



G-LOVE



AFURI



BISTECCA



FLEET FEET



PISTILS NURSERY



FIFTY LICKS



WINERY AT MANZANITA



THE LOVE SHACK



BREAKSIDE BREWERY



NEW SEASONS MARKET

JOIN UNIQUE LOCAL BUSINESSES AND RESTAURANTS IN SLABTOWN

PRIME SLABTOWN RETAIL AND RESTAURANT OPPORTUNITIES



FOR LEASE ► IN THE HEART OF SLABTOWN

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.

SALTWOOD

Between NW Xavier Street & Quimby
on NW 21st Avenue

1,087 RSF – 5,280 RSF

RALEIGH SLABTOWN

NW 22nd Ave & NW Raleigh Street

763 RSF – 2,015 RSF

THE CARSON

NW 21st Avenue & NW Xavier Street

2,524 RSF

FREEWELL

NW Raleigh Street & NW 20th Street

1,051 SF



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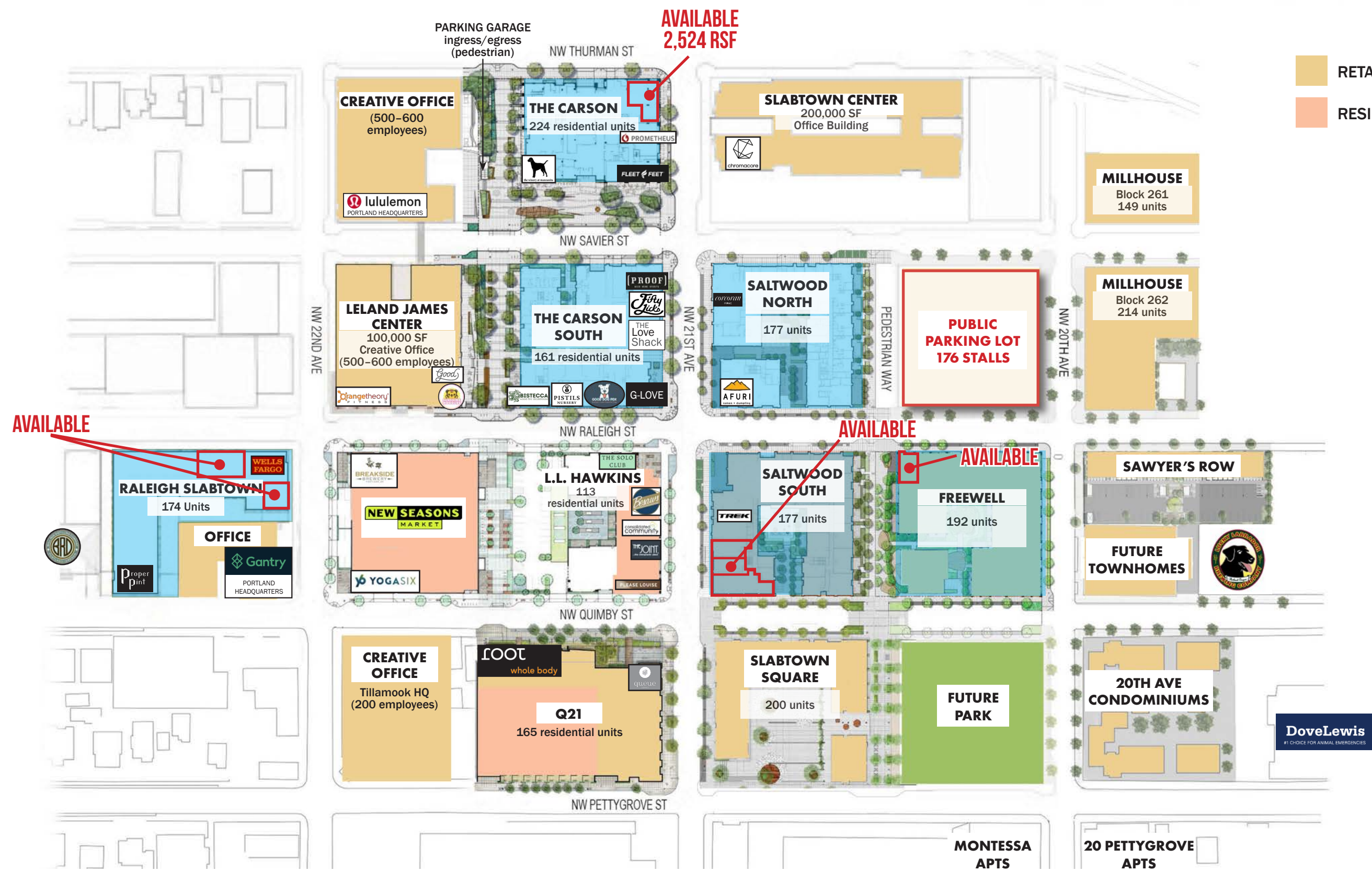
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SLABTOWN DISTRICT

- RETAIL
- RESIDENTIAL/OFFICE



NW Wilson St

NW 20th Ave.

**New NW Thurman/
NW 20th Ave intersection**

SITE

NW Thurman St

NW **Savier St**

SITES



**RALEIGH
SLABTOWN**

174 UNITS

Proper
point

NW Pettygrove St

NW Overton St

NW Northrup St

SLABTOWN CENTER
200,000 SF

**CREATIVE
OFFICE**
500-600 EMPLOYEES

**CONWAY LELAND
JAMES CENTER**



SALTWOOD NORTH

177 UNITS

**PUBLIC
PARKING
LOT
176 STALLS**

NW Raleigh St

SALTWOOD SOUTH
177 UNITS

FREEWELL
192 UNITS

SLABTOWN SQUARE
200 UNITS

NW-Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

Legacy Good Samaritan
Hospital & Medical Center
13,000 EMPLOYEES

JOE'S CELLAR



Cycle Dog

DoveLewis



NW Thurman St

NW-18th Ave

NW Overton St



Dockside
LOON & RESTAURANT
PORTLAND • OREGON

405



SALTWOOD



HIGHLIGHTS

- Project features 354 high end apartments in two buildings (Saltwood North & Saltwood South) above ground floor retail.
- First generation spaces available in Saltwood North & South.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri and Trek, among others, and new restaurant coming soon!
- Available now!

AVAILABLE SPACE

Saltwood South:

Retail Suites 166, 168, 170: 1,091, 1,034, 3,155 RSF
(combined to 5,280 RSF)

TRAFFIC COUNTS

NW 21st Ave @ Raleigh Street » 4,565 ADT ('25)

RENTAL RATE

Please call for details



SITE PLANS

SALTWOOD

SALTWOOD NORTH



SALTWOOD SOUTH



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



RALEIGH SLABTOWN



AVAILABLE SPACE

Raleigh:

Retail Suites 140A & 140B: 1,252 RSF and 763 RSF
(combined to 2,015 RSF)

Retail Suite 140D: 1,292 RSF

HIGHLIGHTS

- Project features 8,053 RSF of street level retail, shadow anchored by New Seasons Market and 174 market-rate residential units above.
- Retail and restaurant opportunities with rare, exclusive outdoor space.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Root Whole Body, Orange Theory, Good Coffee and Breakside Brewery among others. At The Carson: Mama Bird, G-Love, Pistils Nursery, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX, Winery at Manzanita and The Love Shack.
- Available now!

RENTAL RATE

Please call for details

TRAFFIC COUNTS

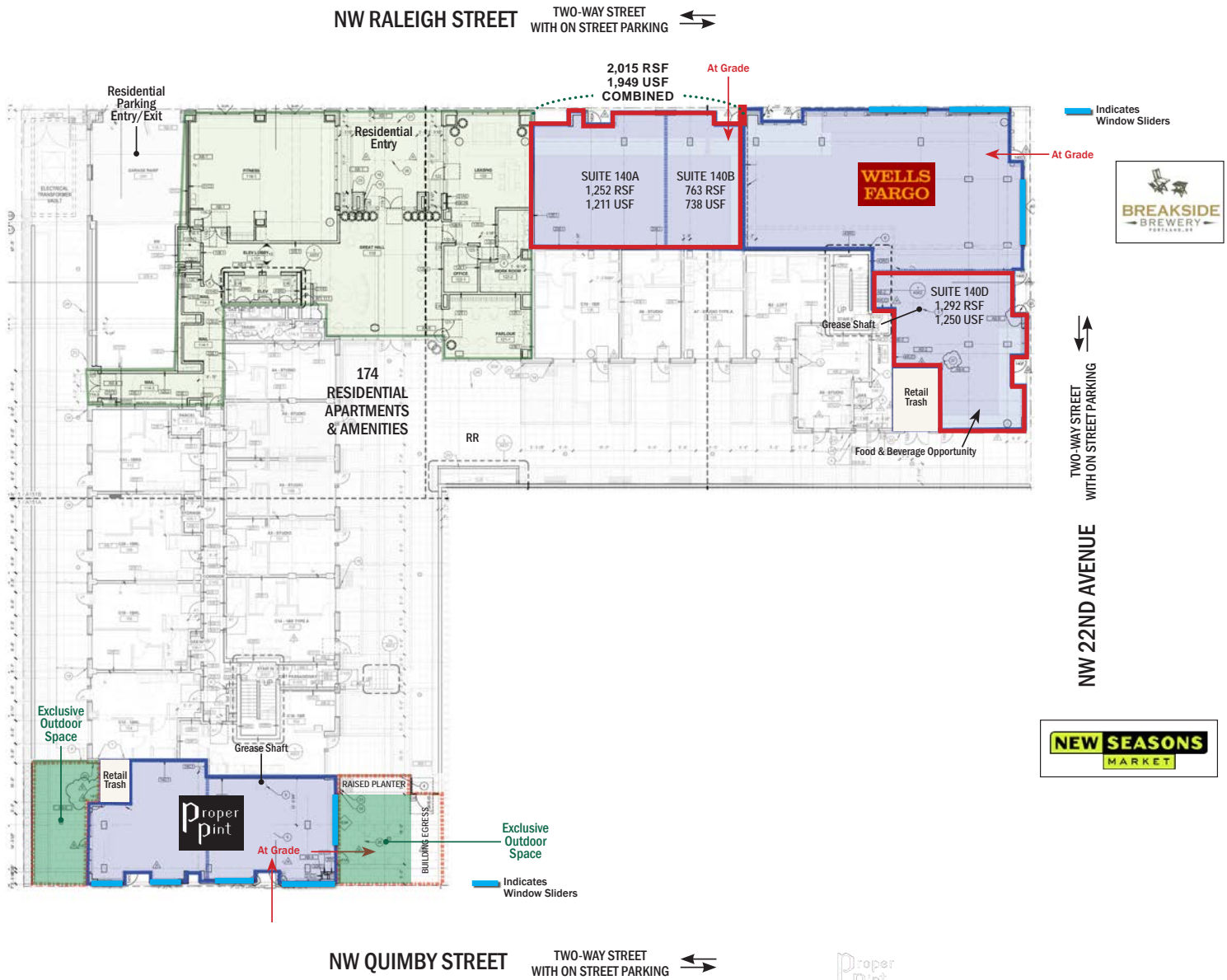
NW Raleigh Street @ 23rd » 2,895 ADT ('25)

NW 23rd @ Quimby Street » 12,816 ADT ('25)



SITE PLAN

RALEIGH SLABTOWN



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



THE CARSON

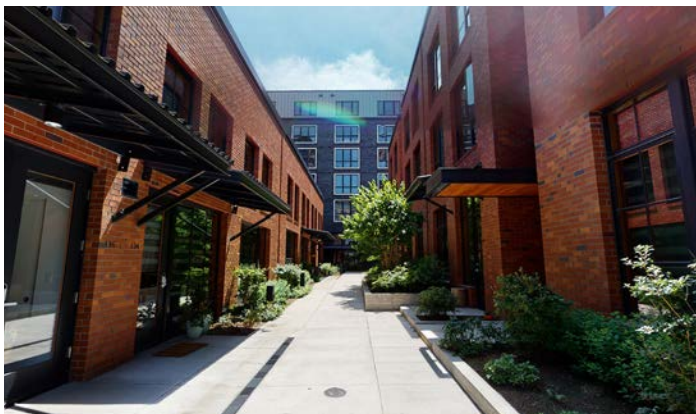


AVAILABLE SPACE

The Carson: 2,524 RSF

HIGHLIGHTS

- 385 residential units above approximately 20,000 SF of street level retail and shadow anchored by New Seasons Market.
- Prime retail/service/wellness/medical opportunity available.
- The Carson and the Carson South's neighboring tenants include: New Seasons Market, Wells Fargo, Root Whole Body, Orange Theory, Good Coffee and Breakside Brewery among others.
- Join Mama Bird, G-Love, Pistils Nursery, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX, Winery at Manzanita and The Love Shack.
- Available now!



RENTAL RATE

Please call for details

TRAFFIC COUNTS

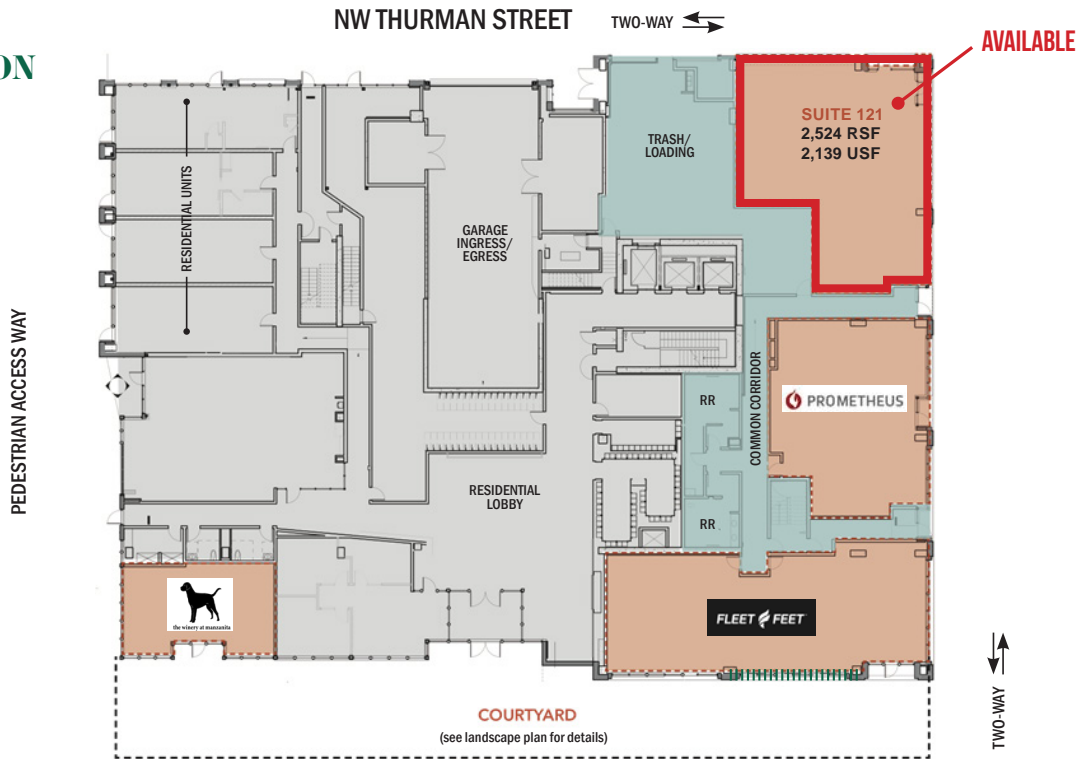
NW Vaughn Street @ 23rd » 14,463 ADT ('25)



SITE PLANS

THE CARSON

THE CARSON



THE CARSON SOUTH



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



FREEWELL



HIGHLIGHTS

- Freewell has one retail/office space available at street level, shadow anchored by New Seasons Market and 192 market-rate residential units above.
- A small private patio adjacent to the space at the pedway is available.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri and Trek, among others.
- Available now!

AVAILABLE SPACE

1,051 SF

RENTAL RATE

Please call for details

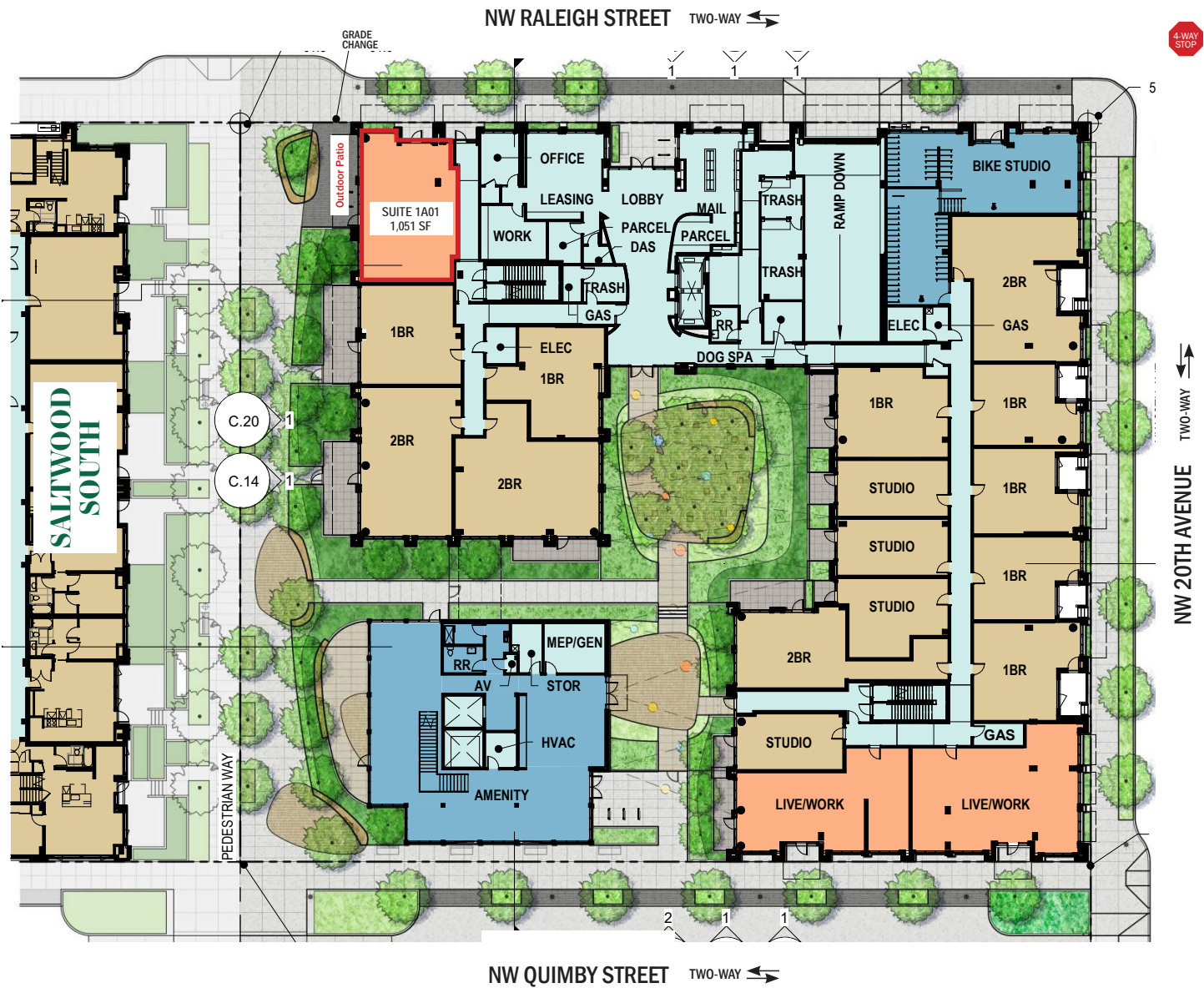
TRAFFIC COUNTS

NW 21st Ave » 4,565 ADT ('25)

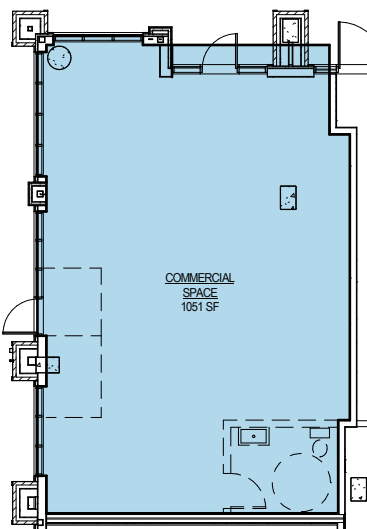


SITE PLAN | FLOOR PLAN

FREEWELL



FLOOR PLAN



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



PRIME SLABTOWN RETAIL

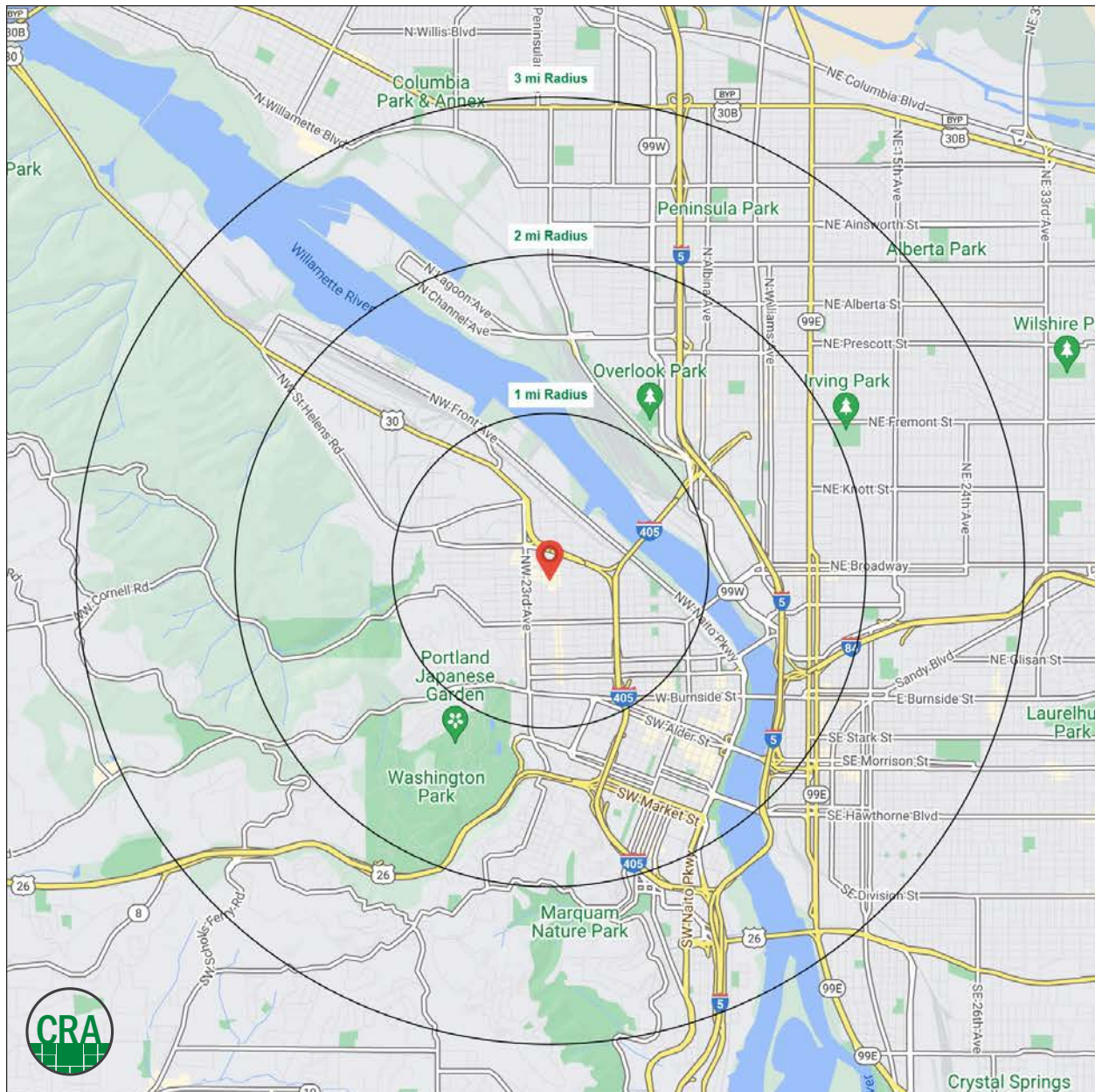
PORTLAND, OR

DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2025) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 36,670 | 99,111 | 177,388 |
| Projected Population 2030 | 38,079 | 99,804 | 179,102 |
| Average HH Income | \$140,826 | \$128,655 | \$137,426 |
| Median Home Value | \$752,845 | \$714,795 | \$725,790 |
| Median Age | 37.2 | 37.9 | 38.2 |
| Total Businesses | 3,985 | 13,357 | 20,647 |
| Daytime Demographics 16+ | 45,957 | 184,520 | 256,391 |

\$140,826

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5353/-122.6951

| Slabtown Portland, OR 97210 | 1 mi radius | 2 mi radius | 3 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 36,670 | 99,111 | 177,388 |
| 2030 Projected Population | 38,079 | 99,804 | 179,102 |
| 2020 Census Population | 30,759 | 83,279 | 161,378 |
| 2010 Census Population | 22,612 | 63,269 | 129,432 |
| Projected Annual Growth 2025 to 2030 | 0.8% | 0.1% | 0.2% |
| Historical Annual Growth 2010 to 2025 | 4.1% | 3.8% | 2.5% |
| 2025 Median Age | 37.2 | 37.9 | 38.2 |
| Households | | | |
| 2025 Estimated Households | 22,877 | 52,196 | 91,057 |
| 2030 Projected Households | 23,800 | 53,710 | 93,547 |
| 2020 Census Households | 19,967 | 47,997 | 84,807 |
| 2010 Census Households | 14,647 | 35,406 | 66,099 |
| Projected Annual Growth 2025 to 2030 | 0.8% | 0.6% | 0.5% |
| Historical Annual Growth 2010 to 2025 | 3.7% | 3.2% | 2.5% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 75.3% | 72.5% | 73.5% |
| 2025 Estimated Black or African American | 4.5% | 6.9% | 6.8% |
| 2025 Estimated Asian or Pacific Islander | 8.6% | 7.8% | 7.0% |
| 2025 Estimated American Indian or Native Alaskan | 0.7% | 0.9% | 0.9% |
| 2025 Estimated Other Races | 11.0% | 11.9% | 11.8% |
| 2025 Estimated Hispanic | 10.6% | 10.8% | 10.5% |
| Income | | | |
| 2025 Estimated Average Household Income | \$140,826 | \$128,655 | \$137,426 |
| 2025 Estimated Median Household Income | \$95,436 | \$89,523 | \$99,656 |
| 2025 Estimated Per Capita Income | \$88,133 | \$68,299 | \$70,976 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 1.3% | 1.8% | 1.5% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 1.4% | 3.2% | 2.5% |
| 2025 Estimated High School Graduate | 7.8% | 11.5% | 10.5% |
| 2025 Estimated Some College | 13.1% | 15.7% | 15.8% |
| 2025 Estimated Associates Degree Only | 4.9% | 5.0% | 5.3% |
| 2025 Estimated Bachelors Degree Only | 40.7% | 35.8% | 37.3% |
| 2025 Estimated Graduate Degree | 30.9% | 27.1% | 27.0% |
| Business | | | |
| 2025 Estimated Total Businesses | 3,985 | 13,357 | 20,647 |
| 2025 Estimated Total Employees | 37,262 | 154,604 | 206,210 |
| 2025 Estimated Employee Population per Business | 9.4 | 11.6 | 10.0 |
| 2025 Estimated Residential Population per Business | 9.2 | 7.4 | 8.6 |

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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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