



G-LOVE



AFURI



BISTECCA



FLEET FEET



PISTILS NURSERY



FIFTY LICKS



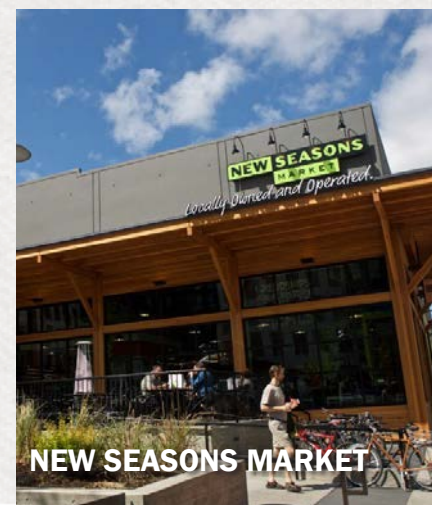
WINERY AT MANZANITA



THE LOVE SHACK



BREAKSIDE BREWERY



NEW SEASONS MARKET

# JOIN UNIQUE LOCAL BUSINESSES AND RESTAURANTS IN SLABTOWN



# PRIME SLABTOWN RETAIL AND RESTAURANT OPPORTUNITIES



## FOR LEASE ► IN THE HEART OF SLABTOWN

Slabtown has more than 2,000 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 Xavier 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 Xavier Street

2,524 RSF

### FREEWELL

NW Raleigh Street & NW 20th Street

1,051 SF



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

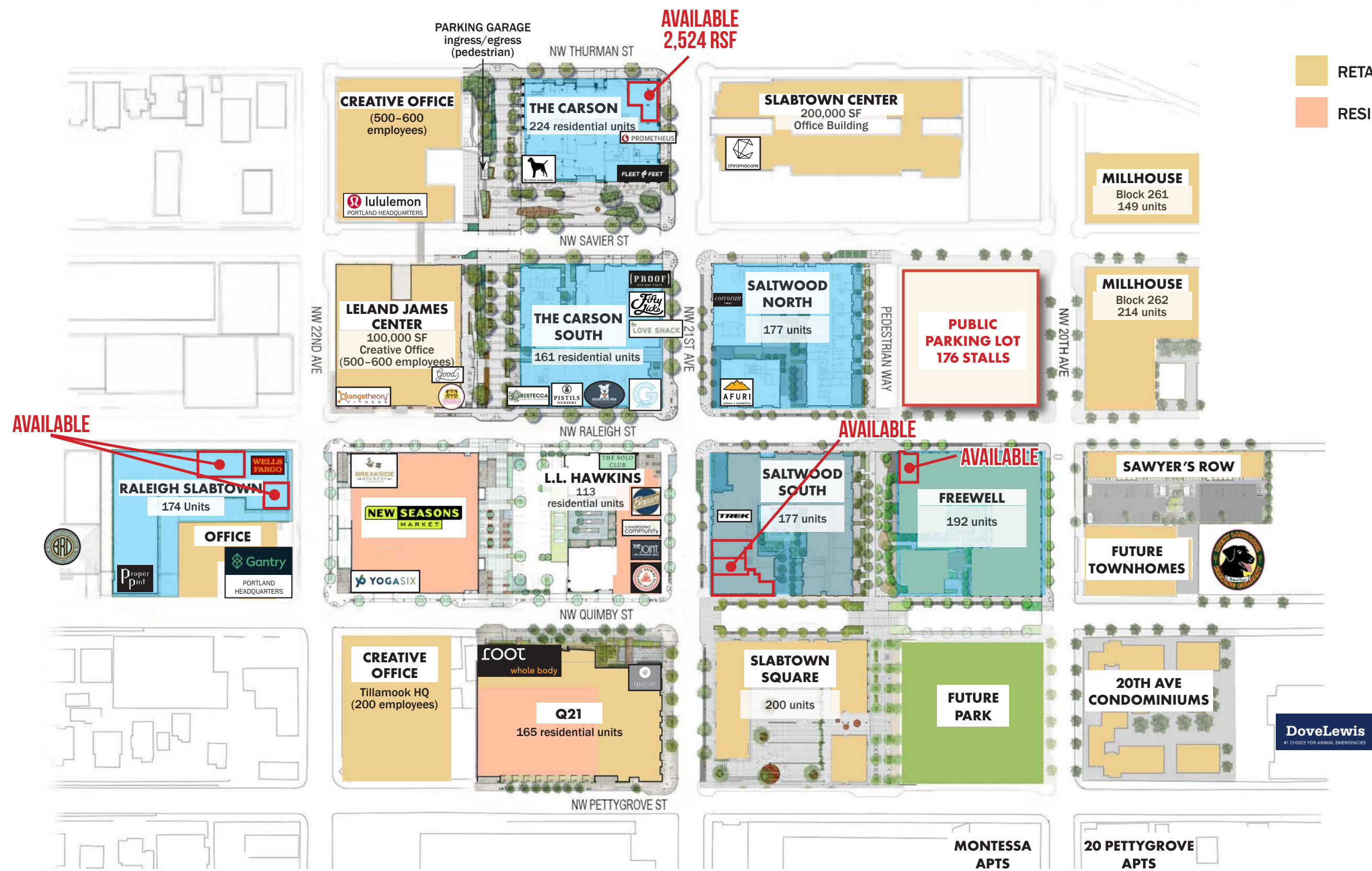
**Rob Kimmelman** 503.449.2591 | [rob@cra-nw.com](mailto:rob@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



SLABTOWN DISTRICT

- RETAIL
- RESIDENTIAL/OFFICE





**NW Wilson St**

NW 2011 Ave.

**New NW Thurman/  
NW 20th Ave intersection**

SITE

# SITES

SITE

# SITES



**Dockside**  
SALOON & RESTAURANT  
- PORTLAND - OREGON -





# SALTWOOD



## HIGHLIGHTS

- Project features 354 high end apartments in two buildings (Saltwood North & Saltwood South) above ground floor retail.
- First generation spaces available in Saltwood North & South.
- Neighboring tenants include: New Seasons Market, Wells Fargo, Root Whole Body, Orange Theory, Good Coffee, Breakside Brewery, Afuri and Trek, among others, and new restaurant coming soon!
- Available now!

## AVAILABLE SPACE

### Saltwood South:

**Retail Suites 166, 168, 170:** 1,091, 1,034, 3,155 RSF  
(combined to 5,280 RSF)

## TRAFFIC COUNTS

**NW 21st Ave @ Raleigh Street »** 4,565 ADT ('25)

## RENTAL RATE

Please call for details





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: Bistecca, 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 » 2,895 ADT ('25)

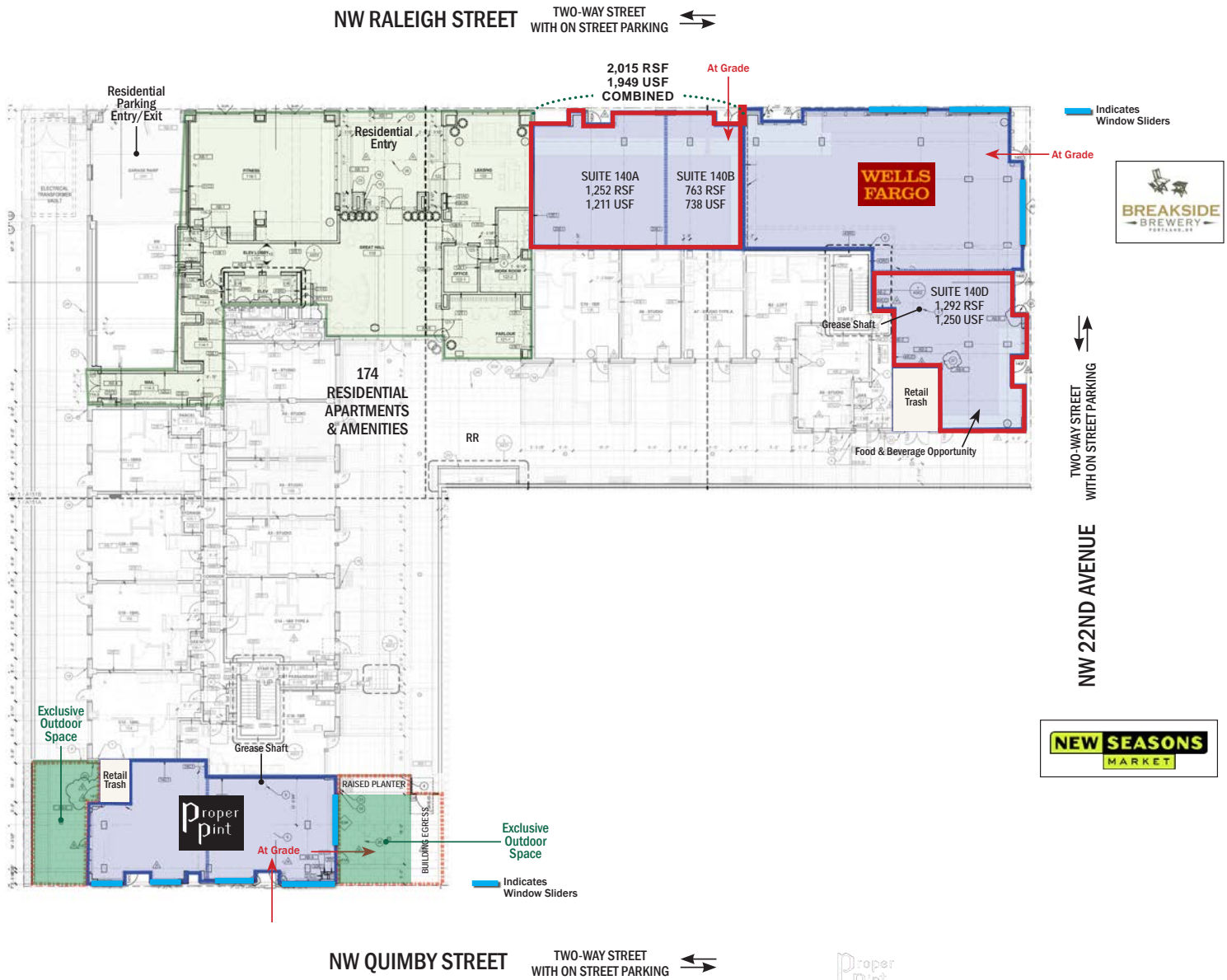
NW 23rd @ Quimby Street » 12,816 ADT ('25)





# SITE PLAN

# RALEIGH SLABTOWN



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY





# THE CARSON

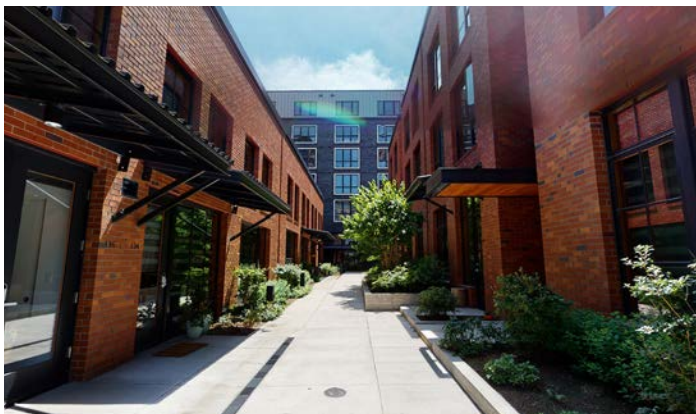


## AVAILABLE SPACE

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/service/wellness/medical opportunity 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 Bistecca, 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 » 14,463 ADT ('25)

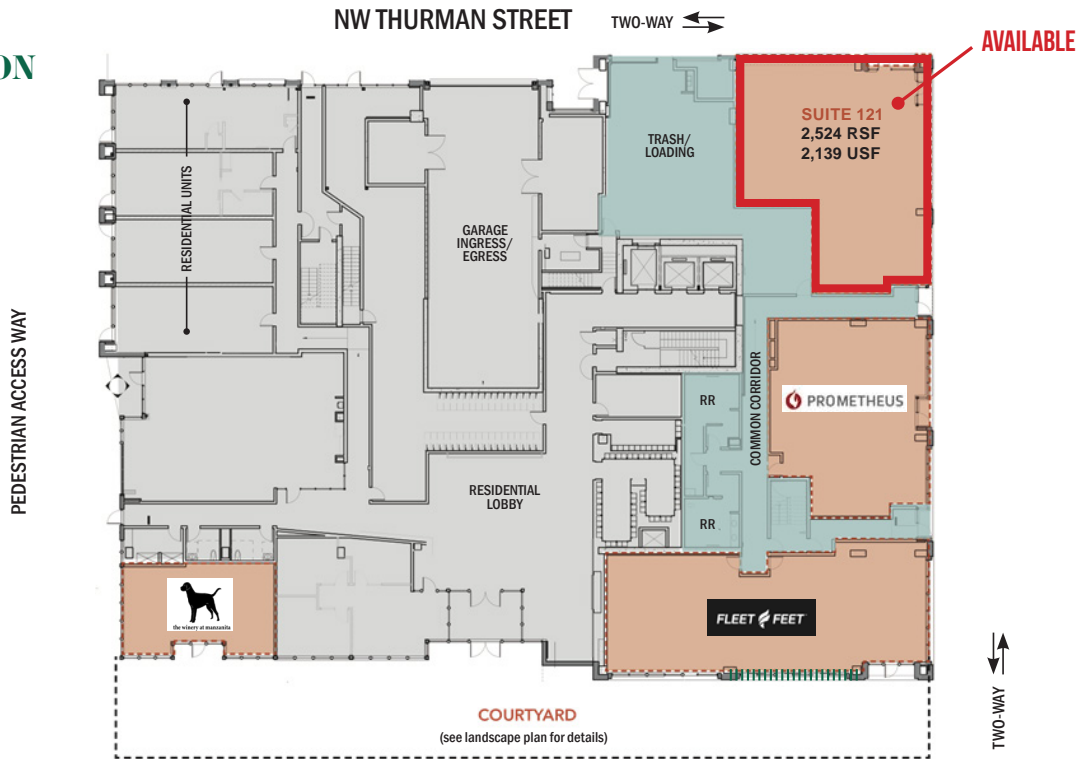




# SITE PLANS

# 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 and Trek, among others.
- Available now!

## AVAILABLE SPACE

1,051 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

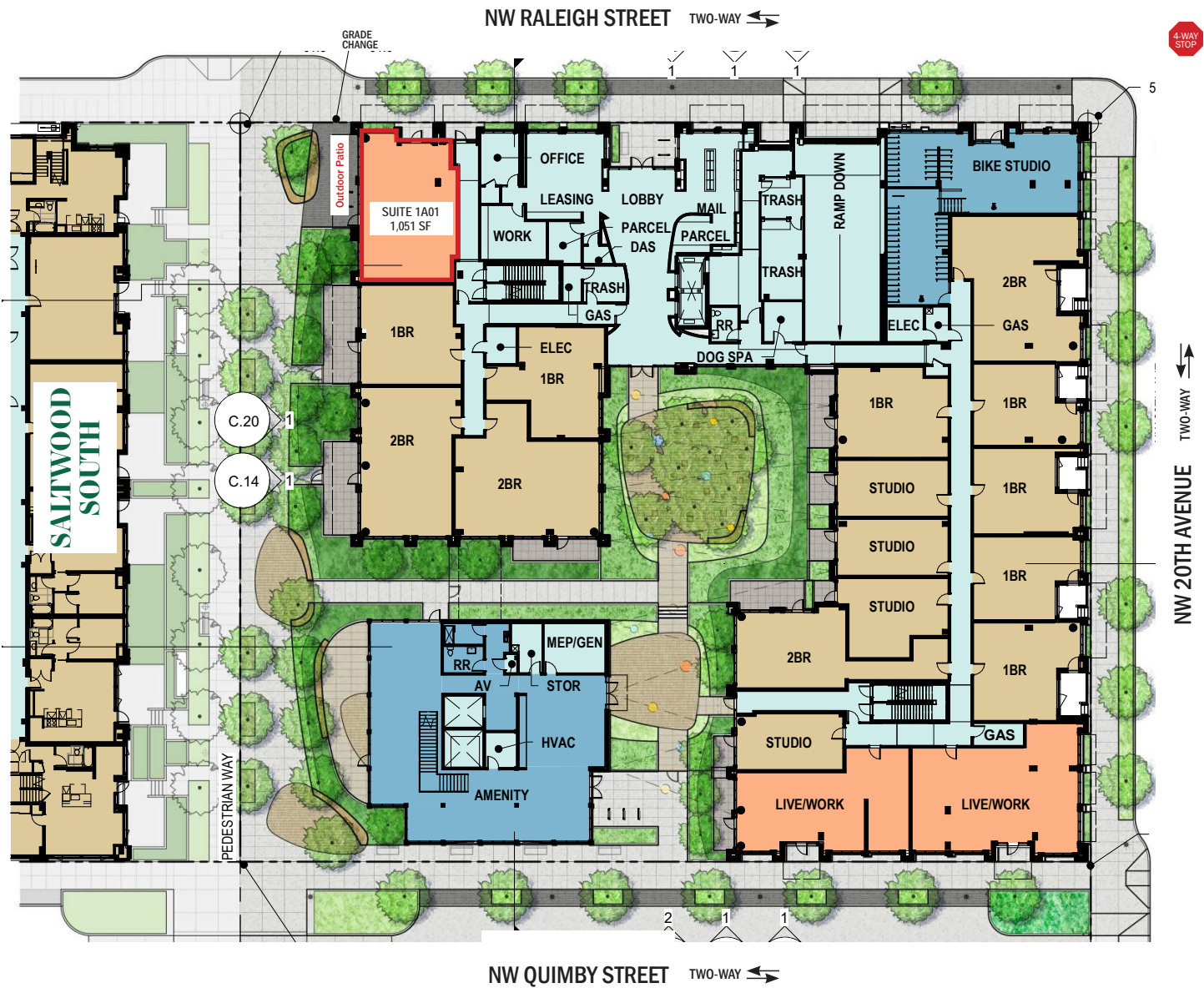
NW 21st Ave » 4,565 ADT ('25)



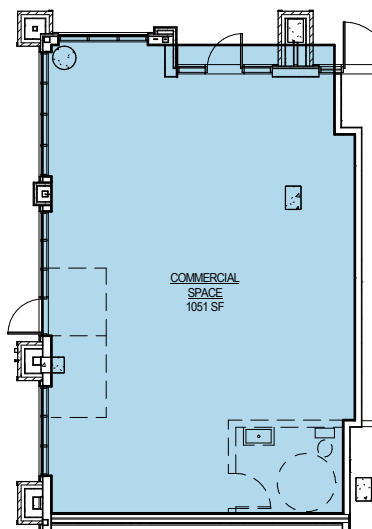


SITE PLAN | FLOOR PLAN

FREEWELL



FLOOR PLAN



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY





# PRIME SLABTOWN RETAIL

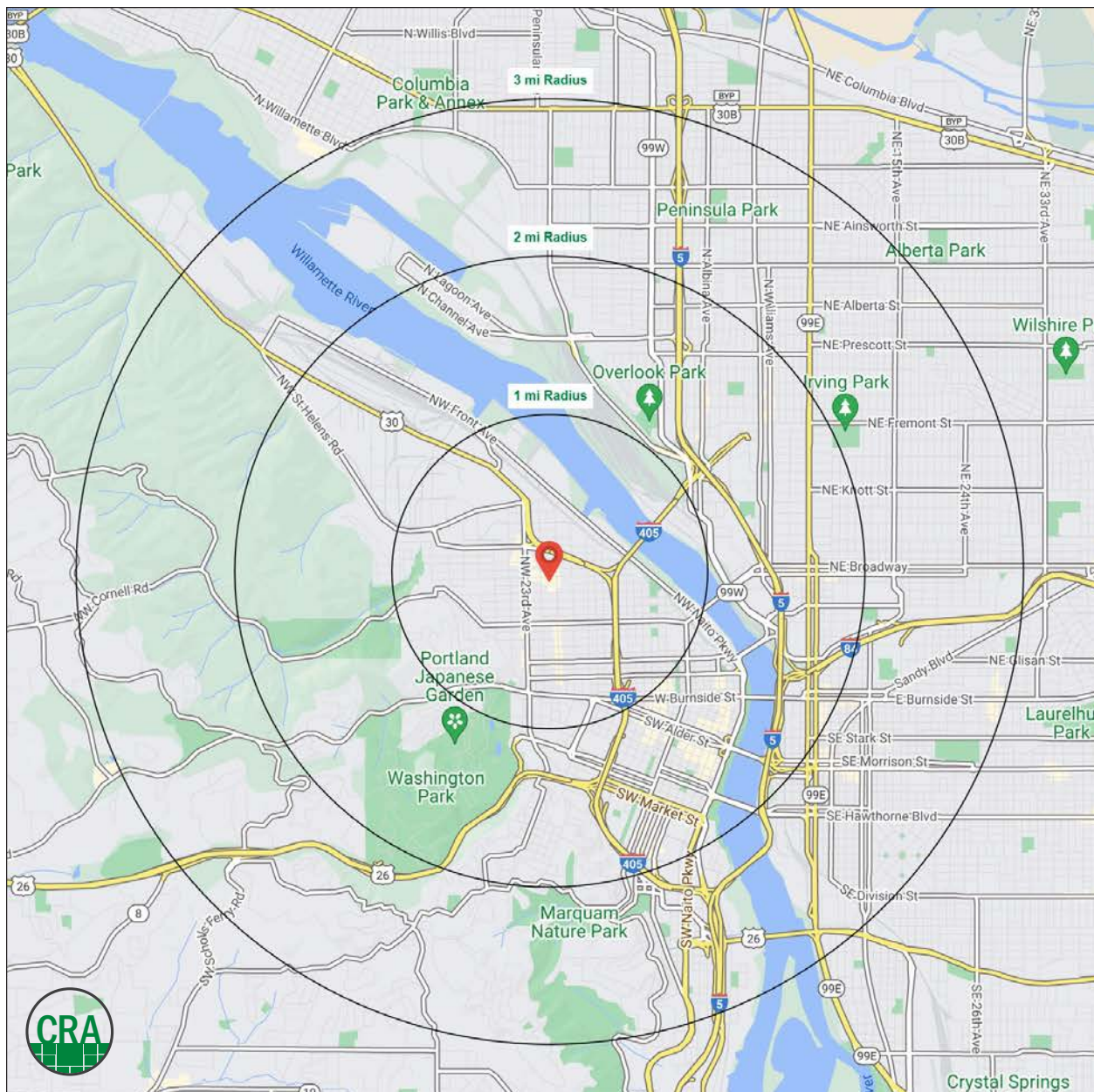
## DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	36,670	99,111	177,388
Projected Population 2030	38,079	99,804	179,102
Average HH Income	\$140,826	\$128,655	\$137,426
Median Home Value	\$752,845	\$714,795	\$725,790
Median Age	37.2	37.9	38.2
Total Businesses	3,985	13,357	20,647
Daytime Demographics 16+	45,957	184,520	256,391

## \$140,826

Average Household Income  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5353/-122.6951

Slabtown Portland, OR 97210	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	36,670	99,111	177,388
2030 Projected Population	38,079	99,804	179,102
2020 Census Population	30,759	83,279	161,378
2010 Census Population	22,612	63,269	129,432
Projected Annual Growth 2025 to 2030	0.8%	0.1%	0.2%
Historical Annual Growth 2010 to 2025	4.1%	3.8%	2.5%
2025 Median Age	37.2	37.9	38.2
<b>Households</b>			
2025 Estimated Households	22,877	52,196	91,057
2030 Projected Households	23,800	53,710	93,547
2020 Census Households	19,967	47,997	84,807
2010 Census Households	14,647	35,406	66,099
Projected Annual Growth 2025 to 2030	0.8%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	3.7%	3.2%	2.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	75.3%	72.5%	73.5%
2025 Estimated Black or African American	4.5%	6.9%	6.8%
2025 Estimated Asian or Pacific Islander	8.6%	7.8%	7.0%
2025 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2025 Estimated Other Races	11.0%	11.9%	11.8%
2025 Estimated Hispanic	10.6%	10.8%	10.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$140,826	\$128,655	\$137,426
2025 Estimated Median Household Income	\$95,436	\$89,523	\$99,656
2025 Estimated Per Capita Income	\$88,133	\$68,299	\$70,976
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.8%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	3.2%	2.5%
2025 Estimated High School Graduate	7.8%	11.5%	10.5%
2025 Estimated Some College	13.1%	15.7%	15.8%
2025 Estimated Associates Degree Only	4.9%	5.0%	5.3%
2025 Estimated Bachelors Degree Only	40.7%	35.8%	37.3%
2025 Estimated Graduate Degree	30.9%	27.1%	27.0%
<b>Business</b>			
2025 Estimated Total Businesses	3,985	13,357	20,647
2025 Estimated Total Employees	37,262	154,604	206,210
2025 Estimated Employee Population per Business	9.4	11.6	10.0
2025 Estimated Residential Population per Business	9.2	7.4	8.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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



*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com

**ROB KIMMELMAN** 503.449.2591 | rob@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



**www.cra-nw.com**



**503.274.0211**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.