

**PLENTIFUL FREE OFF-STREET
CUSTOMER PARKING**



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

AVAILABLE SPACE 1,500 SF to approx 4,627 SF

RENTAL RATE Call for details

- HIGHLIGHTS**
- Historic grocery anchored center at the foot of the city's most affluent neighborhoods.
 - Prominent retail spaces with visibility to Burnside and windows overlooking the NW 23rd shopping corridor.
 - Located in 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 center in the area offering plentiful and convenient off-street customer parking.
 - Daily needs grocery with upscale restaurants and apparel. Health, beauty, food, and home categories excel in this trade area.

TRAFFIC COUNTS W Burnside St – 24,256 ADT ('25) | NW 23rd Ave – 9,420 ADT ('25)



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Licensed brokers in Oregon & Washington



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.



EXISTING ELEVATION

KEY PLAN
NOT TO SCALE



② NORTH ELEVATION



③ SOUTH ELEVATION

FINISHES:

- 1 (E) EXTERIOR CEMENT PLASTER
- 2 (E) FOAM CORNICE
- 3 (N) FOAM TRIM
- 4 (N) FABRIC AWNING (E) STRUCTURE
- 5 (N) FURRED WALL
- 6 (N) BRICK VENEER
- 7 (N) WOOD SLATS
- 8 (E) AREA TO REMAIN. N.A.P.
- 9 (E) LIGHT FIXTURE
- 10 (E) ALUMINUM STOREFRONT

COLORS:

- A SW7757 "HIGH REFLECTIVE WHITE" BY: SHERWIN WILLIAMS
- B SW7516 "KESTREL WHITE" BY: SHERWIN WILLIAMS
- C SW6002 "ESSENTIAL GRAY" BY: SHERWIN WILLIAMS
- D SW6258 "TRICORN BLACK" BY: SHERWIN WILLIAMS
- E SW9178 "IN THE NAVY" BY: SHERWIN WILLIAMS
- F BLACK SKU 4608-0000 BY: SUNBRELLA
- G THIN BRICK "ENGLISH ESTATE" BY: BRICK IT
- H IPE SHIPLAP SIDING BY: ADVANTAGE LUMBER



① WEST ELEVATION





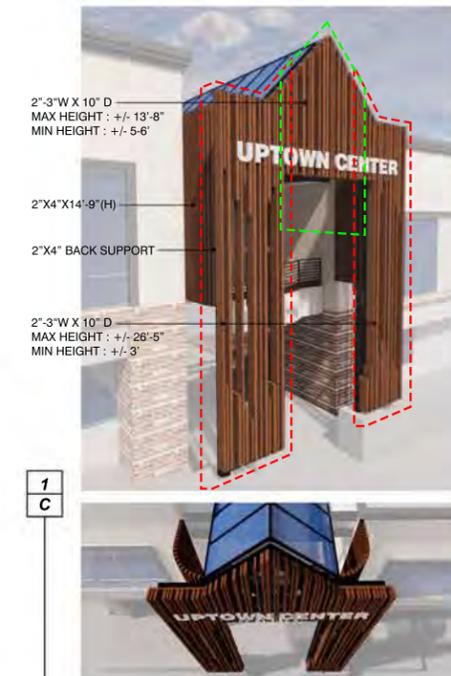
OVERALL EAST ELEVATION



KEY PLAN
NOT TO SCALE



EAST ELEVATION



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EAST ELEVATION (cont.)





DOWNTOWN PORTLAND'S ONLY GROCERY ANCHORED SHOPPING CENTER



PLENTIFUL OFF-STREET FREE CUSTOMER PARKING



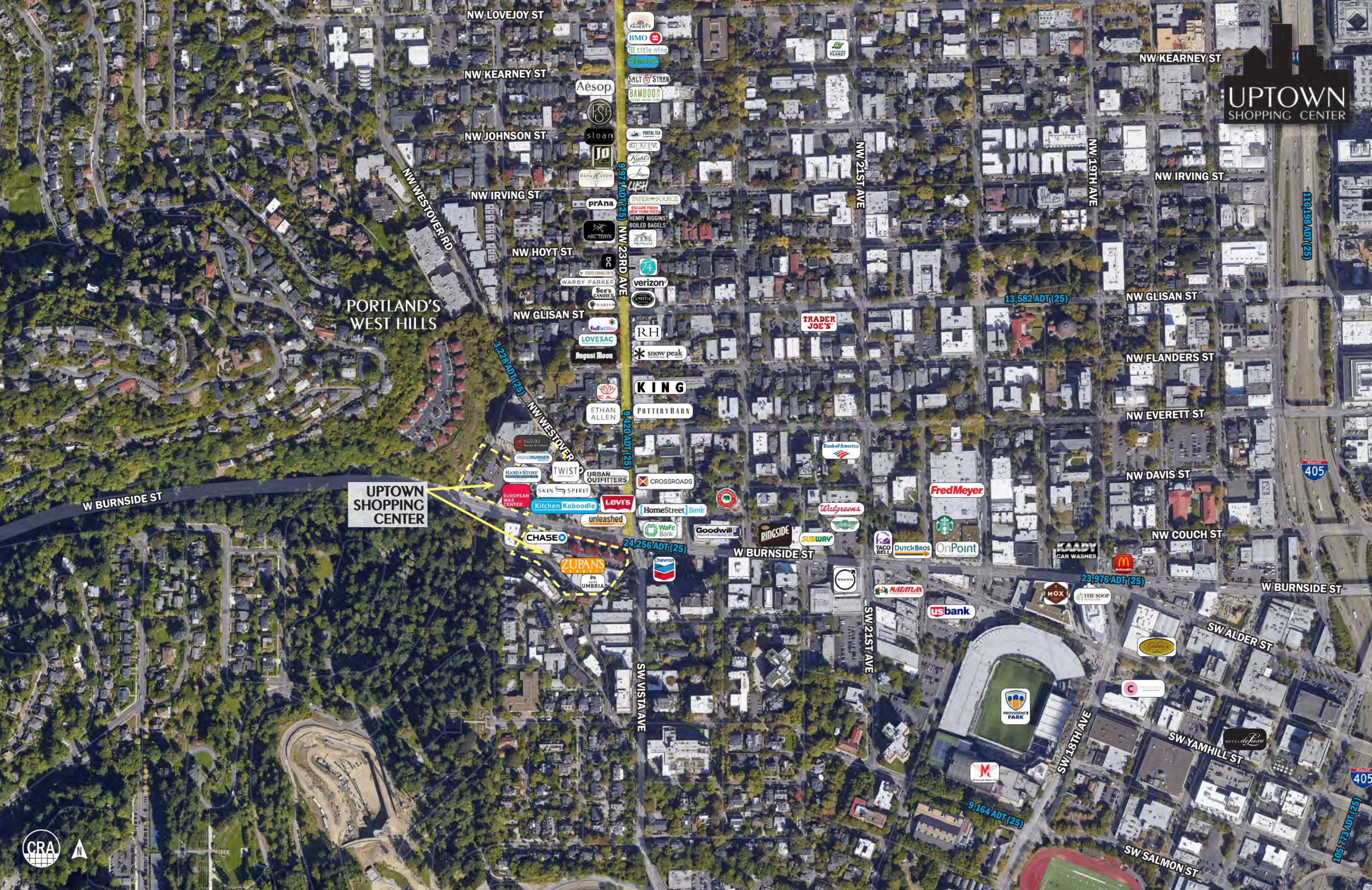
EXCLUSIVE FREE CUSTOMER PARKING



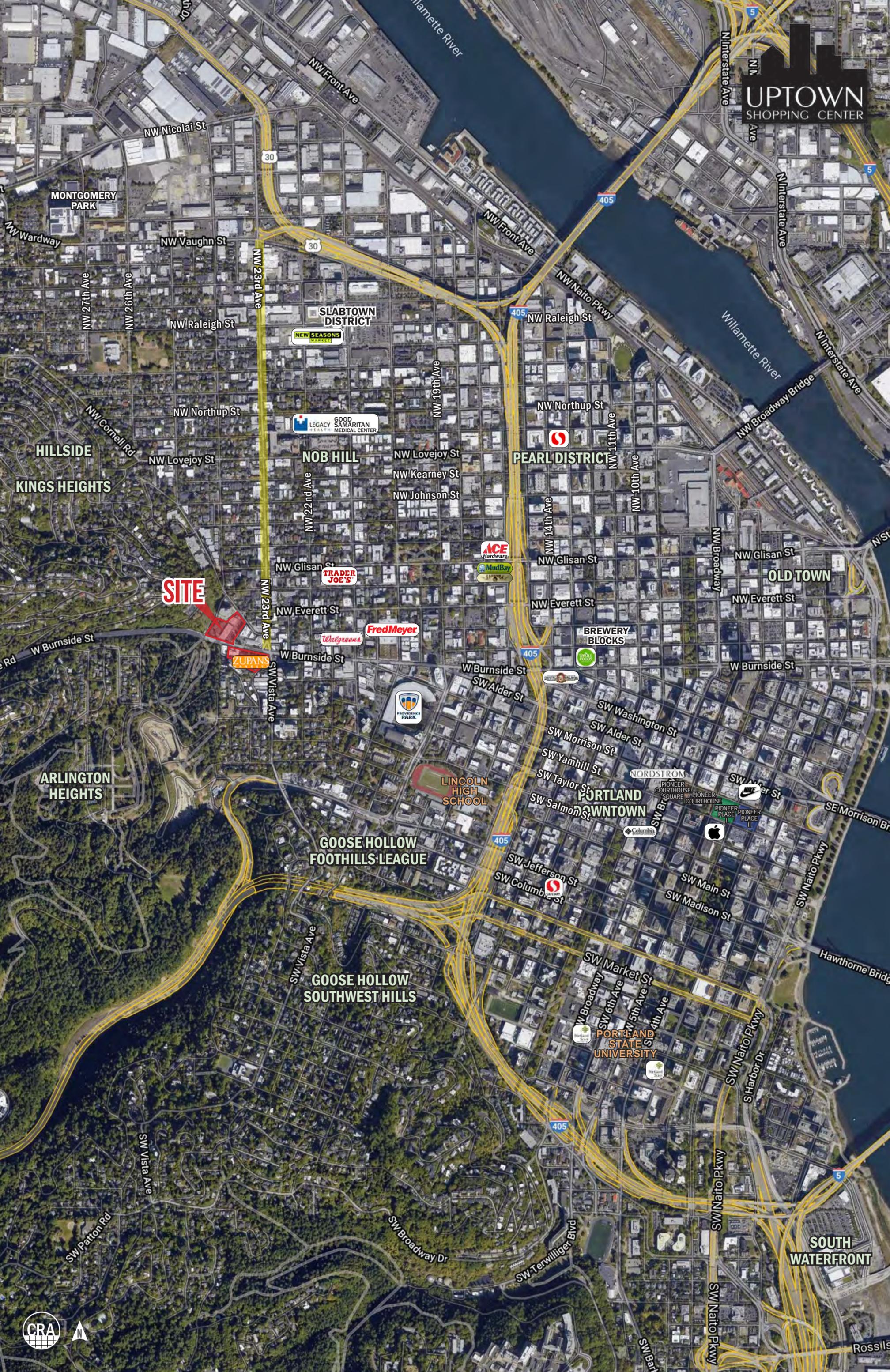
EXCLUSIVE FREE CUSTOMER PARKING



UPTOWN SHOPPING CENTER



UPTOWN SHOPPING CENTER



SITE

ZUPANS

SLABTOWN DISTRICT

NEW SEASONS

LEGACY SAMARITAN MEDICAL CENTER

NOB HILL

PEARL DISTRICT

OLD TOWN

BREWERY BLOCKS

PORTLAND DOWNTOWN

GOOSE HOLLOW FOOTHILLS LEAGUE

GOOSE HOLLOW SOUTHWEST HILLS

PORTLAND STATE UNIVERSITY

LINCOLN HIGH SCHOOL





DOWNTOWN PORTLAND'S ONLY GROCERY ANCHORED SHOPPING CENTER

PLENTIFUL OFF-STREET
FREE CUSTOMER PARKING



LLOYD DISTRICT

CENTRAL BUSINESS DISTRICT

PSU DISTRICT

PEARL DISTRICT



Fred Meyer

Walgreens



LINCOLN HIGH SCHOOL

NW 21ST AVE

TRADER JOE'S

CITY MARKET

CROSSROADS

SW 23RD AVE

SEE

EXCLUSIVE FREE CUSTOMER PARKING

ZUPAN'S MARKETS

NORTHWEST PORTLAND

RH

POTTERY BARN

URBAN OUTFITTERS

THIELE'S SQUARE

Kitchen Kaboodle

unleashed

CHASE

NW FOLSOM ST

NW FLANDERS ST

NW EVERETT ST

NW 23RD AVE

TWIST

NW WESTOVER RD

NW 23RD PL

EXCLUSIVE FREE CUSTOMER PARKING

KIZUKI Ramen & Izakaya

ROADRUNNER SPORTS

POSTAL ANNEX

HAND & STONE

EUROPEAN WAX CENTER

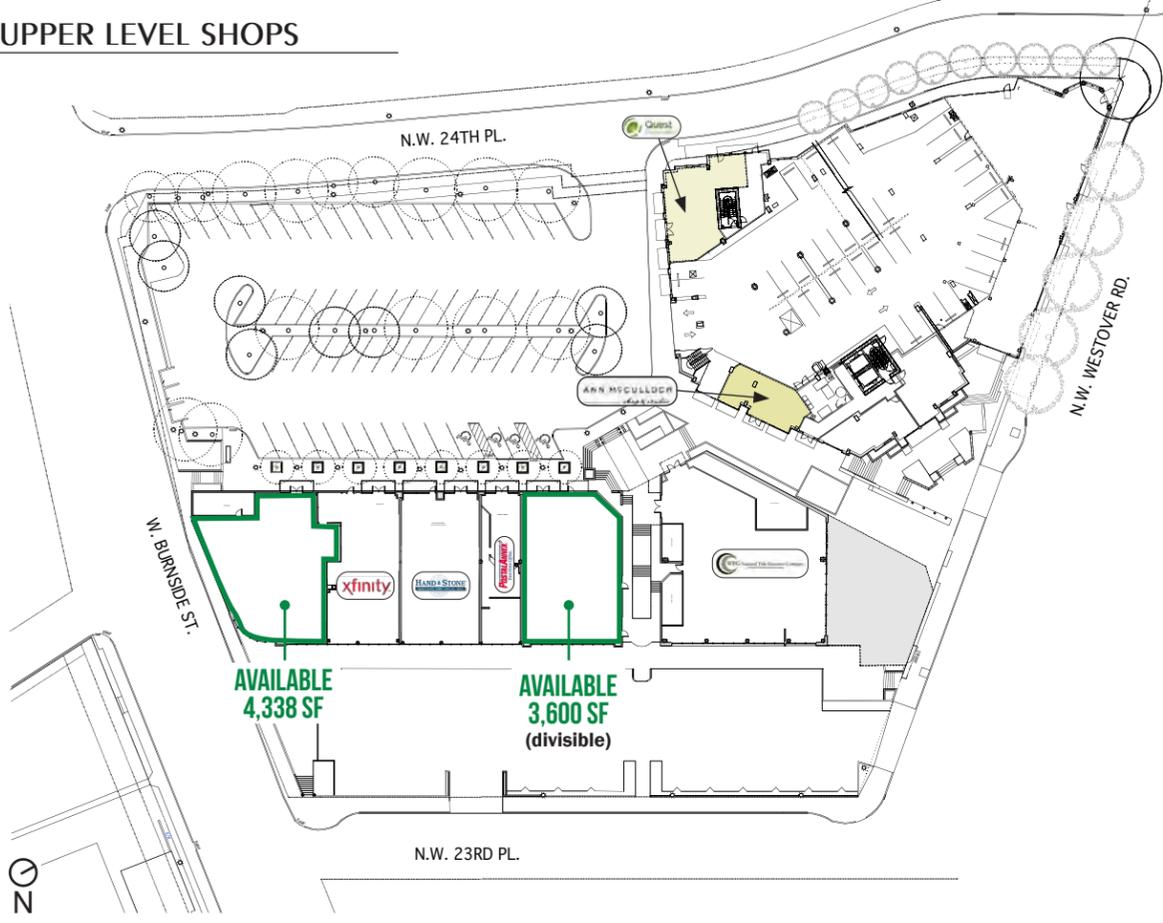
EXCLUSIVE FREE CUSTOMER PARKING

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



PLENTIFUL OFF-STREET FREE CUSTOMER PARKING

UPPER LEVEL SHOPS

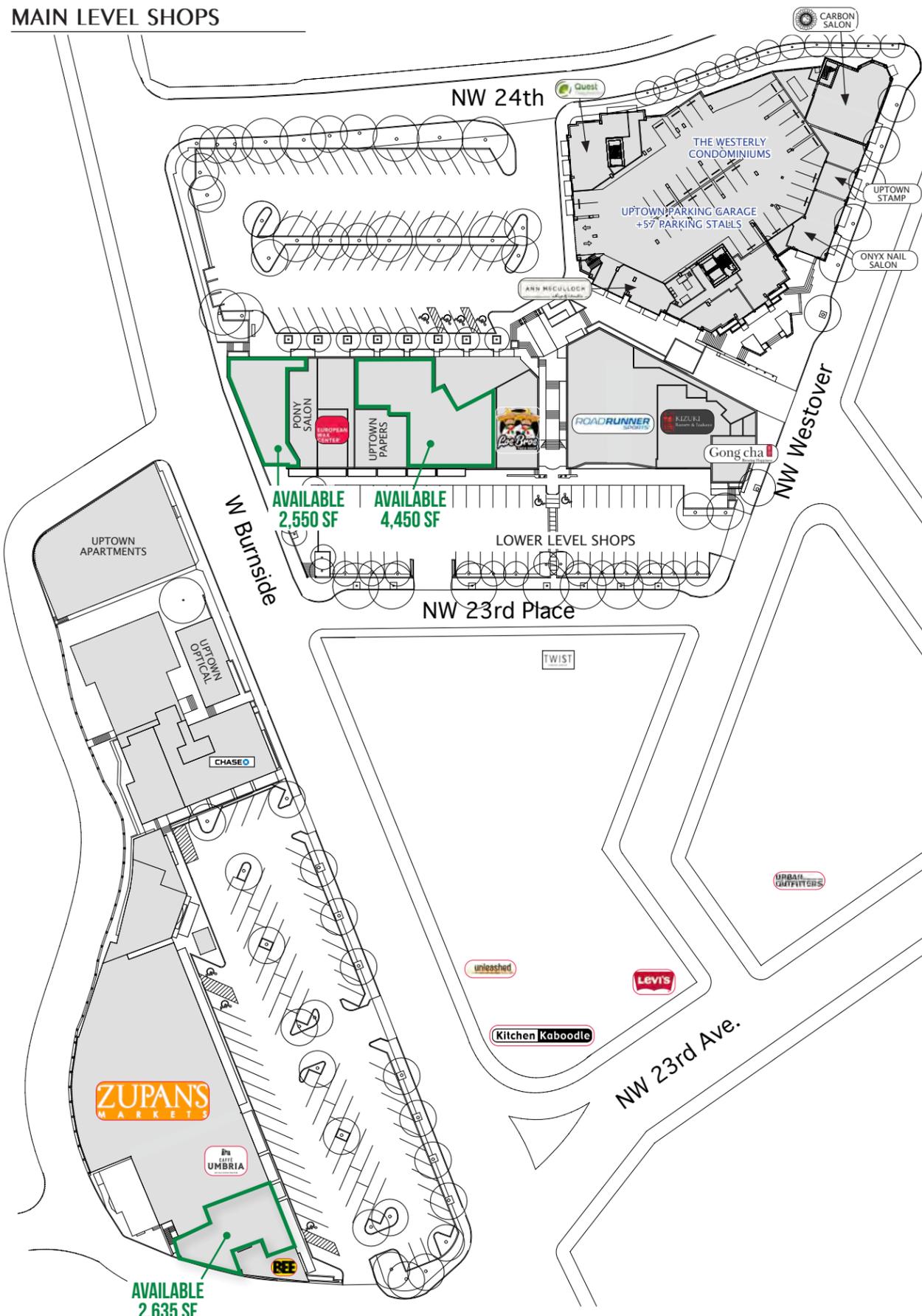


LOOKING EAST



LOOKING EAST

MAIN LEVEL SHOPS



LOOKING NORTH



LOOKING WEST/NORTHWEST



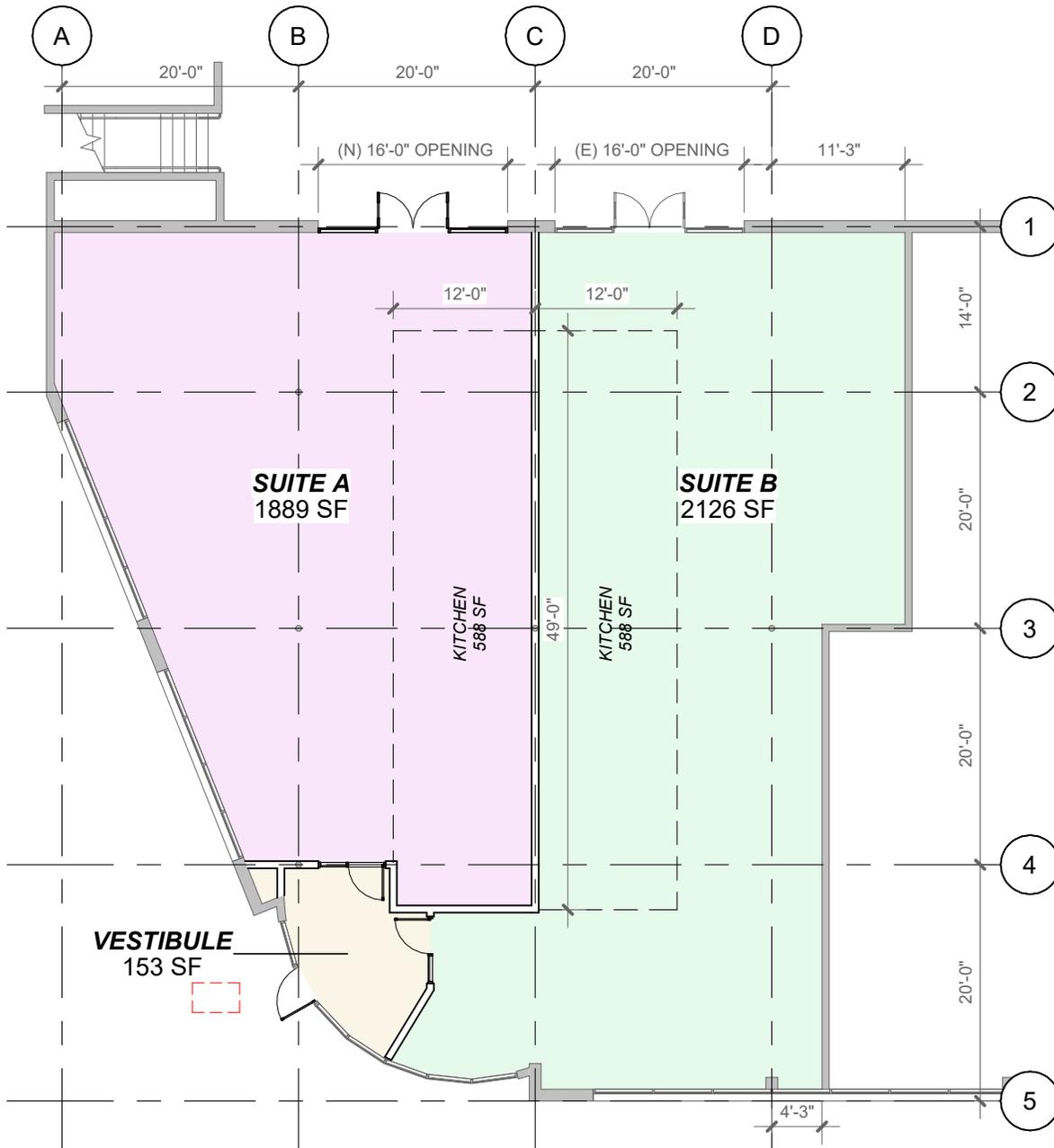
LOOKING SOUTHWEST



LOOKING WEST



DEMISING PLAN



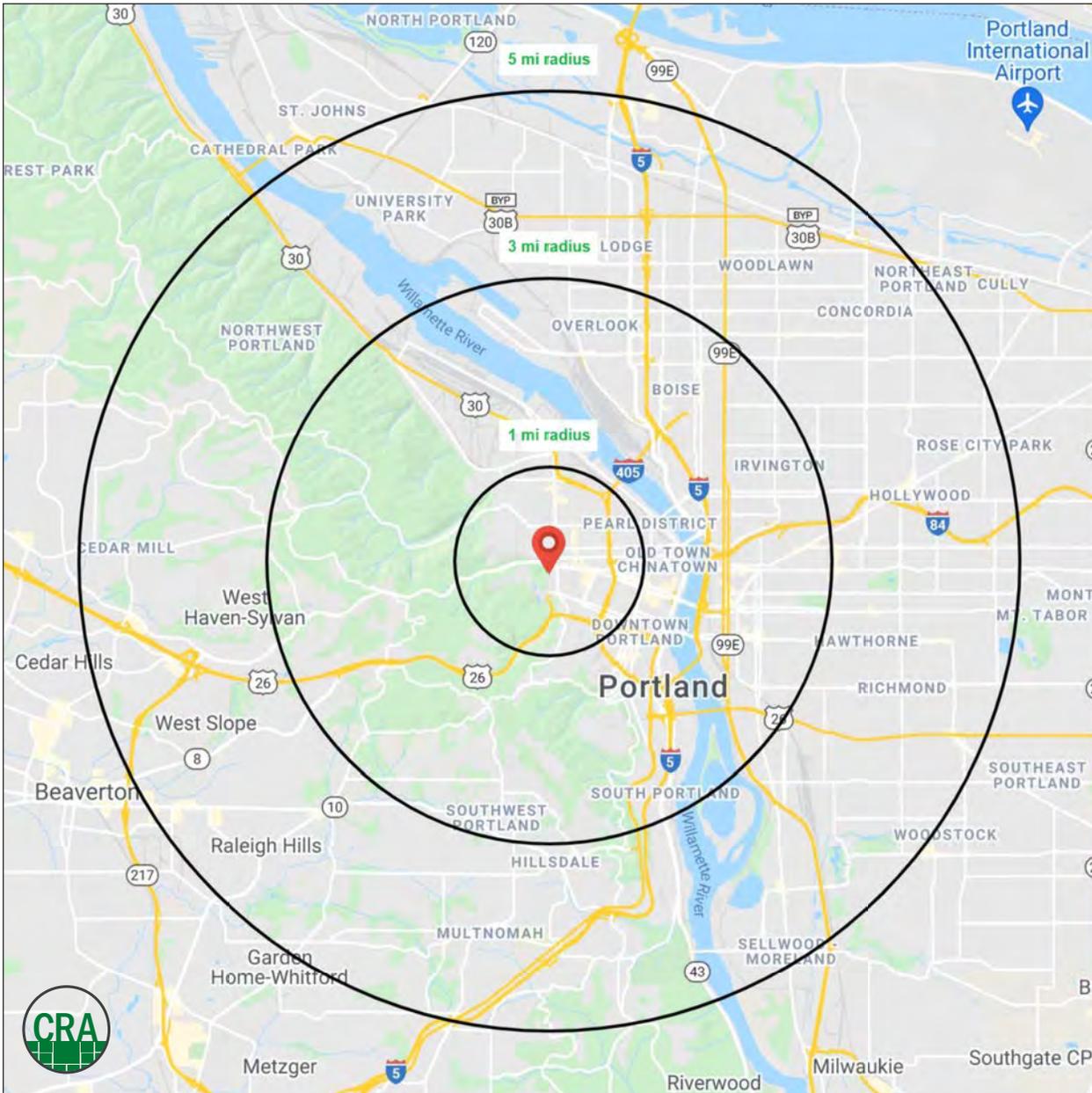


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	46,189	164,212	420,759
Projected Population 2030	47,312	165,160	415,869
Estimated Households	26,931	86,308	199,141
Average HH Income	\$127,659	\$139,791	\$149,938
Median Age	38.3	38.6	39.0
Total Businesses	4,967	20,032	36,740
Daytime Demographics 16+	54,889	249,099	419,624

164,212
 Estimated 2025 Population
 3 MILE RADIUS

\$139,791
 Average Household Income
 3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5243/-122.7002

Uptown Shopping Center Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	46,189	164,212	420,759
2030 Projected Population	47,312	165,160	415,869
2020 Census Population	37,402	147,222	411,052
2010 Census Population	30,397	117,350	355,566
Projected Annual Growth 2025 to 2030	0.5%	0.1%	-0.2%
Historical Annual Growth 2010 to 2025	3.5%	2.7%	1.2%
2025 Median Age	38.3	38.6	39.0
Households			
2025 Estimated Households	26,931	86,308	199,141
2030 Projected Households	27,831	88,489	199,568
2020 Census Households	24,351	80,157	192,837
2010 Census Households	19,428	62,196	164,241
Projected Annual Growth 2025 to 2030	0.7%	0.5%	-
Historical Annual Growth 2010 to 2025	2.6%	2.6%	1.4%
Race and Ethnicity			
2025 Estimated White	74.4%	74.1%	75.1%
2025 Estimated Black or African American	4.8%	6.0%	5.3%
2025 Estimated Asian or Pacific Islander	9.0%	7.4%	7.3%
2025 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%
2025 Estimated Other Races	11.1%	11.6%	11.6%
2025 Estimated Hispanic	10.5%	10.4%	10.3%
Income			
2025 Estimated Average Household Income	\$127,659	\$139,791	\$149,938
2025 Estimated Median Household Income	\$86,911	\$98,577	\$111,626
2025 Estimated Per Capita Income	\$74,764	\$73,903	\$71,278
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.4%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.4%	2.3%
2025 Estimated High School Graduate	8.5%	10.3%	10.1%
2025 Estimated Some College	14.4%	15.6%	16.0%
2025 Estimated Associates Degree Only	5.7%	5.1%	5.7%
2025 Estimated Bachelors Degree Only	37.5%	36.9%	37.8%
2025 Estimated Graduate Degree	30.1%	28.3%	26.7%
Business			
2025 Estimated Total Businesses	4,967	20,032	36,740
2025 Estimated Total Employees	41,778	200,830	302,768
2025 Estimated Employee Population per Business	8.4	10.0	8.2
2025 Estimated Residential Population per Business	9.3	8.2	11.5

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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.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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