



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 2,000 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

Fully Leased!

RALEIGH SLABTOWN

NW 22nd Ave & NW Raleigh Street

763 RSF – 2,015 RSF

THE CARSON

NW 21st Avenue & NW Xavier Street

1,470 RSF

FREEWELL

NW Raleigh Street & NW 20th Street

1,051 RSF



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SLABTOWN DISTRICT



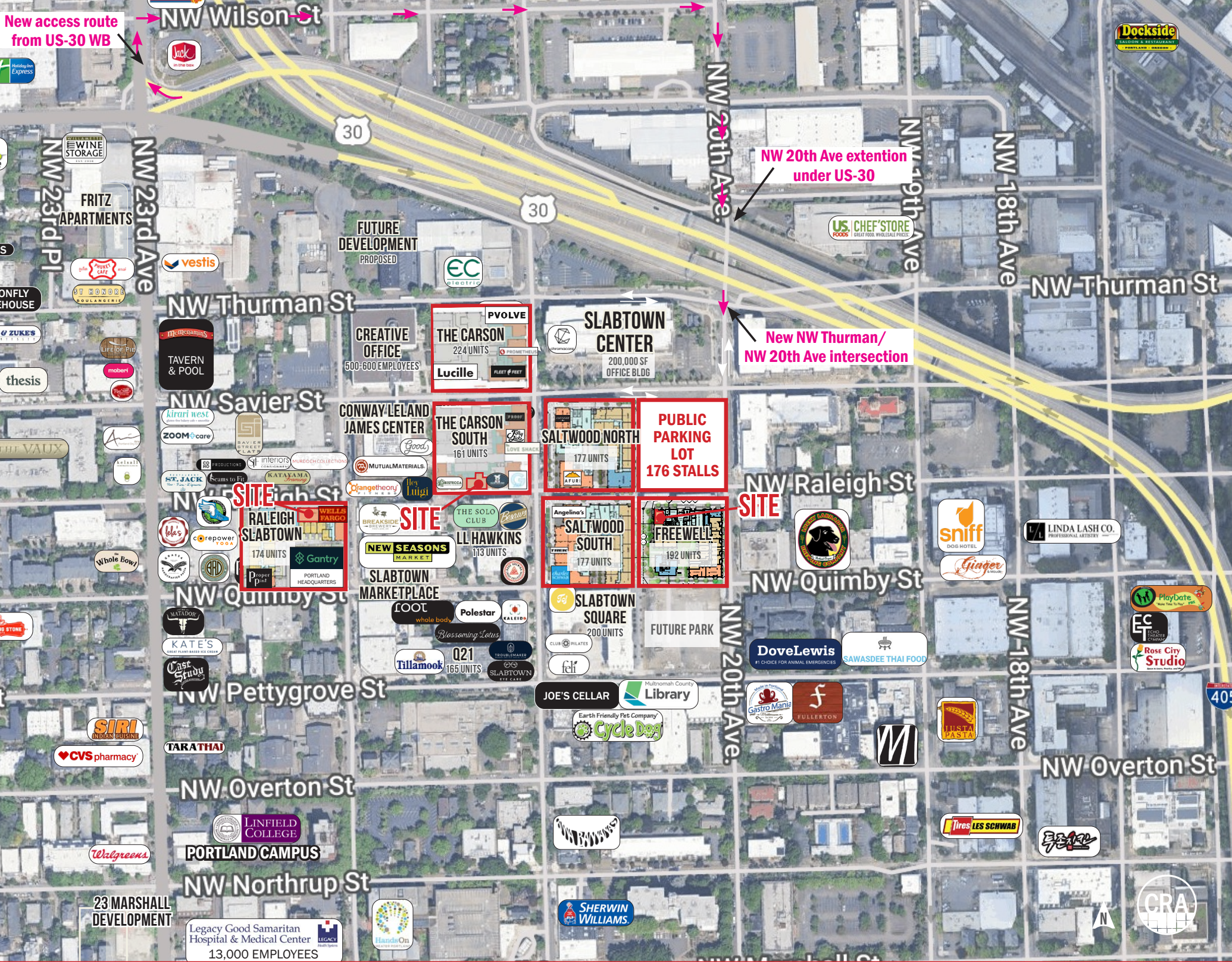
New access route from US-30 WB

NW Wilson St

NW 20th Ave

NW 20th Ave extension under US-30

New NW Thurman / NW 20th Ave intersection



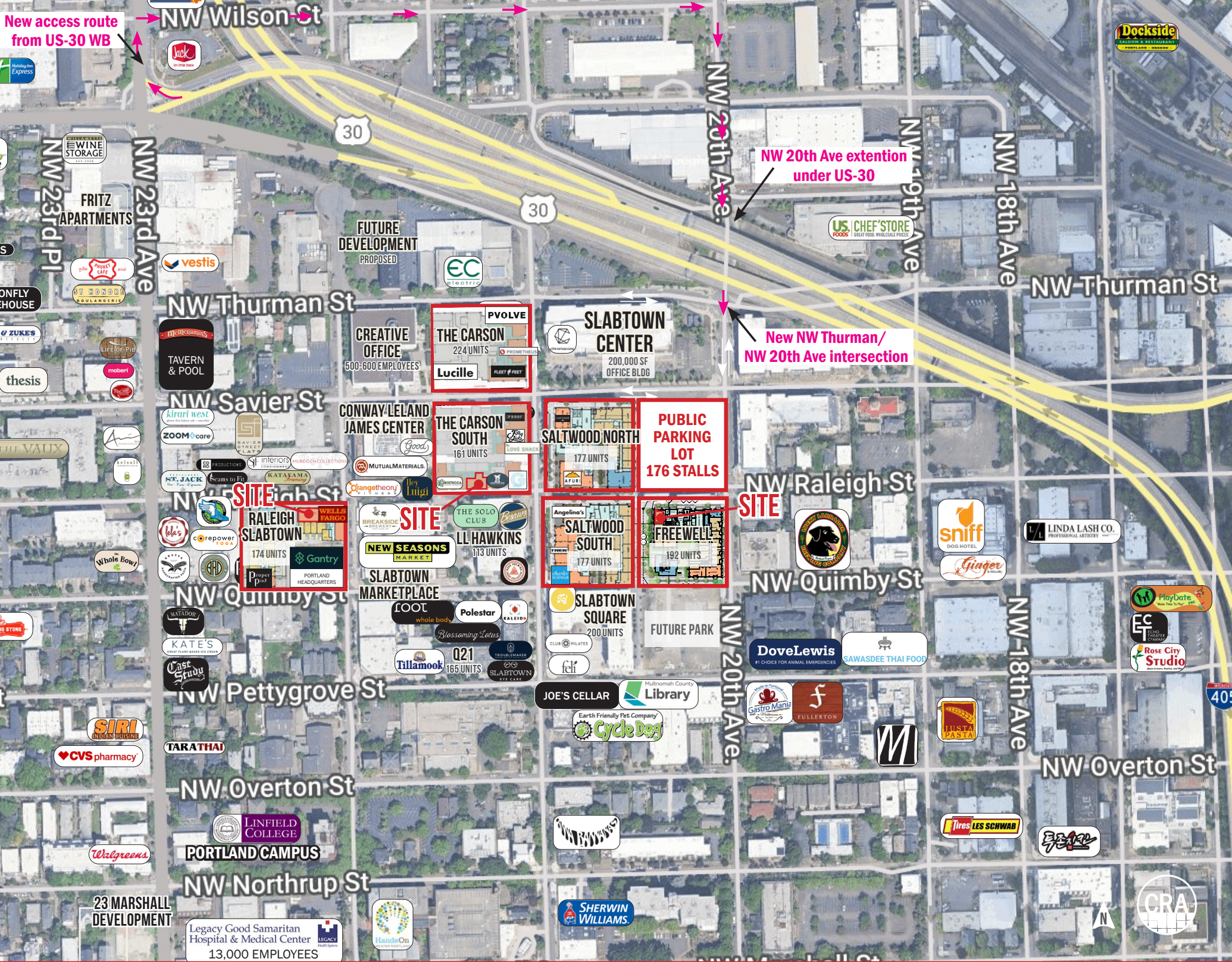
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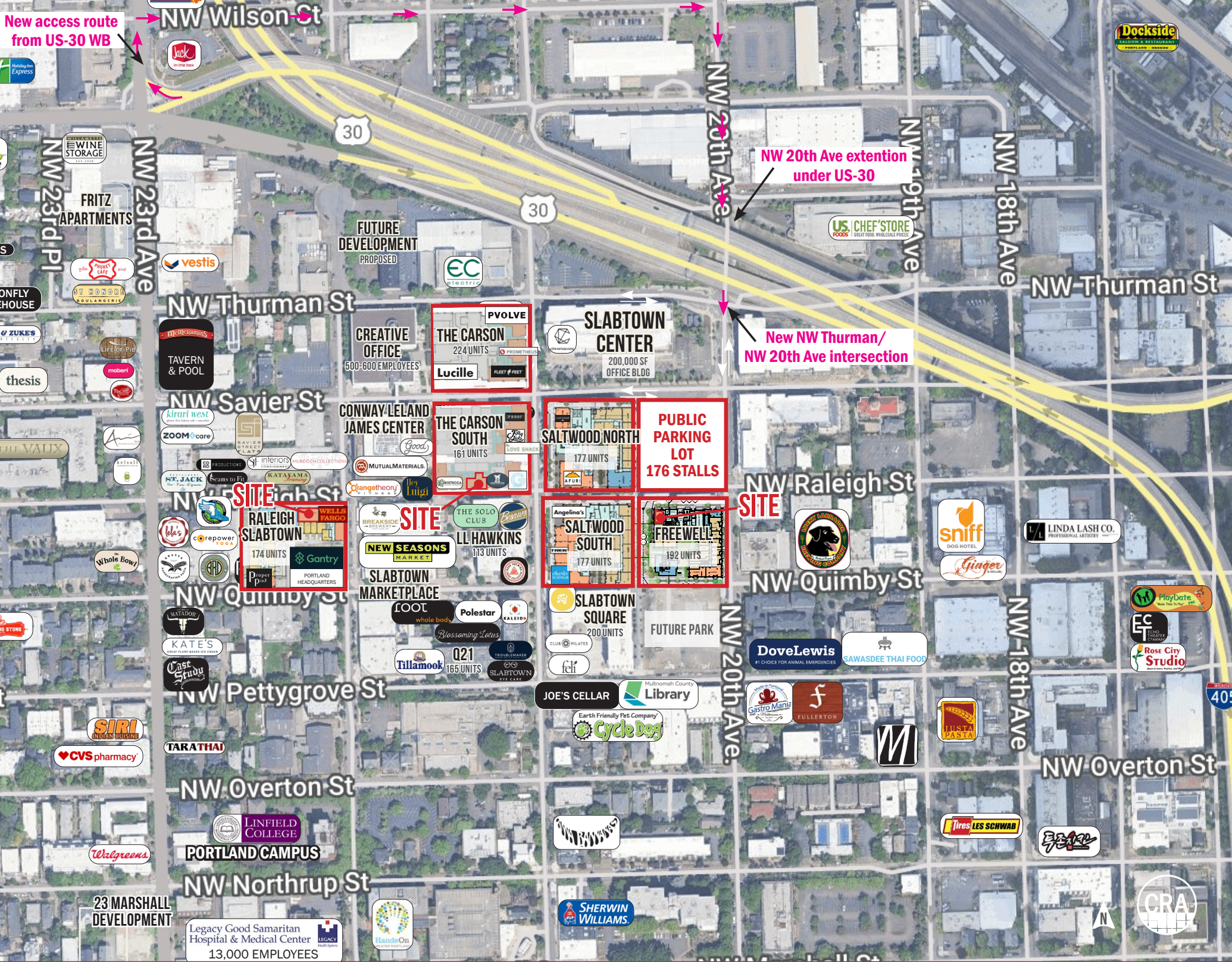
New access route from US-30 WB

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NW 20th Ave extension under US-30

New NW Thurman / NW 20th Ave intersection



FULLY LEASED!

SALTWOOD



HIGHLIGHTS

- Project features 354 high end apartments in two buildings (Saltwood North & Saltwood South) above ground floor retail.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Ode Wellness (coming soon!), Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri, Trek, Charles Schwab, and Angelina's (coming soon!).

AVAILABLE SPACE

Fully Leased

TRAFFIC COUNTS

NW 21st Ave @ Raleigh Street » 4,638 ADT ('26)



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)

HIGHLIGHTS

- Project features 8,053 RSF of street level retail, shadow anchored by New Seasons Market and 174 market-rate residential units above.
- Prime retail/service opportunity available.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Ode Wellness, Proper Pint, Root Whole Body, Orange Theory, Good Coffee and Breakside Brewery among others. At The Carson: Bistecca, G-Love, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX, Lucille, Pvolve and The Love Shack.
- Available now!

RENTAL RATE

Please call for details

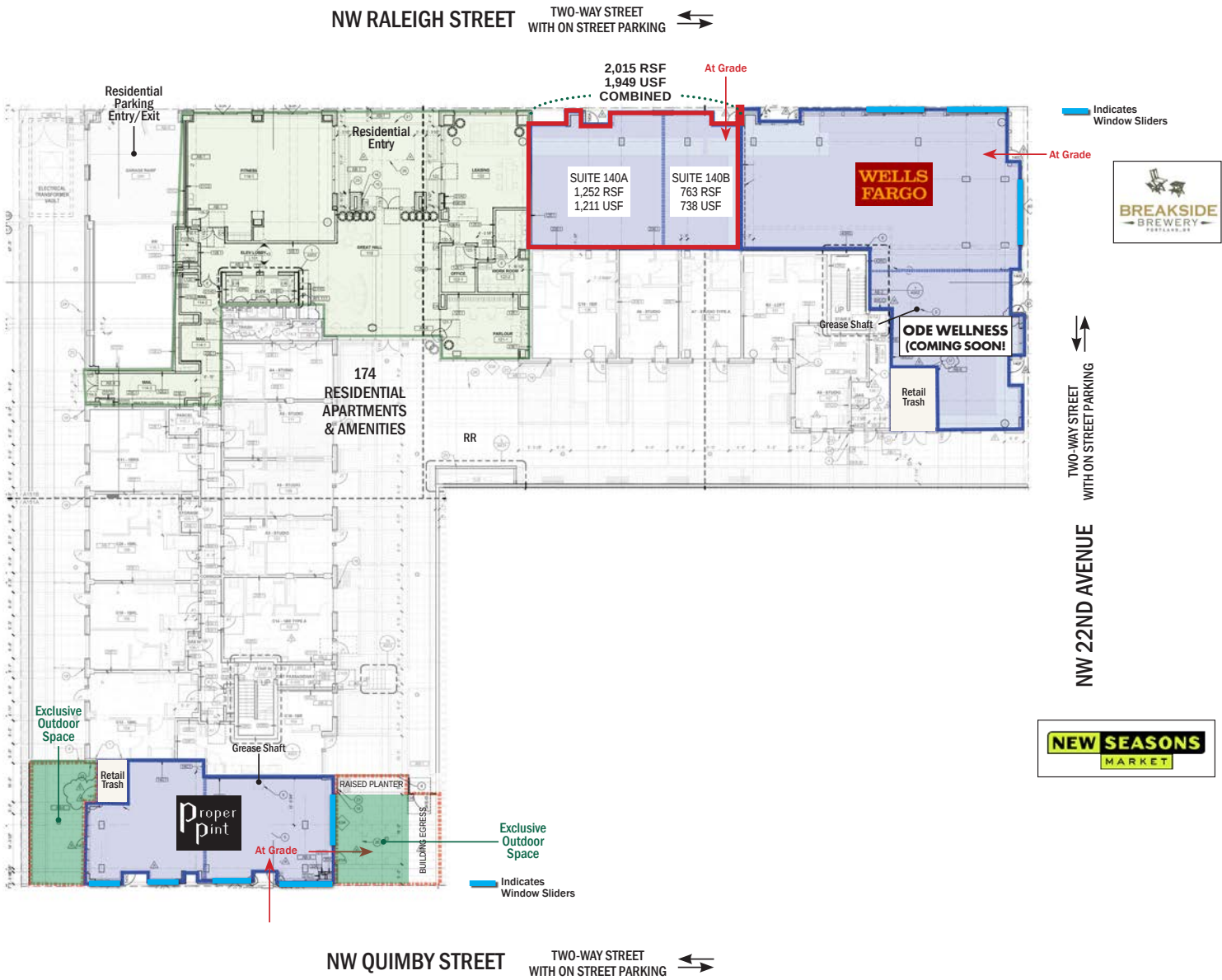
TRAFFIC COUNTS

NW Raleigh Street @ 23rd » 2,922 ADT ('26)
NW 23rd @ Quimby Street » 12,816 ADT ('25)



SITE PLAN

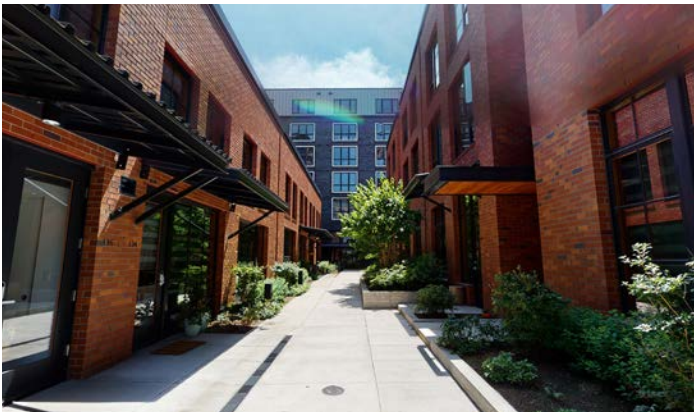
RALEIGH
SLABTOWN



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



THE CARSON



AVAILABLE SPACE

Prime Second Generation Retail Space

- 1,246 USF/1,470 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 Bistecca, G-Love, Pistils Nursery, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX, Ode Wellness and The Love Shack.
- Available now!

RENTAL RATE

Please call for details

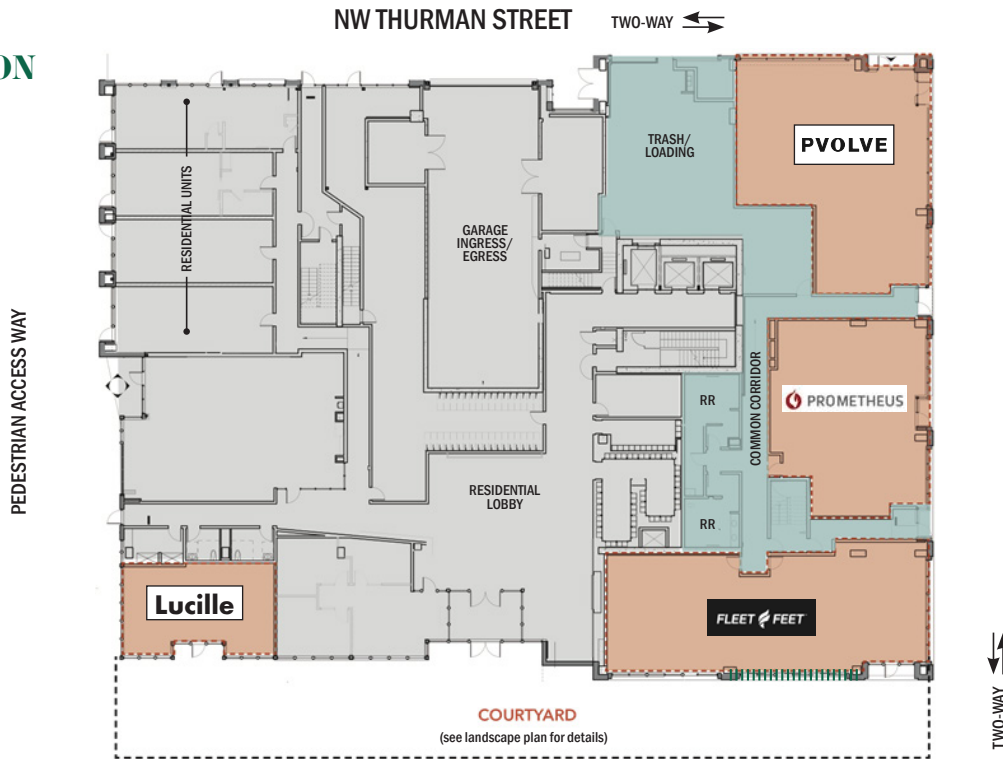
TRAFFIC COUNTS

NW Vaughn Street @ 23rd » 14,592 ADT ('26)

SITE PLANS

THE CARSON

THE CARSON



THE CARSON SOUTH



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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, Ode Wellness, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri, Trek, among others.
- Available now!

AVAILABLE SPACE

1,051 SF

RENTAL RATE

Please call for details

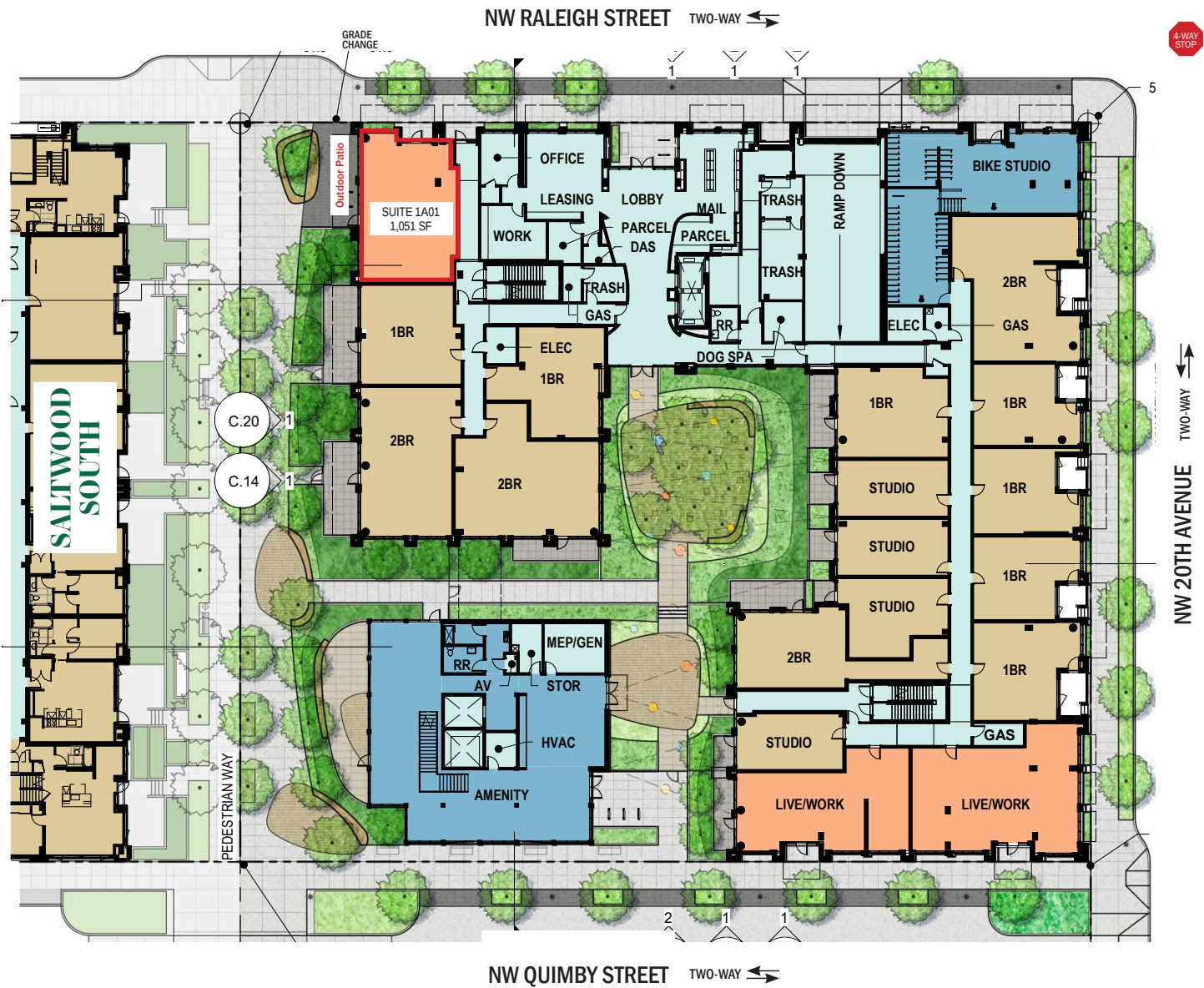
TRAFFIC COUNTS

NW 21st Ave » 4,565 ADT ('25)

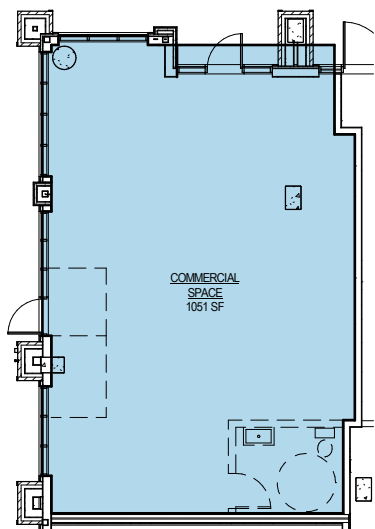


SITE PLAN | FLOOR PLAN

FREEWELL



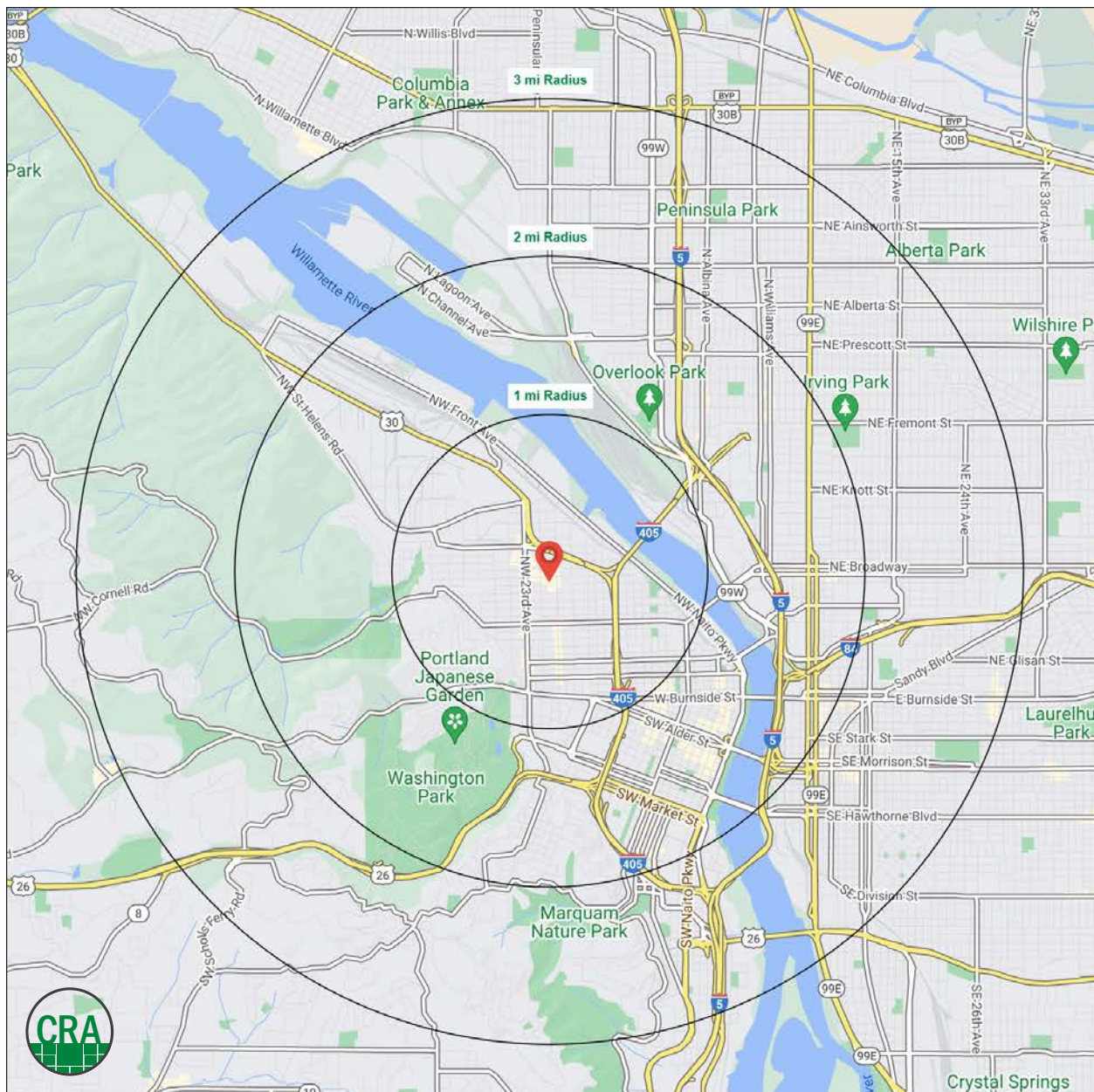
FLOOR PLAN



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PORTLAND, OR



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5347/-122.6953

Slabtown Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	36,897	96,827	175,663
2031 Projected Population	38,023	98,268	178,572
2020 Census Population	31,963	81,630	160,012
2010 Census Population	23,694	61,870	127,984
Projected Annual Growth 2026 to 2031	0.6%	0.3%	0.3%
Historical Annual Growth 2010 to 2026	3.5%	3.5%	2.3%
2026 Median Age	37.6	37.9	38.4
Households			
2026 Estimated Households	24,127	52,904	93,420
2031 Projected Households	24,797	54,210	95,476
2020 Census Households	20,725	47,278	84,676
2010 Census Households	15,317	34,789	65,878
Projected Annual Growth 2026 to 2031	0.6%	0.5%	0.4%
Historical Annual Growth 2010 to 2026	3.6%	3.3%	2.6%
Race and Ethnicity			
2026 Estimated White	74.4%	71.7%	72.7%
2026 Estimated Black or African American	5.0%	7.0%	6.9%
2026 Estimated Asian or Pacific Islander	8.5%	8.0%	7.2%
2026 Estimated American Indian or Native Alaskan	0.7%	1.0%	0.9%
2026 Estimated Other Races	11.4%	12.3%	12.2%
2026 Estimated Hispanic	11.1%	11.5%	11.1%
Income			
2026 Estimated Average Household Income	\$136,837	\$123,411	\$136,000
2026 Estimated Median Household Income	\$96,026	\$87,384	\$99,592
2026 Estimated Per Capita Income	\$89,837	\$68,076	\$72,802
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	1.3%
2026 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.8%	2.2%
2026 Estimated High School Graduate	8.3%	12.4%	11.1%
2026 Estimated Some College	13.5%	15.7%	15.2%
2026 Estimated Associates Degree Only	5.5%	5.5%	5.5%
2026 Estimated Bachelors Degree Only	38.0%	34.4%	36.2%
2026 Estimated Graduate Degree	32.2%	27.6%	28.5%
Business			
2026 Estimated Total Businesses	4,154	13,243	20,608
2026 Estimated Total Employees	41,488	158,203	214,346
2026 Estimated Employee Population per Business	10.0	11.9	10.4
2026 Estimated Residential Population per Business	8.9	7.3	8.5

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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



Prometheus Real Estate Group manages over 1 million square feet of premium commercial, retail and office space across more than 25 properties, creating dynamic environments that inspire productivity and foster community. Our commitment to thoughtful design and exceptional service extends beyond residential neighborhoods, offering businesses a place to thrive within the heart of vibrant communities. We blend functionality with aesthetic appeal to deliver spaces that are as innovative as the companies they house.



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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.