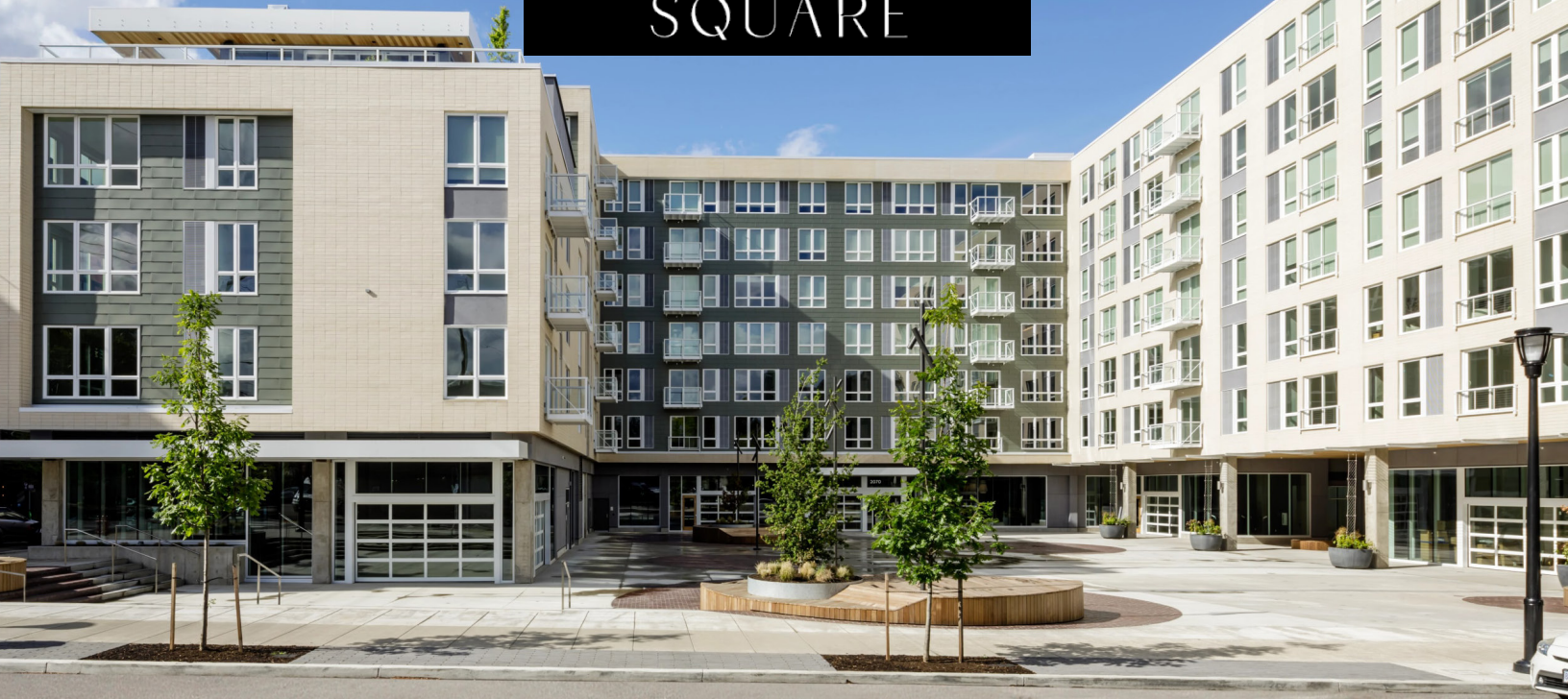




SLABTOWN SQUARE



FOR LEASE ► RESTAURANT / RETAIL / SERVICE / LIVE/WORK

ADDRESS

NW 21st Ave & NW Pettygrove St

AVAILABLE SPACE

Retail: 724 SF - 4,763 SF

Live/Work units are available: 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.

#161 - 922 SF

#162 - 1,063 SF

#163 - 1,059 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 service/wellness opportunities of 4,763 SF and Live/Work units 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**

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

New access route
from US-30 WB

NW Wilson St

SLABTOWN SQUARE 2070 NW QUIMBY STEET

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

Earth Friendly Pet Company
Cycle Dog

JOE'S CELLAR

Library

DoveLewis

SAWASDEE THAI FOOD

NW Quimby St

NW Raleigh St

SALTWOOD SOUTH
177 UNITS
AVAILABLE NOW

SALTWOOD NORTH
177 UNITS
AVAILABLE NOW

THE CARSON
224 UNITS
AVAILABLE NOW

CREATIVE
OFFICE
500-600 EMPLOYEES

NW Thurman St

NW Savier St

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW Marshall St

NW 18th Ave

NW 19th Ave

NW 20th Ave

NW 23rd Ave

NW 23rd Pl

PORTLAND CAMPUS

Legacy Good Samaritan
Hospital & Medical Center
13,000 EMPLOYEES

NW Overton St

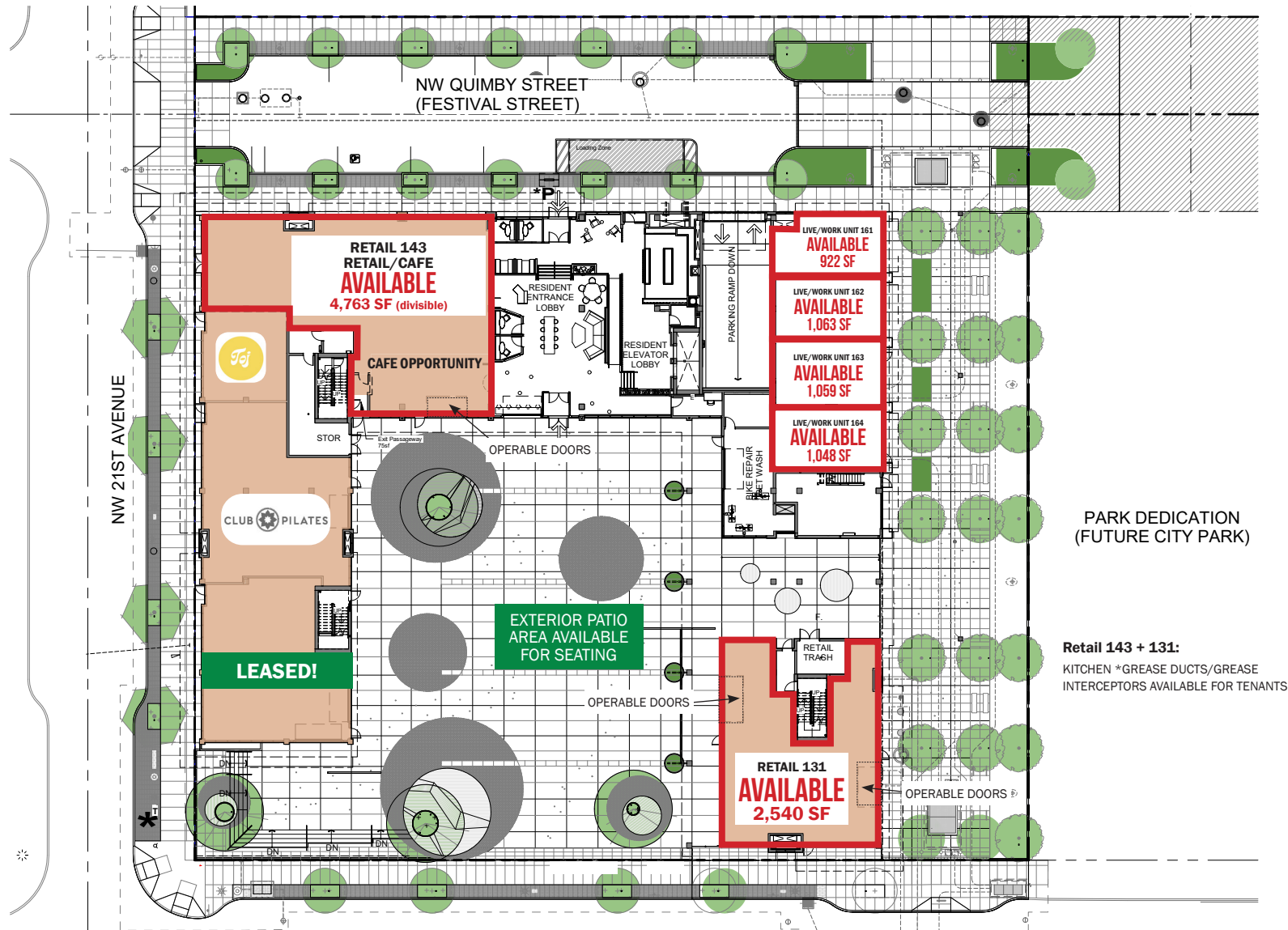
NW Marshall St

405



SITE PLAN

SLABTOWN SQUARE
2070 NW QUIMBY STREET
 PORTLAND, OR



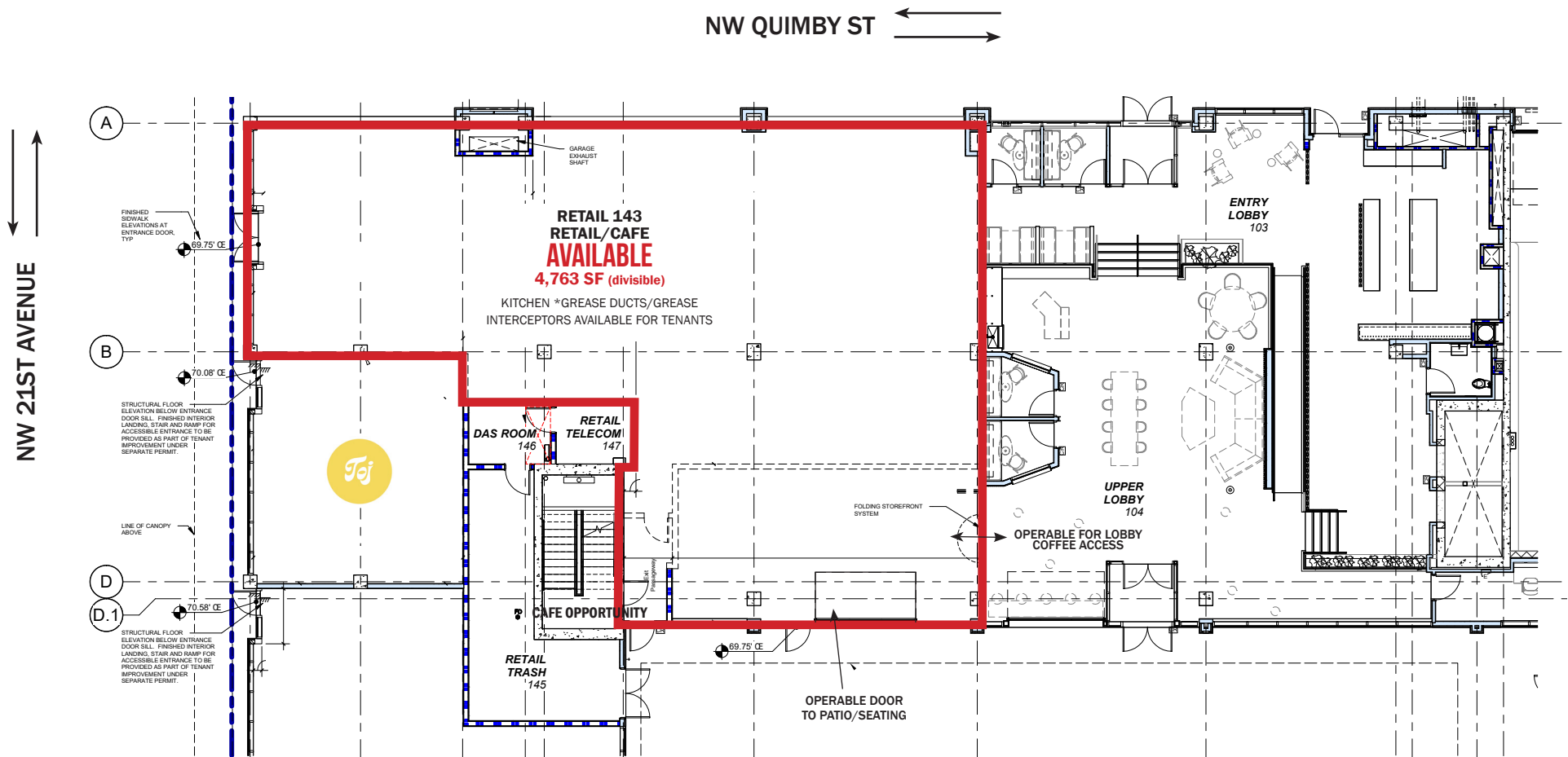
Retail 143 + 131:
 KITCHEN *GREASE DUCTS/GREASE
 INTERCEPTORS AVAILABLE FOR TENANTS



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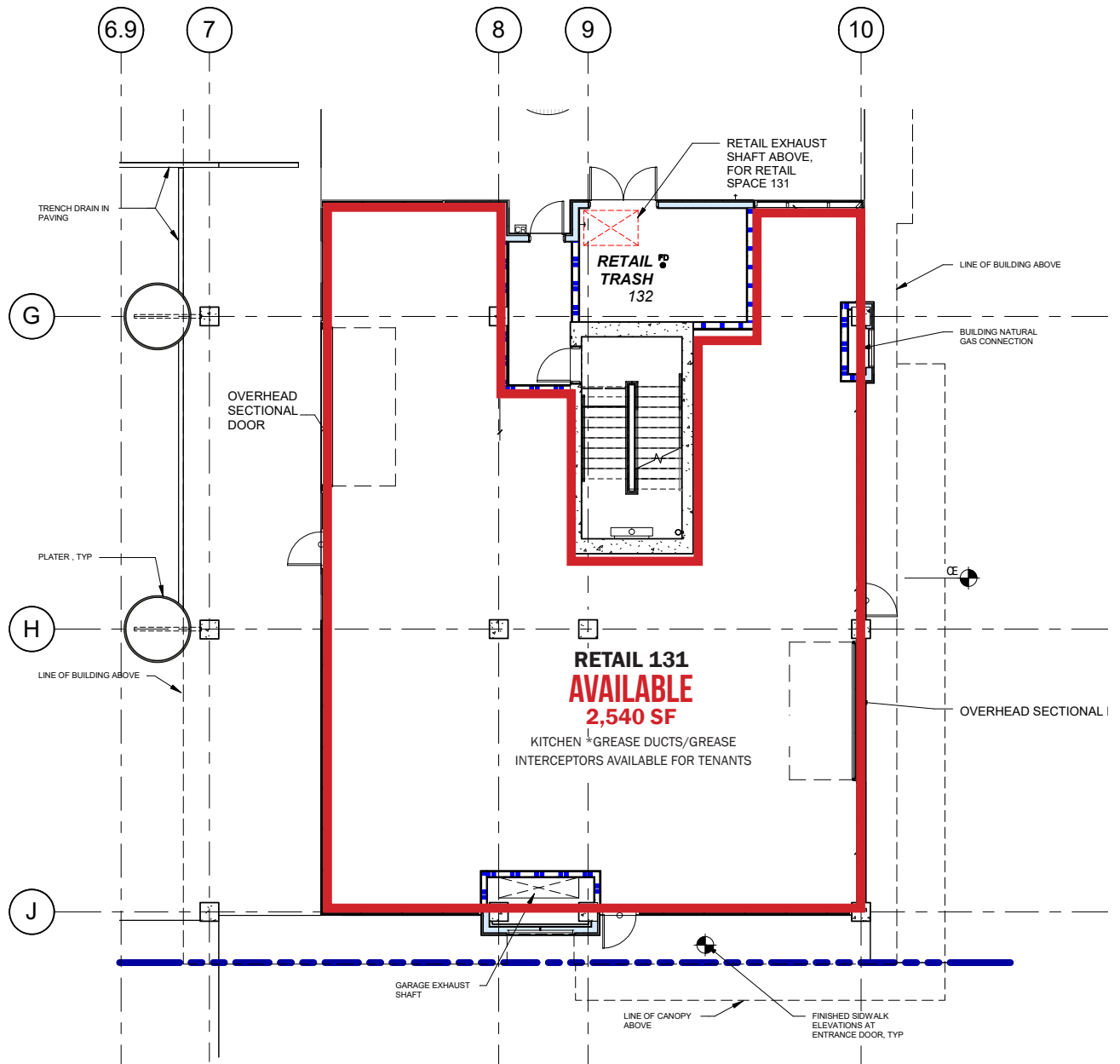
SLABTOWN SQUARE
2070 NW QUIMBY STREET
PORTLAND, OR

FLOOR PLAN: RETAIL 143

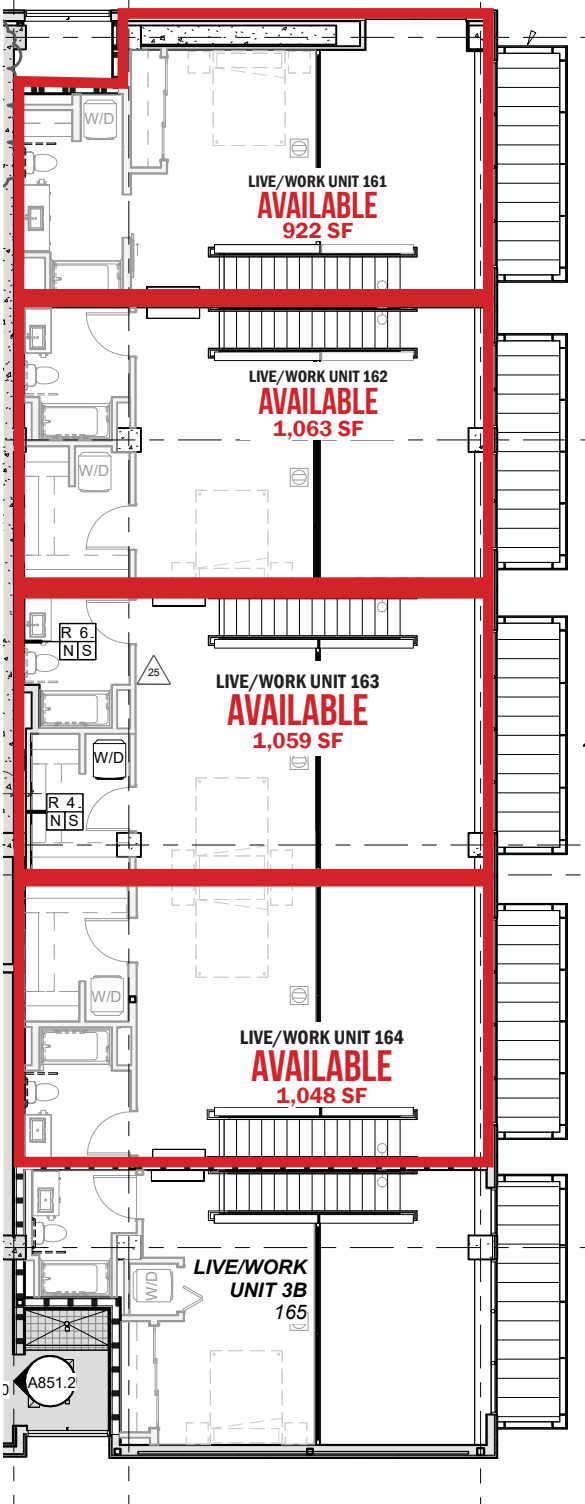


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FLOOR PLAN: RETAIL 131



FLOOR PLAN: LIVE/WORK



LIVE/WORK UNIT PHOTOS

SLABTOWN SQUARE
2070 NW QUIMBY STEET
PORTLAND, OR



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SLABTOWN SQUARE

2070 NW QUIMBY STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

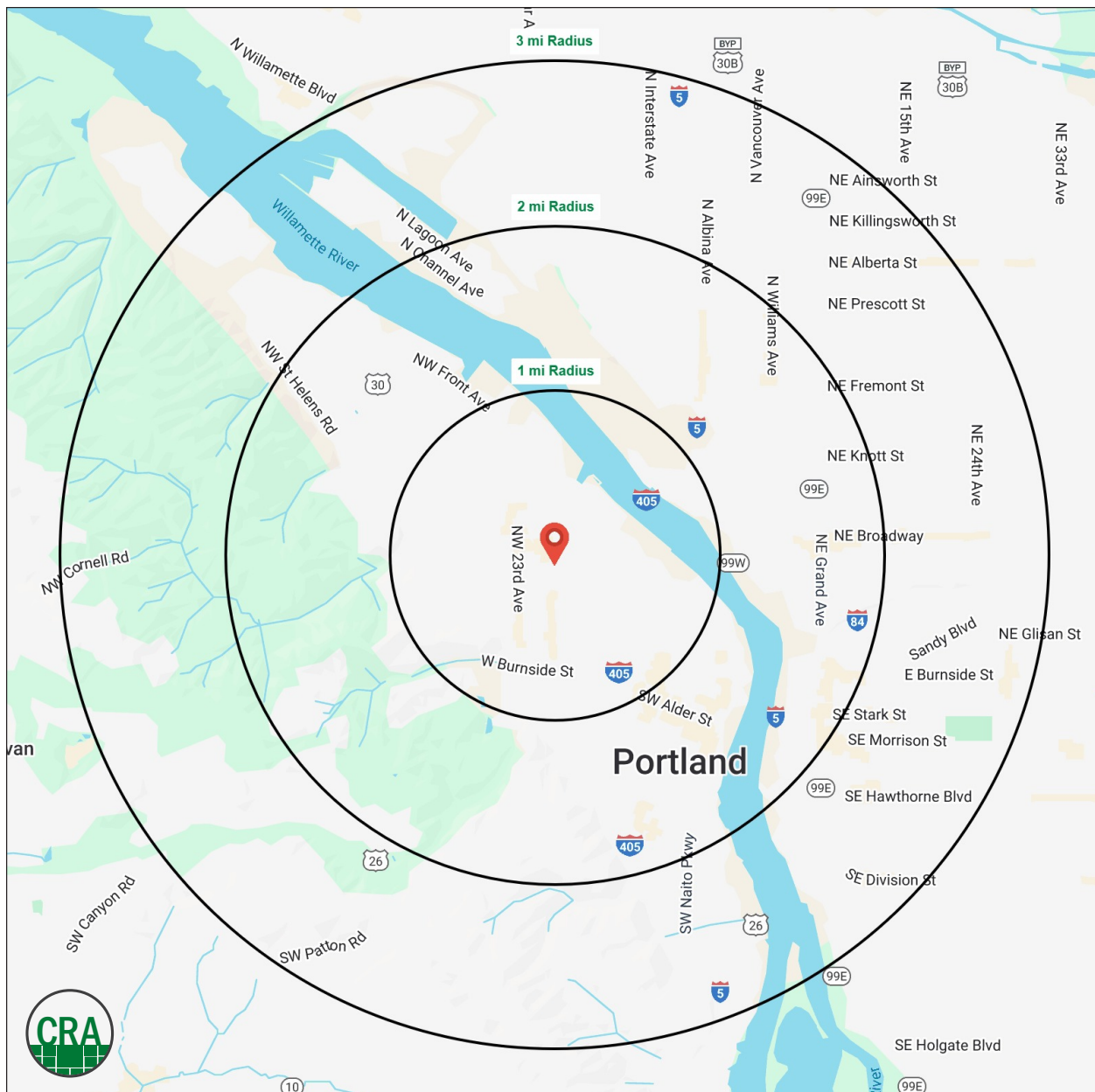
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	43,391	99,644	178,889
Projected Population 2030	45,150	100,419	180,715
Average HH Income	\$136,376	\$128,754	\$138,245
Median Home Value	\$734,911	\$720,152	\$733,082
Daytime Demographics 16+	55,554	189,841	258,238
Some College 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 Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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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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



**COMMERCIAL
REALTY ADVISORS
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