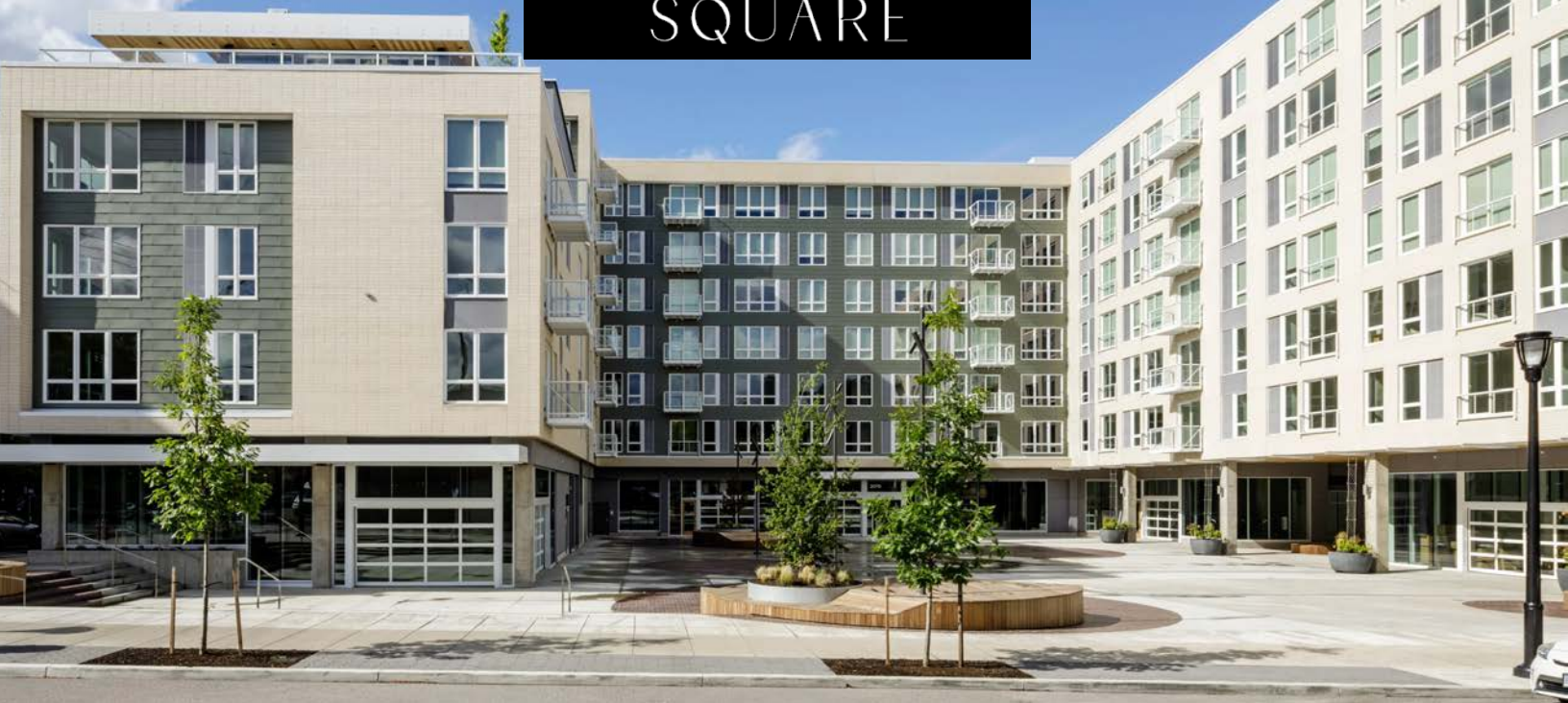




# SLABTOWN SQUARE



**FOR LEASE ► RESTAURANT / RETAIL / SERVICE**

## ADDRESS

NW 21st Ave & NW Pettygrove St

## AVAILABLE SPACE

Retail: 724 SF - 4,763 SF

**Live Work Units:** includes full kitchen and half bath on the lower level, and full bathroom on the mezzanine/upper level. Gross monthly rent \$3,100 including utilities.

#162 - 1,063 SF

#161 - 922 SF

#164 - 1,048 SF

## RENTAL RATE

Please call for details.

## DESCRIPTION

Slabtown Square is a new mixed-use residential/retail building in the heart of the Slabtown neighborhood, featuring over 1,000 apartment homes in a 3 block area and dozens of restaurants and retail. Slabtown Square retail opportunities serve residents in the 200 apartments above, as well as the wider community. Amenities include a large public courtyard and neighboring a future city park. Micro cafe space of 724 SF to larger services/wellness opportunities of 4,763 SF are available.

## TRAFFIC COUNTS

NW 21st & Pettygrove – 6,714 ADT ('25)

Walk Score

**96**

Bike Score

**98**

Transit Score

**68**



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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



New access route  
from US-30 WB

NW Wilson St

# SLABTOWN SQUARE 2070 NW QUIMBY STREET

PORTLAND, OR

NW 20th Ave extension  
under US-30

60,951 ADT (24)

New NW Thurman/  
NW 20th Ave intersection

SLABTOWN  
CENTER  
200,000 SF  
OFFICE BLDG

SLABTOWN SQUARE  
200 UNITS

**SITE**

FUTURE PARK  
FUTURE PARK

JOE'S CELLAR

Earth Friendly Pet Company  
Cycle Dog

DoveLewis  
#1 CHOICE FOR ANIMAL EMERGENCIES

SAWASDEE THAI FOOD

Gastro Mania

FULLERTON

JUSTA PASTA

Tires LES SCHWAB

BEAR

SHERWIN  
WILLIAMS

Legacy Good Samaritan  
Hospital & Medical Center  
13,000 EMPLOYEES

Hands On  
ORANGE COUNTY

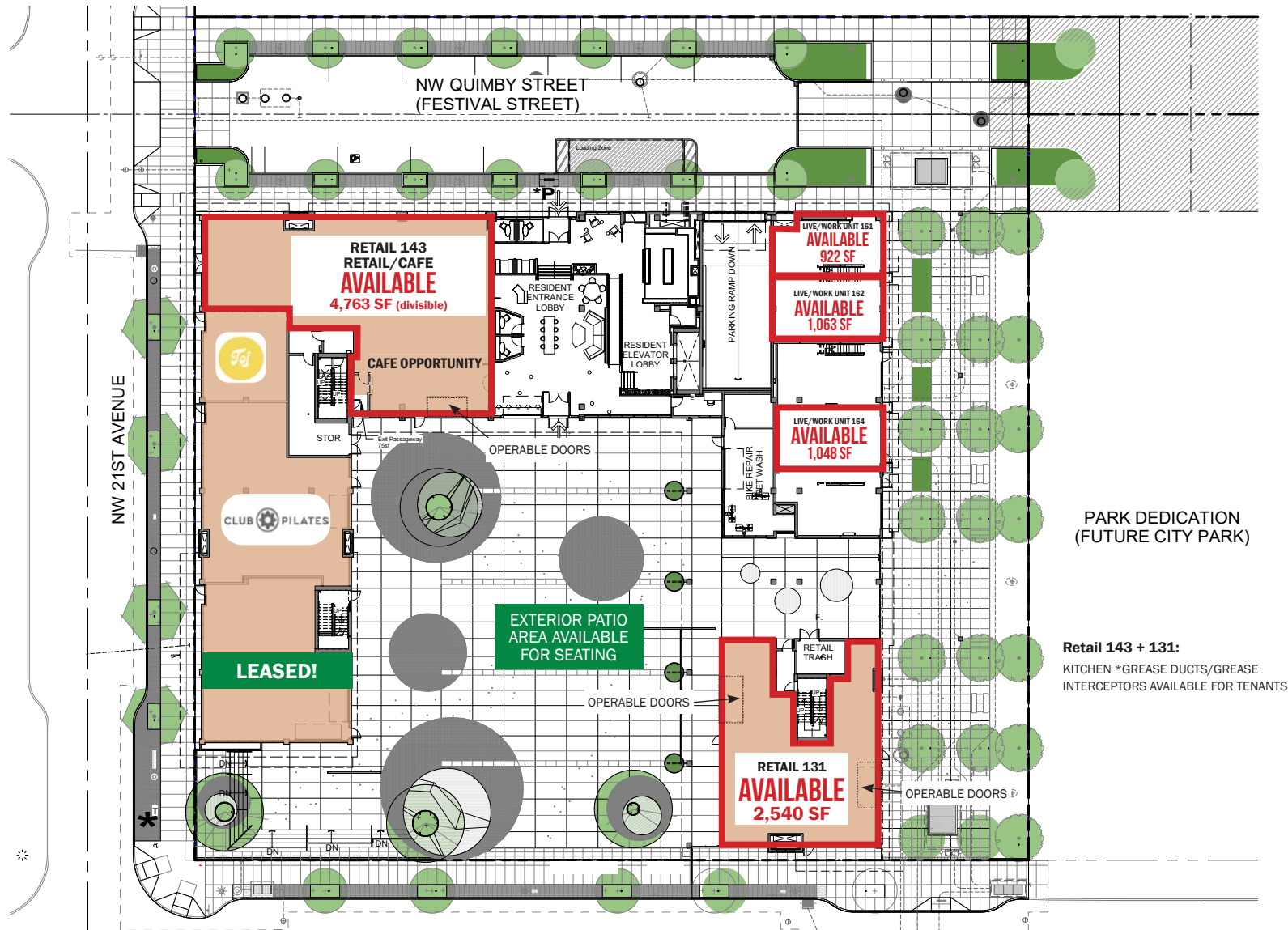
CRA





# SITE PLAN

**SLABTOWN SQUARE**  
**2070 NW QUIMBY STREET**  
 PORTLAND, OR



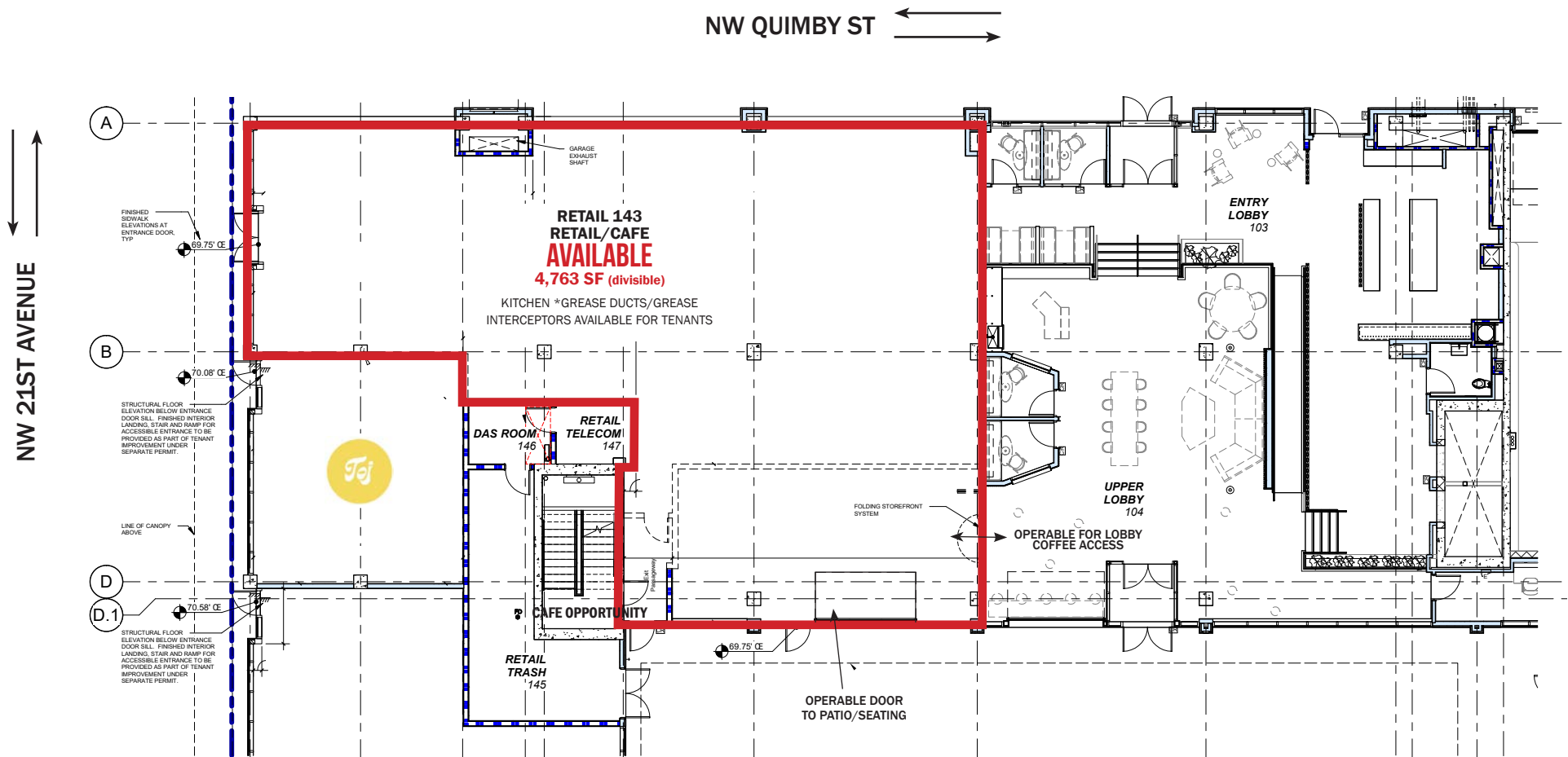
**Retail 143 + 131:**  
 KITCHEN \*GREASE DUCTS/GREASE  
 INTERCEPTORS AVAILABLE FOR TENANTS



THIS PAGE IS FOR MARKETING PURPOSES ONLY

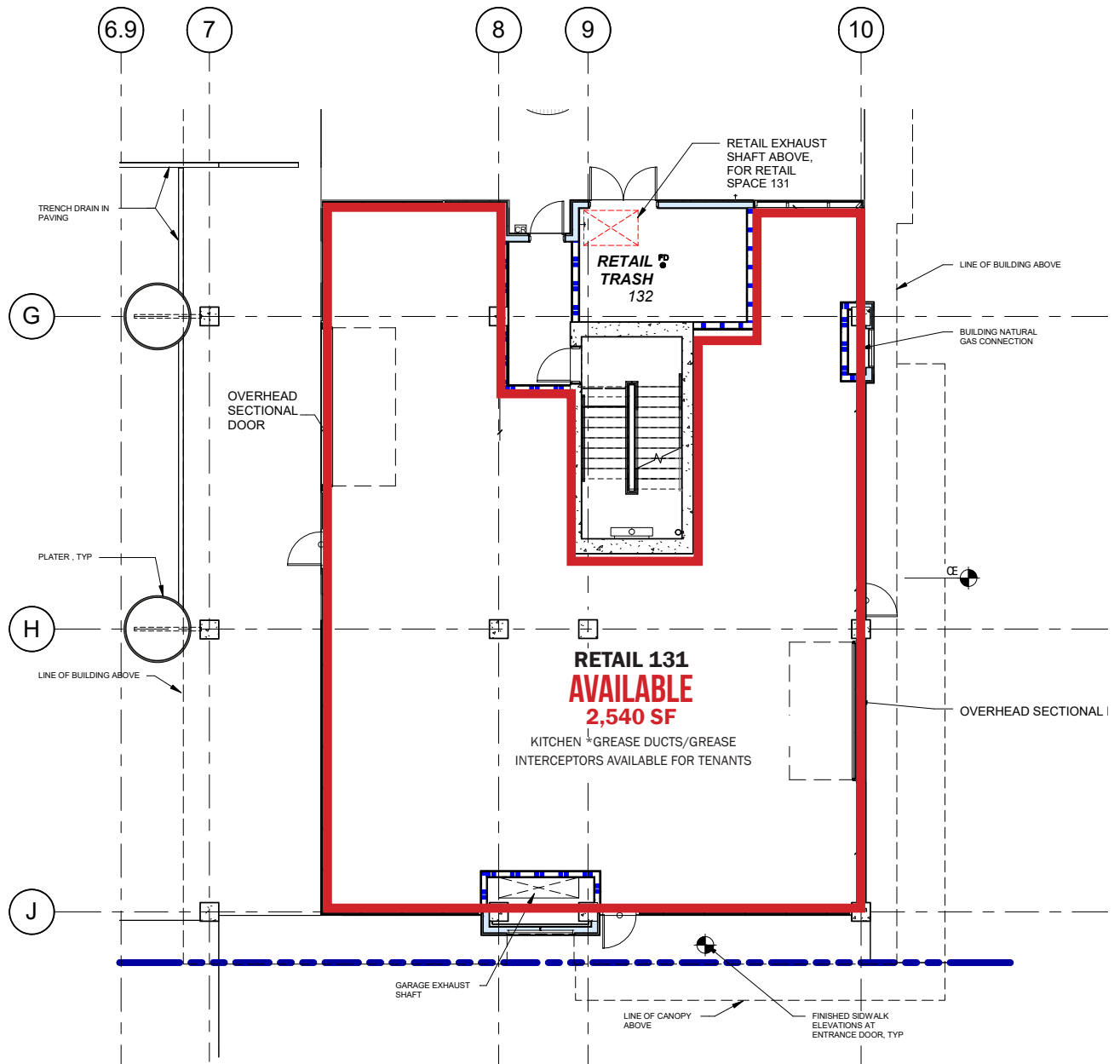
**SLABTOWN SQUARE**  
**2070 NW QUIMBY STREET**  
PORTLAND, OR

**FLOOR PLAN: RETAIL 143**



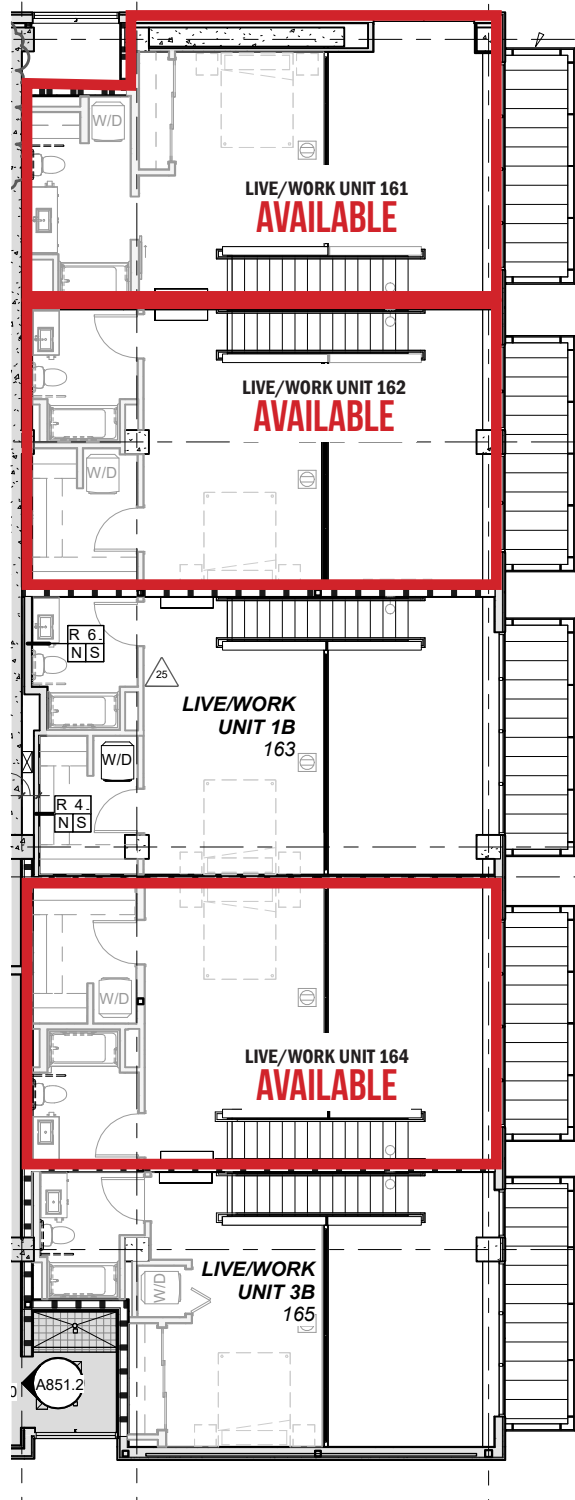
THIS PAGE IS FOR MARKETING PURPOSES ONLY

**FLOOR PLAN: RETAIL 131**



**SLABTOWN SQUARE**  
**2070 NW QUIMBY STREET**  
PORTLAND, OR

**FLOOR PLAN: LIVE/WORK**



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# SLABTOWN SQUARE

## 2070 NW QUIMBY STREET

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

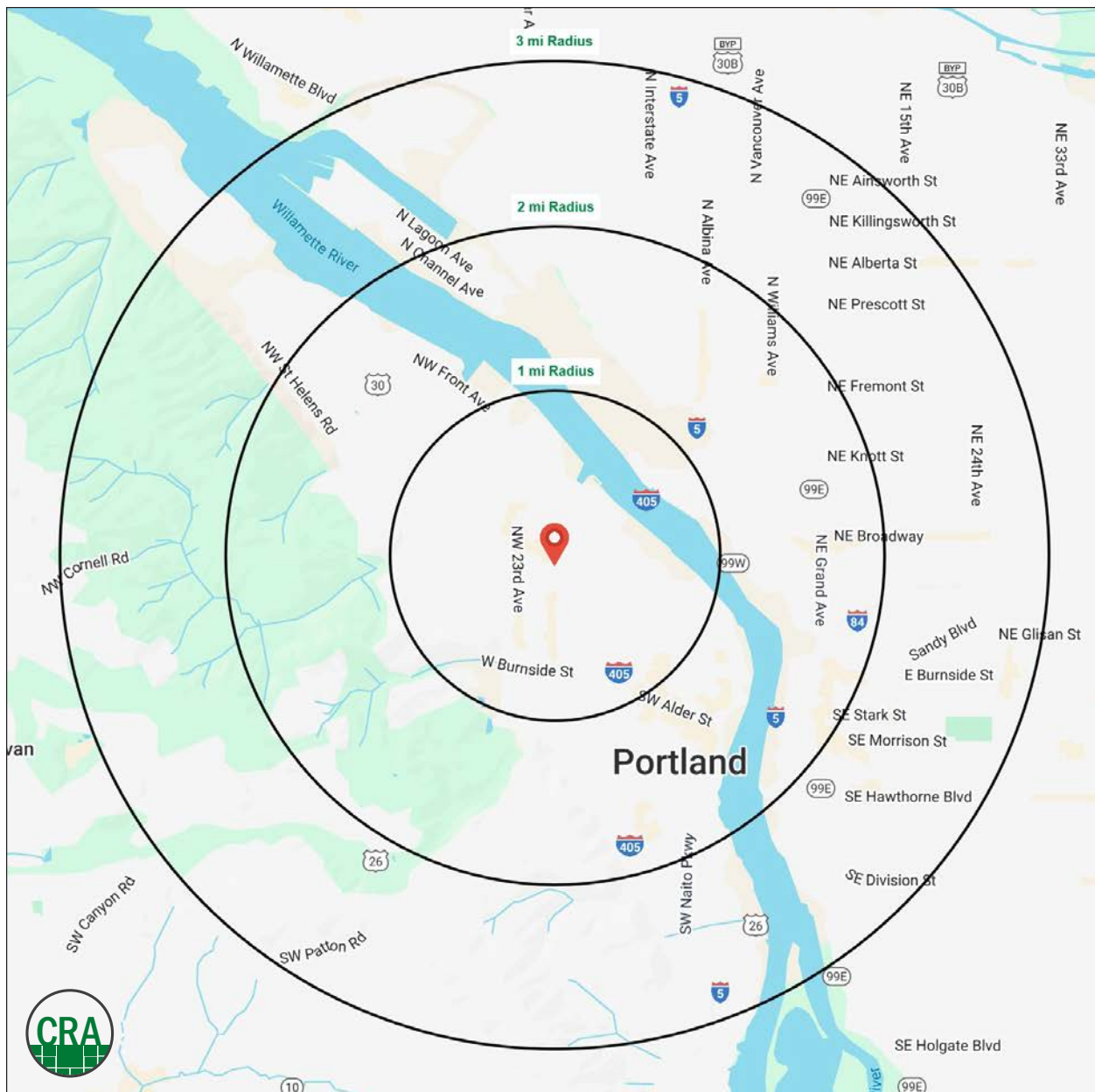
| Source: Regis - SitesUSA (2025) | 1 MILE    | 2 MILE    | 3 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025       | 43,391    | 99,644    | 178,889   |
| Projected Population 2030       | 45,150    | 100,419   | 180,715   |
| Average HH Income               | \$136,376 | \$128,754 | \$138,245 |
| Median Home Value               | \$734,911 | \$720,152 | \$733,082 |
| Daytime Demographics 16+        | 55,554    | 189,841   | 258,238   |
| Some College or Higher          | 87.2%     | 83.7%     | 85.7%     |

**\$136,376**

Average Household Income  
1 MILE RADIUS

**37.9**

Median Age  
1 MILE RADIUS





## Summary Profile

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



Lat/Lon: 45.5332/-122.694

| Slabtown Square<br>Portland, OR 97209                 | 1 mi<br>radius | 2 mi<br>radius | 3 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 43,391         | 99,644         | 178,889        |
| 2030 Projected Population                             | 45,150         | 100,419        | 180,715        |
| 2020 Census Population                                | 34,573         | 83,498         | 162,551        |
| 2010 Census Population                                | 26,163         | 63,422         | 130,099        |
| Projected Annual Growth 2025 to 2030                  | 0.8%           | 0.2%           | 0.2%           |
| Historical Annual Growth 2010 to 2025                 | 4.4%           | 3.8%           | 2.5%           |
| 2025 Median Age                                       | 37.9           | 38.0           | 38.4           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 25,903         | 52,845         | 92,740         |
| 2030 Projected Households                             | 27,029         | 54,435         | 95,330         |
| 2020 Census Households                                | 22,406         | 48,535         | 86,132         |
| 2010 Census Households                                | 16,827         | 35,811         | 67,077         |
| Projected Annual Growth 2025 to 2030                  | 0.9%           | 0.6%           | 0.6%           |
| Historical Annual Growth 2010 to 2025                 | 3.6%           | 3.2%           | 2.6%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 74.7%          | 72.6%          | 73.7%          |
| 2025 Estimated Black or African American              | 5.0%           | 6.7%           | 6.6%           |
| 2025 Estimated Asian or Pacific Islander              | 8.2%           | 8.0%           | 7.0%           |
| 2025 Estimated American Indian or Native Alaskan      | 0.8%           | 0.9%           | 0.8%           |
| 2025 Estimated Other Races                            | 11.2%          | 11.8%          | 11.7%          |
| 2025 Estimated Hispanic                               | 10.7%          | 10.8%          | 10.4%          |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$136,376      | \$128,754      | \$138,245      |
| 2025 Estimated Median Household Income                | \$92,246       | \$89,431       | \$100,048      |
| 2025 Estimated Per Capita Income                      | \$81,813       | \$68,836       | \$72,072       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 1.7%           | 1.8%           | 1.5%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 2.1%           | 3.1%           | 2.4%           |
| 2025 Estimated High School Graduate                   | 9.1%           | 11.4%          | 10.4%          |
| 2025 Estimated Some College                           | 13.6%          | 15.9%          | 15.6%          |
| 2025 Estimated Associates Degree Only                 | 4.9%           | 5.0%           | 5.3%           |
| 2025 Estimated Bachelors Degree Only                  | 38.4%          | 35.5%          | 37.4%          |
| 2025 Estimated Graduate Degree                        | 30.2%          | 27.3%          | 27.4%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 4,762          | 13,758         | 20,835         |
| 2025 Estimated Total Employees                        | 44,234         | 159,242        | 207,629        |
| 2025 Estimated Employee Population per Business       | 9.3            | 11.6           | 10.0           |
| 2025 Estimated Residential Population per Business    | 9.1            | 7.2            | 8.6            |

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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**503.274.0211**

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