



**PUBLIC PARKING LOT  
176 STALLS NOW OPEN!**

**G-LOVE**



**AFURI**



**MAMA BIRD**



**FLEET FEET**



**PISTILS NURSERY**



**FIFTY LICKS**



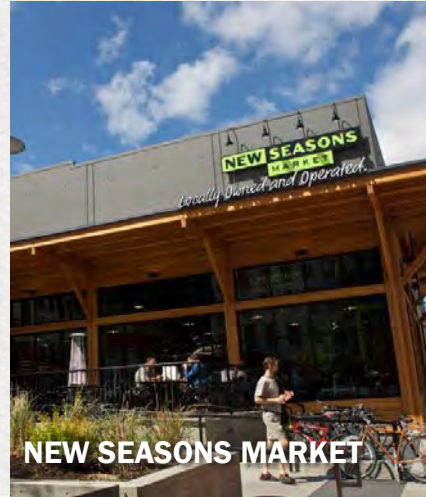
**WINERY AT MANZANITA**



**THE LOVE SHACK**



**BREAKSIDE BREWERY**



**NEW SEASONS MARKET**

# JOIN UNIQUE LOCAL BUSINESSES AND RESTAURANTS IN SLABTOWN

# PRIME SLABTOWN RETAIL AND RESTAURANT OPPORTUNITIES



**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



COMMERCIAL  
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NORTHWEST LLC

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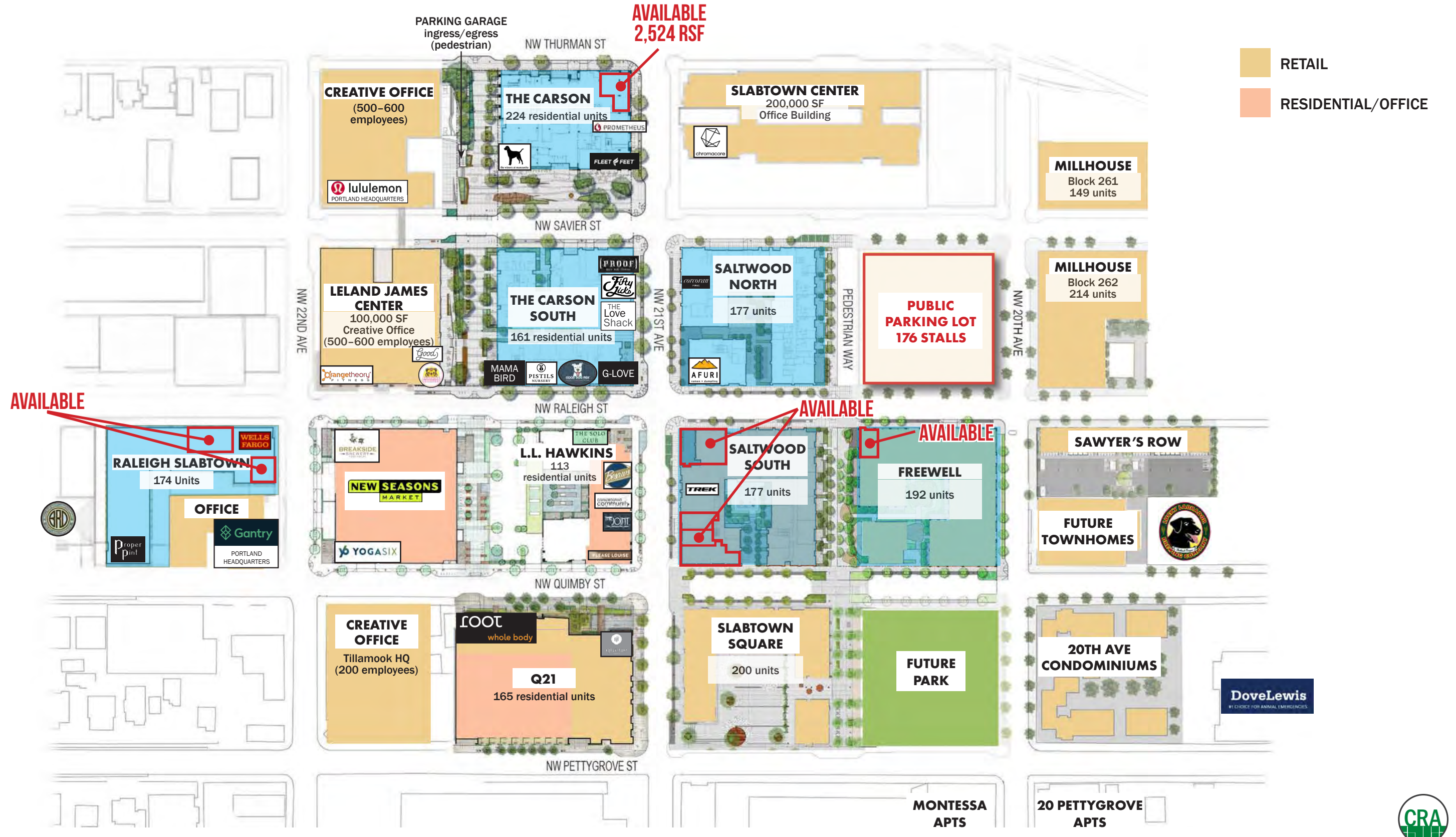
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SLABTOWN DISTRICT



New access route from US-30 WB

NW Wilson St

NW 20th Ave

NW 20th Ave extension under US-30

New NW Thurman / NW 20th Ave intersection

SITE

NW Thurman St

NW Savier St

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

SLABTOWN CENTER  
200,000 SF  
OFFICE BLDG

THE CARSON  
224 UNITS

SALTWOOD NORTH  
177 UNITS

PUBLIC PARKING LOT  
176 STALLS

SALTWOOD SOUTH  
177 UNITS

FREEWELL  
192 UNITS

SLABTOWN SQUARE  
200 UNITS

RALEIGH SLABTOWN  
174 UNITS

CONWAY/LELAND JAMES CENTER

NEW SEASONS MARKET

SLABTOWN MARKETPLACE

LINFIELD COLLEGE  
PORTLAND CAMPUS

Legacy Good Samaritan Hospital & Medical Center  
13,000 EMPLOYEES

Dockside  
BARBECUE RESTAURANT

US CHEF STORE  
GREAT FOOD. WHOLESALE PRICES.

ARAMARK

FUTURE DEVELOPMENT PROPOSED

EC electric

McDonald's  
Tavern & Pool

kirari west

ST JACK

Wells Fargo

MATADOR

KATE'S

Case Study

TARATHAI

Walgreens

FUTURE RETAIL

CREATIVE OFFICE  
500-600 EMPLOYEES

THE CARSON SOUTH  
161 UNITS

LL HAWKINS  
113 UNITS

LOOT  
whole body

Tillamook

Blossoming Lotus  
Q21  
165 UNITS

Hande On

FLYBY FEET

AFUR

THE SOLO CLUB

JOE'S CELLAR

Earth Friendly Pet Company  
Cycle Dog

SHERWIN WILLIAMS

Hande On

NW Raleigh St

NW Quimby St

DoveLewis

Gastro Mania

FULLERTON

W

THRES LES SCHWAB

W

sniff  
DOG HOTEL

Ginger

LINDA LASH CO.  
PROFESSIONAL ARTISTRY

JUSTA PASTA

W

THRES LES SCHWAB

W

W

LINDA LASH CO.

sniff

LINDA LASH CO.

JUSTA PASTA

THRES LES SCHWAB

W

THRES LES SCHWAB

W

PlayDate

EC

Rose City Studio

W

THRES LES SCHWAB

W

THRES LES SCHWAB

W

405

CRA

# 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.
- One 2nd generation retail/restaurant space with a type 1 hood, grease interceptor and large exclusive outdoor patio.
- 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

### Saltwood South:

**1580 NW 21st Ave:** 2,924 RSF

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

## TRAFFIC COUNTS

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

## RENTAL RATE

Please call for details



# SITE PLANS

# SALTWOOD

## SALTWOOD NORTH



## SALTWOOD SOUTH



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



1580 NW 21ST AVE  
FLOOR PLAN

# SALTWOOD SOUTH

NW RALEIGH STREET

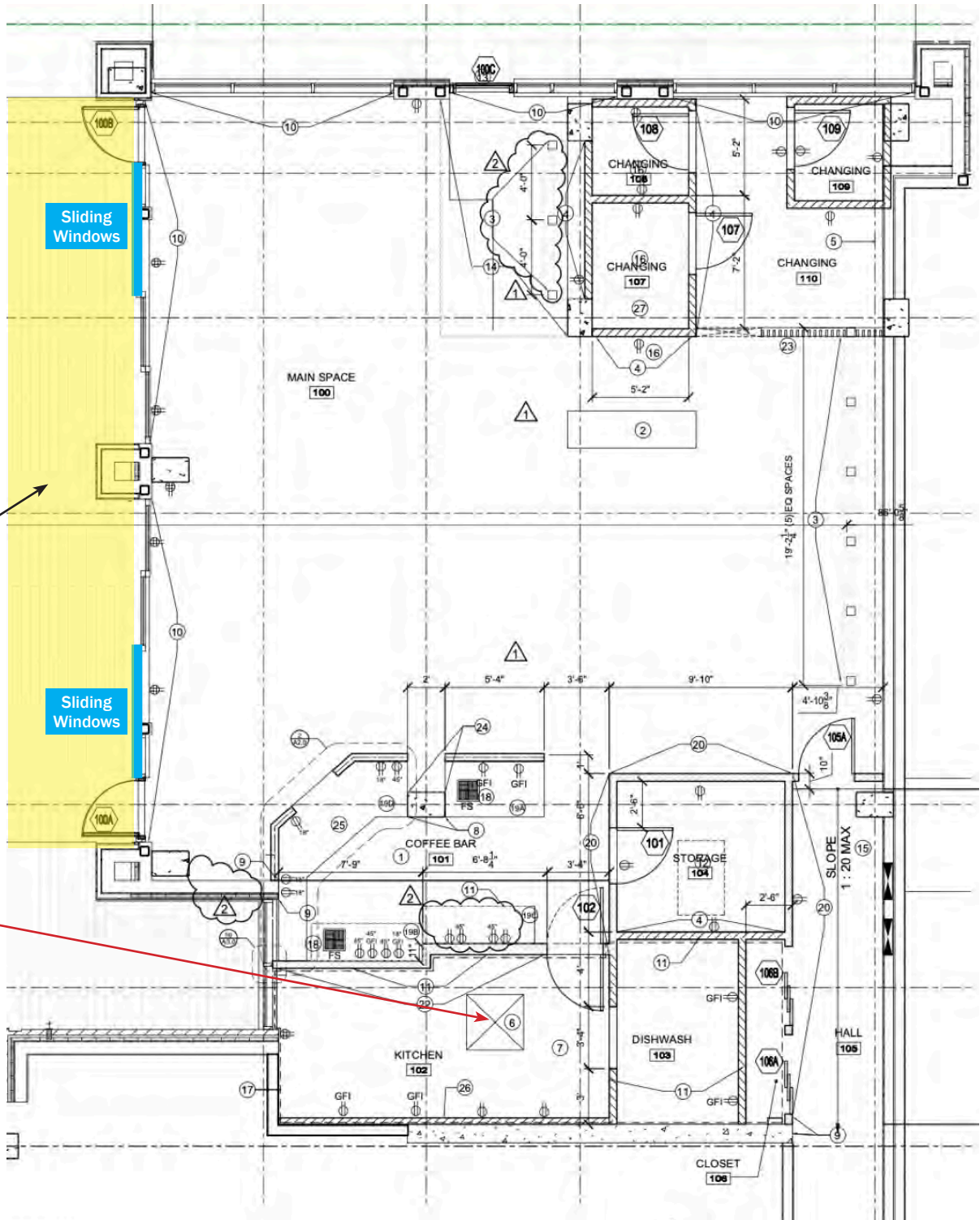
TWO-WAY



NW 21ST AVENUE

Exclusive  
Patio

Two (2) Type 1  
Grease Shafts



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)

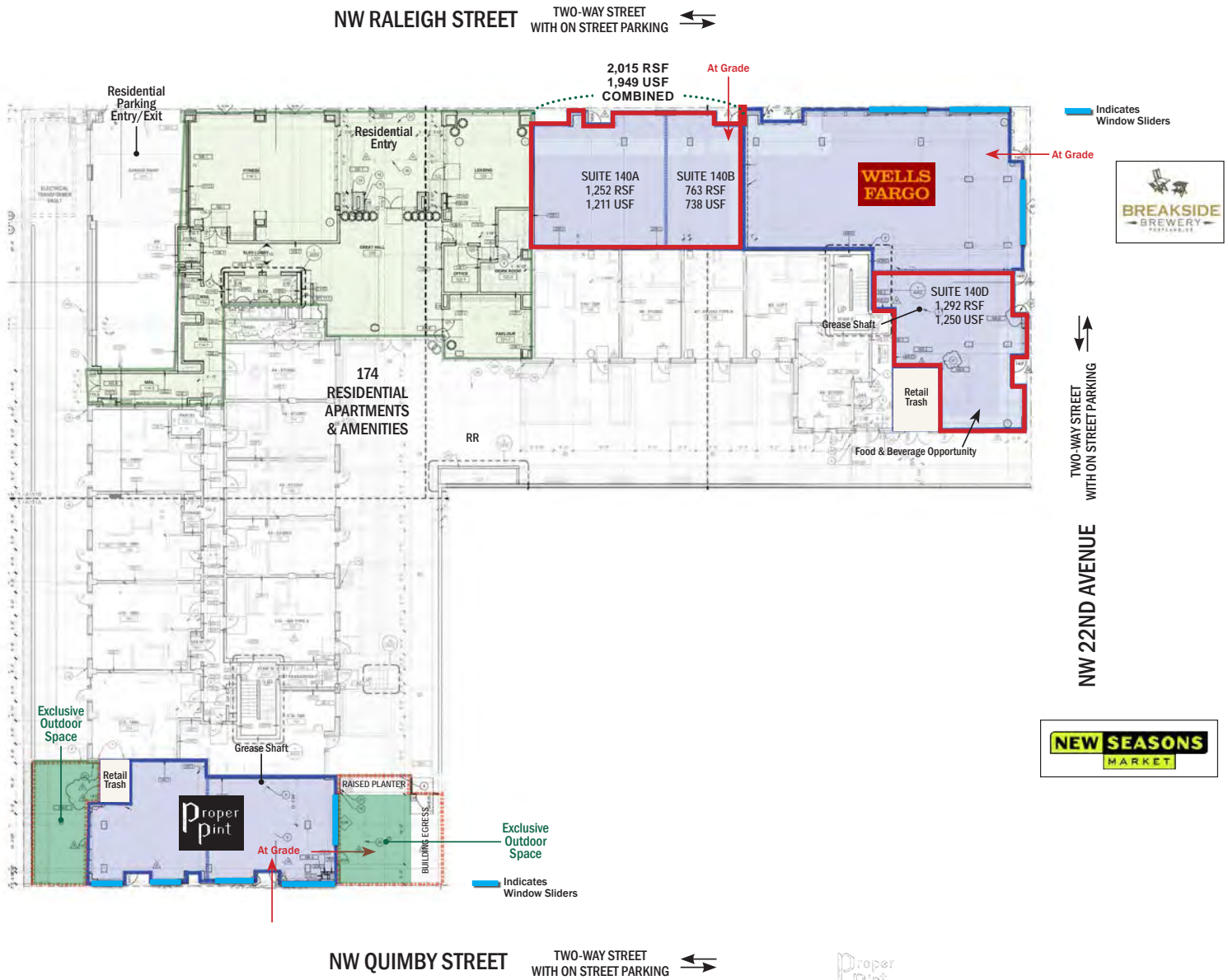
NW 23rd @ Quimby Street » 11,035 ADT ('22)





# 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/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 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

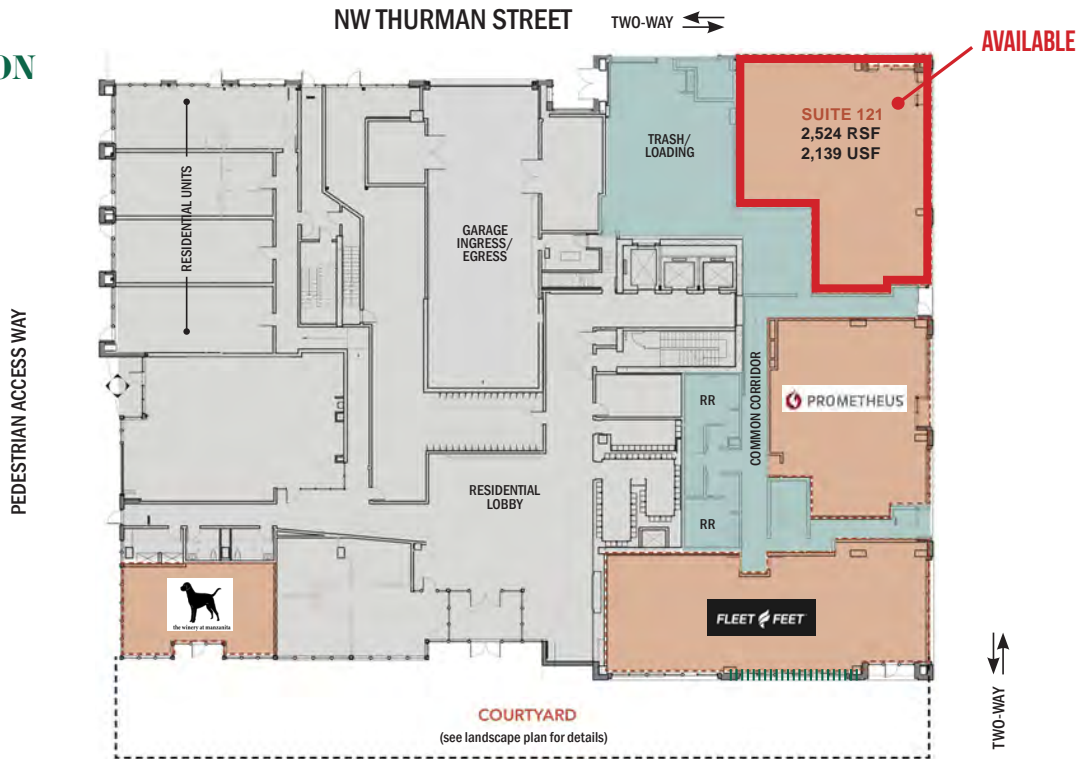
## TRAFFIC COUNTS

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 and Trek, among others.
- Available now!

## AVAILABLE SPACE

1,051 SF

## RENTAL RATE

Please call for details

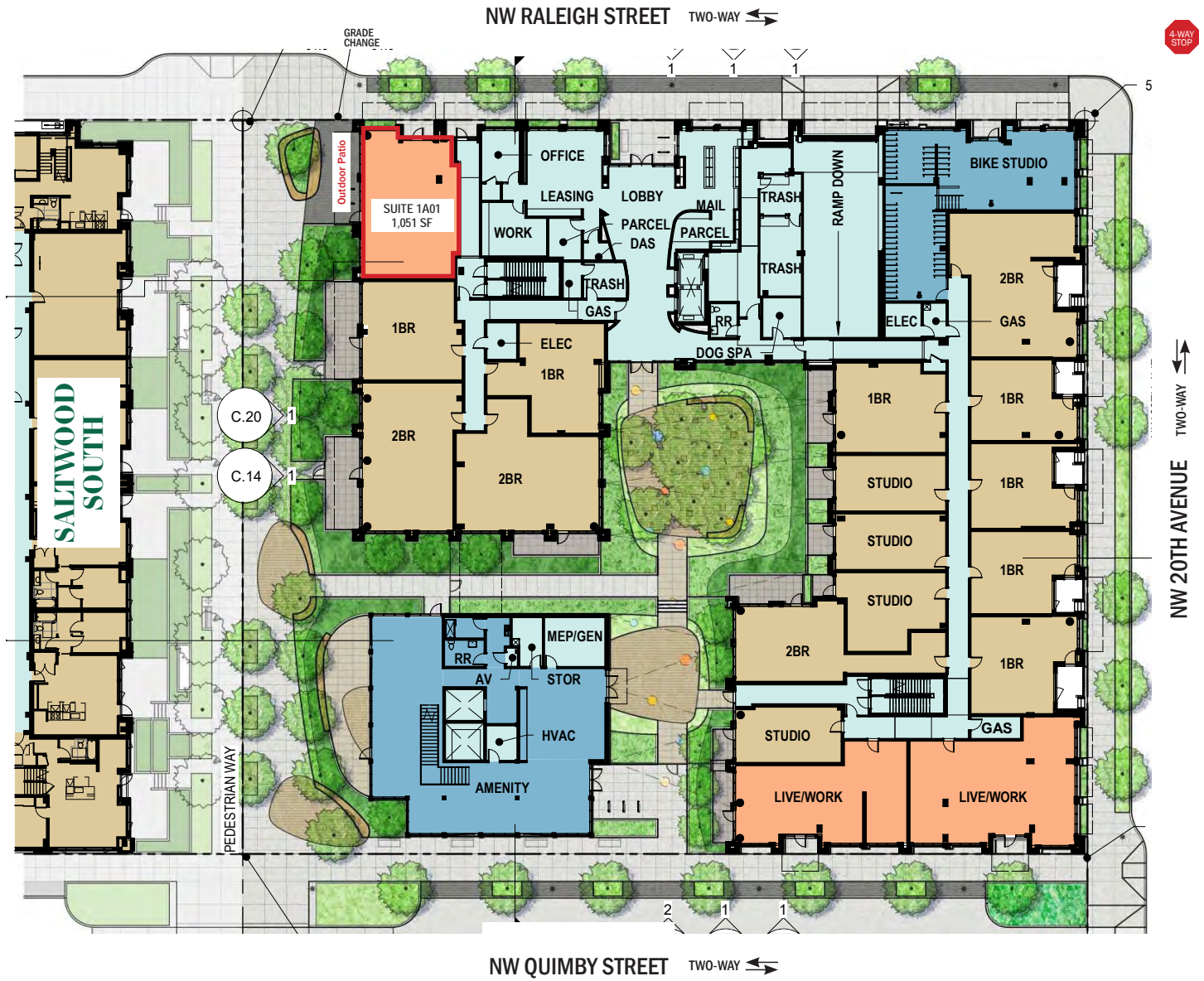
## TRAFFIC COUNTS

NW 21st Ave » 4,572 ADT ('22)

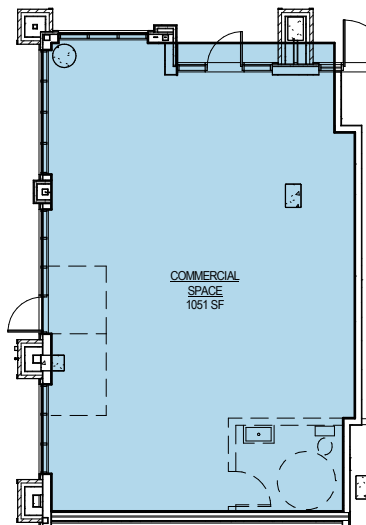


# SITE PLAN | FLOOR PLAN

# FREEWELL



## FLOOR PLAN



FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



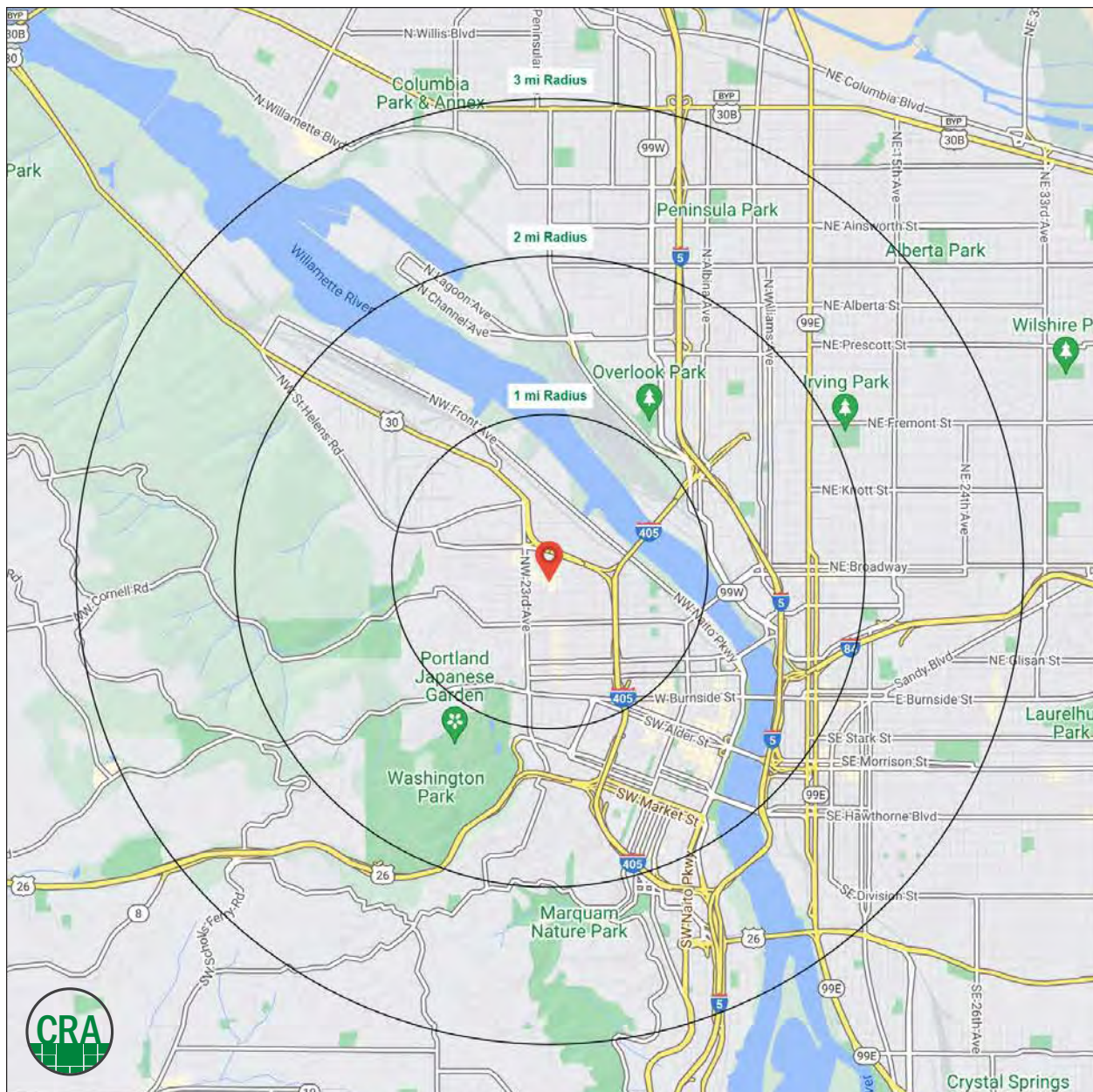
# PRIME SLABTOWN RETAIL

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	35,077	85,171	163,589
Projected Population 2029	35,693	86,059	165,443
Average HH Income	\$137,434	\$122,411	\$134,905
Median Home Value	\$745,064	\$704,779	\$707,875
Median Age	35.2	35.0	36.4
Total Businesses	4,151	13,078	20,450
Daytime Demographics 16+	47,045	176,711	249,531

**\$137,434**  
Average Household Income  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5345/-122.6954

The Carson   Slabtown	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	35,077	85,171	163,589
2029 Projected Population	35,693	86,059	165,443
2020 Census Population	31,722	81,407	159,838
2010 Census Population	23,519	61,689	127,832
Projected Annual Growth 2024 to 2029	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	3.5%	2.7%	2.0%
2024 Median Age	35.2	35.0	36.4
<b>Households</b>			
2024 Estimated Households	22,980	50,908	90,159
2029 Projected Households	23,775	52,208	92,418
2020 Census Households	20,599	47,154	84,598
2010 Census Households	15,221	34,692	65,814
Projected Annual Growth 2024 to 2029	0.7%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	3.6%	3.3%	2.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	72.9%	72.1%	72.3%
2024 Estimated Black or African American	5.9%	6.2%	6.0%
2024 Estimated Asian or Pacific Islander	7.1%	7.5%	8.0%
2024 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2024 Estimated Other Races	13.3%	13.3%	12.8%
2024 Estimated Hispanic	13.7%	13.1%	12.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$137,434	\$122,411	\$134,905
2024 Estimated Median Household Income	\$94,117	\$88,092	\$99,032
2024 Estimated Per Capita Income	\$90,348	\$73,851	\$74,823
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.9%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.7%	2.1%
2024 Estimated High School Graduate	8.6%	11.7%	10.8%
2024 Estimated Some College	14.1%	15.2%	15.3%
2024 Estimated Associates Degree Only	4.3%	4.6%	5.0%
2024 Estimated Bachelors Degree Only	38.3%	35.1%	36.5%
2024 Estimated Graduate Degree	32.5%	28.8%	28.7%
<b>Business</b>			
2024 Estimated Total Businesses	4,151	13,078	20,450
2024 Estimated Total Employees	38,769	153,290	206,419
2024 Estimated Employee Population per Business	9.3	11.7	10.1
2024 Estimated Residential Population per Business	8.5	6.5	8.0

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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.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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