

THE CARSON



LOCATION

NW Slabtown District in Portland, Oregon
The Carson: NW 21st Avenue & NW Savier Street
The Carson South: NW 21st Avenue & NW Raleigh Street

AVAILABLE SPACE

The Carson: 911–2,524 SF
The Carson South: 739–4,944 SF

RENTAL RATE

Call for details

TRAFFIC COUNTS

NW Thurman Street @ 22nd » 17,740 ADT (18)
NW 23rd @ Vaughn Street » 16,153 ADT (18)

COMMENTS

- Prime mixed-use development located in the heart of NW Slabtown District.
- 385 residential units above approximately 20,000 SF of street level retail, shadow anchored by New Seasons Market and over 100,000 SF of creative office space.
- Numerous retail and restaurant opportunities.
- Neighboring tenants include, New Seasons Market, Besaw's, Solo Club and Breakside Brewery, among others.
- Available now!

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2019	31,441	152,350	395,601
Population Forecast 2024	32,869	157,998	409,315
Average HH Income	\$107,052	\$100,821	\$105,764
Employees	42,255	263,365	366,527

Source: Regis - SitesUSA (2019)



ASHLEY HEICHELBECH » ashley@cra-nw.com

KATHLEEN HEALY » kathleen@cra-nw.com

ROB KIMMELMAN » rob@cra-nw.com

503.274.0211

Commercial Realty Advisors NW, LLC

733 SW Second Avenue, Suite 200

Portland, Oregon 97204

www.cra-nw.com

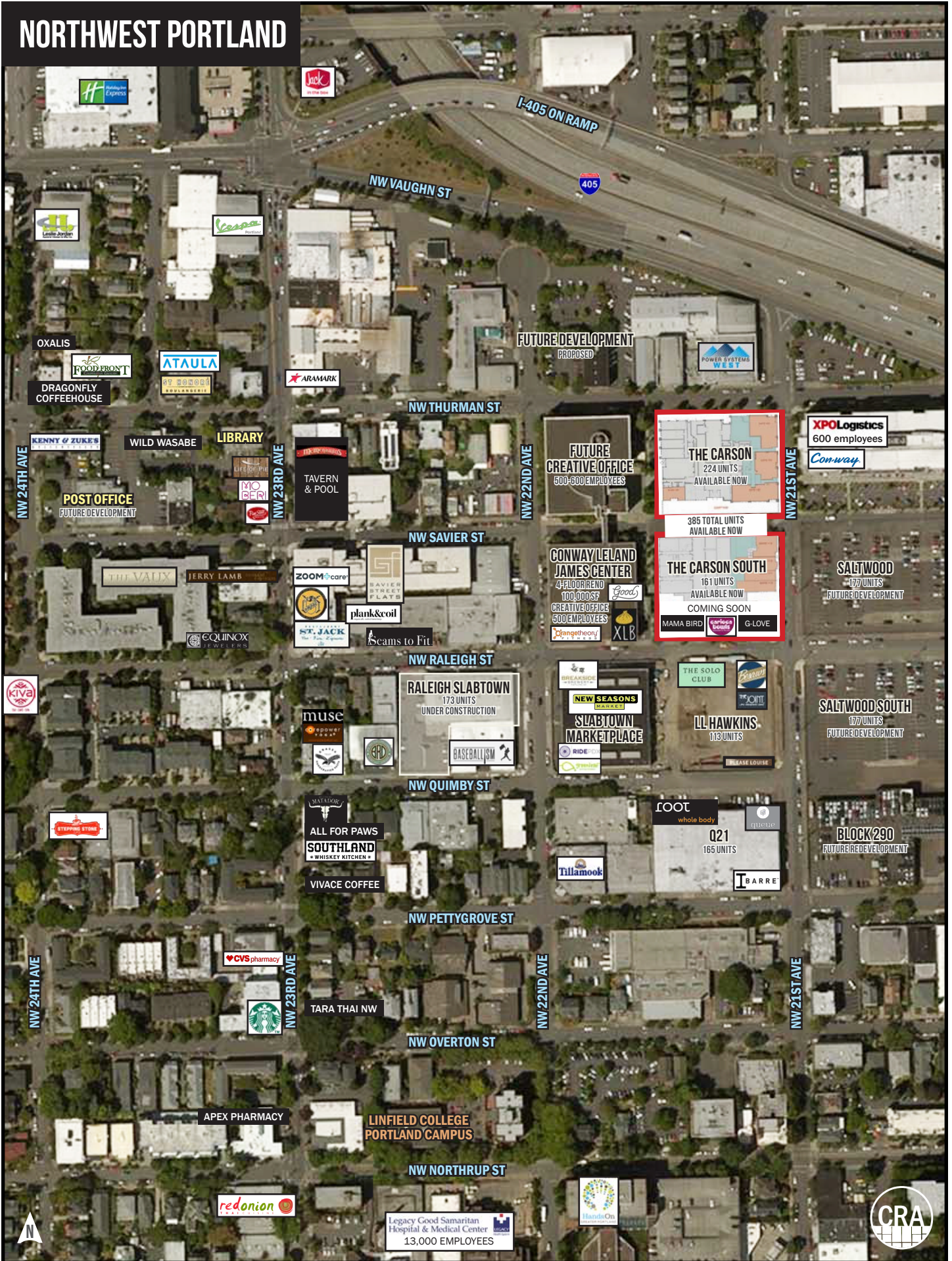
Licensed brokers in Oregon & Washington



THE
CARSON



NORTHWEST PORTLAND



NW 24TH AVE

NW 23RD AVE

NW 22ND AVE

NW 21ST AVE

NW THURMAN ST

NW SAVIER ST

NW RALEIGH ST

NW QUIMBY ST

NW PETTYGROVE ST

NW OVERTON ST

NW NORTHRUP ST

I-405 ON RAMP

405

Hyatt Express

Jack in the Box

Leslie-Joyner

Veeco

OXALIS

PODERONT

ATAULA

BY BODIES

ARAMARK

FUTURE DEVELOPMENT PROPOSED

POWER SYSTEMS WEST

DRAGONFLY COFFEEHOUSE

KENNY & ZUKE'S

WILD WASABE

LIBRARY

TAVERN & POOL

FUTURE CREATIVE OFFICE 500-600 EMPLOYEES

THE CARSON
224 UNITS
AVAILABLE NOW

XPO Logistics
600 employees
Con-way

POST OFFICE
FUTURE DEVELOPMENT

385 TOTAL UNITS
AVAILABLE NOW

THE CARSON SOUTH
161 UNITS
AVAILABLE NOW
COMING SOON

SALTWOOD
177 UNITS
FUTURE DEVELOPMENT

THE VALIX

TERRY LAMB

ZOOM@care

SAVIER STREET PLATS

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

MAMA BIRD
G-LOVE

SALTWOOD SOUTH
177 UNITS
FUTURE DEVELOPMENT

EQUINOX JEWELERS

plank&coil

Seams to Fit

Good
OrangeTheory
XLB

THE SOLO CLUB
LL HAWKINS
113 UNITS

SALTWOOD SOUTH
177 UNITS
FUTURE DEVELOPMENT

kiva

RALEIGH SLABTOWN
173 UNITS
UNDER CONSTRUCTION

BREAKSIDE
NEW SEASONS
SLABTOWN MARKET PLACE

THE SOLO CLUB
LL HAWKINS
113 UNITS

SALTWOOD SOUTH
177 UNITS
FUTURE DEVELOPMENT

muse

BASEBALLISM

NEW SEASONS
SLABTOWN MARKET PLACE

THE SOLO CLUB
LL HAWKINS
113 UNITS

SALTWOOD SOUTH
177 UNITS
FUTURE DEVELOPMENT

epower

NW QUIMBY ST

SLABTOWN MARKET PLACE

THE SOLO CLUB
LL HAWKINS
113 UNITS

SALTWOOD SOUTH
177 UNITS
FUTURE DEVELOPMENT

ALL FOR PAWS

SOUTHLAND
WHISKEY KITCHEN

root
whole body
Q21
165 UNITS

root
whole body
Q21
165 UNITS

BLOCK 290
FUTURE REDEVELOPMENT

SOUTHLAND
WHISKEY KITCHEN

VIVACE COFFEE

Tillamook

root
whole body
Q21
165 UNITS

BLOCK 290
FUTURE REDEVELOPMENT

NW 24TH AVE

NW 23RD AVE

NW 22ND AVE

NW 21ST AVE

CVS pharmacy

TARA THAI NW

APEX PHARMACY

LINFIELD COLLEGE
PORTLAND CAMPUS

redonion

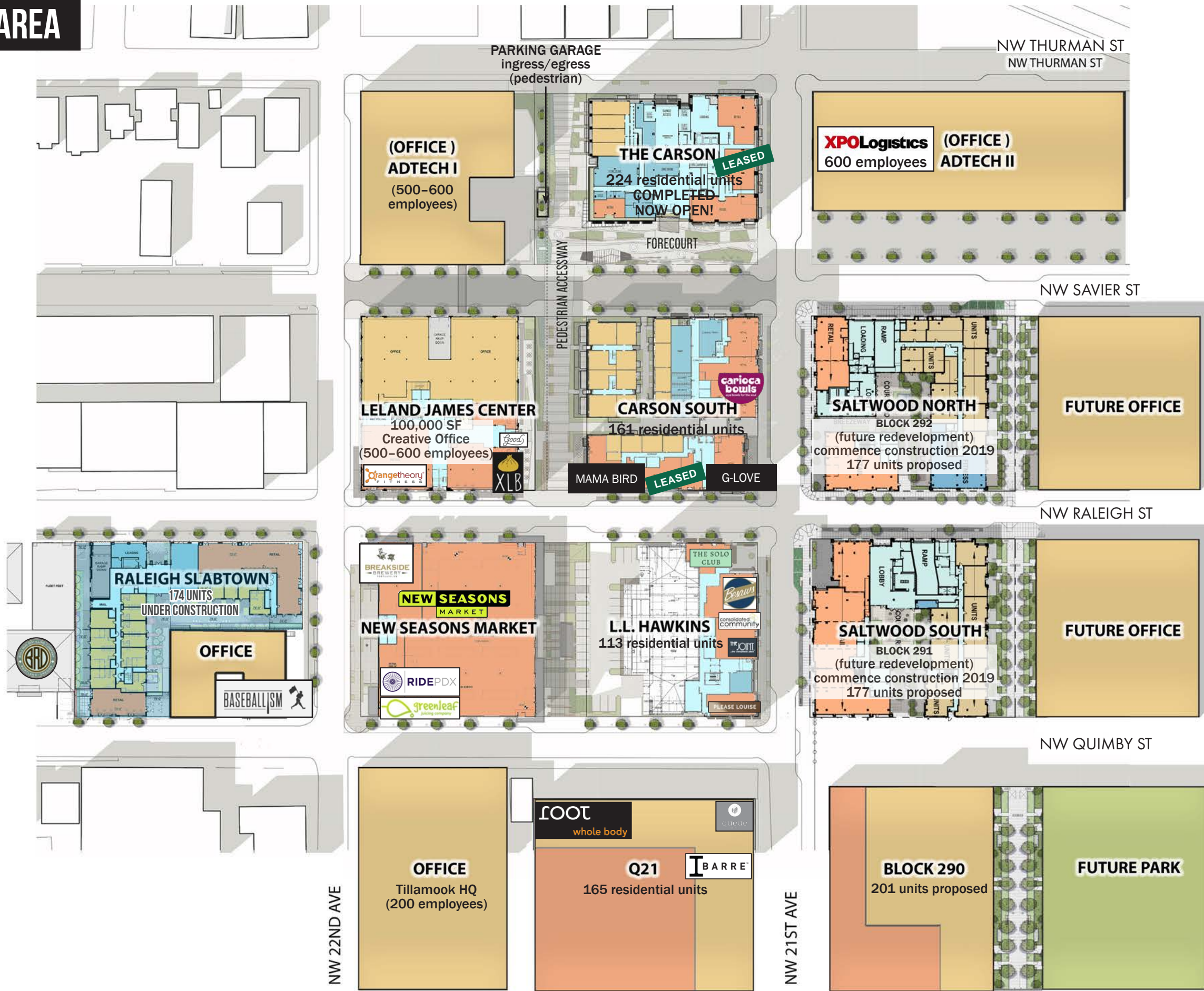
Legacy Good Samaritan
Hospital & Medical Center
13,000 EMPLOYEES

HandeOn

CRA



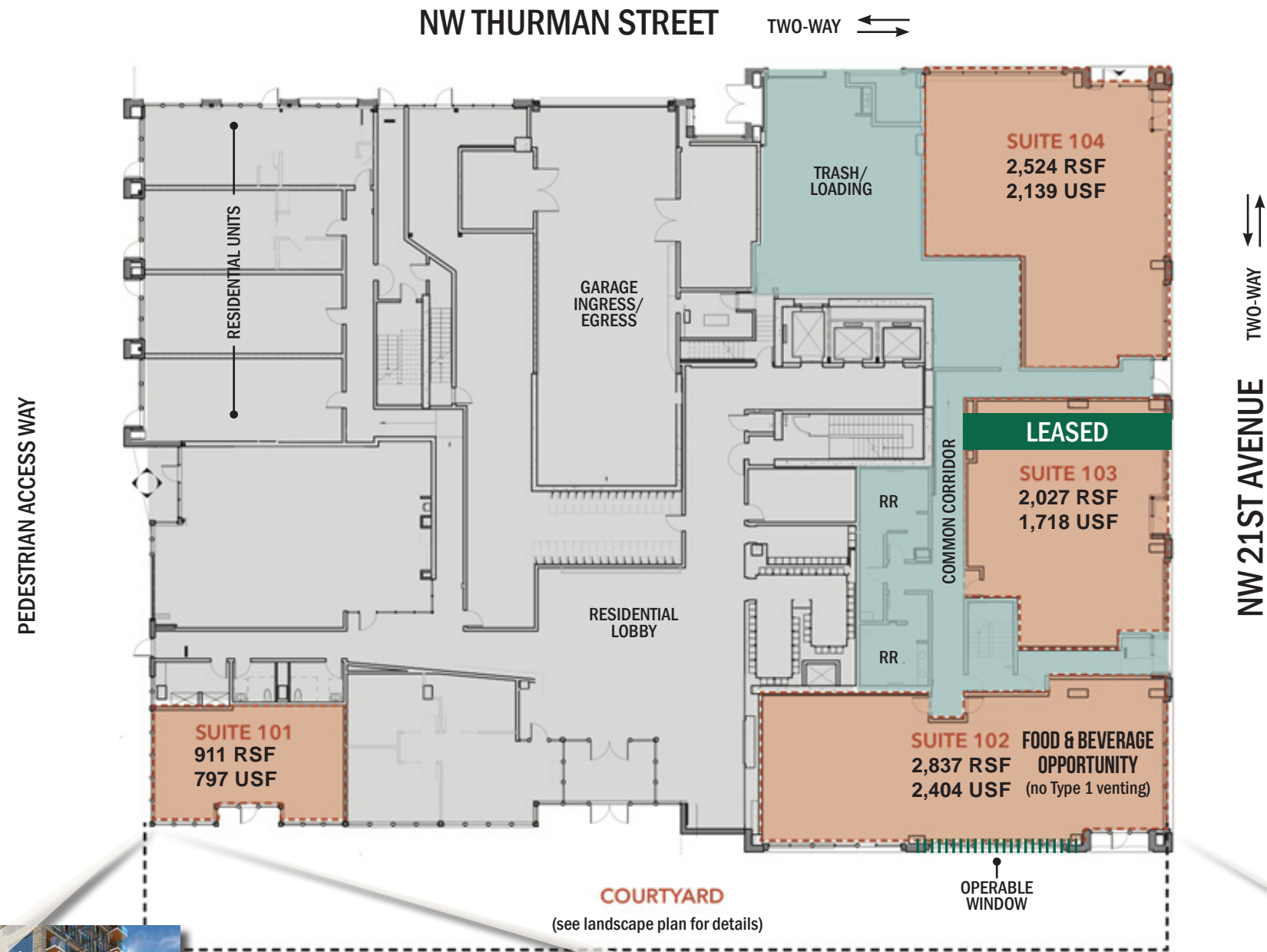
SLABTOWN AREA



- RETAIL
- RESIDENTIAL/OFFICE
- CORRIDOR/SUPPORT
- AMENITY

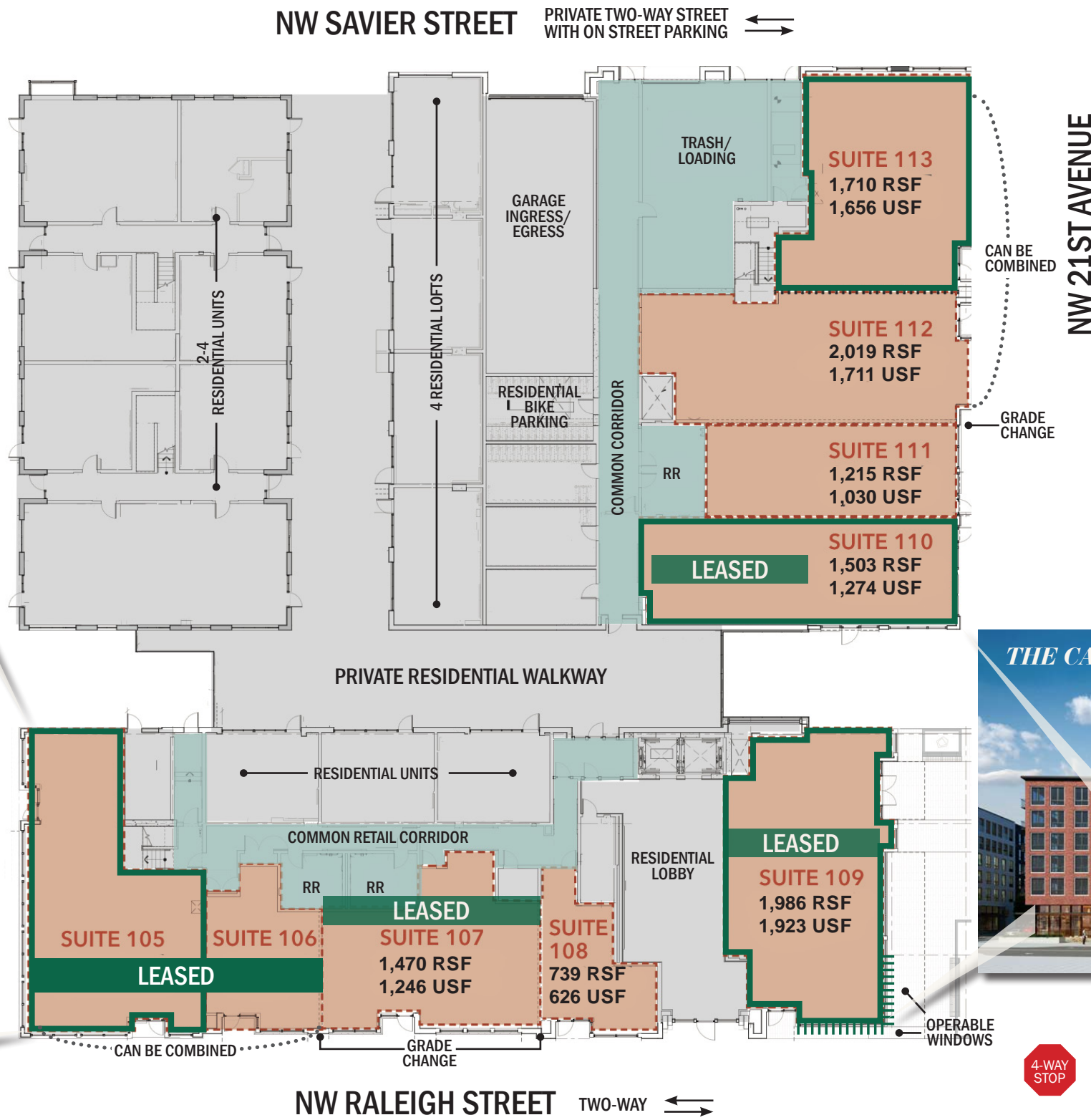


SITE PLAN | THE CARSON



SITE PLAN | THE CARSON SOUTH

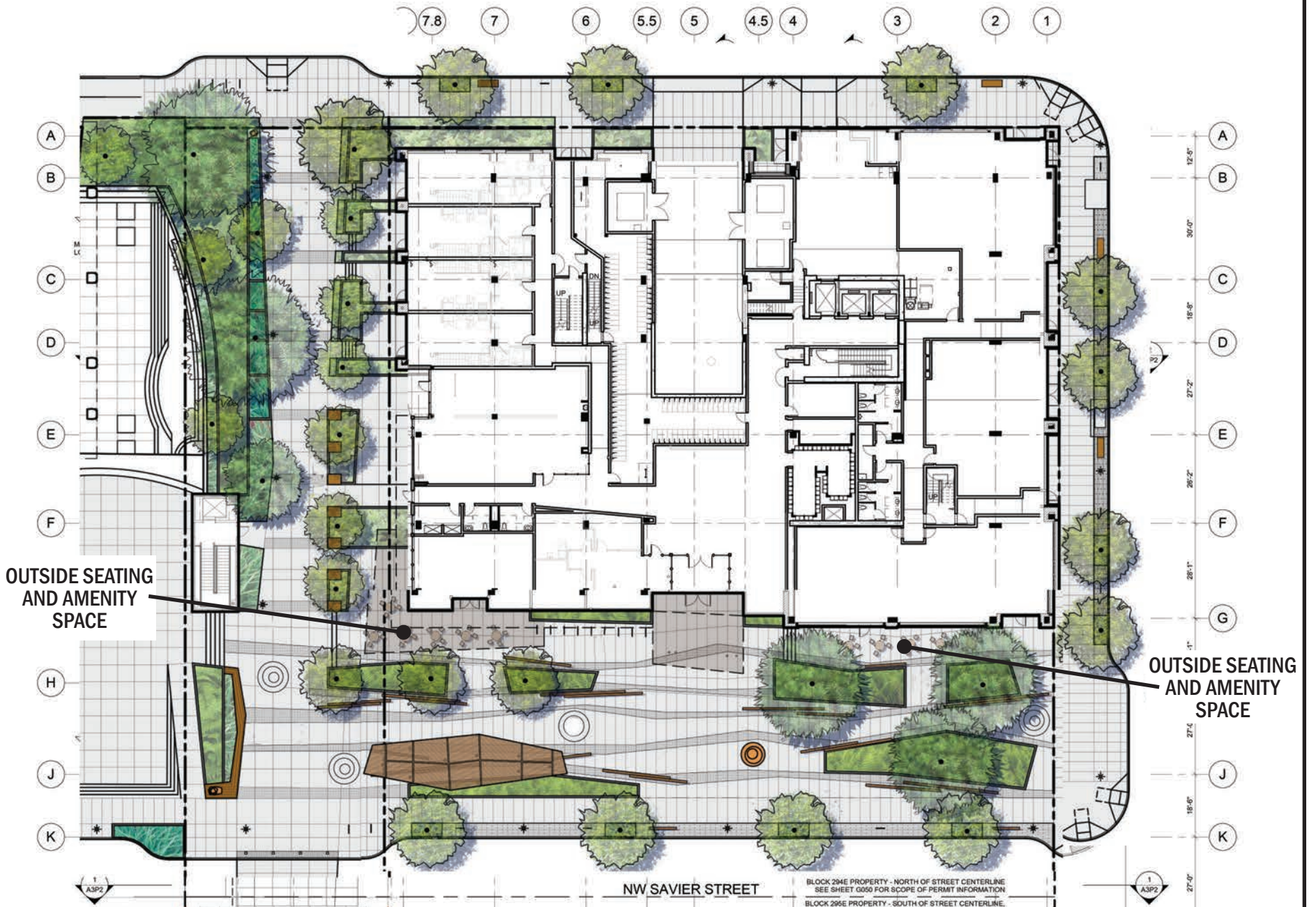
SPACES CAPABLE OF TYPE 1 VENTING FOR RESTAURANT USE



LANDSCAPE PLANS | THE CARSON & THE CARSON SOUTH

THE CARSON

NW THURMAN STREET



OUTSIDE SEATING AND AMENITY SPACE

OUTSIDE SEATING AND AMENITY SPACE

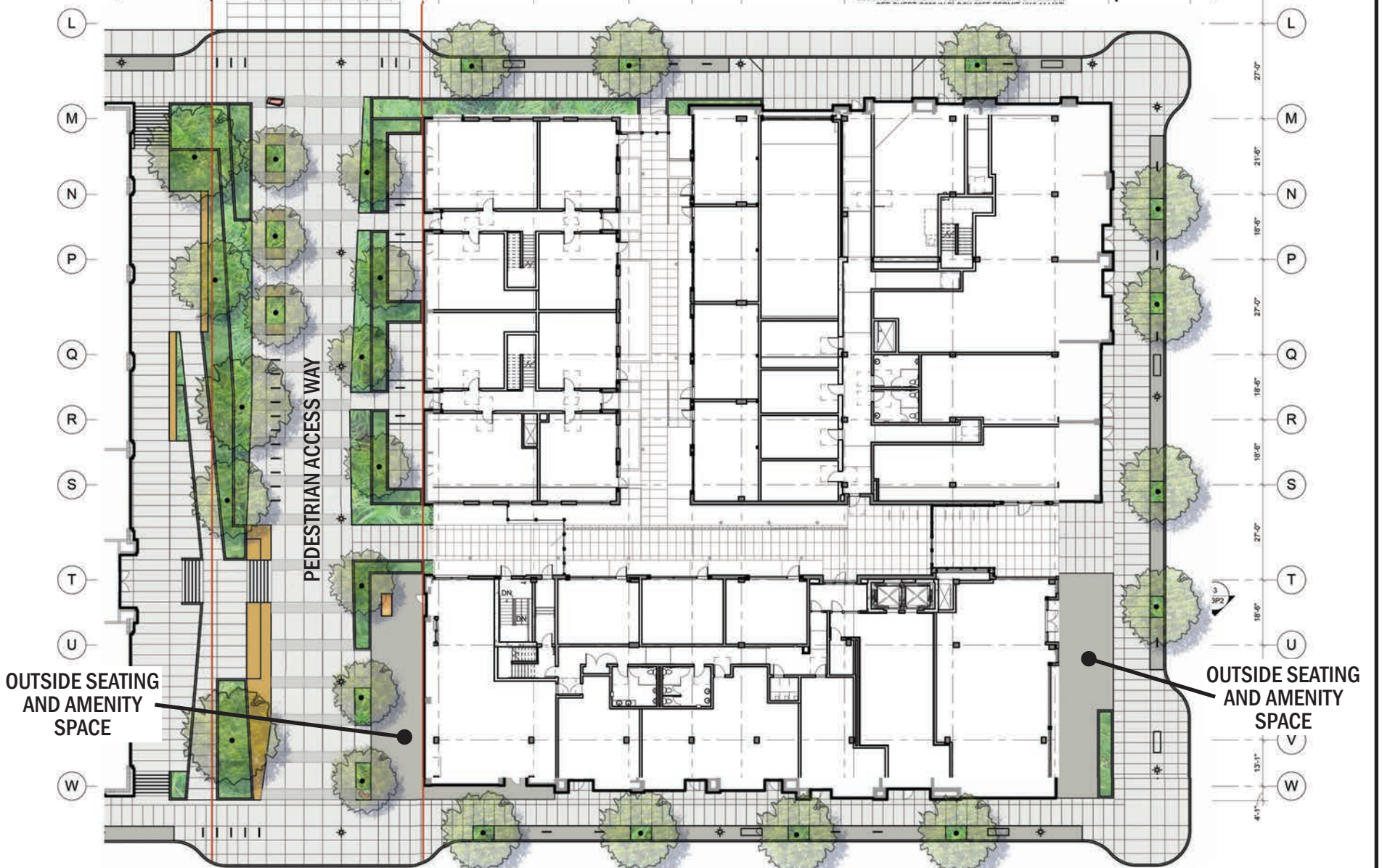
NW SAVIER STREET

BLOCK 294E PROPERTY - NORTH OF STREET CENTERLINE
SEE SHEET Q050 FOR SCOPE OF PERMIT INFORMATION
BLOCK 294E PROPERTY - SOUTH OF STREET CENTERLINE

1 PLAZA PLAN
1/8" = 1'-0"

THE CARSON SOUTH

NW RALEIGH STREET



OUTSIDE SEATING AND AMENITY SPACE

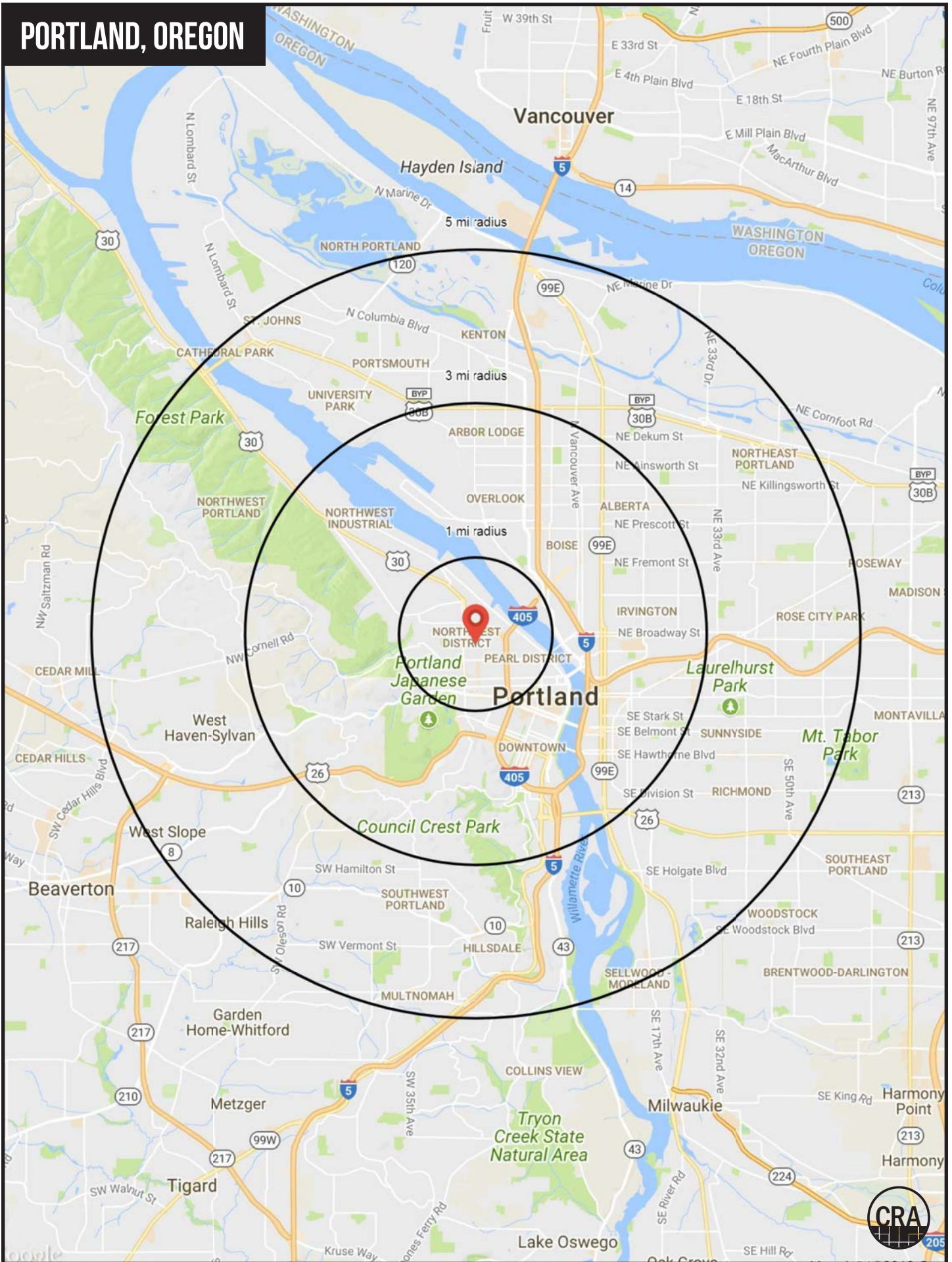
OUTSIDE SEATING AND AMENITY SPACE

PEDESTRIAN ACCESS WAY

THE CARSON SOUTH

NW RALEIGH STREET

PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.5337/-122.6972

RF1

The Carson Portland, OR 97210		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	31,441	152,350	395,601
	2024 Projected Population	32,869	157,998	409,315
	2010 Census Population	24,147	124,152	342,858
	2000 Census Population	17,980	108,789	312,013
	Projected Annual Growth 2019 to 2024	0.9%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019	3.9%	2.1%	1.4%
HOUSEHOLDS	2019 Estimated Households	20,793	81,369	186,853
	2024 Projected Households	22,059	86,225	197,837
	2010 Census Households	15,597	64,239	158,282
	2000 Census Households	11,662	55,005	141,576
	Projected Annual Growth 2019 to 2024	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	4.1%	2.5%	1.7%
AGE	2019 Est. Population Under 10 Years	7.3%	8.5%	9.8%
	2019 Est. Population 10 to 19 Years	5.3%	7.4%	8.5%
	2019 Est. Population 20 to 29 Years	21.8%	19.2%	15.9%
	2019 Est. Population 30 to 44 Years	30.7%	29.2%	28.3%
	2019 Est. Population 45 to 59 Years	16.0%	17.4%	18.5%
	2019 Est. Population 60 to 74 Years	15.0%	14.1%	14.3%
	2019 Est. Population 75 Years or Over	3.9%	4.3%	4.7%
	2019 Est. Median Age	35.9	36.6	37.4
MARITAL STATUS & GENDER	2019 Est. Male Population	50.5%	51.0%	49.8%
	2019 Est. Female Population	49.5%	49.0%	50.2%
	2019 Est. Never Married	46.9%	47.5%	42.3%
	2019 Est. Now Married	32.7%	33.5%	39.2%
	2019 Est. Separated or Divorced	17.8%	16.1%	15.4%
	2019 Est. Widowed	2.5%	2.9%	3.2%
INCOME	2019 Est. HH Income \$200,000 or More	12.6%	11.2%	11.4%
	2019 Est. HH Income \$150,000 to \$199,999	7.8%	8.2%	9.6%
	2019 Est. HH Income \$100,000 to \$149,999	16.1%	14.7%	16.4%
	2019 Est. HH Income \$75,000 to \$99,999	12.6%	12.5%	13.4%
	2019 Est. HH Income \$50,000 to \$74,999	14.2%	15.2%	15.9%
	2019 Est. HH Income \$35,000 to \$49,999	9.3%	9.6%	9.9%
	2019 Est. HH Income \$25,000 to \$34,999	6.4%	6.6%	6.2%
	2019 Est. HH Income \$15,000 to \$24,999	7.3%	7.7%	6.6%
	2019 Est. HH Income Under \$15,000	13.6%	14.3%	10.5%
	2019 Est. Average Household Income	\$107,052	\$100,821	\$105,764
	2019 Est. Median Household Income	\$76,290	\$74,995	\$82,055
	2019 Est. Per Capita Income	\$71,004	\$54,360	\$50,293
	2019 Est. Total Businesses	4,034	20,405	32,424
2019 Est. Total Employees	42,255	263,365	366,527	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.