

SLABTOWN CENTER

123 CAFE



FOR LEASE > IN PRIME NORTHWEST SLABTOWN DISTRICT

RENDERING

Slabtown Center has undergone a full building renovation. The renovation includes a new gym, conference rooms, bike hub, among other renovations. The redeveloped office space includes up to 35,000 SF of office space total.

ADDRESS

2055 NW Savier Street, Portland, OR

AVAILABLE SPACE

RETAIL 2: 1,026 RSF

RENTAL RATE

Flexible terms for qualified tenants!

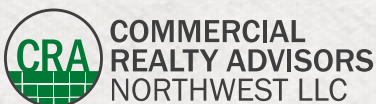
TRAFFIC COUNTS

NW Thurman St @ 22nd - 16,903 ADT ('22)

NW 21st @ Savier St - 4,345 ADT ('22)

HIGHLIGHTS

- Ideal for a café, bar or coffee shop looking for a daytime “built-in” established office clientele with nearby residential customers.
- Interior office building access along with exterior entry access provides for a truly integrated opportunity.
- Neighboring tenants include: Chromacore, New Seasons Market, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Mama Bird, G-Love, Pistils Nursery, Fleet Feet, Afuri, Proof Portland, Fifty Licks, Good Dog PDX and Winery at Manzanita among others.
- Available now!



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New access route from US-30 WB

NW Wilson St

NW Wilson St

NW Vaughn St

NW Upshur St

SLABTOWN CENTER 2055 NW SAVIER STREET

PORTLAND, OR

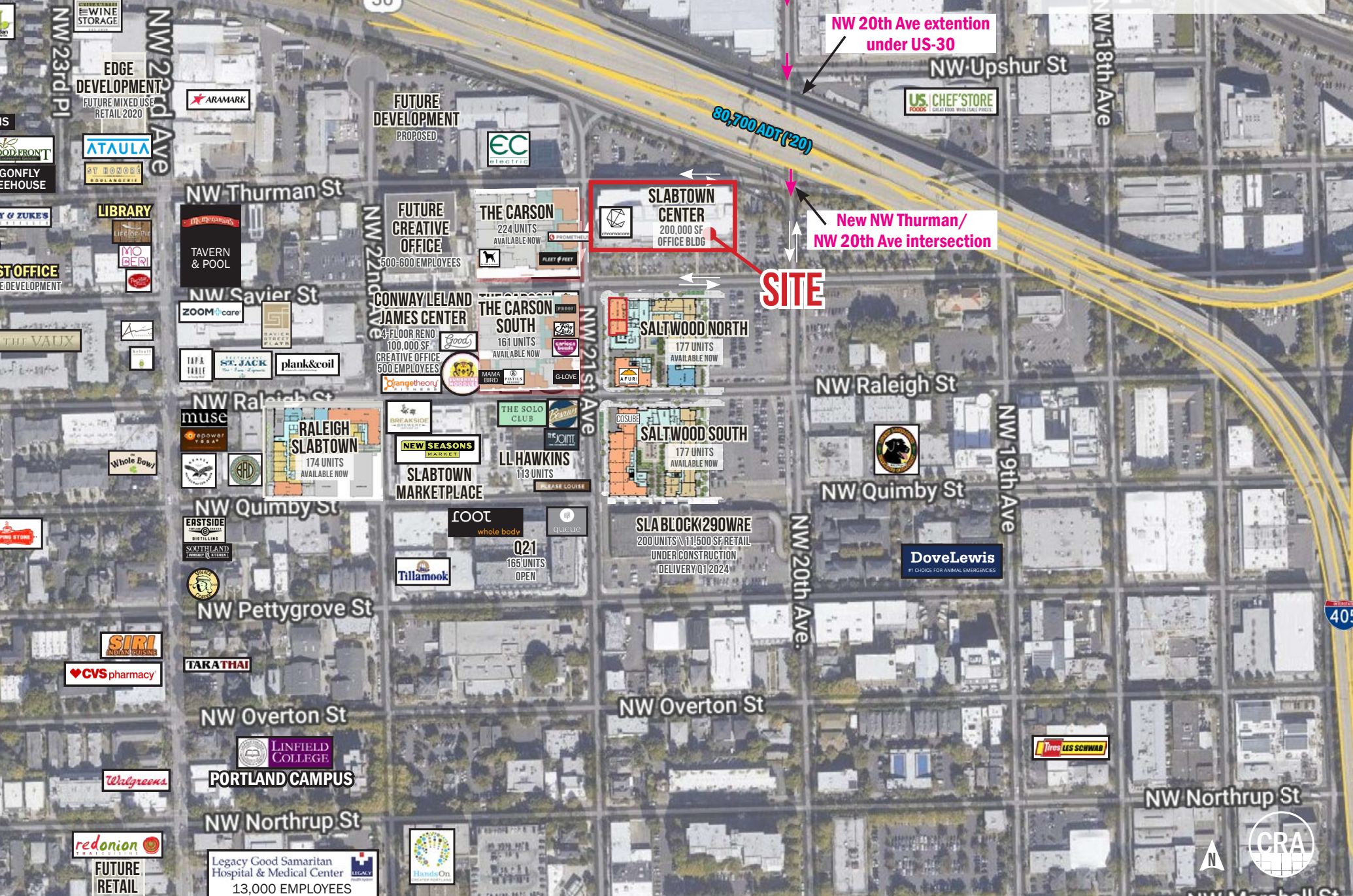
NW 20th Ave extension under US-30

80,700 ADT ('20)

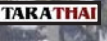
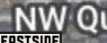
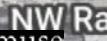
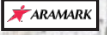
New NW Thurman / NW 20th Ave intersection

SLABTOWN CENTER
200,000 SF OFFICE BLDG

SITE

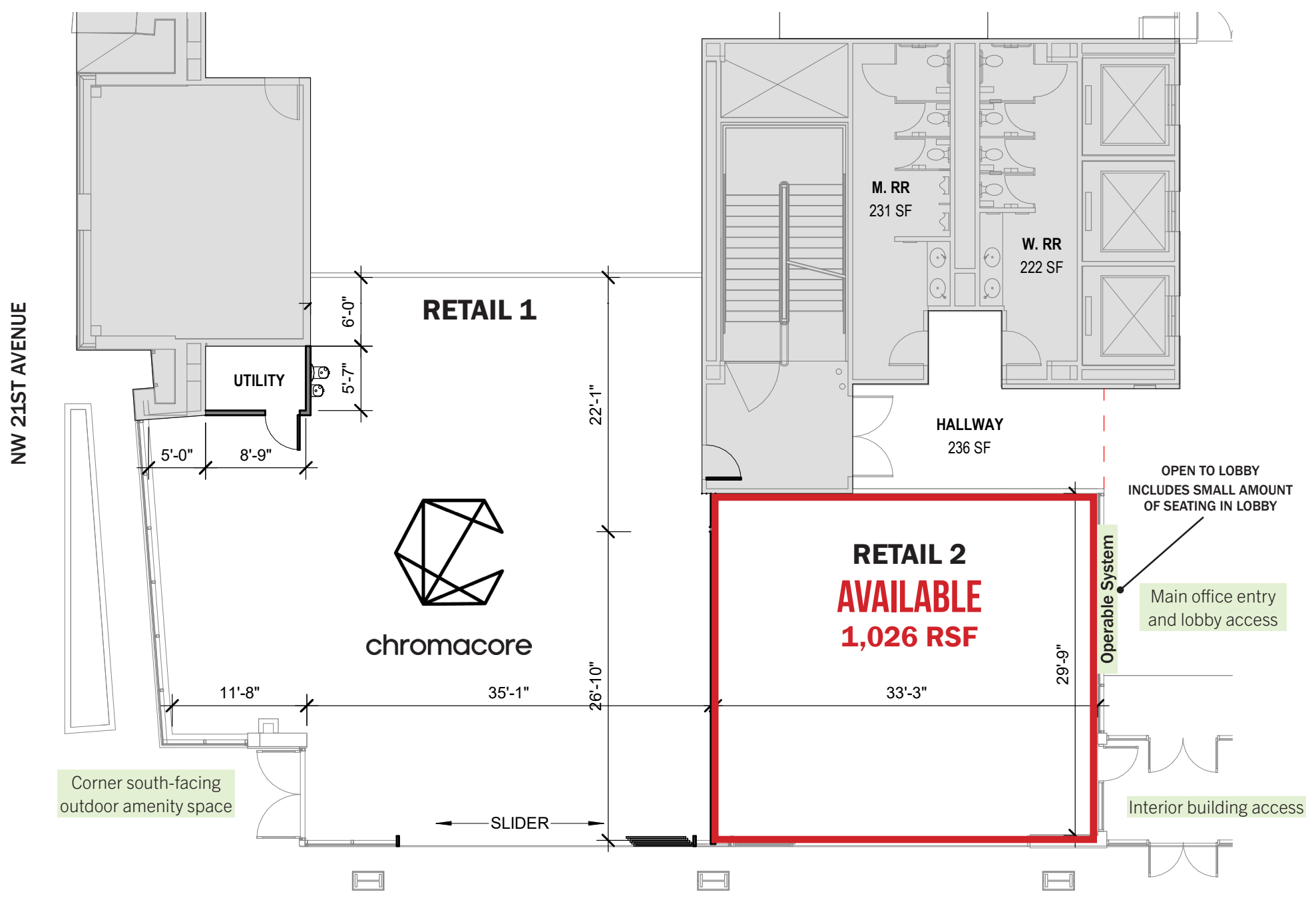


Dockside



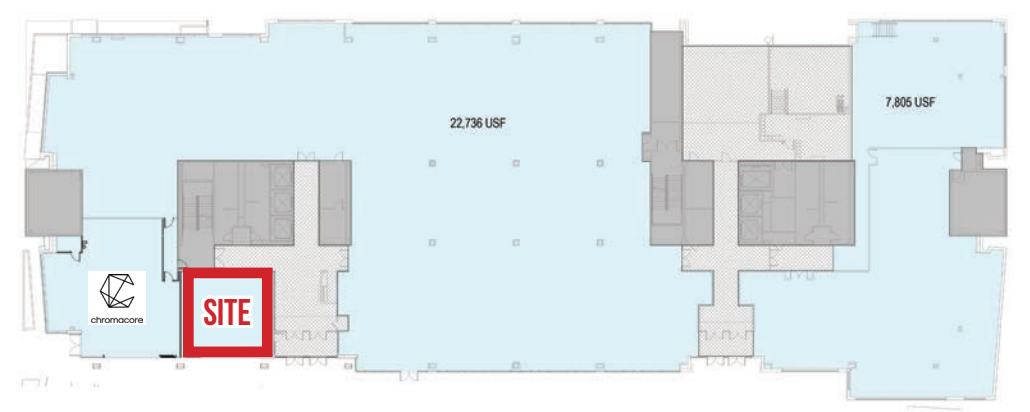
GROUND FLOOR

RETAIL SITE PLAN



OFF STREET PARKING AVAILABLE

BUILDING PLAN



THIS PAGE IS FOR MARKETING PURPOSES ONLY



SLABTOWN CENTER

2055 NW SAVIER STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

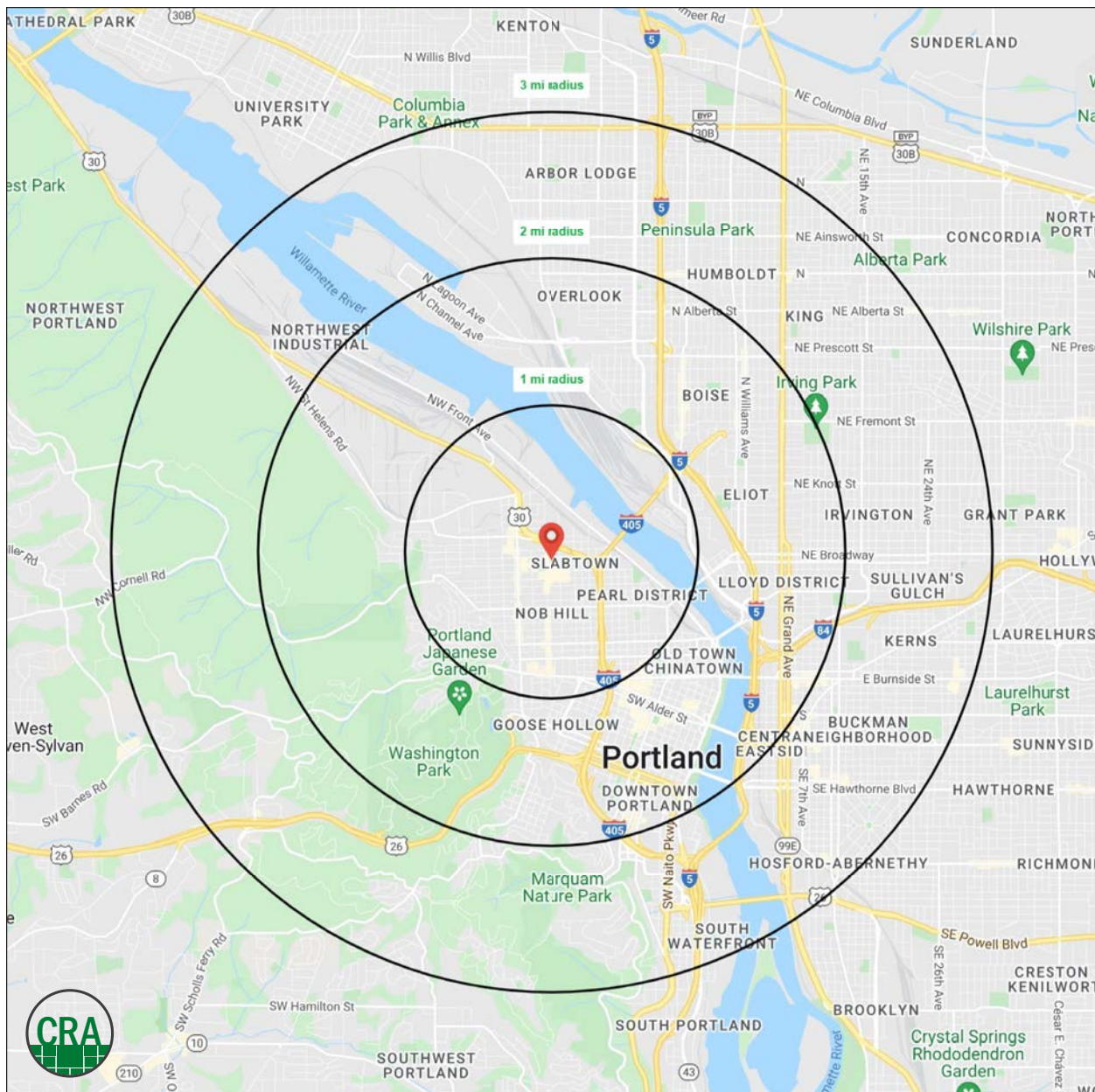
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	30,953	83,657	164,308
Projected Population 2027	31,289	85,905	171,888
Average HH Income	\$115,292	\$101,473	\$111,623
Median Home Value	\$672,009	\$636,098	\$626,437
Daytime Demographics 16+	49,212	195,933	274,749
Some College or Higher	90.8%	86.0%	86.7%

\$672,009

Median Home Value
1 MILE RADIUS

38.1

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5353/-122.694

Slabtown Center	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97209			
Population			
2022 Estimated Population	30,953	83,657	164,308
2027 Projected Population	31,289	85,905	171,888
2020 Census Population	31,200	84,282	164,677
2010 Census Population	22,850	64,062	132,182
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.9%
Historical Annual Growth 2010 to 2022	3.0%	2.5%	2.0%
2022 Median Age	38.1	37.8	37.7
Households			
2022 Estimated Households	20,056	48,178	86,505
2027 Projected Households	20,579	49,904	91,214
2020 Census Households	20,208	48,498	86,479
2010 Census Households	14,752	35,785	67,485
Projected Annual Growth 2022 to 2027	0.5%	0.7%	1.1%
Historical Annual Growth 2010 to 2022	3.0%	2.9%	2.3%
Race and Ethnicity			
2022 Estimated White	76.7%	71.8%	74.0%
2022 Estimated Black or African American	3.6%	6.7%	6.5%
2022 Estimated Asian or Pacific Islander	8.3%	8.4%	7.2%
2022 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
2022 Estimated Other Races	10.8%	12.3%	11.5%
2022 Estimated Hispanic	10.3%	12.5%	10.9%
Income			
2022 Estimated Average Household Income	\$115,292	\$101,473	\$111,623
2022 Estimated Median Household Income	\$86,178	\$76,932	\$84,678
2022 Estimated Per Capita Income	\$75,145	\$59,280	\$59,337
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.4%	1.3%
2022 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.1%	1.8%
2022 Estimated High School Graduate	7.8%	10.5%	10.2%
2022 Estimated Some College	11.8%	14.2%	14.8%
2022 Estimated Associates Degree Only	4.2%	4.7%	5.0%
2022 Estimated Bachelors Degree Only	42.5%	37.9%	37.9%
2022 Estimated Graduate Degree	32.3%	29.2%	29.0%
Business			
2022 Estimated Total Businesses	4,242	13,570	20,721
2022 Estimated Total Employees	41,135	171,838	231,462
2022 Estimated Employee Population per Business	9.7	12.7	11.2
2022 Estimated Residential Population per Business	7.3	6.2	7.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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