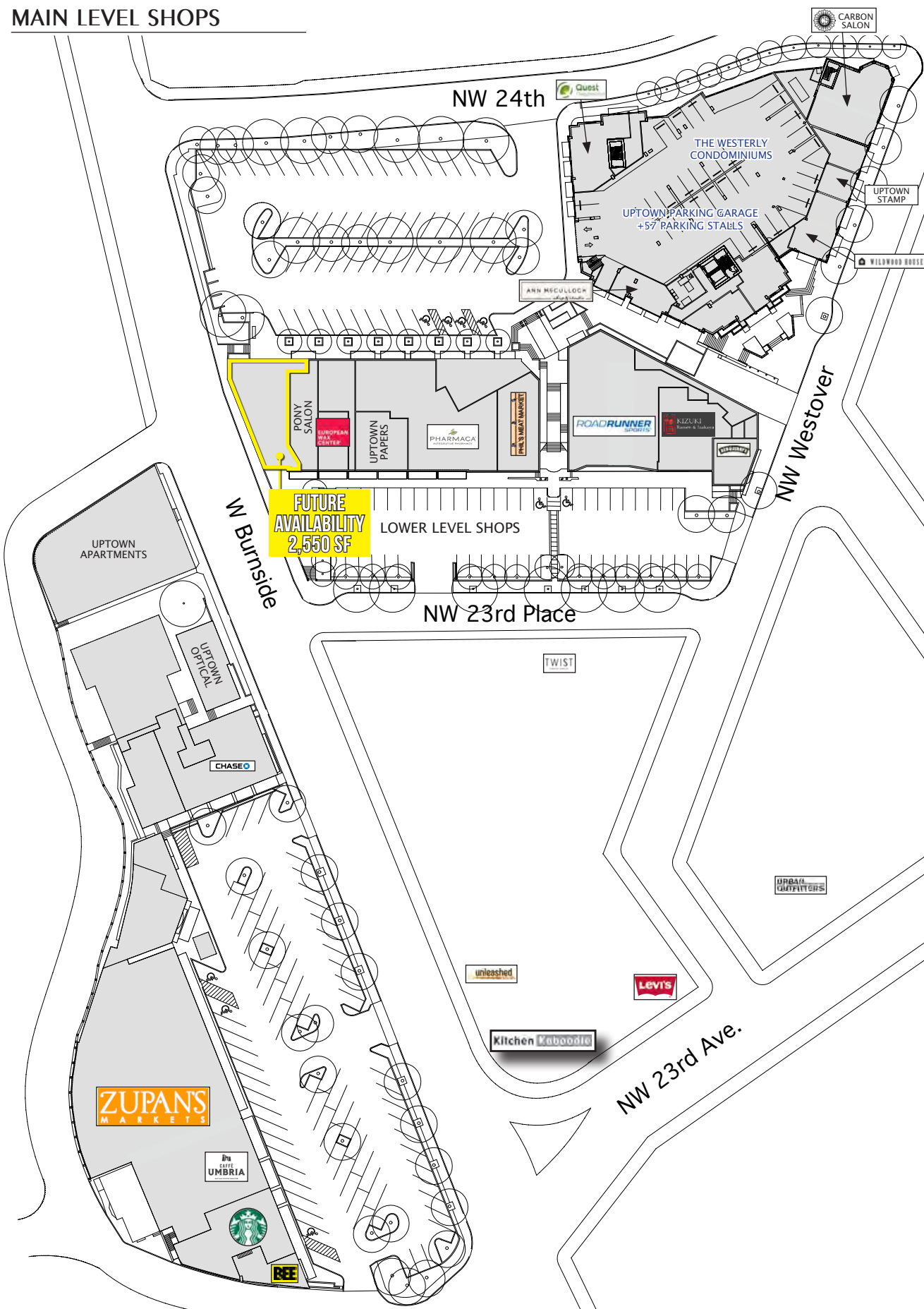


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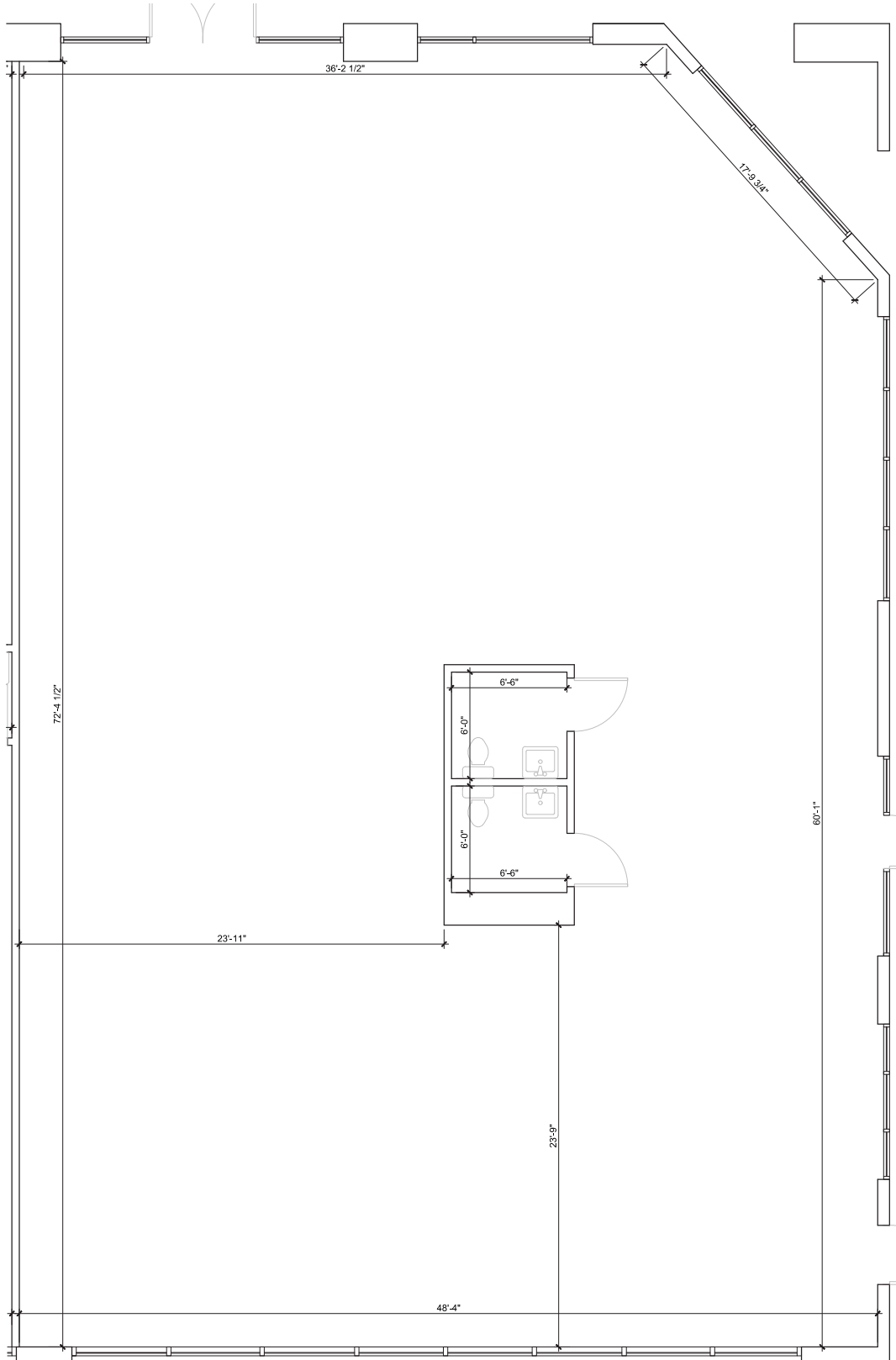
UPPER LEVEL SHOPS



MAIN LEVEL SHOPS



# FLOOR PLAN | 3,600 SF







# DEMOGRAPHIC SUMMARY

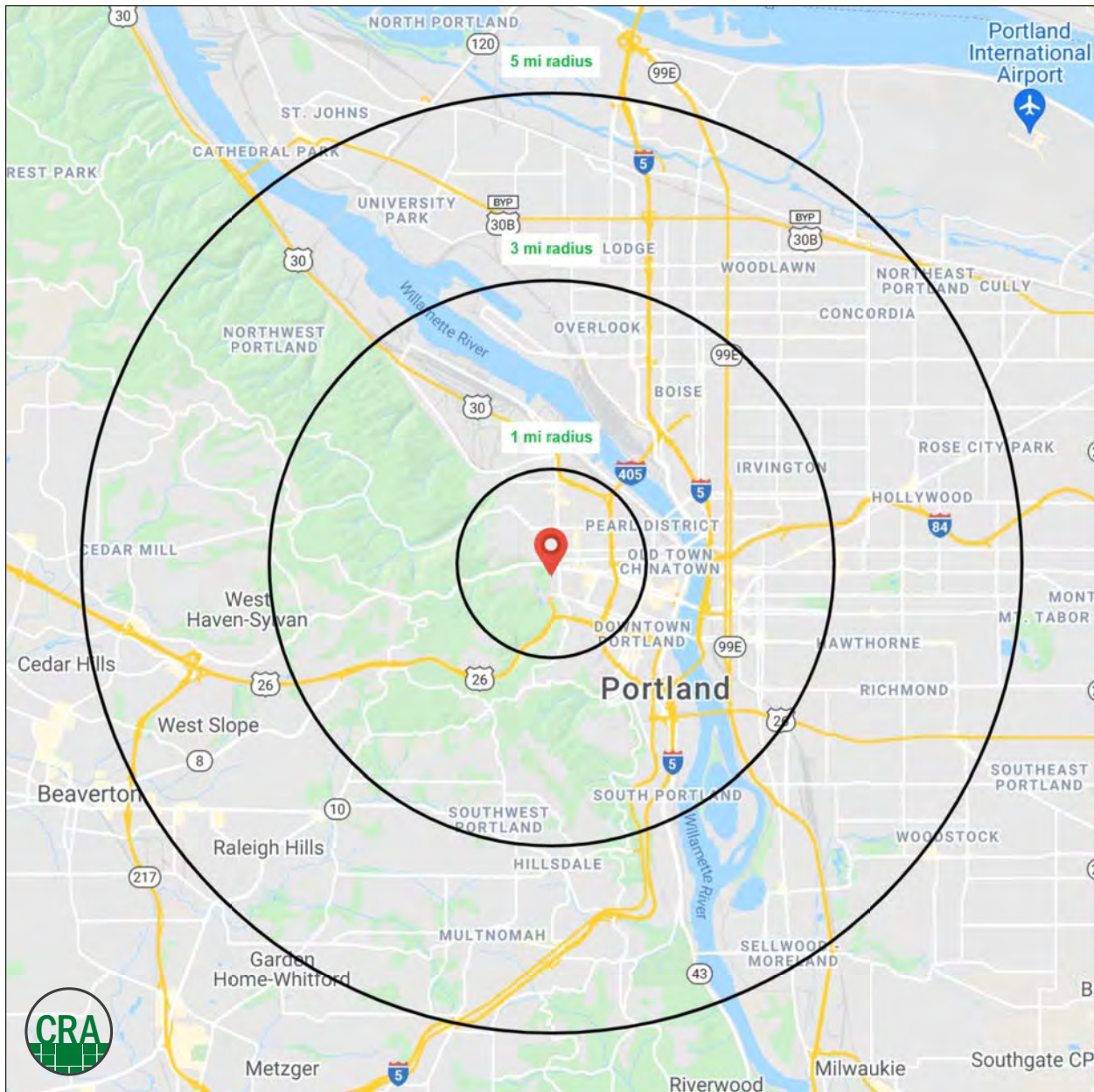
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	41,492	153,150	417,697
Projected Population 2026	45,181	167,454	437,541
Average HH Income	\$100,019	\$108,124	\$117,897
Median Age	38.0	38.0	38.2
Total Businesses	5,700	19,866	35,335
Daytime Demographics 16+	70,728	268,099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

<b>Portland, OR 97210</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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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