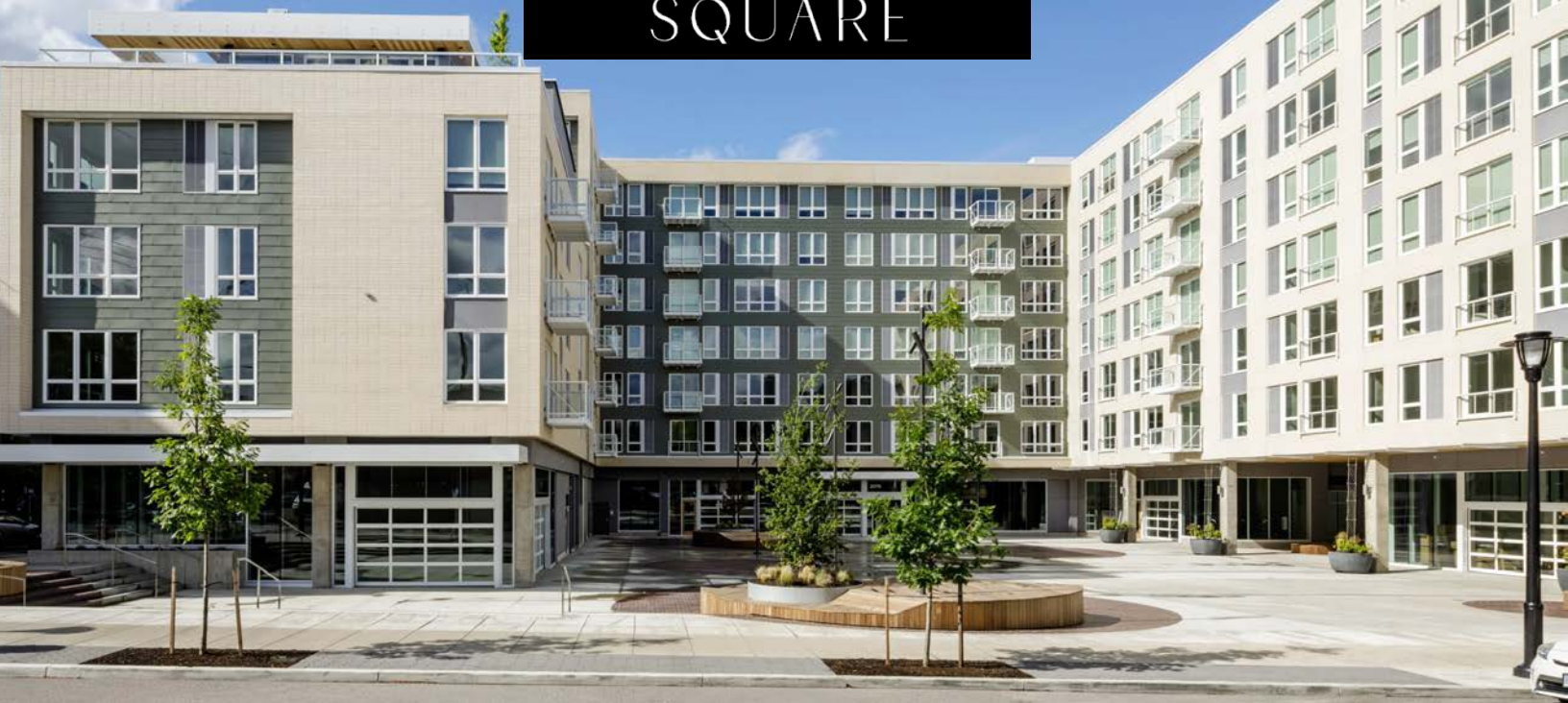




SLABTOWN SQUARE



FOR LEASE ► RESTAURANT / RETAIL / SERVICE / LIVE/WORK

ADDRESS

NW 21st Ave & NW Pettygrove St

AVAILABLE SPACE

Retail: 724 SF - 4,025 SF

Live/Work units are available: includes full kitchen and half bath on the lower level, and full bathroom on the mezzanine/upper level. Gross monthly rent \$2,900 plus utilities.

#161 - 922 SF

#164 - 1,048 SF

#165 - 916 SF

RENTAL RATE

Please call for details.

DESCRIPTION

Slabtown Square is a new mixed-use residential/retail building in the heart of the Slabtown neighborhood, featuring over 1,000 apartment homes in a 3 block area and dozens of restaurants and retail. Slabtown Square retail opportunities serve residents in the 200 apartments above, as well as the wider community. Amenities include a large public courtyard and neighboring a future city park. Micro cafe space of 724 SF to larger service/wellness opportunities of 4,025 SF and Live/Work units are available.

TRAFFIC COUNTS

NW 21st & Pettygrove – 6,714 ADT ('25)



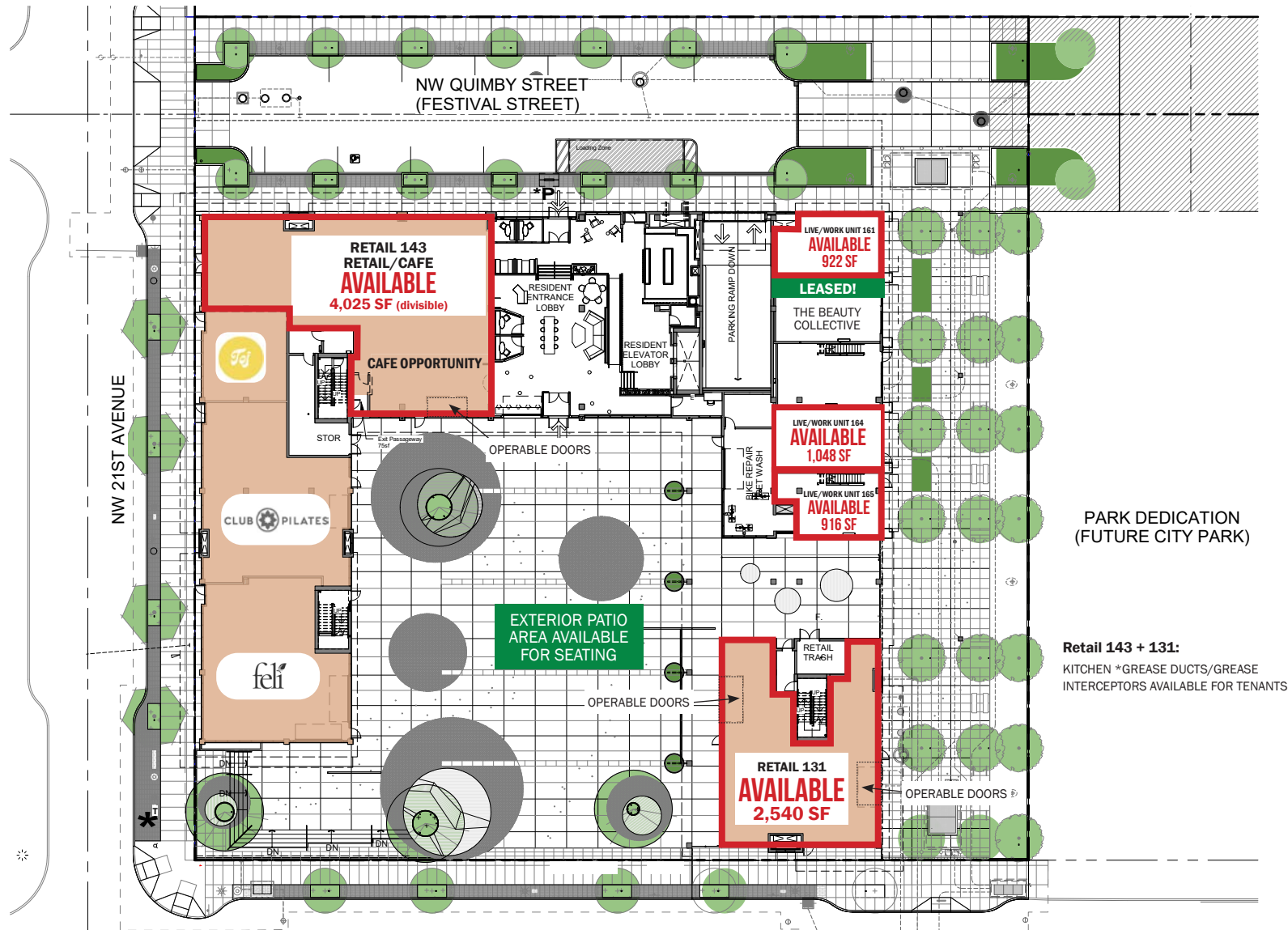
**COMMERCIAL
REALTY ADVISORS
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SITE PLAN

SLABTOWN SQUARE
2070 NW QUIMBY STREET
 PORTLAND, OR



PARK DEDICATION
(FUTURE CITY PARK)

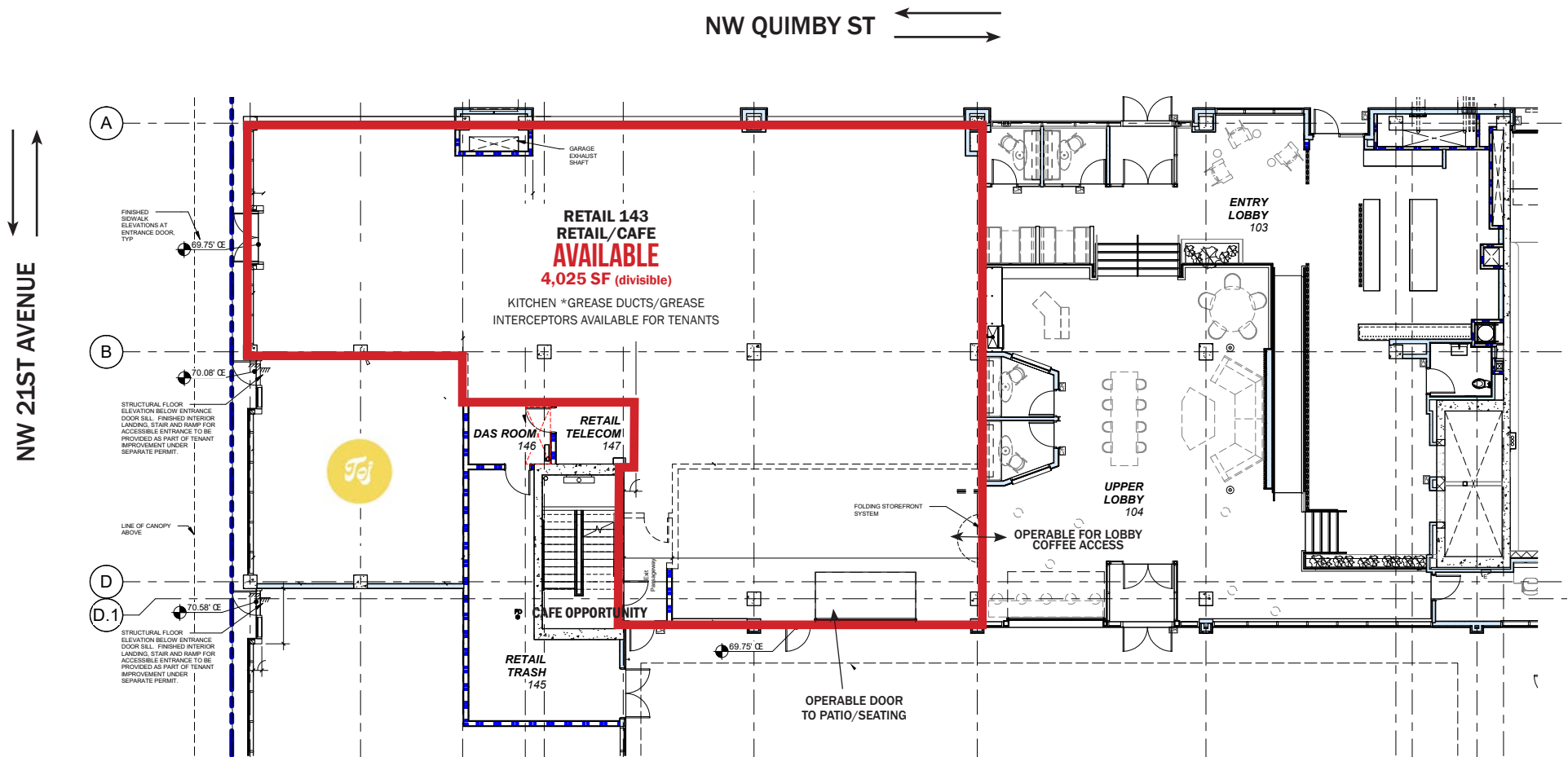
Retail 143 + 131:
 KITCHEN *GREASE DUCTS/GREASE
 INTERCEPTORS AVAILABLE FOR TENANTS



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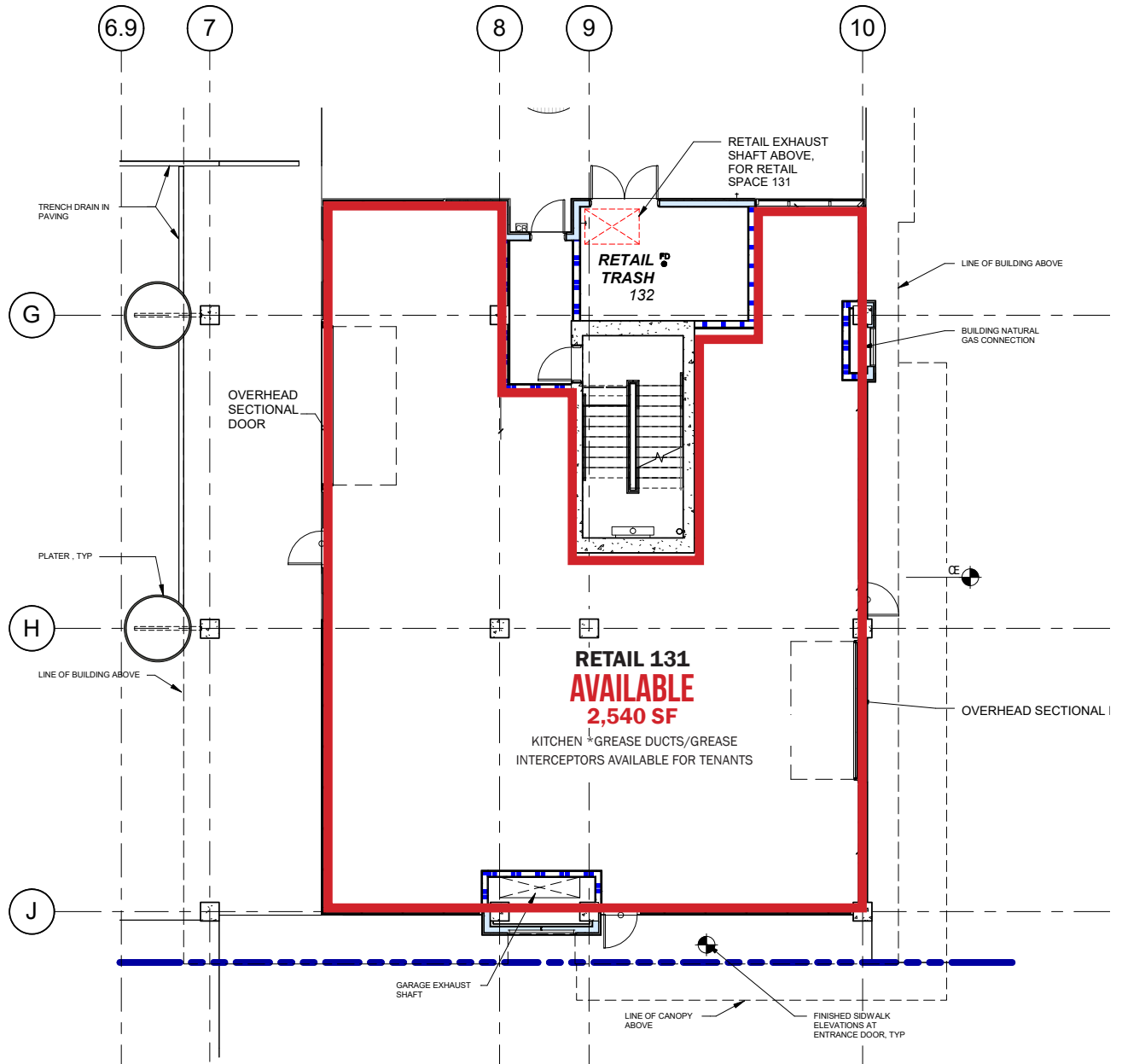
SLABTOWN SQUARE
2070 NW QUIMBY STREET
PORTLAND, OR

FLOOR PLAN: RETAIL 143



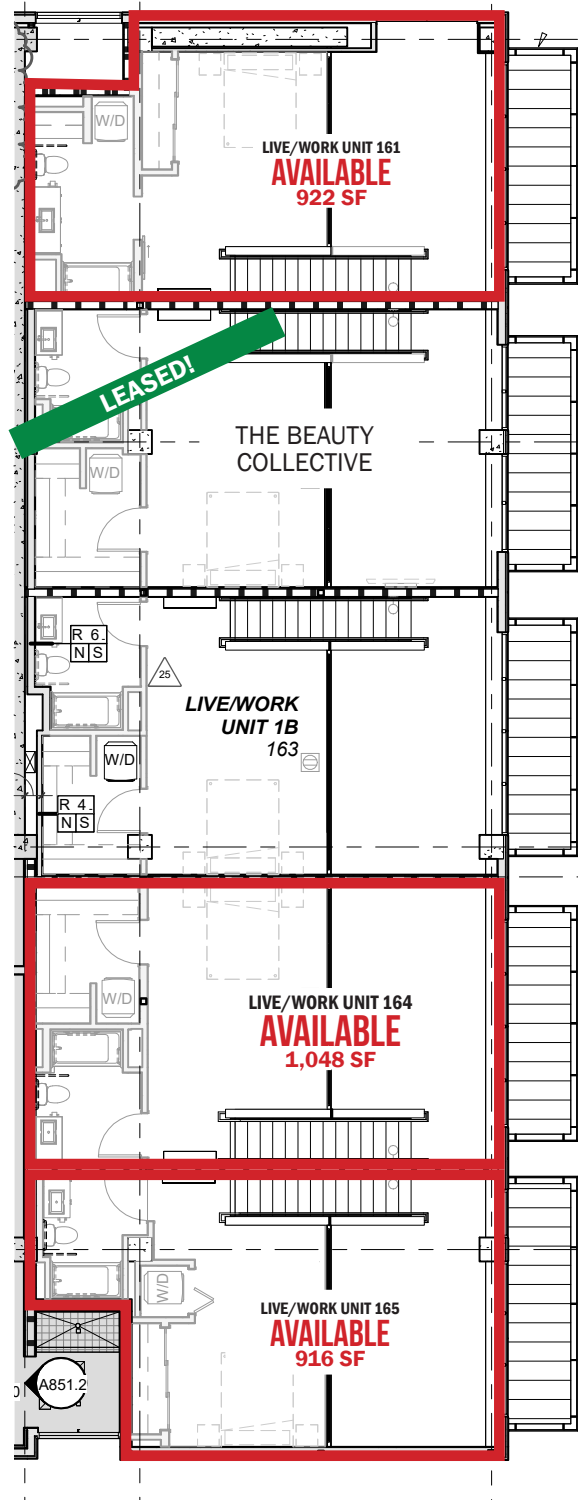
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FLOOR PLAN: RETAIL 131



FLOOR PLAN: LIVE/WORK

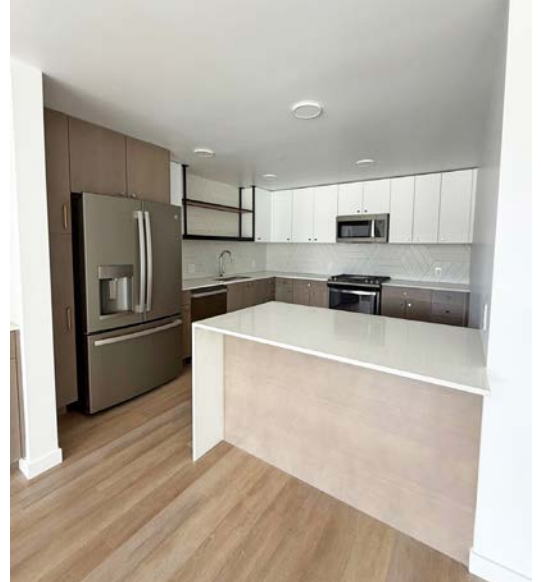
SLABTOWN SQUARE
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LIVE/WORK UNIT PHOTOS

SLABTOWN SQUARE
2070 NW QUIMBY STEET
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SLABTOWN SQUARE

2070 NW QUIMBY STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

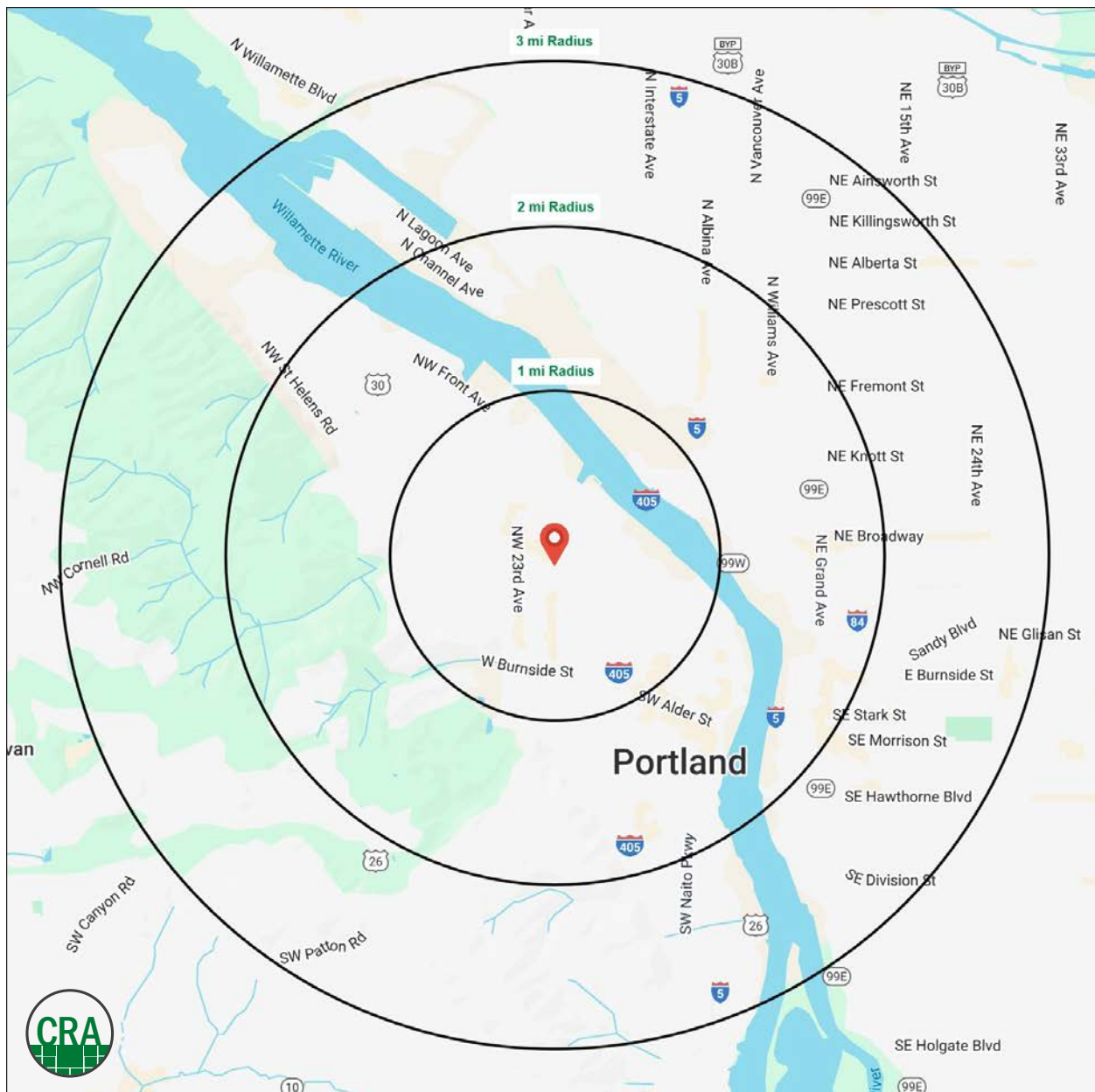
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	42,345	98,429	178,349
Projected Population 2031	43,815	99,843	181,401
Average HH Income	\$132,629	\$123,284	\$136,231
Median Home Value	\$773,596	\$751,686	\$762,545
Daytime Demographics 16+	58,155	194,426	264,920
Some College or Higher	87.3%	83.4%	85.5%

\$132,629

Average Household Income
1 MILE RADIUS

38.2

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5332/-122.694

Slabtown Square Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	42,345	98,429	178,349
2031 Projected Population	43,815	99,843	181,401
2020 Census Population	34,621	83,348	162,614
2010 Census Population	26,176	63,317	130,138
Projected Annual Growth 2026 to 2031	0.7%	0.3%	0.3%
Historical Annual Growth 2010 to 2026	3.9%	3.5%	2.3%
2026 Median Age	38.2	38.1	38.4
Households			
2026 Estimated Households	26,469	54,058	95,045
2031 Projected Households	27,298	55,359	97,196
2020 Census Households	22,439	48,461	86,166
2010 Census Households	16,843	35,757	67,097
Projected Annual Growth 2026 to 2031	0.6%	0.5%	0.5%
Historical Annual Growth 2010 to 2026	3.6%	3.2%	2.6%
Race and Ethnicity			
2026 Estimated White	74.0%	71.7%	72.9%
2026 Estimated Black or African American	5.3%	6.8%	6.8%
2026 Estimated Asian or Pacific Islander	8.3%	8.1%	7.2%
2026 Estimated American Indian or Native Alaskan	0.8%	1.0%	0.9%
2026 Estimated Other Races	11.6%	12.3%	12.2%
2026 Estimated Hispanic	11.1%	11.5%	11.0%
Income			
2026 Estimated Average Household Income	\$132,629	\$123,284	\$136,231
2026 Estimated Median Household Income	\$92,459	\$87,482	\$99,696
2026 Estimated Per Capita Income	\$83,385	\$68,357	\$73,066
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	1.3%
2026 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.8%	2.2%
2026 Estimated High School Graduate	9.2%	12.3%	11.0%
2026 Estimated Some College	14.2%	15.9%	15.1%
2026 Estimated Associates Degree Only	5.8%	5.6%	5.5%
2026 Estimated Bachelors Degree Only	36.0%	34.3%	36.3%
2026 Estimated Graduate Degree	31.3%	27.7%	28.7%
Business			
2026 Estimated Total Businesses	4,738	13,787	20,790
2026 Estimated Total Employees	46,957	164,824	215,436
2026 Estimated Employee Population per Business	9.9	12.0	10.4
2026 Estimated Residential Population per Business	8.9	7.1	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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RELATIONSHIPS

EXPERIENCE



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