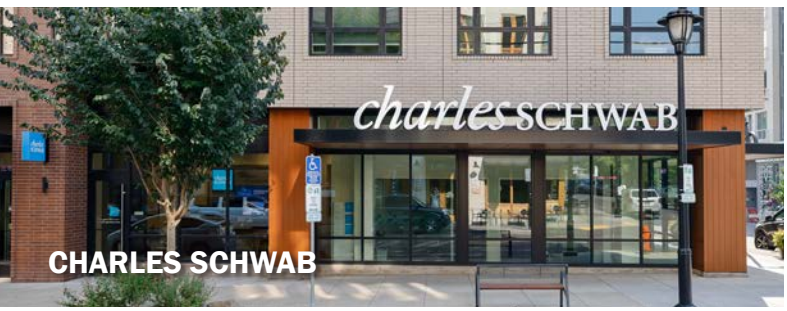












JOIN UNIQUE LOCAL BUSINESSES AND RESTAURANTS IN

SLABTOWN

SECOND GENERATION RESTAURANT SPACE









THE CARSON SOUTH







ADDRESS

2145 NW Raleigh St, Portland, OR 97210

AVAILABLE SPACE

Prime Second Generation Restaurant Space

- 3,066 RSF/2,598 USF

HIGHLIGHTS

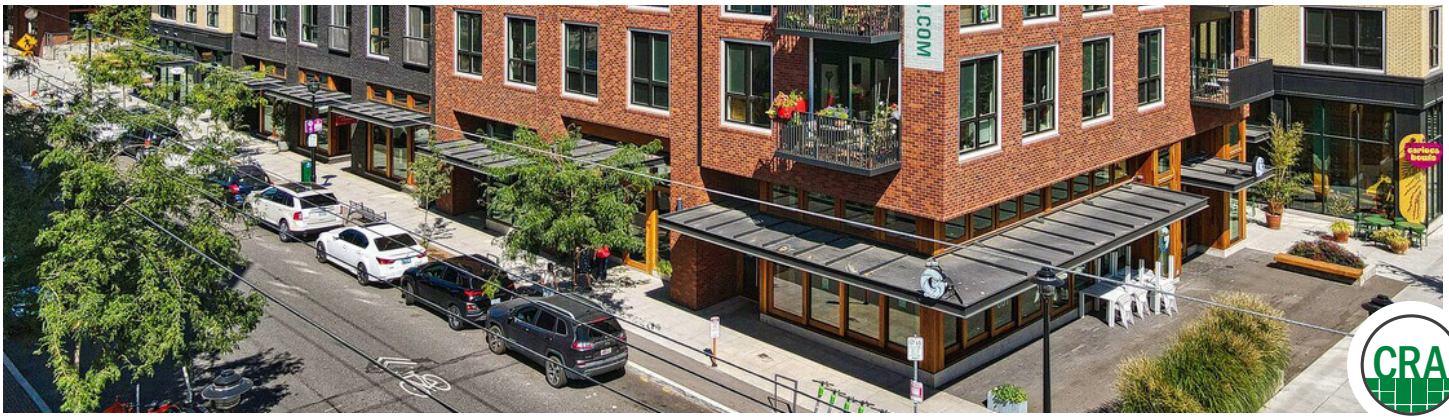
- Rare opportunity to lease a space in the heart of the Slabtown district.
- Space: Class “A” second generation prime corner consisting of 3,066 rentable SF (2,598 usable SF), plus large exterior covered patio, at no additional rent charge.
- Full type I venting accommodations, current wood-fired cooking with scrubber installed, possible option to convert to traditional type I hood. Full back of house and front of house build-out in place, including walk-in cooler, kitchen prep areas, sinks, grease interceptor, shared restrooms, and more.
- Available now!

RENTAL RATE

Call for Details

TRAFFIC COUNTS

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



SITE PLAN

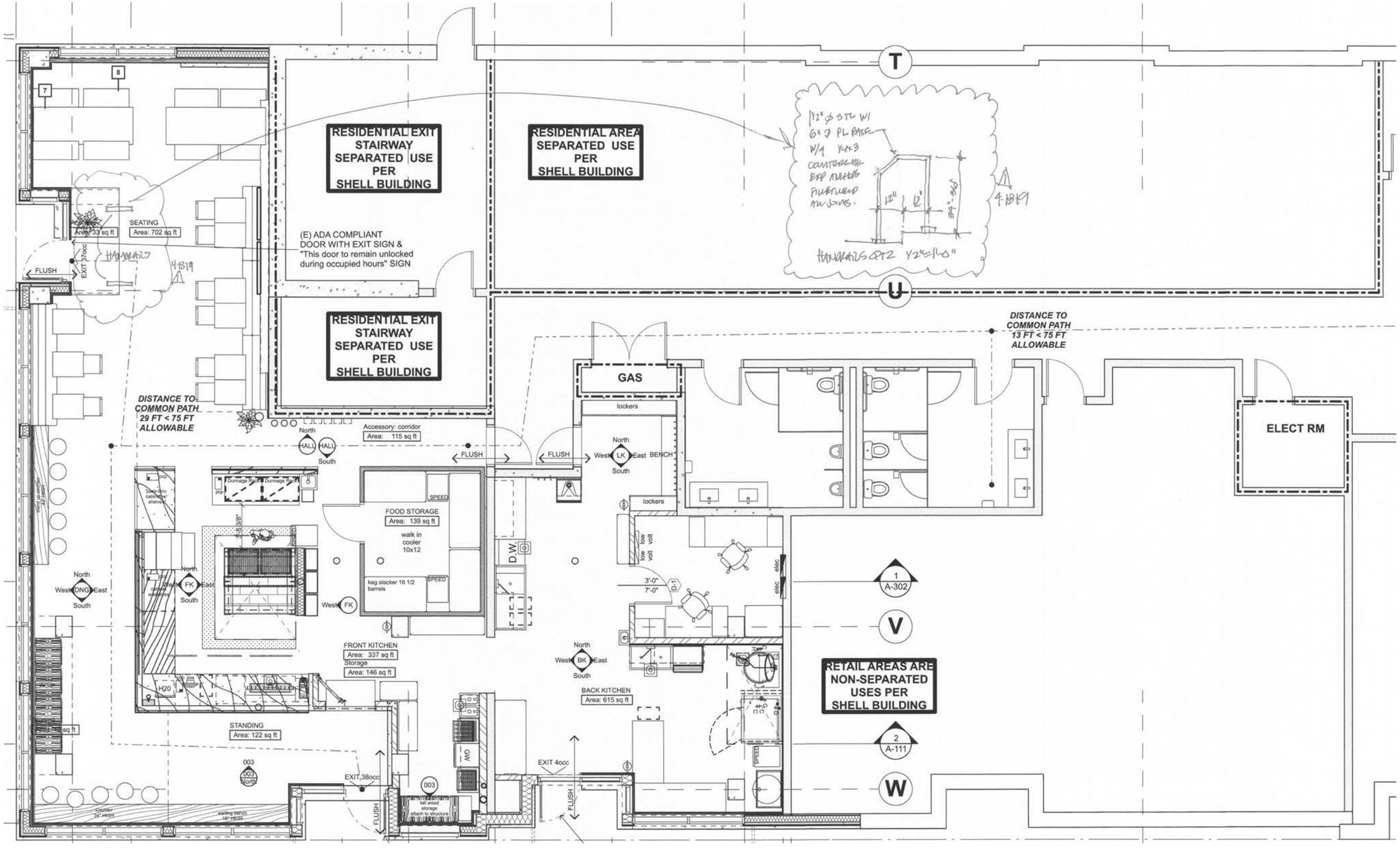
THE CARSON SOUTH



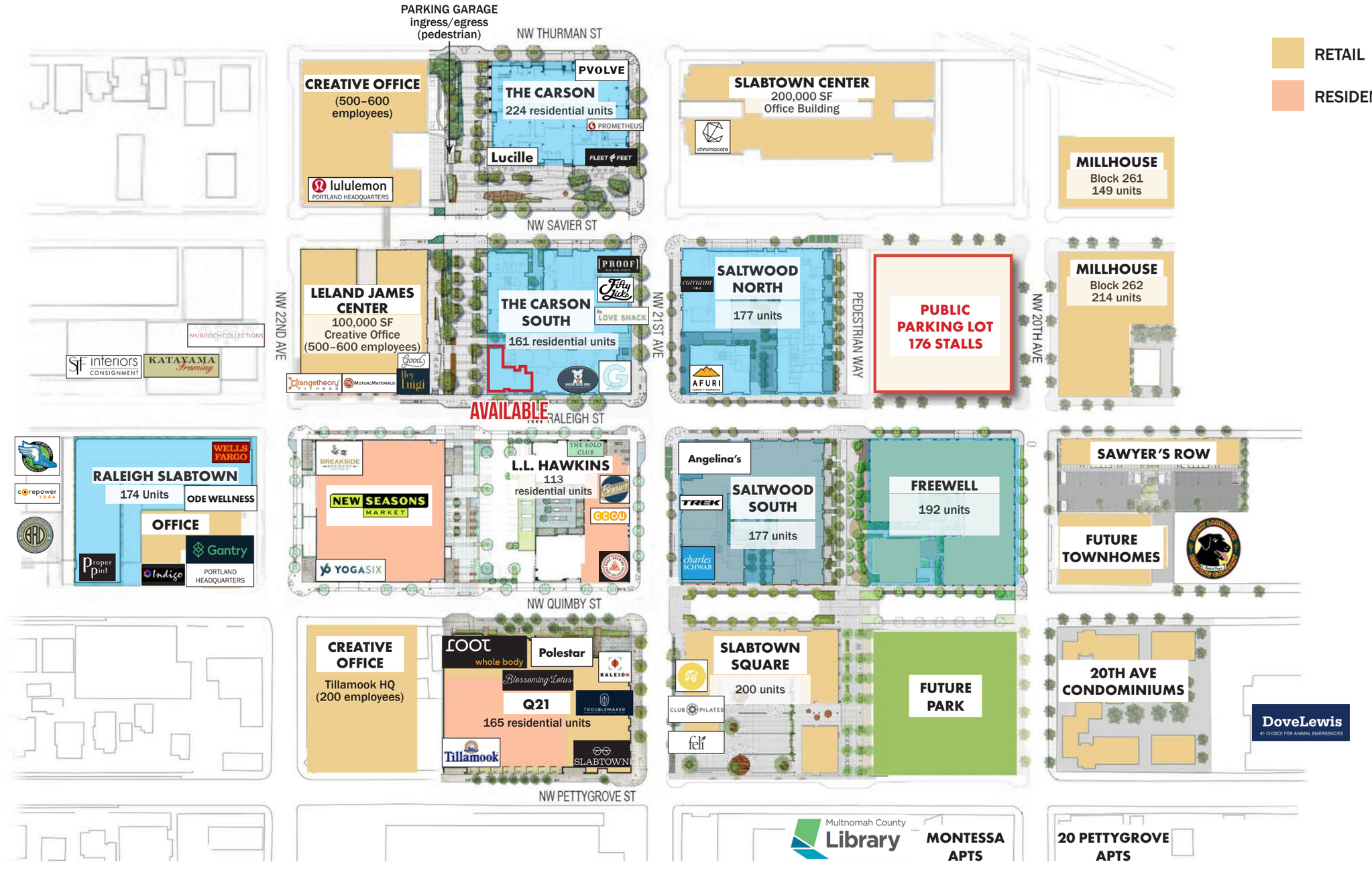
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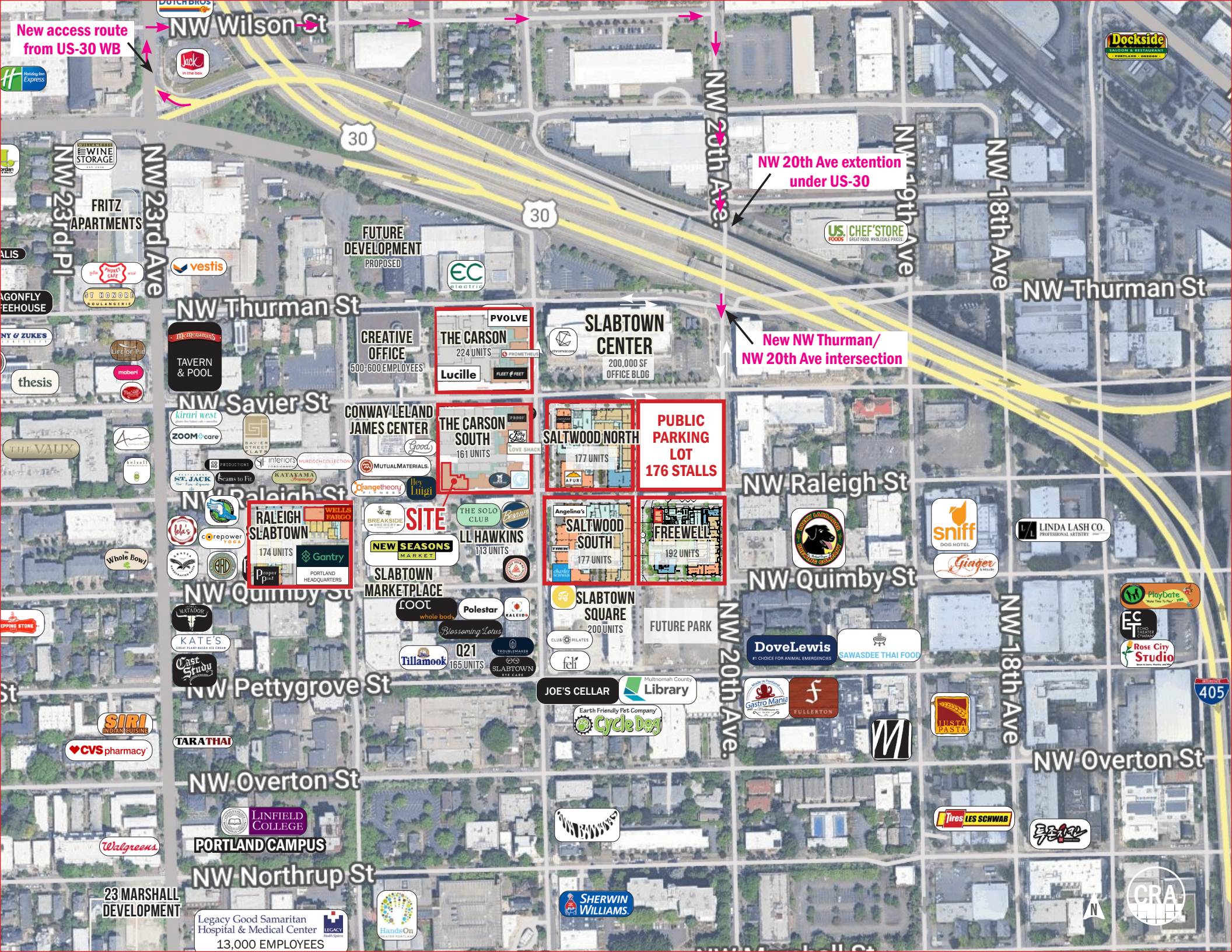
FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

CRA



FLOOR PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY


PARKING GARAGE
ingress/egress
(pedestrian)
NW THURMAN ST
CREATIVE OFFICE
(500–600
employees)
lululemon
PORTLAND HEADQUARTERS
PVOLVE
THE CARSON
224 residential units
PROMETHEUS
Lucille
FLEET FEET
SLABTOWN CENTER
200,000 SF
Office Building
chromacore
MILLHOUSE
Block 261
149 units
NW SAVIER ST
LELAND JAMES
CENTER
100,000 SF
Creative Office
(500–600 employees)
PROOF
Fifty Fifty
LOVE SHACK
THE CARSON
SOUTH
161 residential units
AVAILABLE
SALTWOOD
NORTH
177 units
corcoran
AFURI
PEDESTRIAN WAY
PUBLIC
PARKING LOT
176 STALLS
MILLHOUSE
Block 262
214 units
NW 22ND AVE
NW 21ST AVE
NW 20TH AVE
MURDOCH COLLECTIONS
SF interiors
CONSIGNMENT
KATAYAMA
Framing
orangetheory
FITNESS
MUTUALMATERIALS
Good
Hey Luigi
NW RALEIGH ST
WELLS
FARGO
RALEIGH SLABTOWN
174 Units
ODE WELLNESS
OFFICE
Gantry
PORTLAND
HEADQUARTERS
Proper Pint
Indigo
corepower
YOGA
BREAKSIDE
BREWERY
NEW SEASONS
MARKET
YOGASIX
THE SOLO
CLUB
L.L. HAWKINS
113
residential units
Beauty
CBCD
Angelina's
TREK
SALTWOOD
SOUTH
177 units
charles
SCHWAB
FREEWELL
192 units
SAWYER'S ROW
FUTURE
TOWNHOMES
NW QUIMBY ST
CREATIVE
OFFICE
Tillamook HQ
(200 employees)
root
whole body
Polestar
Blossoming Lotus
KALEIDO
Q21
165 residential units
TROUBLEMAKER
Tillamook
SLABTOWN
SLABTOWN
SQUARE
200 units
CLUB PILATES
feli
FUTURE
PARK
20TH AVE
CONDOMINIUMS
DoveLewis
#1 CHOICE FOR ANIMAL EMERGENCIES
NW PETTYGROVE ST
Multnomah County
Library
MONTESSA
APTS
20 PETTYGROVE
APTS
RETAIL
RESIDENTIAL/OFFICE
N
CRA


New access route from US-30 WB
NW Wilson St
30
NW 20th Ave.
NW 20th Ave extention under US-30
NW 19th Ave
NW 18th Ave
NW 23rd Ave
NW 23rd Pl
NW Thurman St
New NW Thurman/ NW 20th Ave intersection
FRITZ APARTMENTS
FUTURE DEVELOPMENT PROPOSED
CREATIVE OFFICE 500-600 EMPLOYEES
THE CARSON 224 UNITS
SLABTOWN CENTER 200,000 SF OFFICE BLDG
CONWAY LELAND JAMES CENTER
THE CARSON SOUTH 161 UNITS
SALTWOOD NORTH 177 UNITS
PUBLIC PARKING LOT 176 STALLS
NW Savier St
NW Raleigh St
RALEIGH SLABTOWN 174 UNITS
SITE
LL HAWKINS 113 UNITS
SLABTOWN MARKETPLACE
SALTWOOD SOUTH 177 UNITS
FREEWELL 192 UNITS
SLABTOWN SQUARE 200 UNITS
FUTURE PARK
NW Quimby St
NW Pettygrove St
Q21 165 UNITS
JOE'S CELLAR
Multnomah County Library
NW Overton St
LINFIELD COLLEGE PORTLAND CAMPUS
NW Northrup St
23 MARSHALL DEVELOPMENT
Legacy Good Samaritan Hospital & Medical Center 13,000 EMPLOYEES
405
CRA

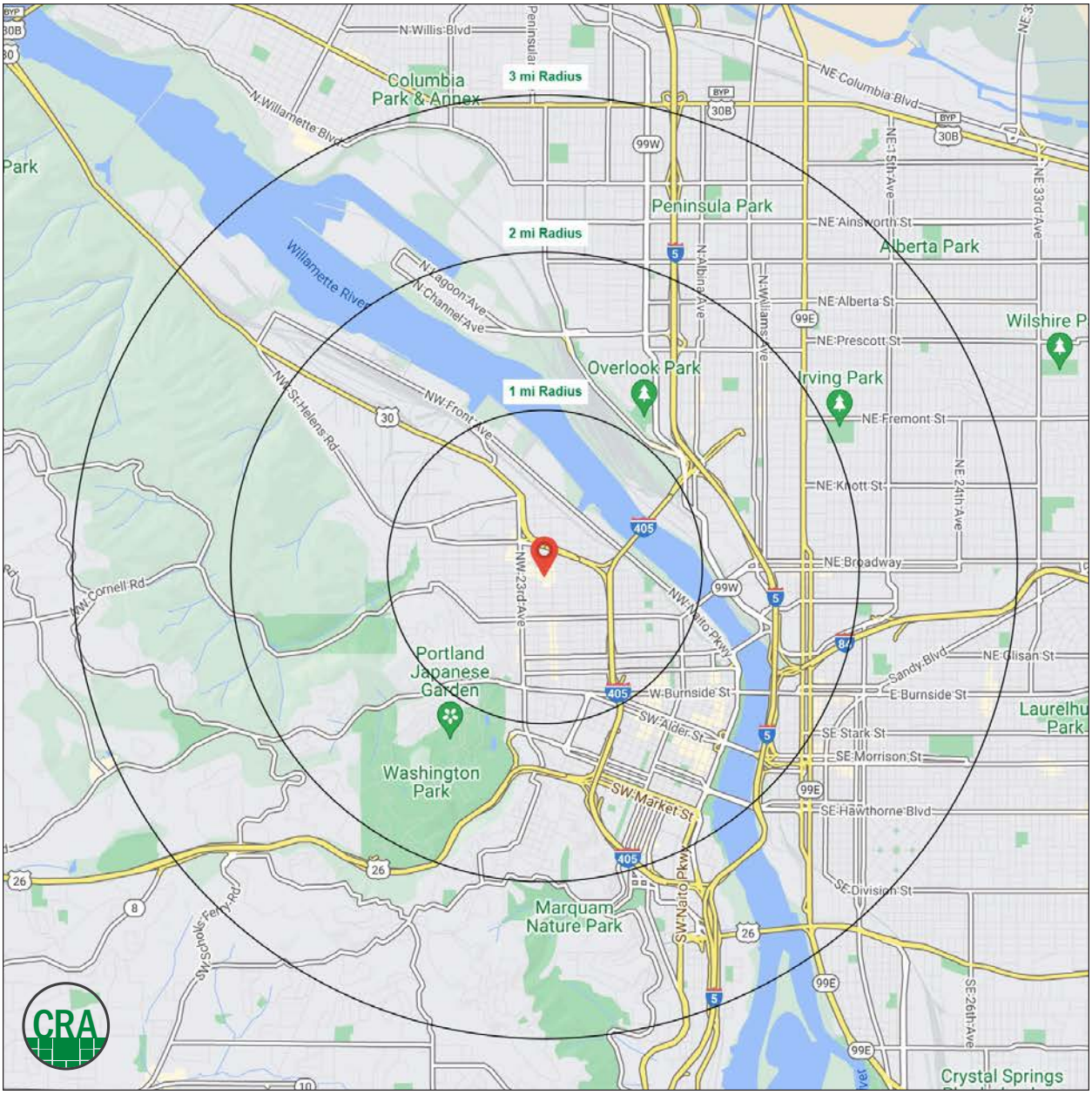
DEMOGRAPHIC SUMMARY

THE CARSON SOUTH

Source: Regis – SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	36,897	96,827	175,663
Projected Population 2031	38,023	98,268	178,572
Average HH Income	$136,837	$123,411	$136,000
Median Home Value	$788,220	$749,382	$759,931
Median Age	37.6	37.9	38.4
Total Businesses	4,154	13,243	20,608
Daytime Demographics 16+	50,264	186,903	263,144

$140,826
Average Household Income
1 MILE RADIUS

50,264
Daytime Demographics
1 MILE RADIUS



Summary Profile

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

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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*

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www.prometheusreg.com

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Licensed brokers in Oregon & Washington

15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224

www.cra-nw.com **503.274.0211**

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