

# SLABTOWN RETAIL OPPORTUNITY FOR LEASE



**BRAND NEW | NW 19TH & PETTYGROVE**

RENDERING

## ADDRESS

NW 19th Ave & Pettygrove St | Portland, OR

## AVAILABLE SPACE

880 SF

## RENTAL RATE

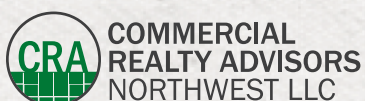
Please call for details

## TRAFFIC COUNTS

NW 19th Ave – 3,836 ADT ('22)

## HIGHLIGHTS

- New, mixed use project in Slabtown: 127 market rate apartments above ground floor retail.
- Ideal for salon, wellness, medical or other service retail.
- Nearby tenants include: Justa Pasta, Buff Beauty Bar, Sawasdee Thai, Les Schwab Tire Center, Floor Factors and DoveLewis Veterinary Hospital.
- Available spring 2024.



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New access route from US-30 WB

NW Wilson St

NW Wilson St

NW Vaughn St

NW 20th Ave extension under US-30

NW-Upshur St

NW-18th Ave

NW 29th Ave

NW Thurman St

NW Savier St

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW 21st Ave

NW 20th Ave

NW 19th Ave

NW Raleigh St

NW Quimby St

NW Overton St

NW Northrup St

NW Marshall St

30

405



Legacy Good Samaritan Hospital & Medical Center  
13,000 EMPLOYEES

FUTURE DEVELOPMENT PROPOSED

FUTURE CREATIVE OFFICE  
600-600 EMPLOYEES

CONWAY/LELAND JAMES CENTER  
4-FLOOR RENO  
100,000 SF  
CREATIVE OFFICE  
500 EMPLOYEES

NEW SEASONS MARKET  
SLABTOWN MARKETPLACE

FOOT whole body  
Blossoming Lotus  
100 UNITS OPEN

TARATHAI

LINFIELD COLLEGE  
PORTLAND CAMPUS

Hands On logo

THE CARSON  
224 UNITS

THE CARSON SOUTH  
161 UNITS

THE SOLO CLUB

LL HAWKINS  
132 UNITS  
PLEASE LOUISE

JOE'S CELLAR

Earth Friendly Pet Company  
Cycle Dog

WINE BARRONS

SHERWIN WILLIAMS

SLABTOWN CENTER  
200,000 SF OFFICE BLDG

SALTWOOD NORTH  
177 UNITS  
2021 DELIVERY

SALTWOOD SOUTH  
177 UNITS  
AVAILABLE NOW

SALTWOOD SOUTH RUC  
177 UNITS  
AVAILABLE NOW

SLABTOWN SQUARE  
200 UNITS \ 11,500 SF RETAIL  
UNDER CONSTRUCTION  
DELIVERY Q1 2024

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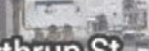
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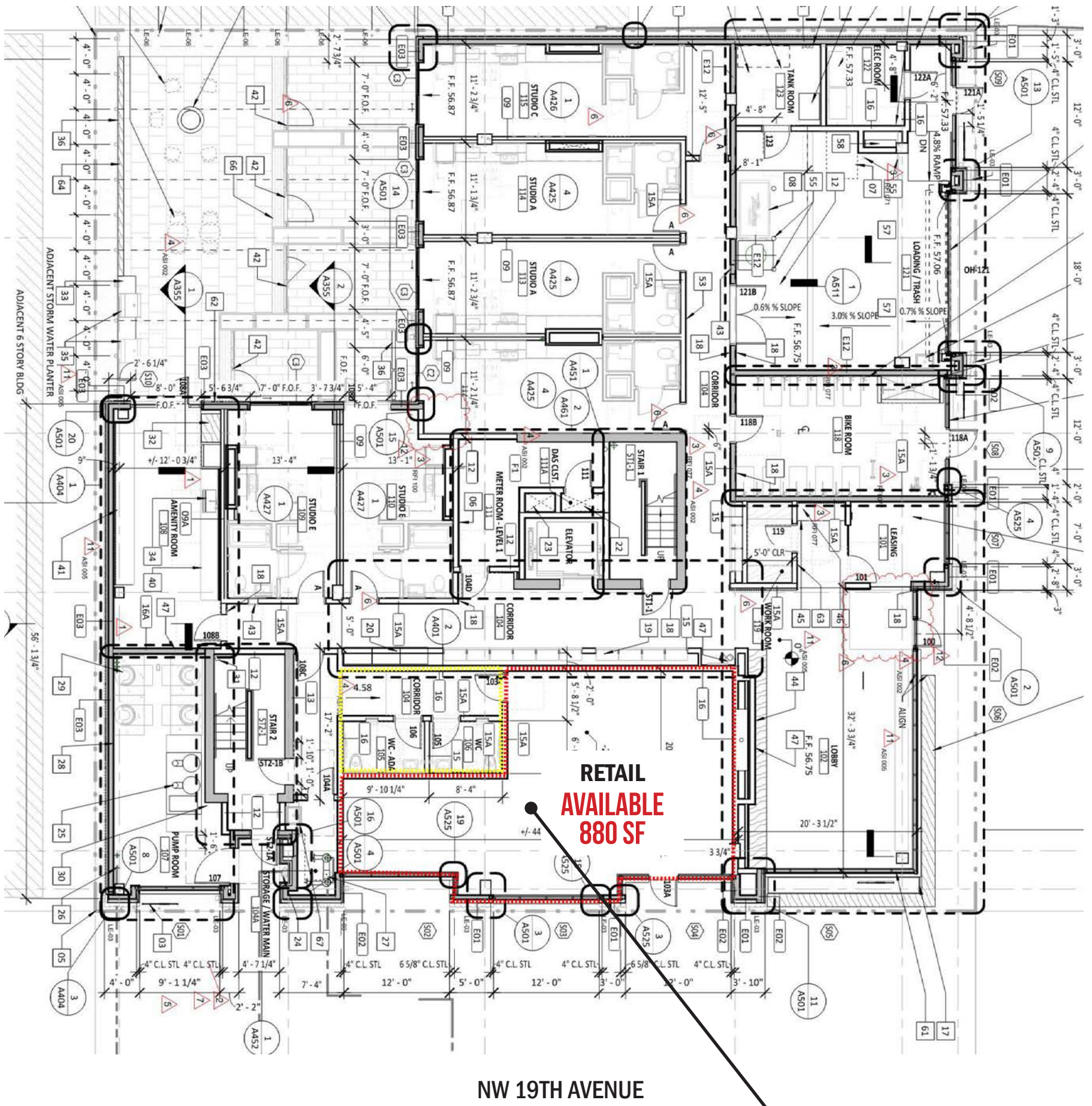
SHERWIN WILLIAMS



SITE







NW PETTYGROVE STREET

NW 19TH AVENUE



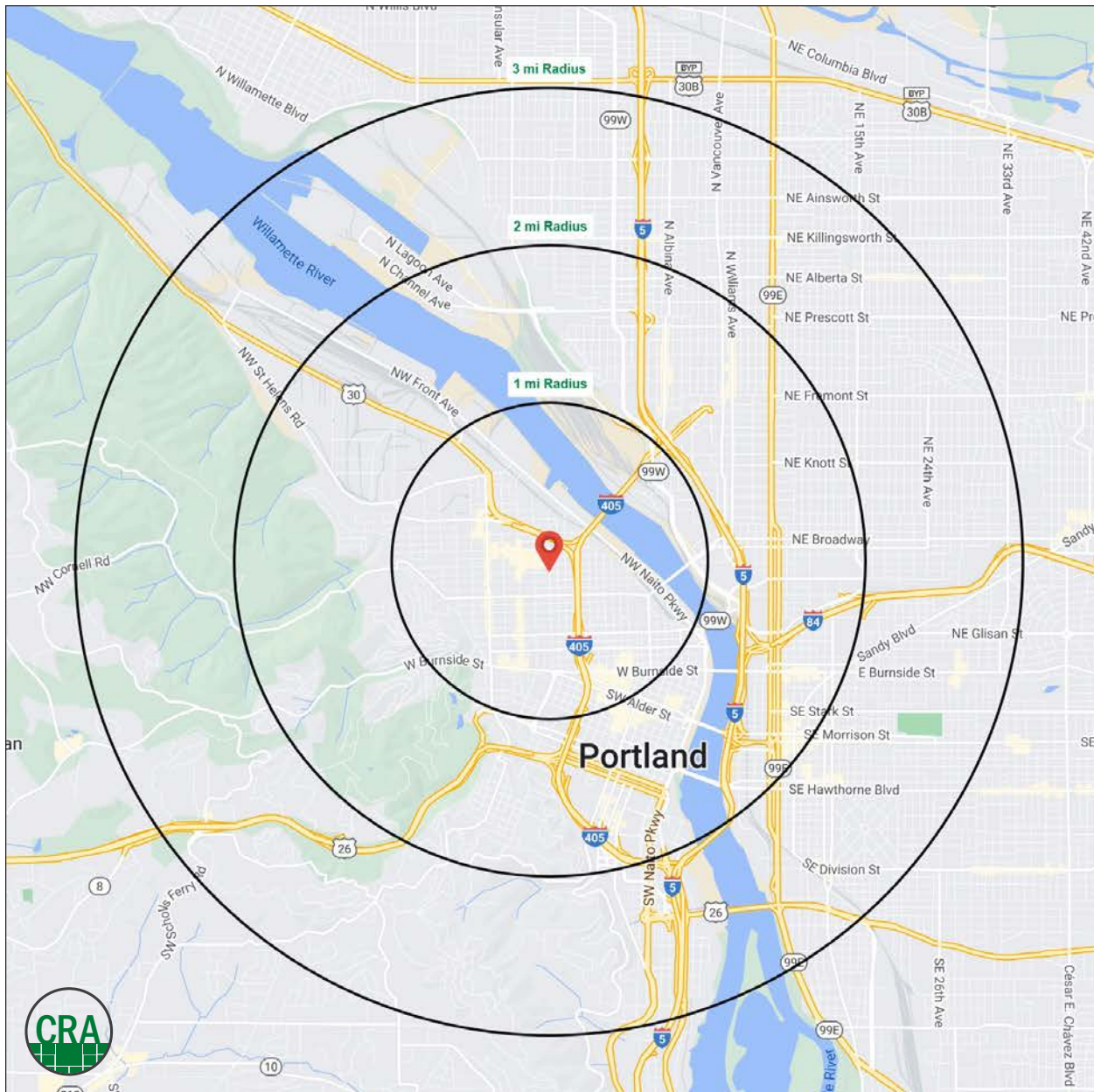


### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	37,605	94,159	174,953
Estimated Households	25,733	56,779	96,256
Average HH Income	\$124,803	\$118,045	\$133,518
Median Home Value	\$619,581	\$597,663	\$614,093
Daytime Demographics 16+	60,738	191,028	256,198
Some College or Higher	88.0%	86.3%	87.4%

**\$124,803**  
Average Household Income  
1 MILE RADIUS

**\$619,581**  
Median Home Value  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.533/-122.6905

MERX	1 mi radius	2 mi radius	3 mi radius
<b>Portland, OR 97209</b>			
<b>Population</b>			
2023 Estimated Population	37,605	94,159	174,953
2028 Projected Population	36,631	94,527	173,811
2020 Census Population	36,018	89,464	171,164
2010 Census Population	27,531	67,750	138,158
Projected Annual Growth 2023 to 2028	-0.5%	-	-0.1%
Historical Annual Growth 2010 to 2023	2.8%	3.0%	2.0%
2023 Median Age	38.4	37.9	38.0
<b>Households</b>			
2023 Estimated Households	25,733	56,779	96,256
2028 Projected Households	26,125	59,453	99,646
2020 Census Households	23,419	51,736	90,122
2010 Census Households	17,622	38,031	70,802
Projected Annual Growth 2023 to 2028	0.3%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	3.5%	3.8%	2.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	76.9%	72.4%	74.3%
2023 Estimated Black or African American	4.0%	7.1%	7.2%
2023 Estimated Asian or Pacific Islander	8.0%	8.3%	7.1%
2023 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2023 Estimated Other Races	10.3%	11.2%	10.7%
2023 Estimated Hispanic	11.5%	12.0%	10.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$124,803	\$118,045	\$133,518
2023 Estimated Median Household Income	\$94,208	\$92,068	\$100,619
2023 Estimated Per Capita Income	\$86,098	\$71,949	\$73,954
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.4%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.1%	1.7%
2023 Estimated High School Graduate	9.5%	10.2%	9.6%
2023 Estimated Some College	14.3%	15.7%	15.4%
2023 Estimated Associates Degree Only	4.6%	4.7%	4.8%
2023 Estimated Bachelors Degree Only	38.5%	37.9%	39.1%
2023 Estimated Graduate Degree	30.6%	28.0%	28.1%
<b>Business</b>			
2023 Estimated Total Businesses	5,342	14,290	21,300
2023 Estimated Total Employees	50,196	163,659	210,312
2023 Estimated Employee Population per Business	9.4	11.5	9.9
2023 Estimated Residential Population per Business	7.0	6.6	8.2

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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