

**PLENTIFUL FREE OFF-STREET
CUSTOMER PARKING**



LOCATION W Burnside St & NW 23rd Ave, Portland, Oregon

AVAILABLE SPACE 933 SF to approx 10,000 SF

RENTAL RATE Call for details

- HIGHLIGHTS**
- Historic grocery anchored center at the foot of the city’s most affluent neighborhoods.
 - Prominent retail spaces with visibility to Burnside and windows overlooking the NW 23rd shopping corridor.
 - Located in the heart of the urban Uptown District and recognized as Oregon’s first shopping center. Uptown connects Portland’s urban core with the affluent West Hills.
 - Uptown is the only center in the area offering plentiful and convenient off-street customer parking.
 - Daily needs grocery with upscale restaurants and apparel. Health, beauty, food, and home categories excel in this trade area.

TRAFFIC COUNTS W Burnside St – 23,761 ADT ('22) | NW 23rd Ave – 19,235 ADT ('18)



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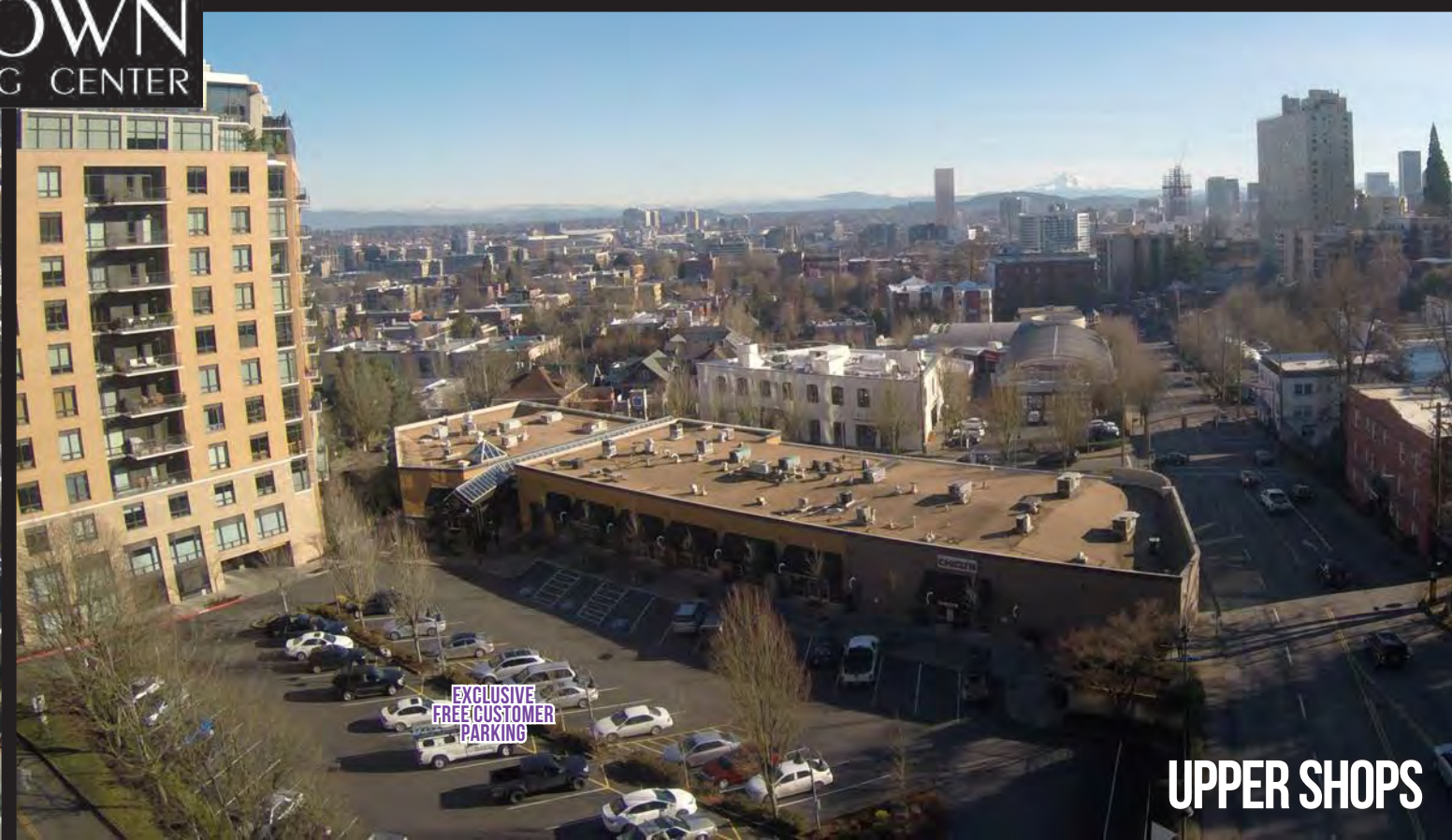




DOWNTOWN PORTLAND'S ONLY GROCERY ANCHORED SHOPPING CENTER



PLENTIFUL OFF-STREET FREE CUSTOMER PARKING

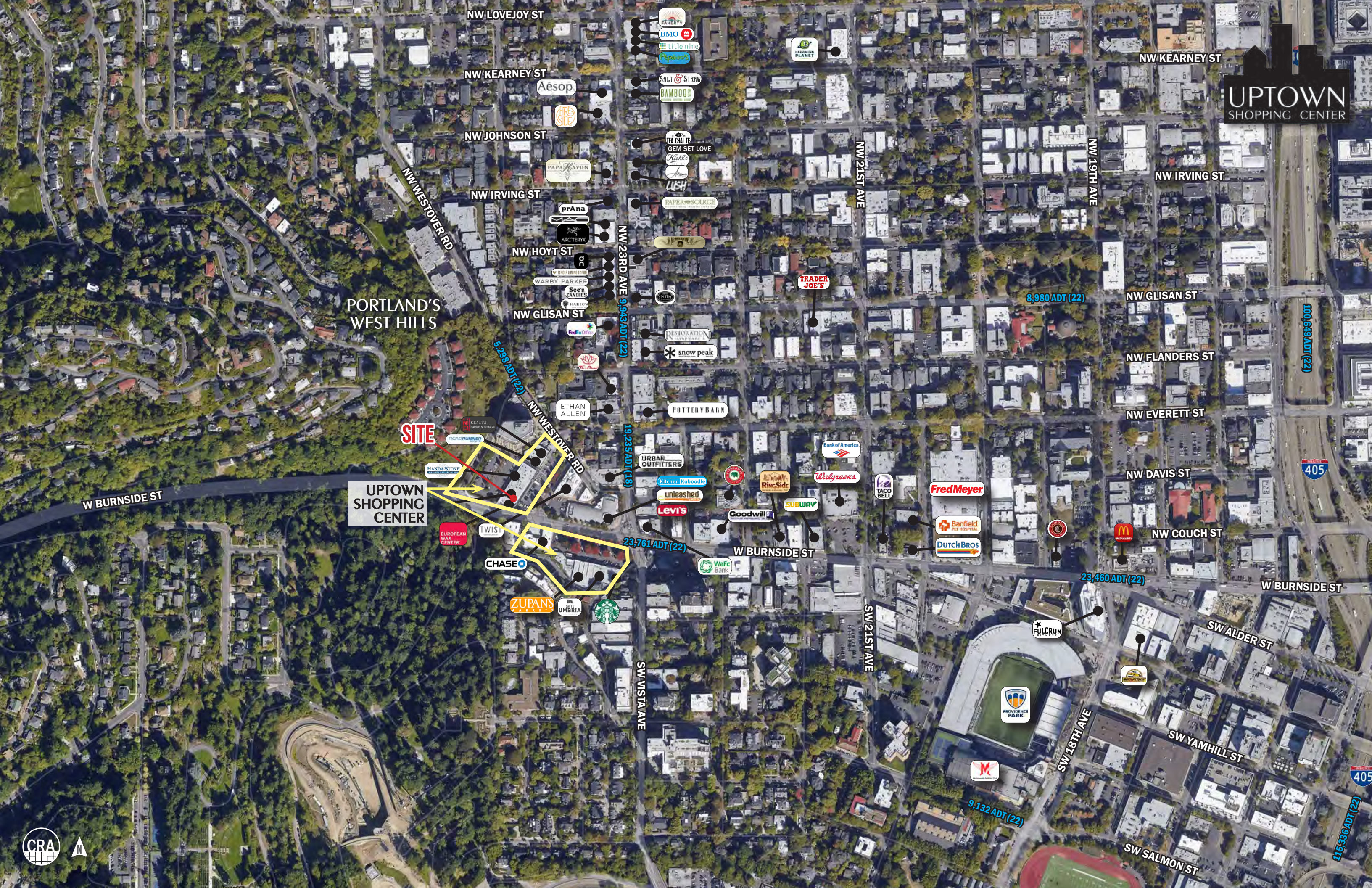


UPTOWN SHOPPING CENTER

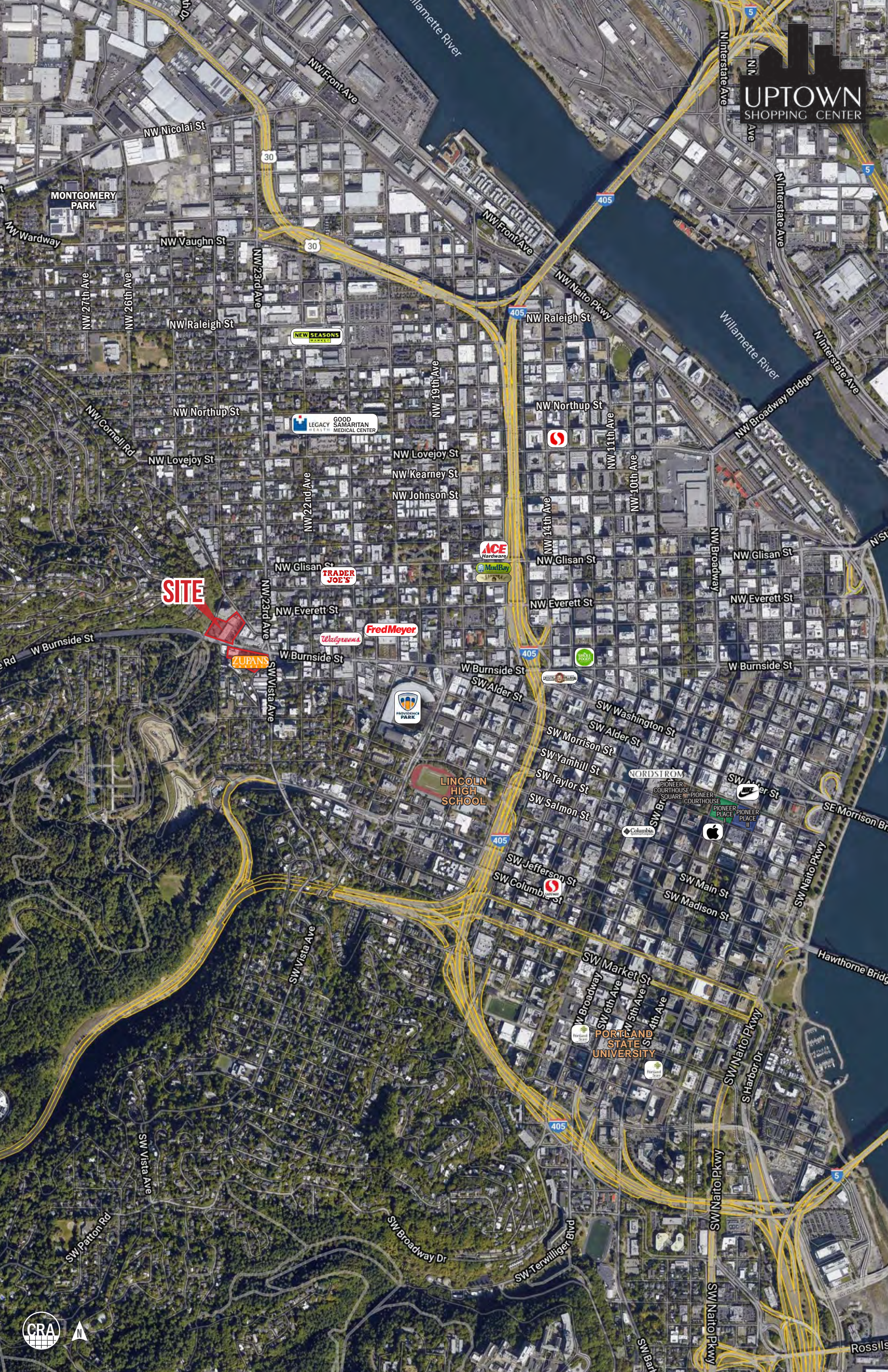
PORTLAND'S WEST HILLS

SITE

UPTOWN SHOPPING CENTER



UPTOWN SHOPPING CENTER



SITE



THE WESTERLY

NW FLANDERS ST

NW 23RD AVE

NW EVERETT ST

UPTOWN
SHOPPING CENTER

NW 24TH PL

NW WESTOVER RD
NW 23RD PL

NW 22ND PL

NW 22ND AVE

UPTOWN
APARTMENTS

W BURNSIDE

UPTOWN
SHOPPING CENTER

UPTOWN
SHOPPING CENTER





DOWNTOWN PORTLAND'S ONLY GROCERY ANCHORED SHOPPING CENTER

PLENTIFUL OFF-STREET
FREE CUSTOMER PARKING



LLOYD DISTRICT

CENTRAL BUSINESS DISTRICT

PSU DISTRICT

PEARL DISTRICT



Fred Meyer

Walgreens



LINCOLN HIGH SCHOOL

NW 21ST AVE

TRADER JOE'S

CITY MARKET

CROSSROADS

SW 23RD AVE

SEE

NORTHWEST PORTLAND

POTTERY BARN

URBAN OUTFITTERS

THIELE'S SQUARE

Kitchen Kaboodle

EXCLUSIVE FREE CUSTOMER PARKING

ZUPAN'S MARKETS

Legacy Good Samaritan Hospital & Medical Center

NW GILMAN ST

NW FLANDERS ST

NW EVERETT ST

NW 23RD AVE

Levi's

unleashed

NW BURNSIDE ST

CHASE

Packard Square

RH

NW WESTOVER RD

TWIST

NW 23RD PL

EXCLUSIVE FREE CUSTOMER PARKING



THE WESTERLY
AVERAGE PRICE \$943,750
AVERAGE SIZE UNIT 1,520 SF

KIZUKI
Ramen & Izakaya

ROADRUNNER SPORTS

POSTAL ANNEX

EUROPEAN WAX CENTER

HAND & STONE

EXCLUSIVE FREE CUSTOMER PARKING

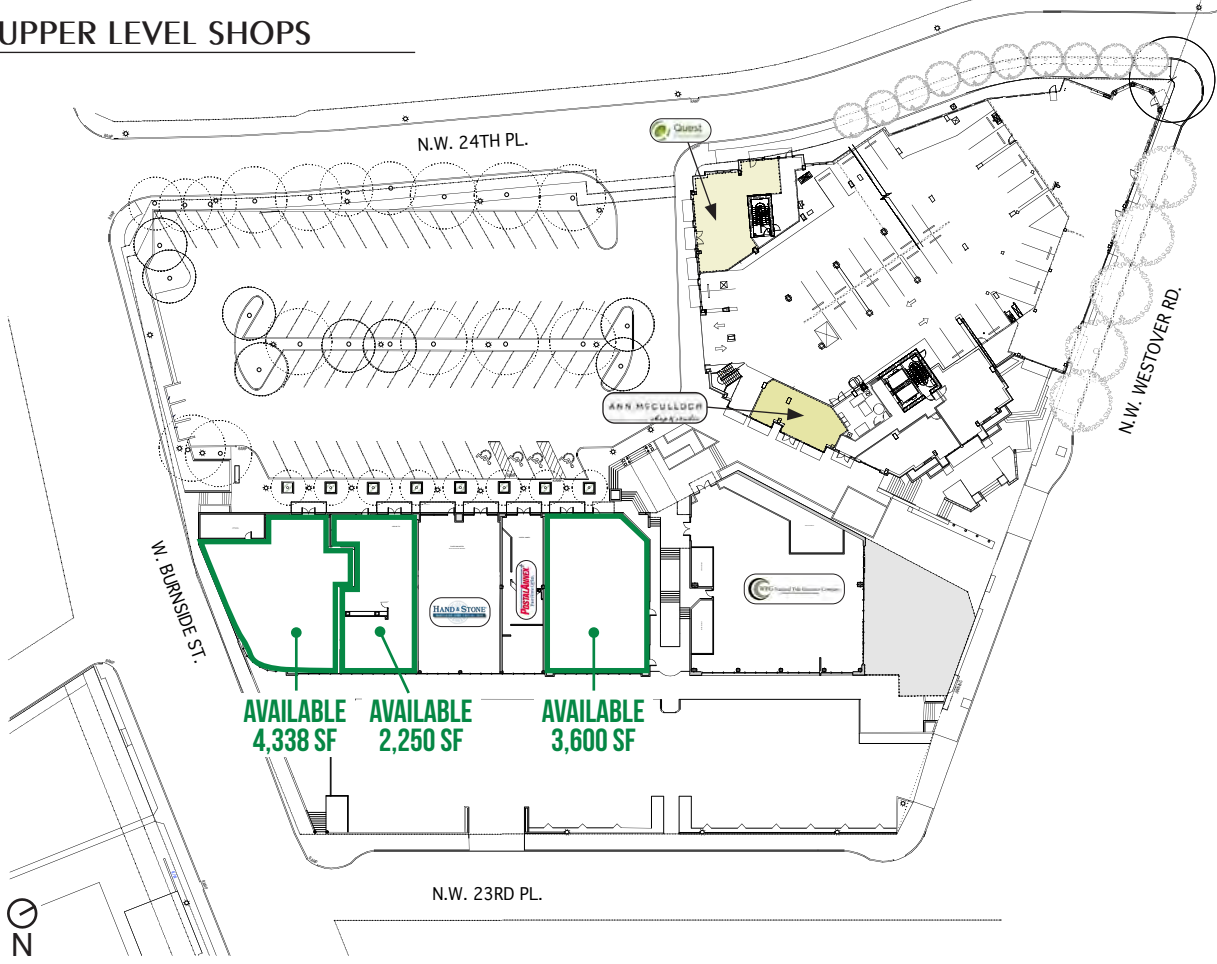
NW WEST HILL



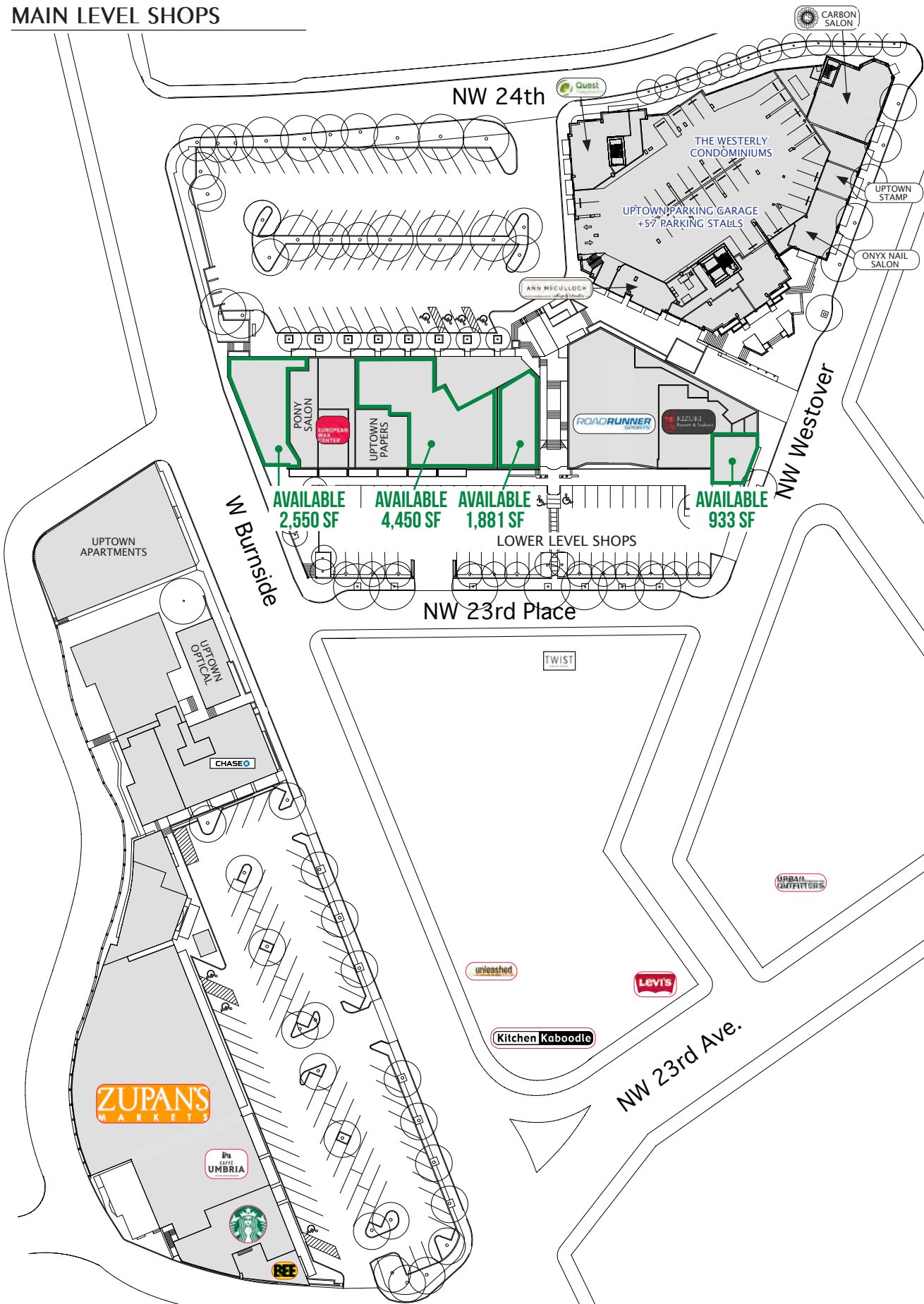
WASHINGTON PARK >

PLENTIFUL OFF-STREET
FREE CUSTOMER PARKING

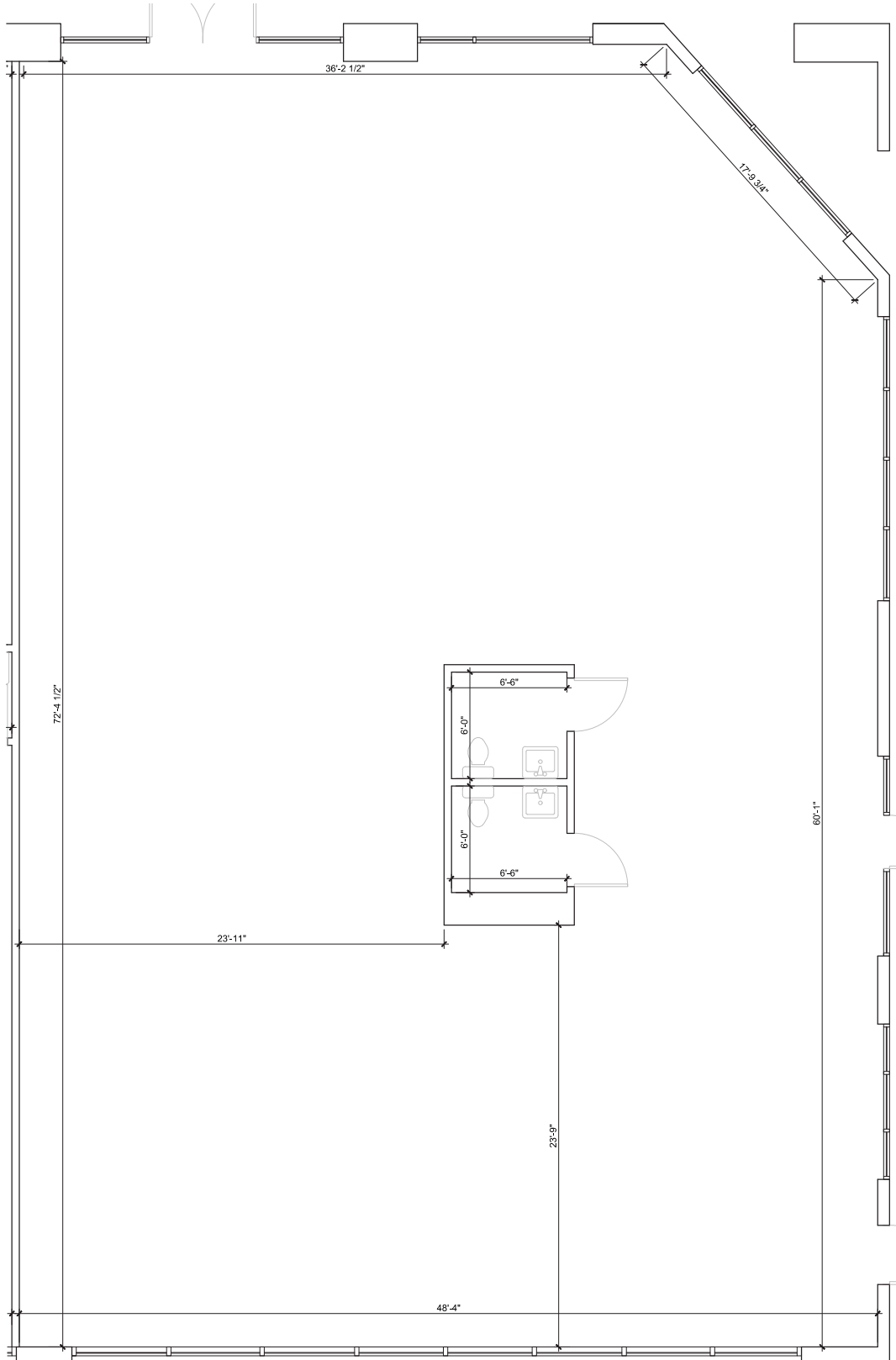
UPPER LEVEL SHOPS



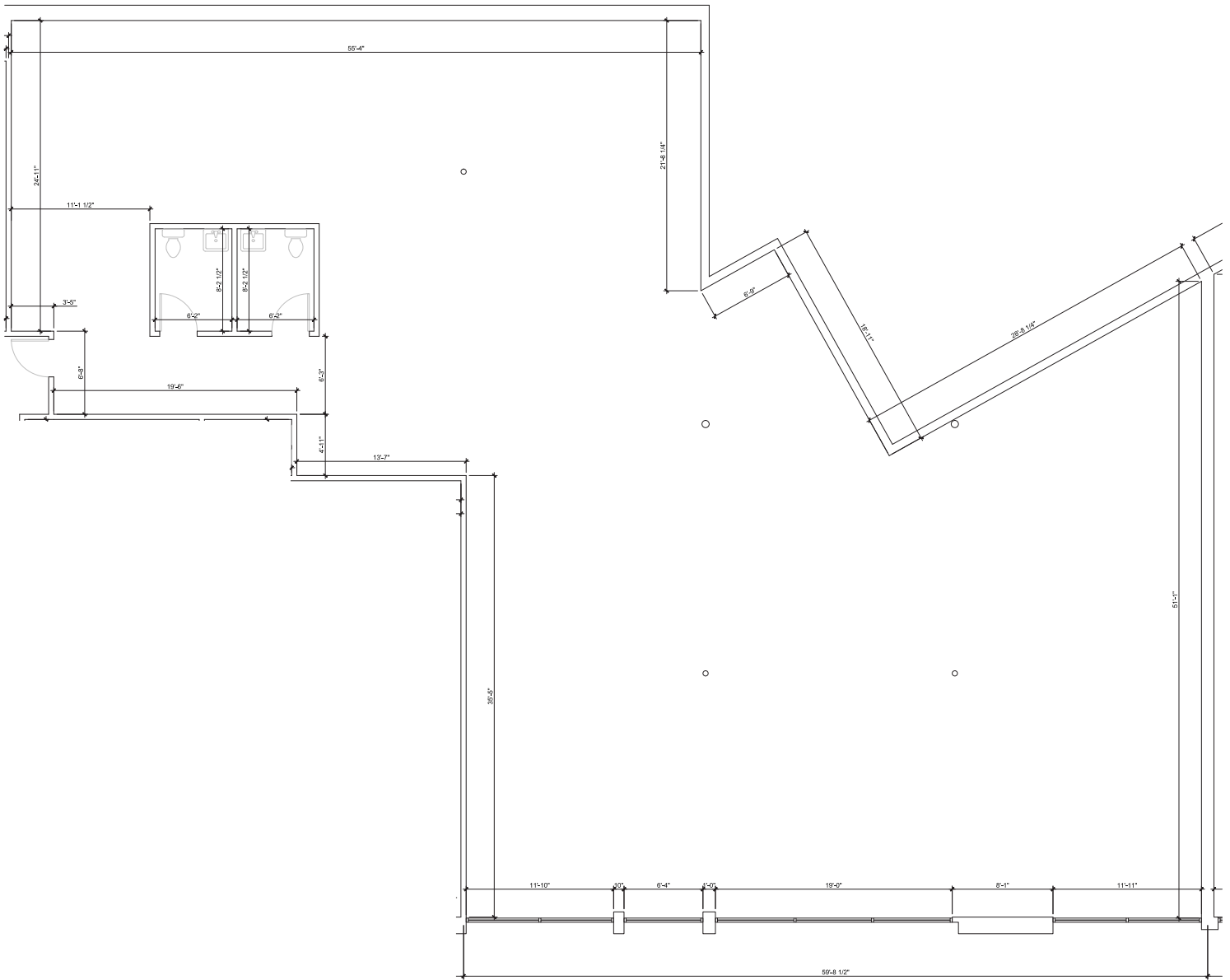
MAIN LEVEL SHOPS



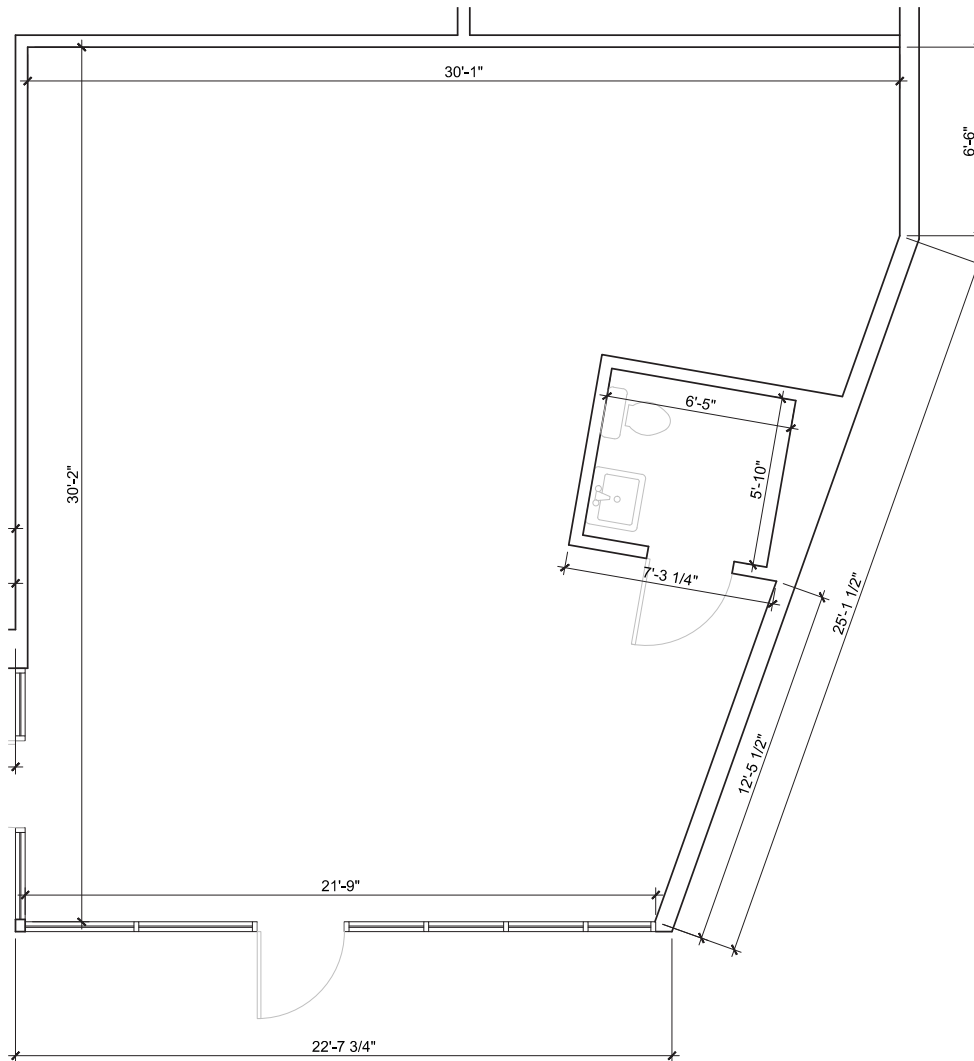
FLOOR PLAN | 3,600 SF



FLOOR PLAN | 4,450 SF



FLOOR PLAN | 933 SF



1

PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"





DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	40,776	151,409	409,448
Projected Population 2029	41,376	152,067	403,662
Estimated Households	26,688	85,312	198,091
Average HH Income	\$127,225	\$140,261	\$147,676
Median Age	37.5	38.2	38.9
Total Businesses	4,914	19,780	36,282
Daytime Demographics 16+	53,732	243,856	415,663

151,409
 Estimated 2024 Population
 3 MILE RADIUS

\$140,261
 Average Household Income
 3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5243/-122.7002

Uptown Shopping Center Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	40,776	151,409	409,448
2029 Projected Population	41,376	152,067	403,662
2020 Census Population	37,402	147,222	411,052
2010 Census Population	30,397	117,350	355,566
Projected Annual Growth 2024 to 2029	0.3%	-	-0.3%
Historical Annual Growth 2010 to 2024	2.4%	2.1%	1.1%
2024 Median Age	37.5	38.2	38.9
Households			
2024 Estimated Households	26,688	85,312	198,091
2029 Projected Households	27,546	86,941	197,953
2020 Census Households	24,351	80,157	192,837
2010 Census Households	19,428	62,196	164,241
Projected Annual Growth 2024 to 2029	0.6%	0.4%	-
Historical Annual Growth 2010 to 2024	2.7%	2.7%	1.5%
Race and Ethnicity			
2024 Estimated White	75.5%	75.1%	76.0%
2024 Estimated Black or African American	4.6%	5.8%	5.2%
2024 Estimated Asian or Pacific Islander	8.7%	7.3%	7.1%
2024 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.6%
2024 Estimated Other Races	10.5%	11.0%	11.1%
2024 Estimated Hispanic	9.6%	9.6%	9.5%
Income			
2024 Estimated Average Household Income	\$127,225	\$140,261	\$147,676
2024 Estimated Median Household Income	\$85,431	\$97,697	\$109,184
2024 Estimated Per Capita Income	\$83,671	\$79,530	\$71,781
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.1%	2.1%
2024 Estimated High School Graduate	9.4%	10.9%	10.6%
2024 Estimated Some College	14.3%	15.2%	16.4%
2024 Estimated Associates Degree Only	5.1%	4.8%	5.4%
2024 Estimated Bachelors Degree Only	36.3%	36.0%	36.4%
2024 Estimated Graduate Degree	31.1%	29.4%	27.3%
Business			
2024 Estimated Total Businesses	4,914	19,780	36,282
2024 Estimated Total Employees	41,679	200,076	301,828
2024 Estimated Employee Population per Business	8.5	10.1	8.3
2024 Estimated Residential Population per Business	8.3	7.7	11.3

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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.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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