



G-LOVE



AFURI



MAMA BIRD



FLEET FEET



PISTILS NURSERY



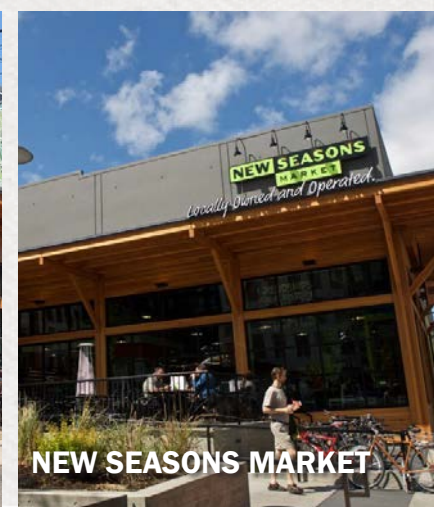
FIFTY LICKS



WINERY AT MANZANITA



BREAKSIDE BREWERY



NEW SEASONS MARKET

# JOIN UNIQUE LOCAL BUSINESSES AND RESTAURANTS IN SLABTOWN

# PRIME SLABTOWN RETAIL AND RESTAURANT OPPORTUNITIES



**SALTWOOD**



**FREEWELL**



**THE CARSON**



**RALEIGH SLABTOWN**

## FOR LEASE ► IN THE HEART OF SLABTOWN

Slabtown has more than 1,000 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 Savier Street & Quimby  
on NW 21st Avenue

1,087 RSF – 5,280 RSF

### RALEIGH SLABTOWN

NW 22nd Ave & NW Raleigh Street

763 RSF – 2,015 RSF

### THE CARSON

NW 21st Avenue & NW Savier Street

2,524 RSF

### FREEWELL

NW Raleigh Street & NW 20th Street

1,051 SF



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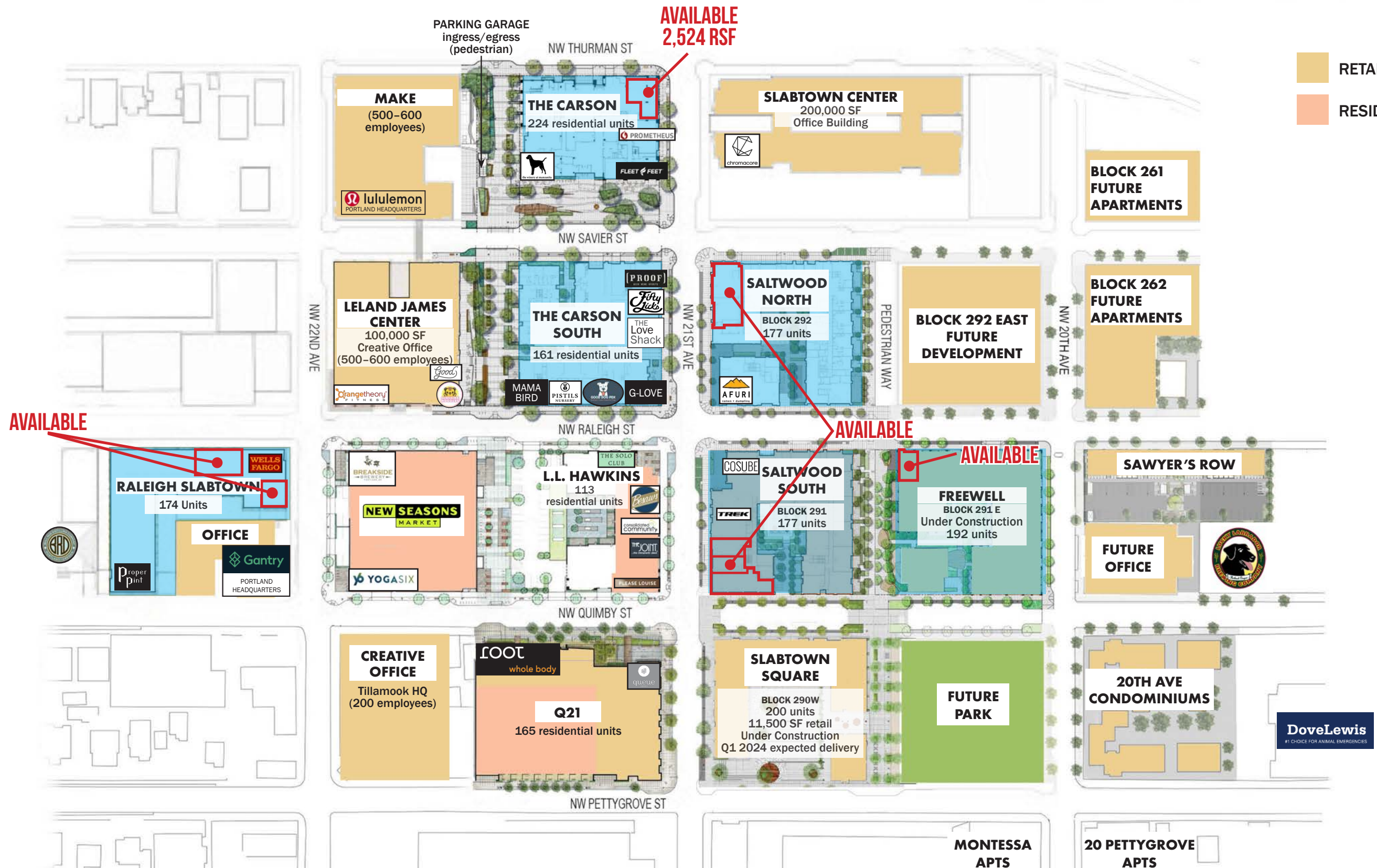
**Rob Kimmelman** 503.449.2591 | rob@cra-nw.com

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# SLABTOWN DISTRICT

RETAIL  
 RESIDENTIAL/OFFICE



**DoveLewis**  
 #1 CHOICE FOR ANIMAL EMERGENCIES

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 23rd Pl

NW Thurman St

NW Savier St

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

SITE

SITE

SITE

SITES

**THE CARSON**  
224 UNITS  
AVAILABLE NOW

**SLABTOWN CENTER**  
200,000 SF  
OFFICE BLDG

**THE CARSON SOUTH**  
161 UNITS  
AVAILABLE NOW

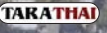
**SALTWOOD NORTH**  
177 UNITS  
AVAILABLE NOW

**RALEIGH SLABTOWN**  
174 UNITS  
AVAILABLE NOW

**SALTWOOD SOUTH**  
177 UNITS  
AVAILABLE NOW

**FREEWELL**  
192 UNITS  
UNDER CONSTRUCTION

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



Legacy Good Samaritan Hospital & Medical Center  
13,000 EMPLOYEES



NW Marshall St

# SALTWOOD



## HIGHLIGHTS

- Saltwood features 20,401 RSF of street level retail, shadow anchored by New Seasons Market and 354 market-rate residential units above.
- Retail and restaurant opportunities with rare, exclusive outdoor space.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri, Cosube and Trek, among others.
- Available now!

## AVAILABLE SPACE

1,087 RSF – 5,280 RSF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

NW 21st Ave @ Raleigh Street » 4,572 ADT ('22)



# SITE PLANS

# SALTWOOD

## SALTWOOD NORTH



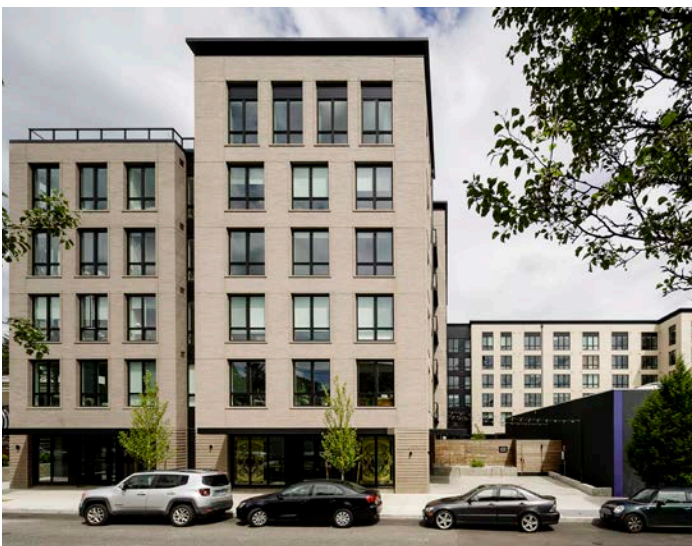
## SALTWOOD SOUTH



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)

**Retail Suite 140D:** 1,292 RSF

## HIGHLIGHTS

- Project features 8,053 RSF of street level retail, shadow anchored by New Seasons Market and 174 market-rate residential units above.
- Retail and restaurant opportunities with rare, exclusive outdoor space.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Root Whole Body, Orange Theory, Good Coffee and Breakside Brewery among others. At The Carson: Mama Bird, G-Love, Pistils Nursery, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX, Winery at Manzanita and The Love Shack.
- Available now!

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

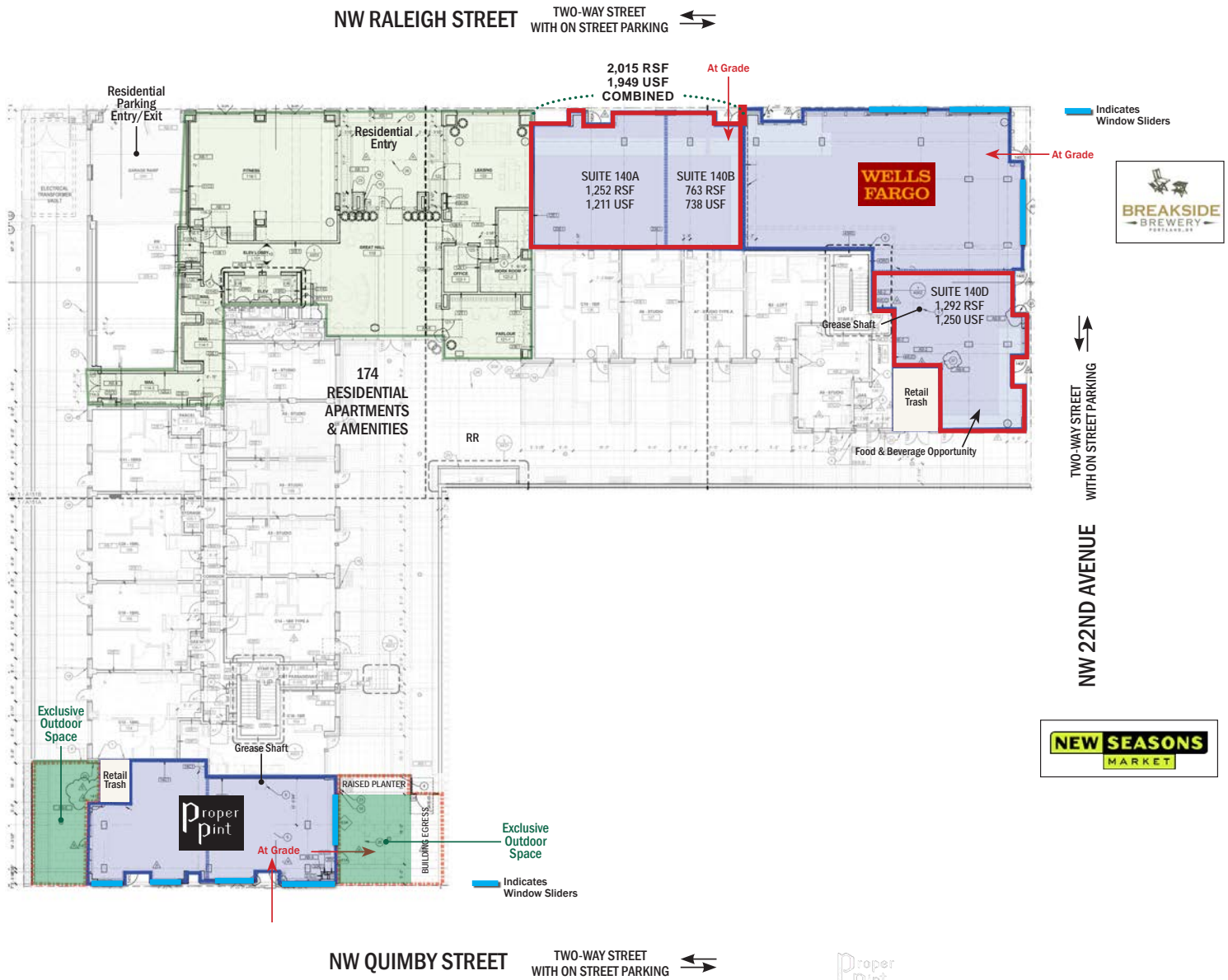
NW Raleigh Street @ 23rd » 4,165 ADT ('21)

NW 23rd @ Quimby Street » 11,035 ADT ('22)



# SITE PLAN

# RALEIGH SLABTOWN

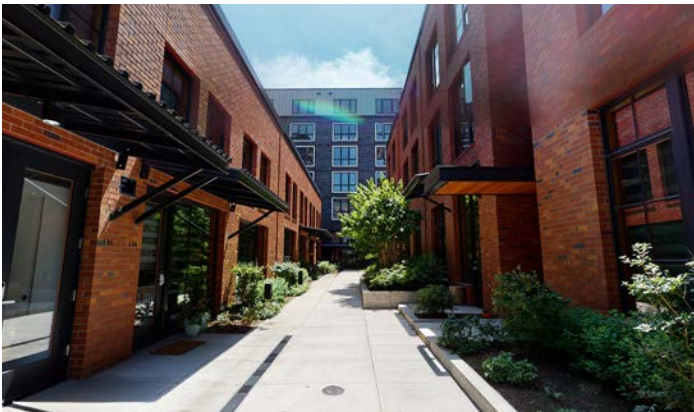


FOR MARKETING ILLUSTRATIVE PURPOSES ONLY





# THE CARSON



## AVAILABLE SPACE

The Carson: 2,524 RSF

## HIGHLIGHTS

- 385 residential units above approximately 20,000 SF of street level retail and shadow anchored by New Seasons Market.
- Prime retail opportunities 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 Mama Bird, G-Love, Pistils Nursery, Fleet Feet, Proof Portland, Fifty Licks, Good Dog PDX, Winery at Manzanita and The Love Shack.
- Available now!

## RENTAL RATE

Please call for details

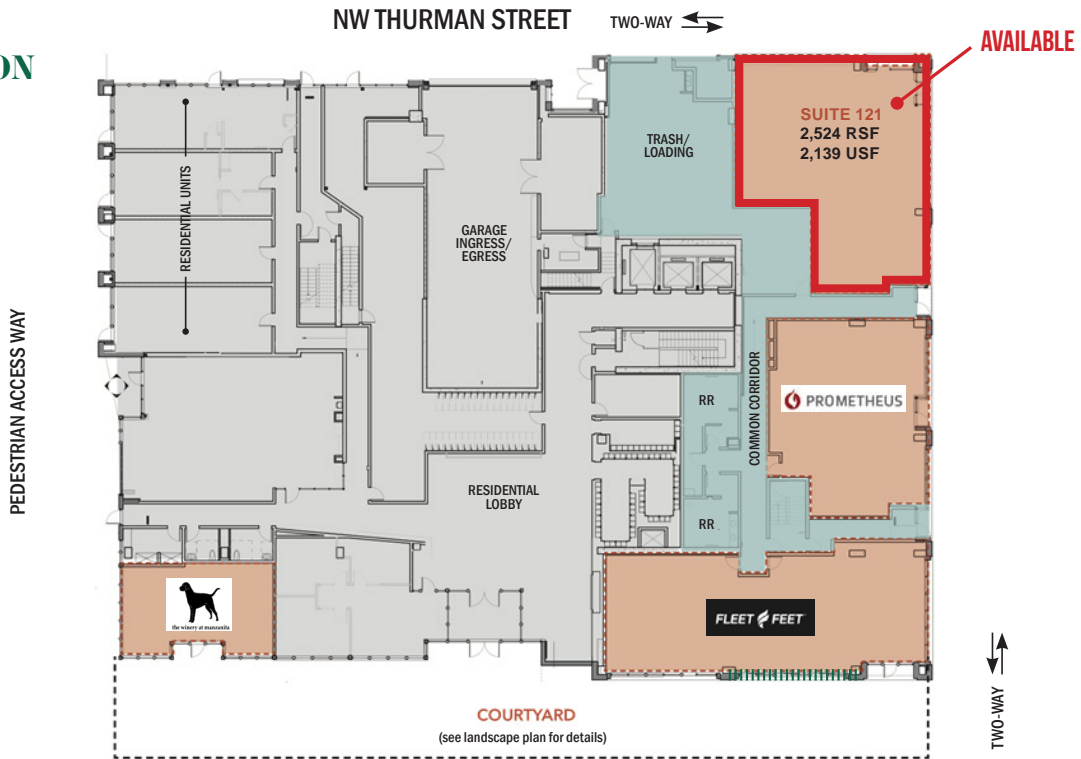
## TRAFFIC COUNTS

NW Vaughn Street @ 23rd » 14,467 ADT ('22)

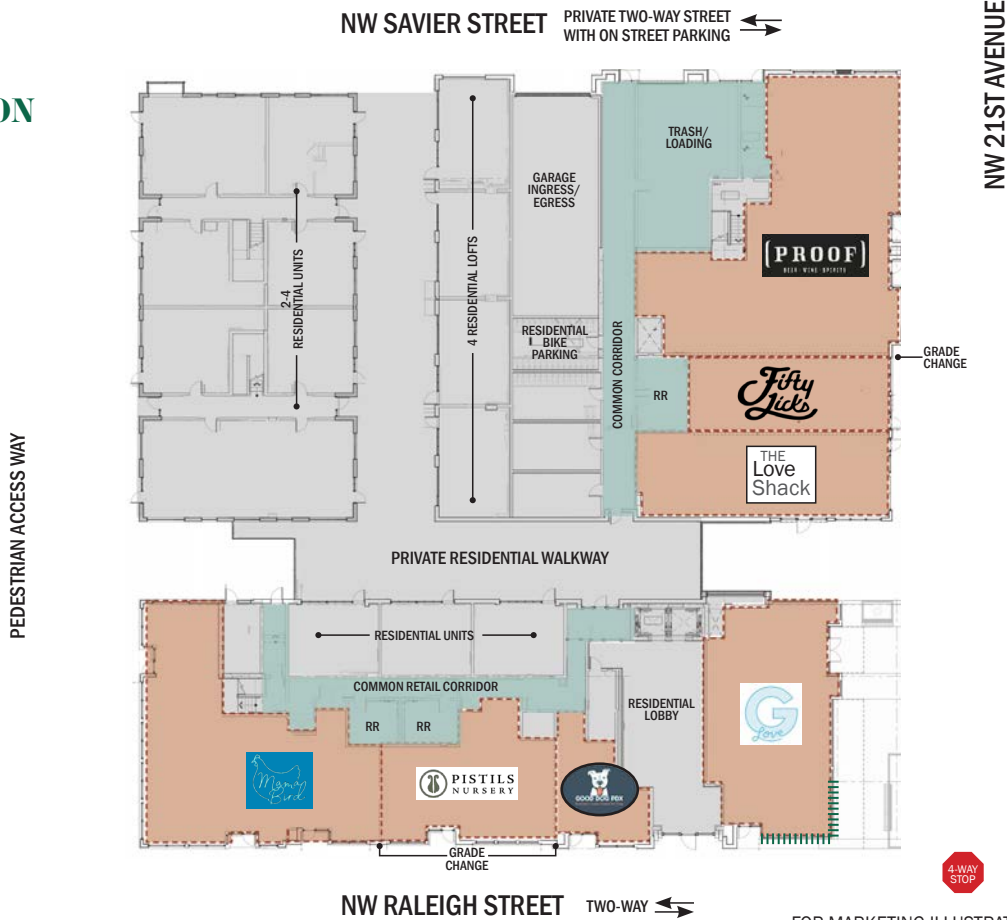
# SITE PLANS

# THE CARSON

## THE CARSON



## THE CARSON SOUTH



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



# 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, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri, Cosube and Trek, among others.
- Scheduled early 2024 opening.

## AVAILABLE SPACE

1,051 SF

## RENTAL RATE

Please call for details

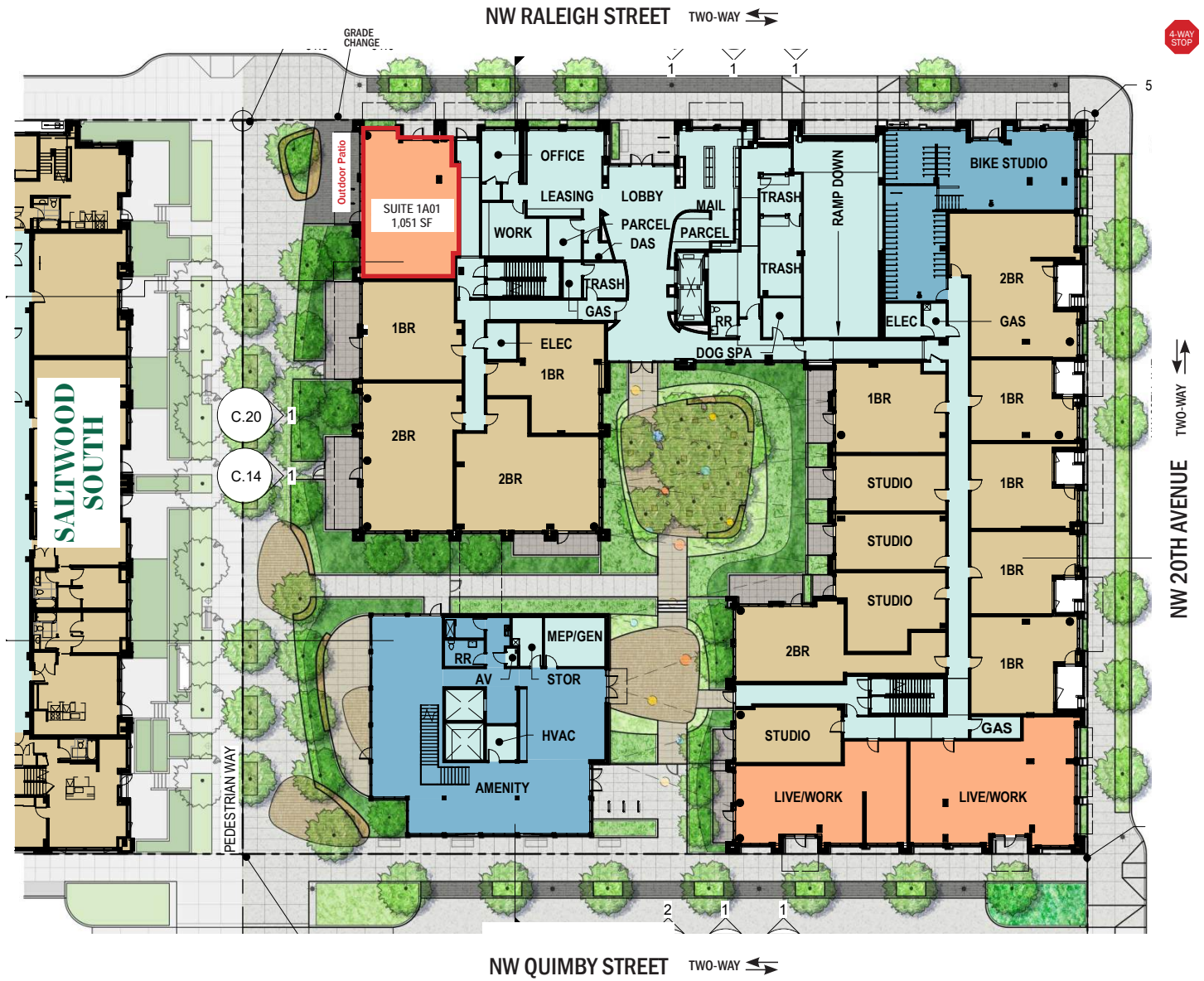
## TRAFFIC COUNTS

NW 21st Ave » 4,572 ADT ('22)

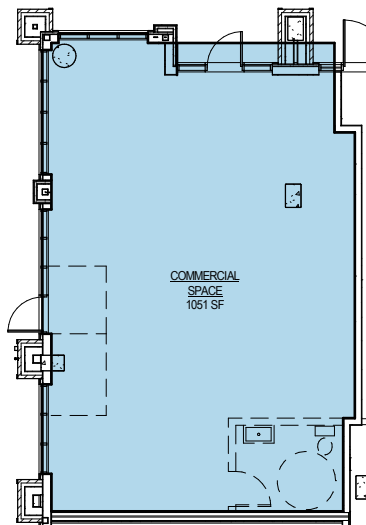


SITE PLAN | FLOOR PLAN

# FREEWELL



## FLOOR PLAN



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



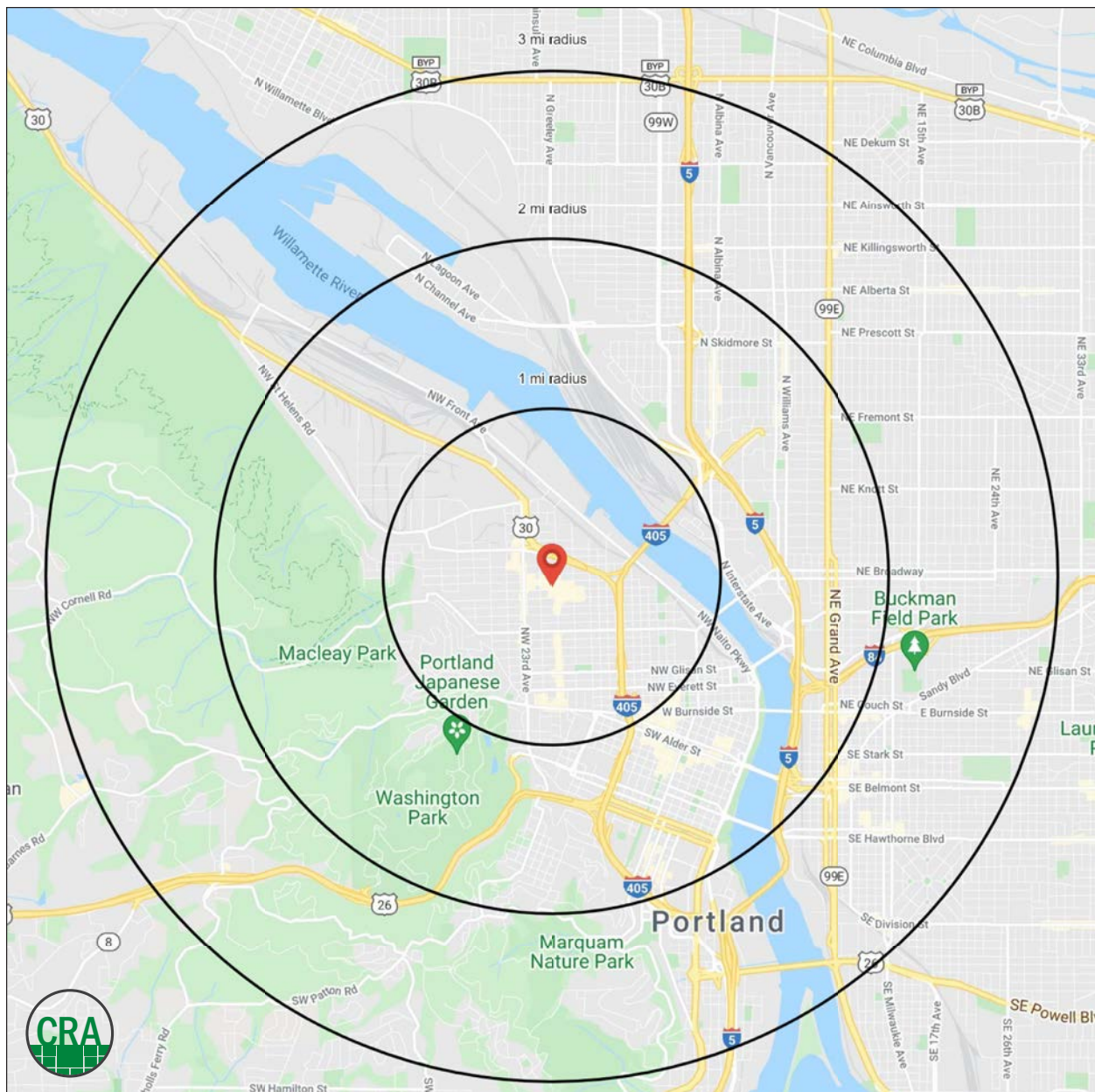
# PRIME SLABTOWN RETAIL

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	31,706	81,371	160,009
Projected Population 2028	32,629	84,066	168,239
Average HH Income	\$145,928	\$125,691	\$137,322
Median Age	38.1	37.9	37.9
Total Businesses	4,141	13,084	20,475
Daytime Demographics 16+	47,044	177,233	249,651

**\$145,928**  
Average Household Income  
1 MILE RADIUS



# Summary Profile

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



Lat/Lon: 45.5345/-122.6954

The Carson	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	31,706	81,371	160,009
2028 Projected Population	32,629	84,066	168,239
2020 Census Population	31,722	81,407	159,838
2010 Census Population	23,519	61,689	127,832
Projected Annual Growth 2023 to 2028	0.6%	0.7%	1.0%
Historical Annual Growth 2010 to 2023	2.7%	2.5%	1.9%
2023 Median Age	38.1	37.9	37.9
<b>Households</b>			
2023 Estimated Households	20,717	47,449	85,421
2028 Projected Households	21,557	49,372	90,317
2020 Census Households	20,599	47,154	84,599
2010 Census Households	15,221	34,692	65,814
Projected Annual Growth 2023 to 2028	0.8%	0.8%	1.1%
Historical Annual Growth 2010 to 2023	2.8%	2.8%	2.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	76.9%	71.8%	74.2%
2023 Estimated Black or African American	3.5%	6.5%	6.4%
2023 Estimated Asian or Pacific Islander	8.4%	8.5%	7.0%
2023 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.8%
2023 Estimated Other Races	10.7%	12.4%	11.6%
2023 Estimated Hispanic	10.0%	12.5%	11.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$145,928	\$125,691	\$137,322
2023 Estimated Median Household Income	\$98,118	\$90,212	\$99,387
2023 Estimated Per Capita Income	\$95,707	\$74,120	\$73,846
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.3%	1.8%
2023 Estimated High School Graduate	7.6%	10.4%	9.9%
2023 Estimated Some College	13.5%	15.9%	15.7%
2023 Estimated Associates Degree Only	4.4%	4.6%	4.9%
2023 Estimated Bachelors Degree Only	40.8%	37.6%	38.5%
2023 Estimated Graduate Degree	32.2%	27.8%	27.9%
<b>Business</b>			
2023 Estimated Total Businesses	4,141	13,084	20,475
2023 Estimated Total Employees	38,610	153,174	206,573
2023 Estimated Employee Population per Business	9.3	11.7	10.1
2023 Estimated Residential Population per Business	7.7	6.2	7.8

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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.

# THE MARKET



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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