

**PLENTIFUL FREE OFF-STREET  
CUSTOMER PARKING**



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

**AVAILABLE SPACE** 2,250 SF | 2,550 SF | 3,600 SF | 4,450 SF

**RENTAL RATE** Call for details

- HIGHLIGHTS**
- Historic grocery/drug 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 and pharmacy with upscale restaurants and apparel. Health, beauty, food, and home categories excel in this trade area.

**TRAFFIC COUNTS** W Burnside St – 23,761 ADT ('22) | NW 23rd Ave – 19,235 ADT ('18)



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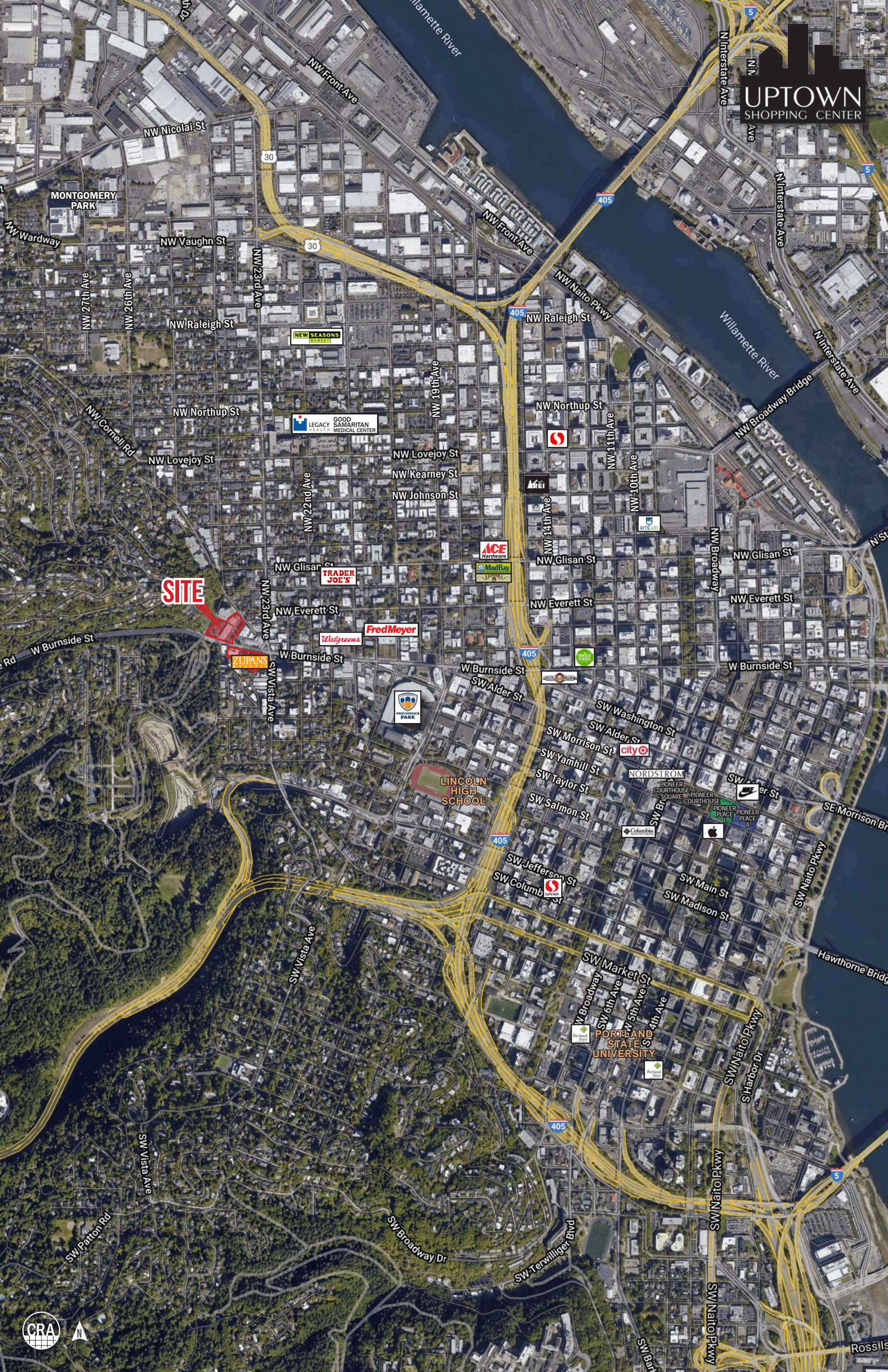
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*Licensed brokers in Oregon & Washington*



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# UPTOWN SHOPPING CENTER



**SITE**

**ZUPANS**

**TRADER JOE'S**

**Fred Meyer**

**Walgreens**

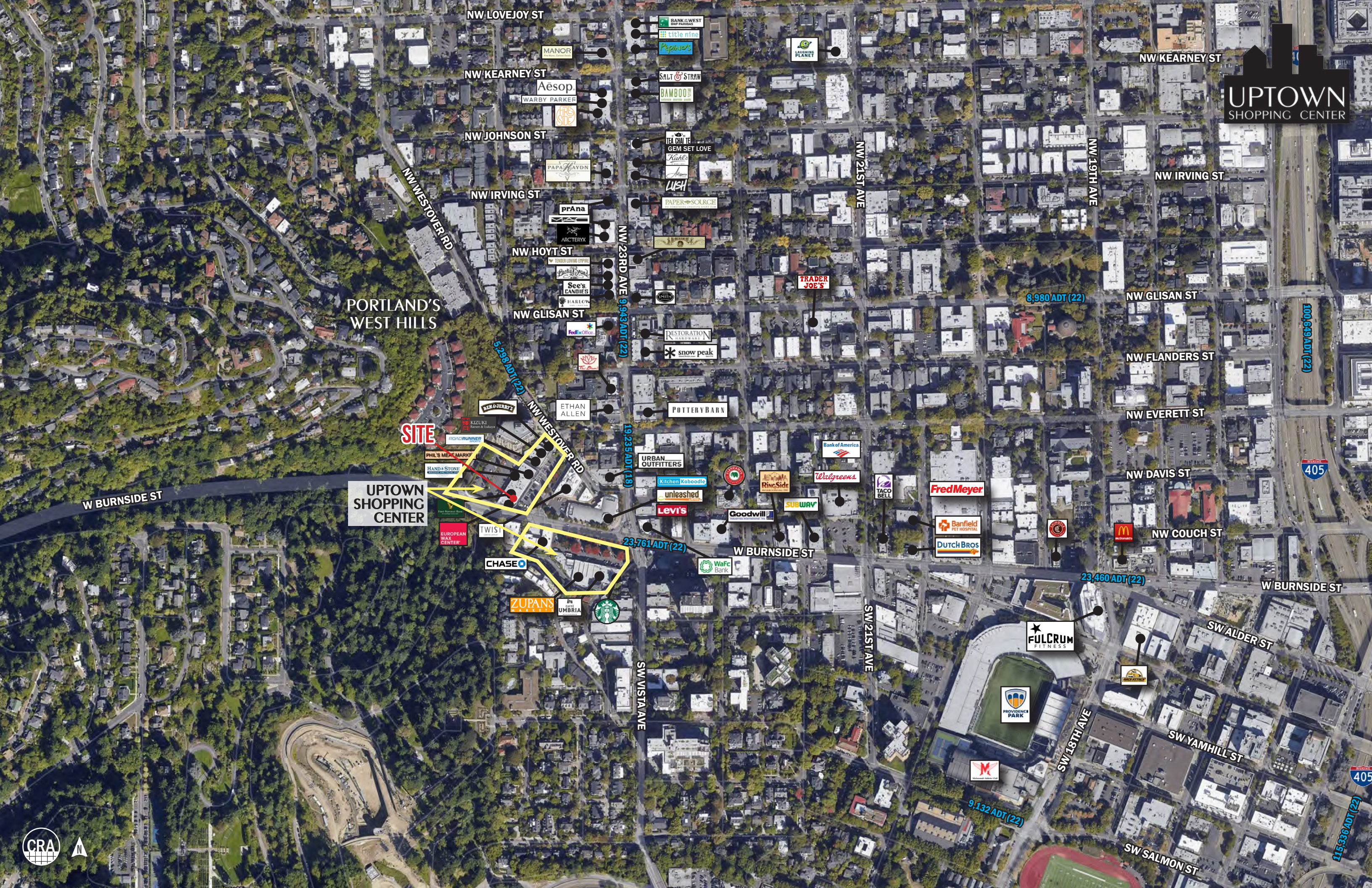
**LINCOLN HIGH SCHOOL**

**PORTLAND STATE UNIVERSITY**





# UPTOWN SHOPPING CENTER



PORTLAND'S WEST HILLS

UPTOWN SHOPPING CENTER

SITE





THE WESTERLY

NW FLANDERS ST

NW 23RD AVE

NW EVERETT ST

UPTOWN SHOPPING CENTER

AVAILABLE

NW 24TH PL

NW WESTOVER RD

NW 23RD PL

NW 22ND AVE

NW 22ND PL

HAND & STONE

UPTOWN PAPERS

EUROPEAN WAX CENTER

PHIL'S MEAT MARKET

ROADRUNNER

TWIST

Levi's

unleashed

Kitchen Kaboodle

CROSSROADS

W BURNSIDE

UPTOWN APARTMENTS

CHASEO

ZUPANS

UMBRIA



UPTOWN SHOPPING CENTER

UPTOWN SHOPPING CENTER







# DOWNTOWN PORTLAND'S ONLY GROCERY/PHARMACY ANCHORED SHOPPING CENTER

PLENTIFUL OFF-STREET  
FREE CUSTOMER PARKING



LLOYD DISTRICT

CENTRAL BUSINESS DISTRICT

PSU DISTRICT

PEARL DISTRICT

LINCOLN HIGH SCHOOL



Fred Meyer

Walgreens



NW 21ST AVE

TRADER JOE'S

CITY MARKET

CROSSROADS

SW 23RD AVE

BEE

NORTHWEST PORTLAND

POTTERY BARN

URBAN OUTFITTERS

THIELE'S SQUARE

Kitchen Kaboodle

EXCLUSIVE FREE CUSTOMER PARKING

ZUPAN'S MARKETS

Puckett's

RH

TWIST

unleashed

CHASE

BEN & JERRY'S

KIZUKI Ramen & Izakaya

NW 23RD PL

EXCLUSIVE FREE CUSTOMER PARKING

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

ROADRUNNER SPORTS

PHIL'S MEAT MARKET

POSTALANNEX

EUROPEAN WAX CENTER

HAND & STONE



EXCLUSIVE FREE CUSTOMER PARKING



WASHINGTON PARK >



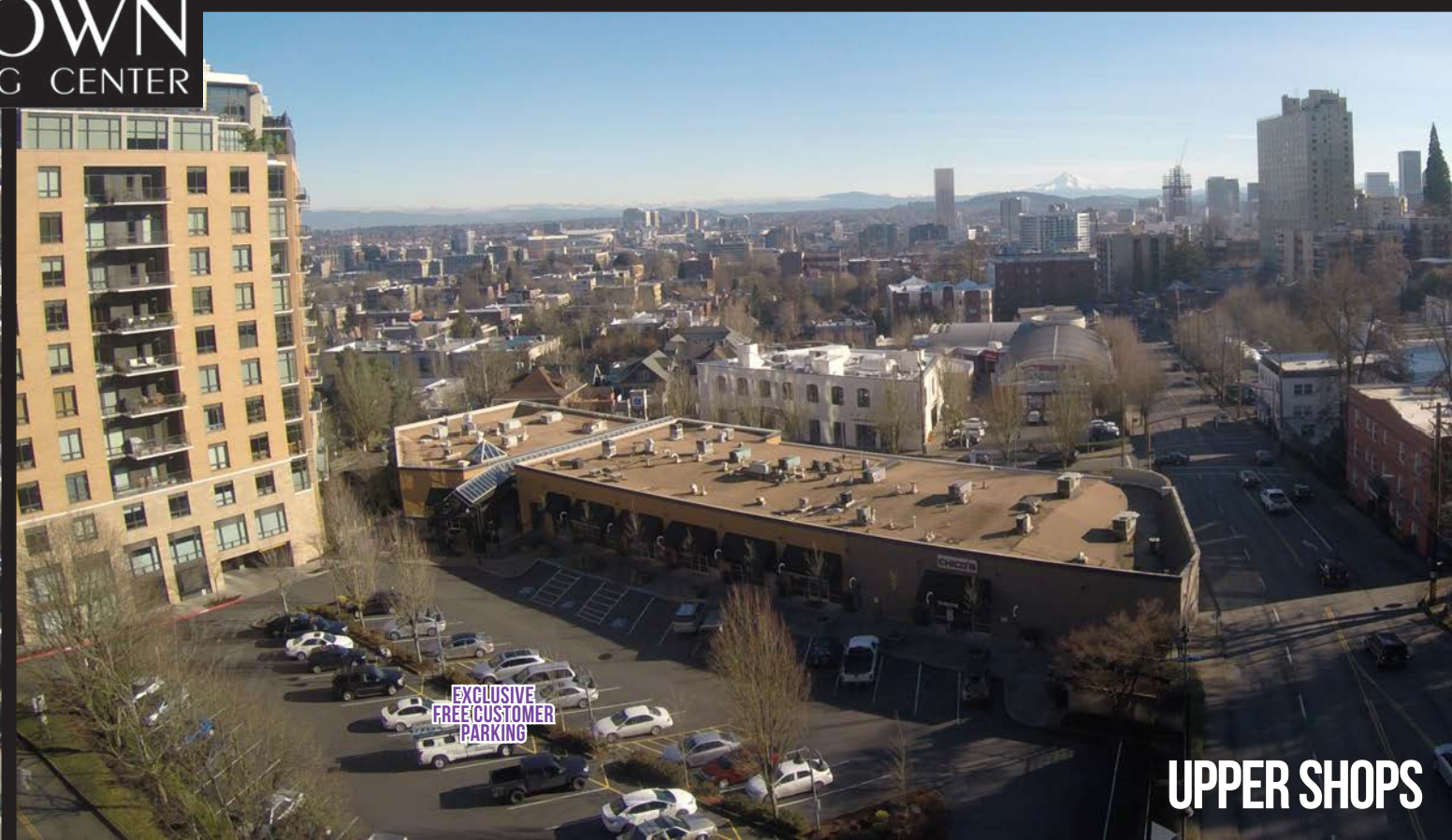
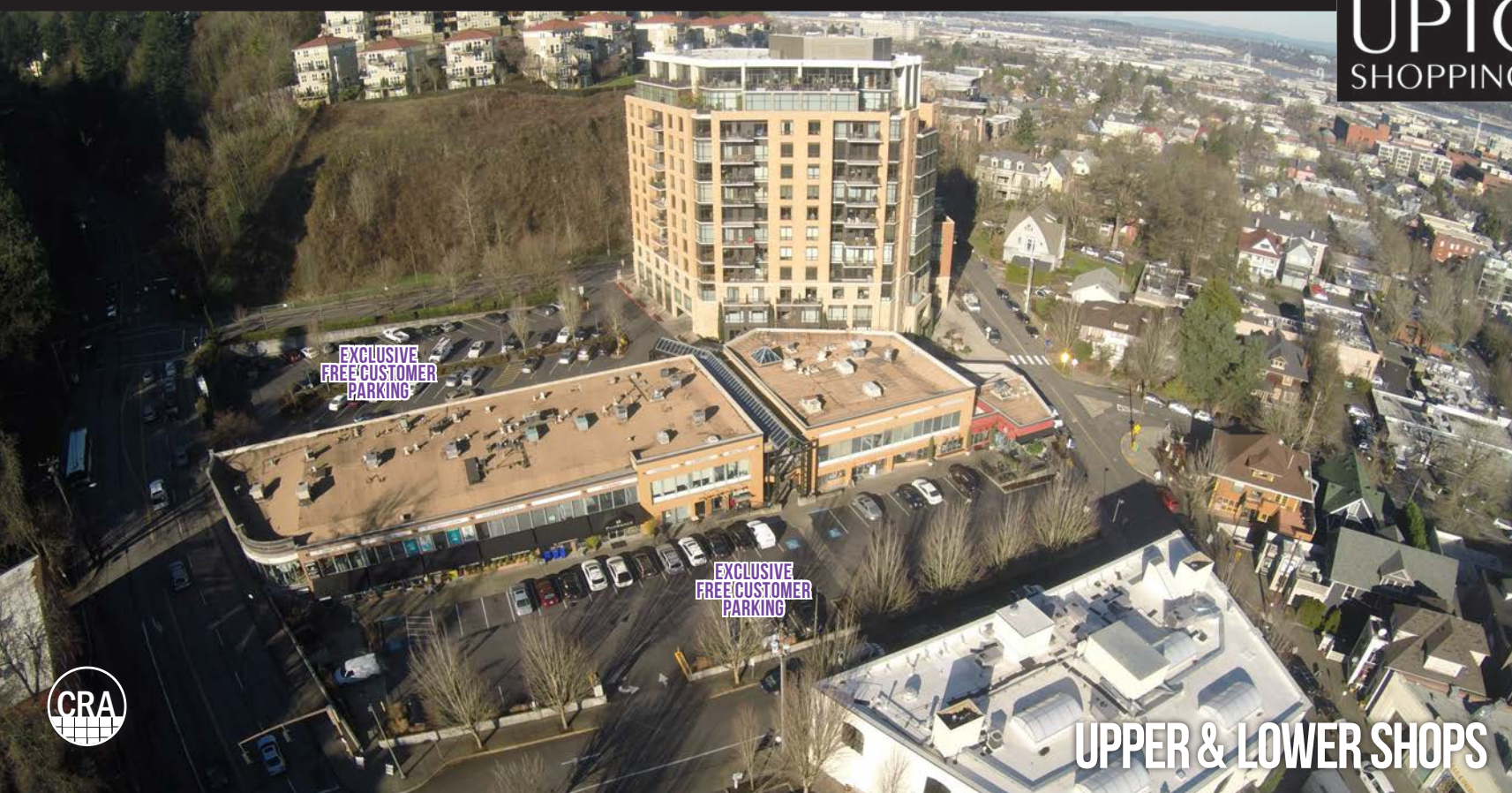


# DOWNTOWN PORTLAND'S ONLY GROCERY/PHARMACY ANCHORED SHOPPING CENTER



PLENTIFUL OFF-STREET FREE CUSTOMER PARKING

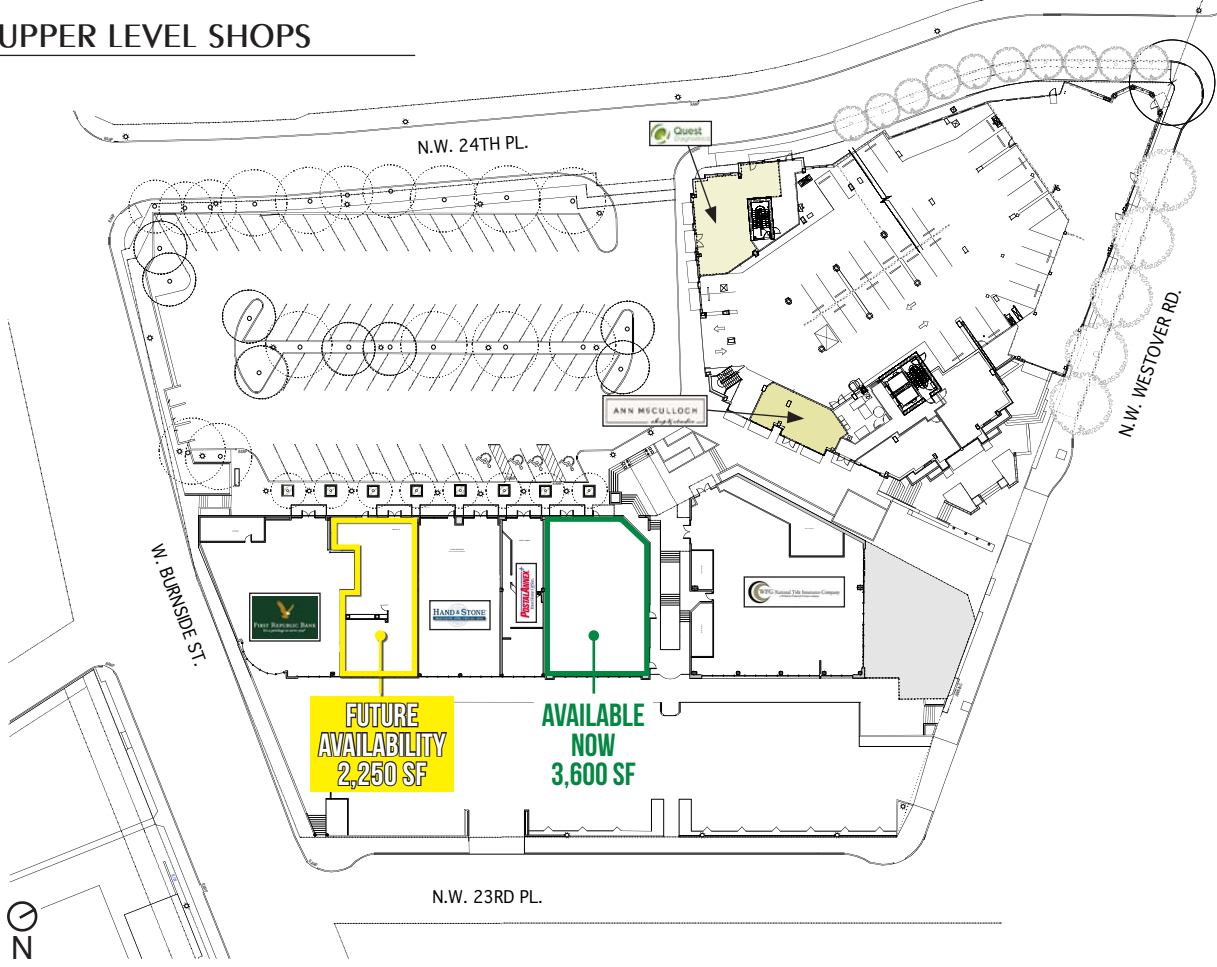
## UPTOWN SHOPPING CENTER



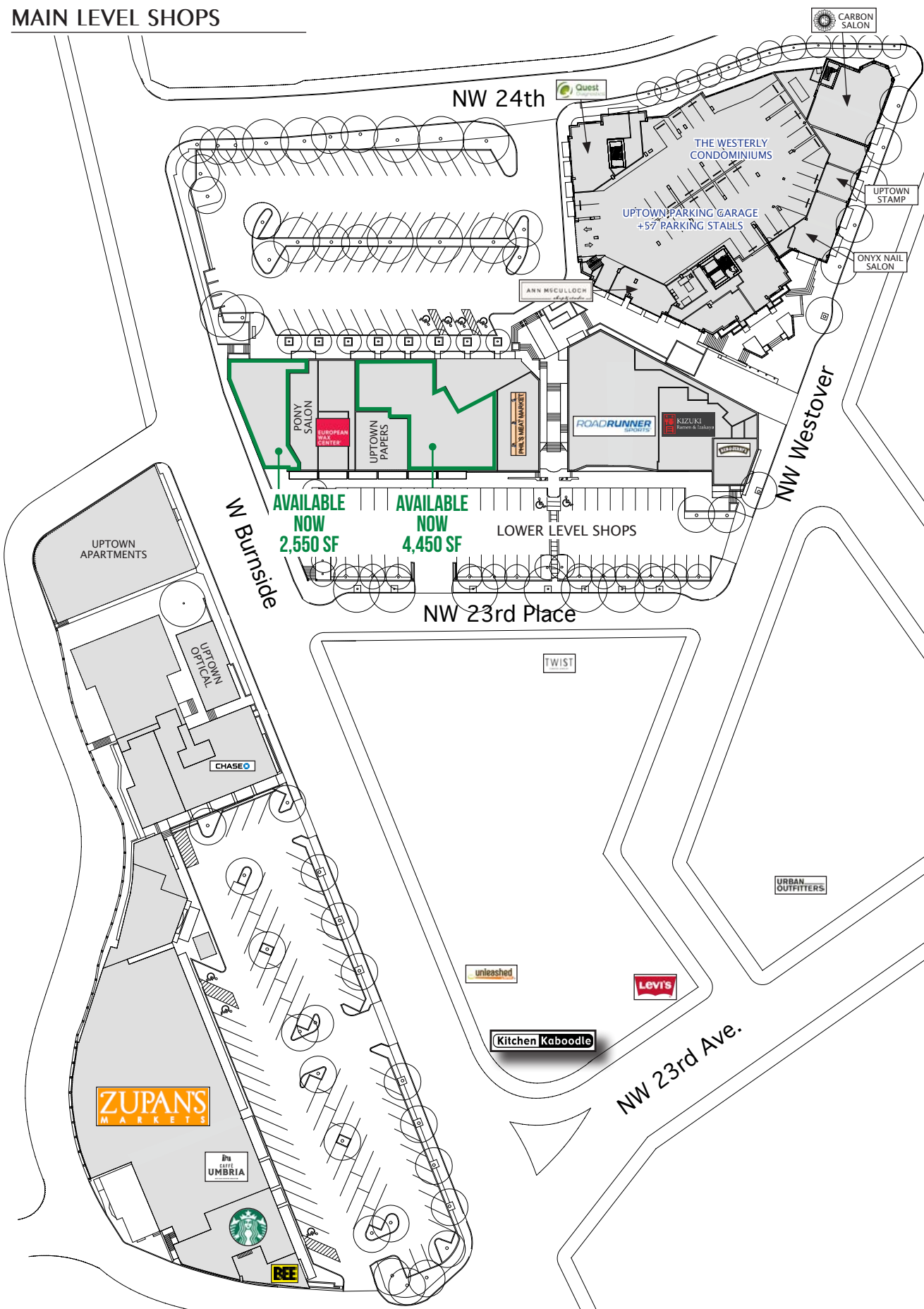


PLENTIFUL OFF-STREET  
FREE CUSTOMER PARKING

UPPER LEVEL SHOPS

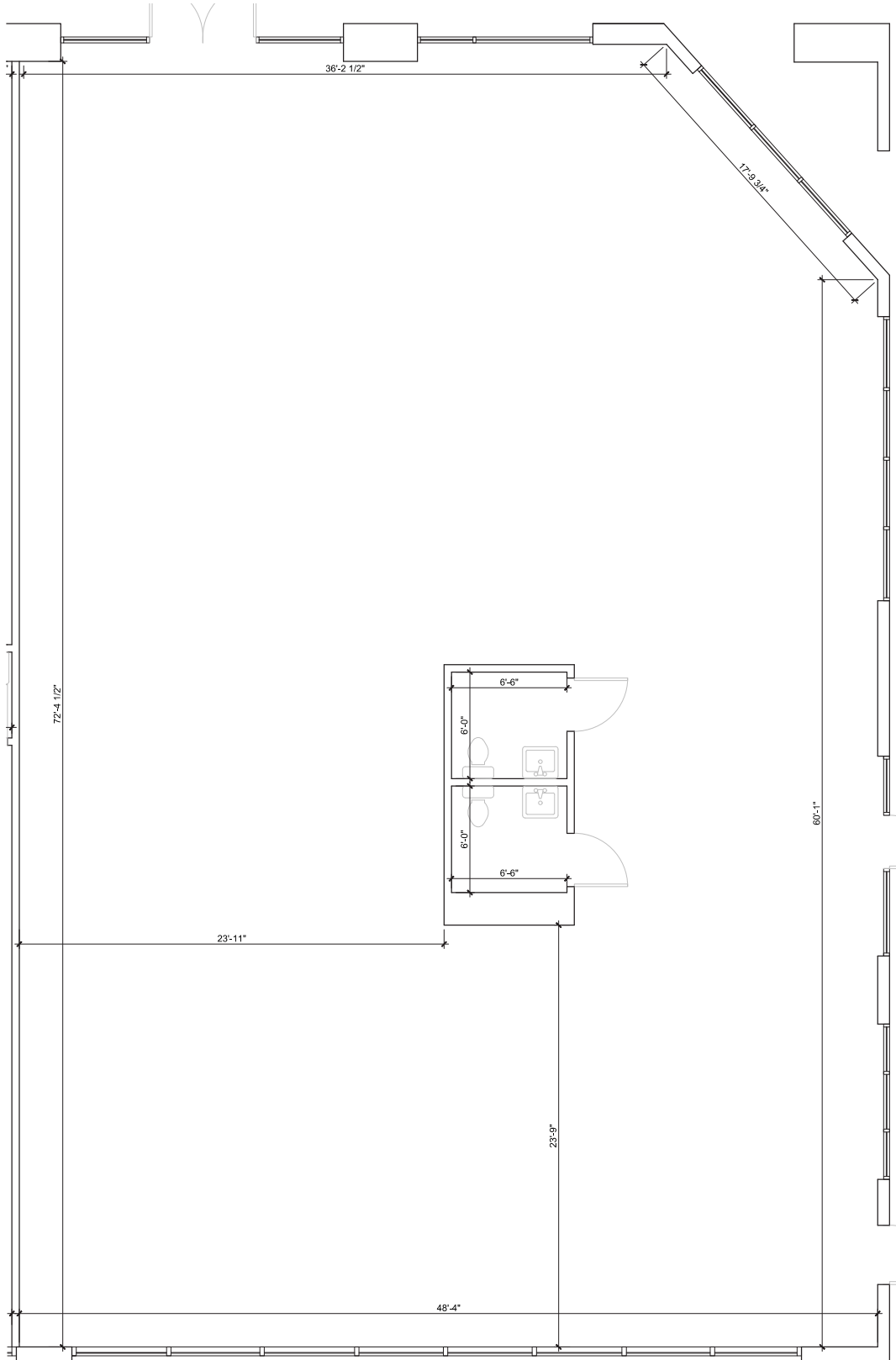


MAIN LEVEL SHOPS



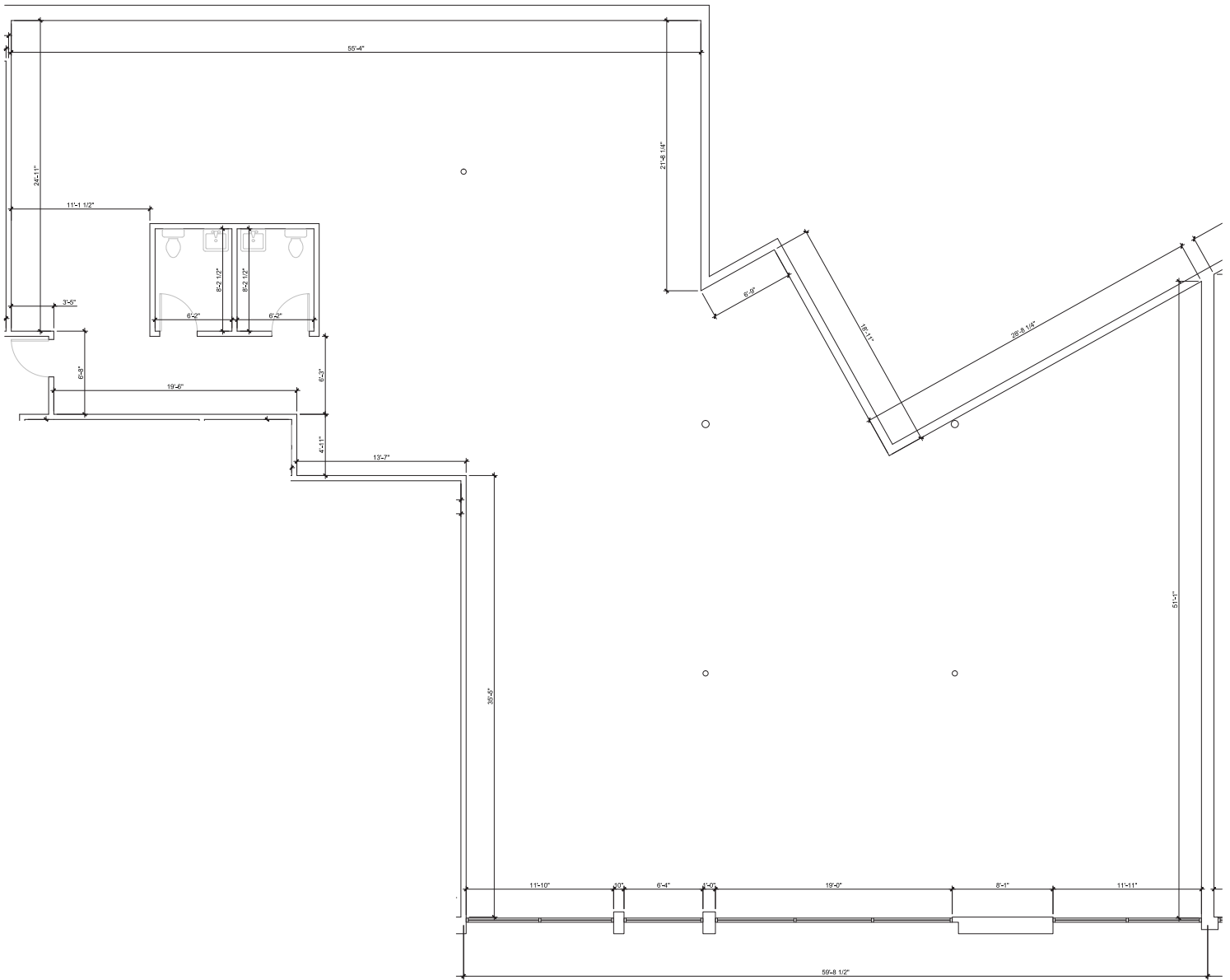


# FLOOR PLAN | 3,600 SF





# FLOOR PLAN | 4,450 SF







# DEMOGRAPHIC SUMMARY

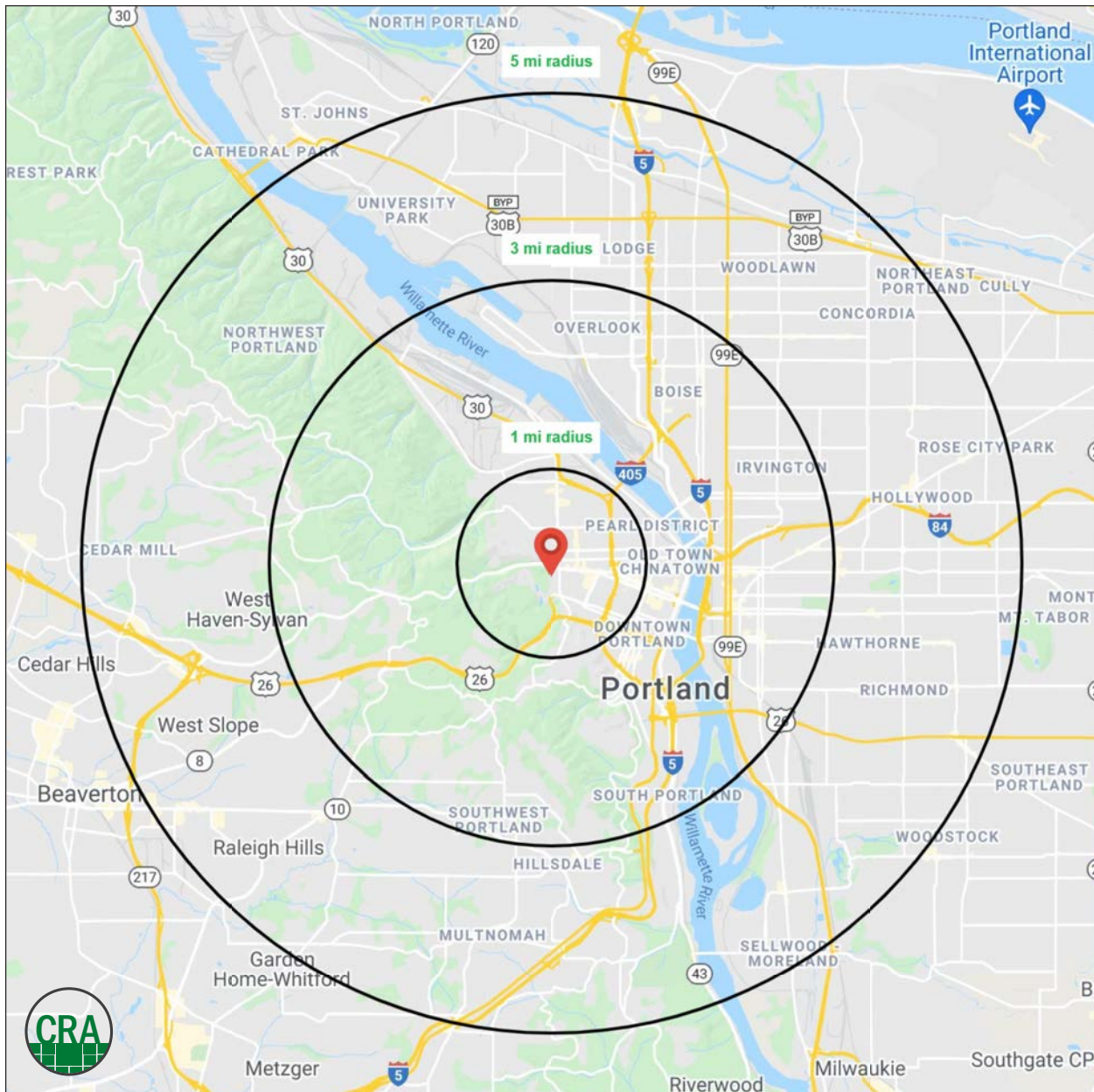
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	41,299	151,417	411,423
Projected Population 2027	41,752	156,319	423,702
Average HH Income	\$101,577	\$112,924	\$122,003
Median Age	38.9	38.4	38.4
Total Businesses	5,982	20,287	36,544
Daytime Demographics 16+	67,733	268,340	445,518

**41,299**

Estimated 2022 Population  
1 MILE RADIUS

**\$101,577**

Average Household Income  
1 MILE RADIUS





## Summary Profile

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



Lat/Lon: 45.5235/-122.6983

Uptown Shopping Center	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	41,299	151,417	411,423
2027 Projected Population	41,752	156,319	423,702
2020 Census Population	41,343	152,131	414,650
2010 Census Population	33,987	121,452	358,938
Projected Annual Growth 2022 to 2027	0.2%	0.6%	0.6%
Historical Annual Growth 2010 to 2022	1.8%	2.1%	1.2%
2022 Median Age	38.9	38.4	38.4
<b>Households</b>			
2022 Estimated Households	26,829	82,572	194,031
2027 Projected Households	27,516	86,150	202,870
2020 Census Households	26,895	82,794	194,433
2010 Census Households	21,275	64,361	165,717
Projected Annual Growth 2022 to 2027	0.5%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	2.2%	2.4%	1.4%
<b>Race and Ethnicity</b>			
2022 Estimated White	74.5%	75.0%	75.6%
2022 Estimated Black or African American	4.0%	5.5%	4.9%
2022 Estimated Asian or Pacific Islander	9.8%	7.3%	7.5%
2022 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.6%
2022 Estimated Other Races	11.0%	11.5%	11.2%
2022 Estimated Hispanic	10.7%	11.0%	9.9%
<b>Income</b>			
2022 Estimated Average Household Income	\$101,577	\$112,924	\$122,003
2022 Estimated Median Household Income	\$74,679	\$83,625	\$94,229
2022 Estimated Per Capita Income	\$66,604	\$62,158	\$57,914
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.2%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.8%	1.9%
2022 Estimated High School Graduate	8.4%	9.7%	10.1%
2022 Estimated Some College	13.6%	14.7%	15.8%
2022 Estimated Associates Degree Only	4.7%	4.8%	5.6%
2022 Estimated Bachelors Degree Only	38.8%	37.7%	36.8%
2022 Estimated Graduate Degree	31.5%	30.1%	28.3%
<b>Business</b>			
2022 Estimated Total Businesses	5,982	20,287	36,544
2022 Estimated Total Employees	54,729	226,569	337,610
2022 Estimated Employee Population per Business	9.1	11.2	9.2
2022 Estimated Residential Population per Business	6.9	7.5	11.3



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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