

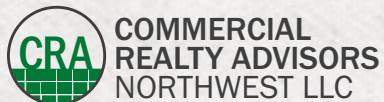
SALTWOOD IN SLABTOWN

PORTLAND, OR



FOR LEASE > 975 USF - 4,738 USF 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.



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SALTWOOD NORTH



SALTWOOD IN THE HEART OF SLABTOWN

PORTLAND, OR

LOCATION

Between NW Savier Street and Quimby on
NW 21st Avenue

HIGHLIGHTS

- Saltwood features 18,403 USF of street level retail, shadow anchored by New Seasons Market, over 100,000 SF of creative office space, and 354 market-rate residential units above.
- Retail and restaurant opportunities with rare, exclusive outdoor space.
- Neighboring tenants include: New Seasons Market, Besaw's, Solo Club, Breakside Brewery, Mama Bird, G-Love, Pistils Nursery, Carioca Bowls and Fleet Feet.
- Anticipated delivery:
Saltwood North – November 2021
Saltwood South – September 2021

SALTWOOD SOUTH





THE CARSON SOUTH



THE CARSON NORTH



XPO OFFICE BUILDING



LL HAWKINS



NEW SEASONS



LELAND JAMES



Q21



RALEIGH 22



BLOCK 290

Slabtown

Slabtown is a unique mix of residential and industrial, tucked between the trendy neighborhoods of the Pearl and Nob Hill. Everything you need can be found in this great neighborhood – from abundant shopping, coffee, restaurants and art galleries, all within walking distance. Besides the Pearl District and Nob Hill, you can easily access downtown Portland and Forest Park, either on foot or via Portland Streetcar.

SALTWOOD IN THE HEART OF SLABTOWN

PORTLAND, OR

New access route
from US-30 WB

NW Wilson St

NW Wilson St

NW Vaughn St

NW 20th Ave extension
under US-30

NW-Upshur St

NW-18th Ave

NW 23rd PI

NW 21st Ave

NW Thurman St

NW Savier St

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW 21st Ave

NW 20th Ave

NW 19th Ave

NW Raleigh St

NW Quimby St

NW Overton St

NW Northrup St

NW Marshall St

EDGE DEVELOPMENT
FUTURE MIXED USE
RETAIL 2020

ATAULA

LIBRARY

POST OFFICE

ERSTSIDE

SOUTH LAND

SIRI

CVS pharmacy

WALGREENS

redonion

FUTURE RETAIL
DEVELOPMENT

ARAMARK

TAVERN & POOL

ZOOMcare

plank&coil

RALEIGH SLABTOWN
173 UNITS

NEW SEASONS
MARKET

SLABTOWN
MARKETPLACE

LOOT
whole body

Tillamook

Q21
165 UNITS
OPEN

Linfield College
PORTLAND CAMPUS

Legacy Good Samaritan
Hospital & Medical Center
13,000 EMPLOYEES

FUTURE DEVELOPMENT
PROPOSED

THE CARSON
224 UNITS

FUTURE CREATIVE
OFFICE
600-600 EMPLOYEES

CONWAY/LELAND
JAMES CENTER
4-FLOOR REND
100,000 SF
CREATIVE OFFICE
500 EMPLOYEES

THE CARSON
SOUTH
161 UNITS

MAMA BIRD

G-LOVE

LL HAWKINS
113 UNITS

FOOT

whole body

SALTWOOD NORTH
177 UNITS
UNDER CONSTRUCTION
FALL 2021 DELIVERY

SALTWOOD SOUTH
177 UNITS
UNDER CONSTRUCTION
FALL 2021 DELIVERY

BLOCK 290
FUTURE/REDEVELOPMENT

Smart Foodservice

New NW Thurman/
NW 20th Ave intersection

SITES

SITES

DoveLewis
#1 CHOICE FOR ANIMAL EMERGENCIES

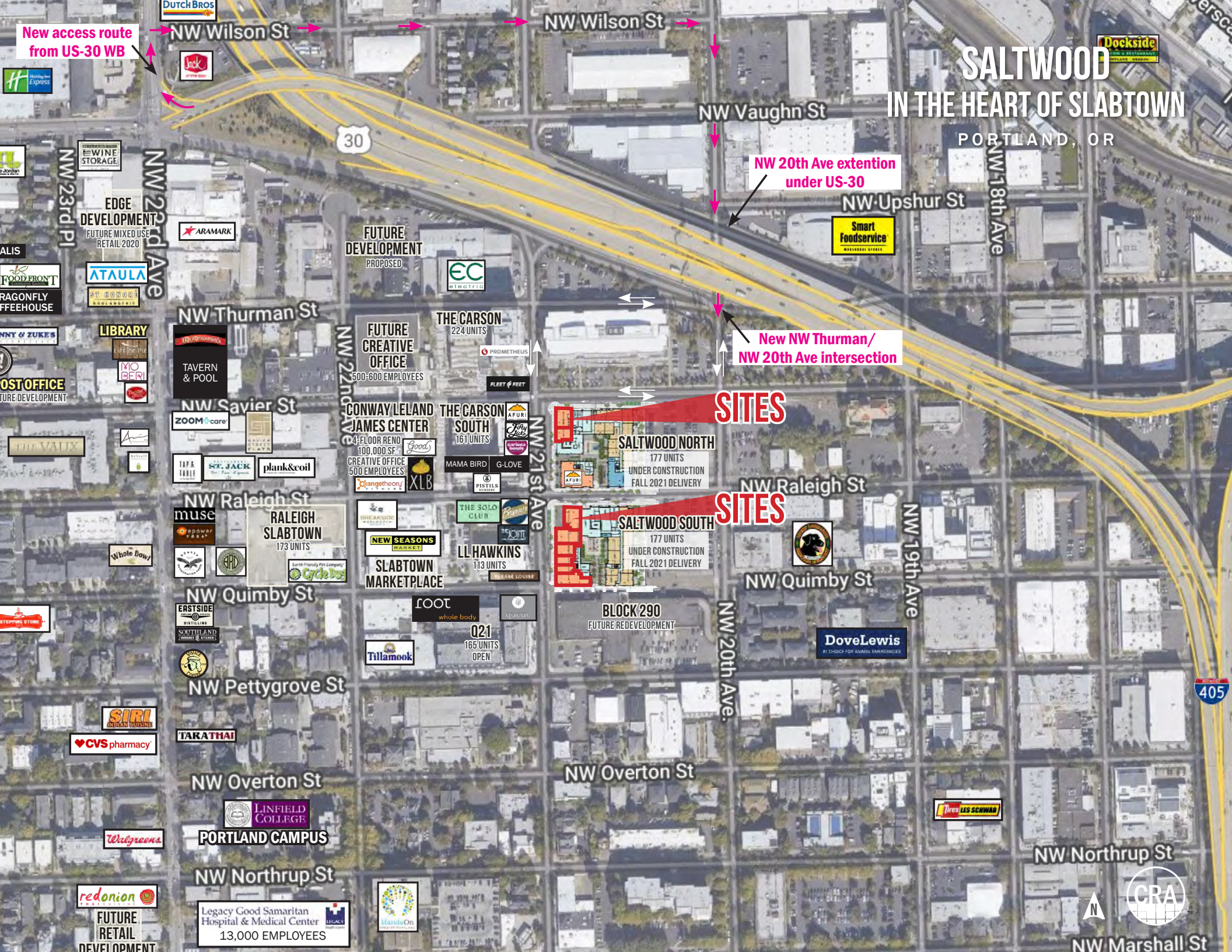
Dockside

Smart Foodservice

DoveLewis

Tires LES SCHWAR

CRA



SALTWOOD IN THE HEART OF SLABTOWN

PORTLAND, OR

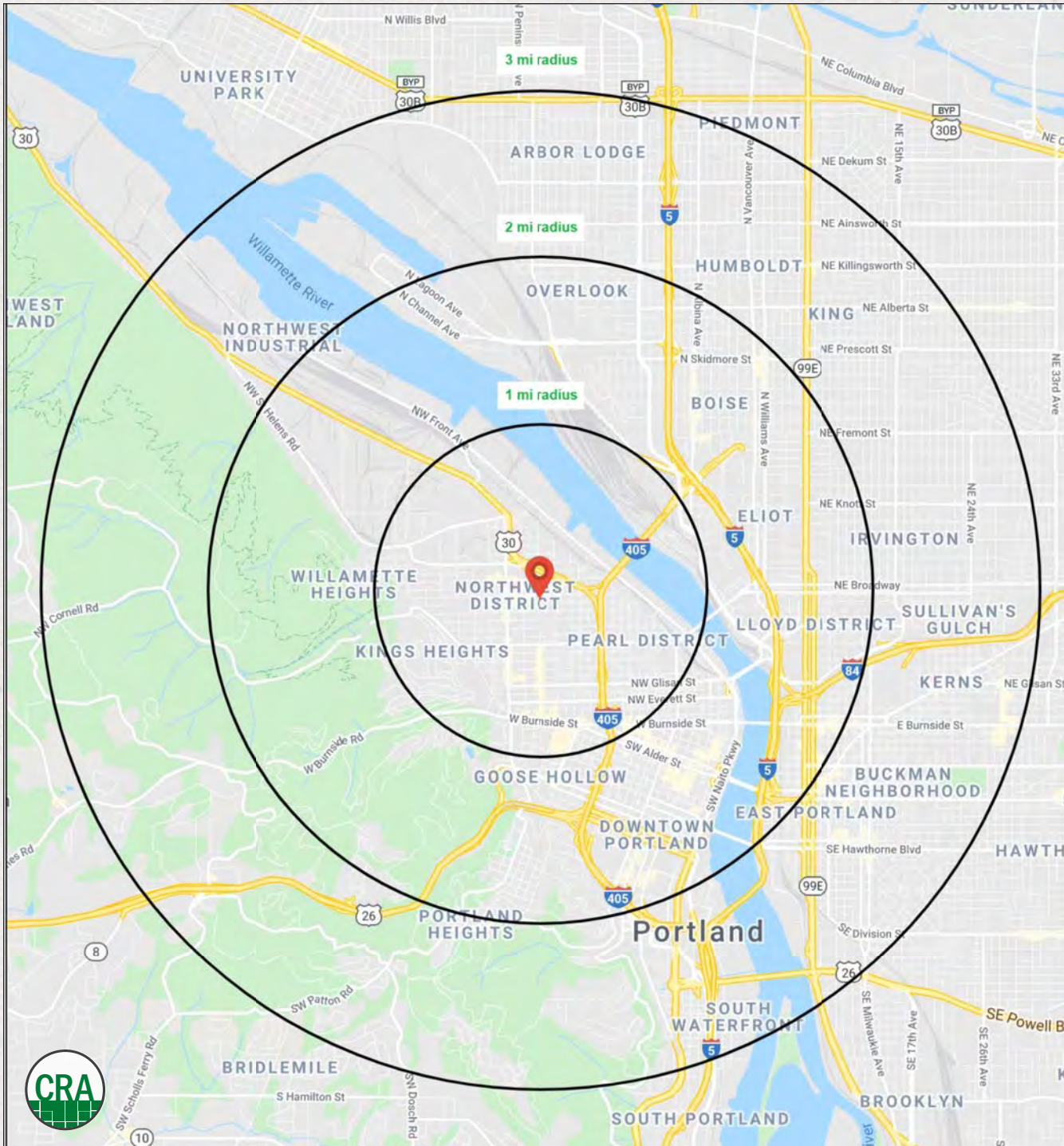
SLABTOWN DISTRICT





SALTWOOD IN THE HEART OF SLABTOWN

PORTLAND, OR



DEMOGRAPHICS

2020 Estimated Population

- 1 mile - 33,502
- 2 mile - 84,415
- 3 mile - 162,978

Average HH Income

- 1 mile - \$110,444
- 2 mile - \$99,153
- 3 mile - \$107,004

Median HH Income

- 1 mile - \$80,466
- 2 mile - \$74,022
- 3 mile - \$81,751

Median Home Value

- 1 mile - \$576,081
- 2 mile - \$533,109
- 3 mile - \$521,518

Daytime Demographics 16+

- 1 mile - 42,113
- 2 mile - 166,127
- 3 mile - 226,491

\$576,081

Median Home Value

74.3%

College Educated Residents



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5346/-122.6945

RS1

Saltwood		1 mi radius	2 mi radius	3 mi radius
Portland, OR 97209				
POPULATION	2020 Estimated Population	33,502	84,415	162,978
	2025 Projected Population	34,851	87,395	168,530
	2010 Census Population	24,255	62,559	129,952
	2000 Census Population	17,976	50,240	114,609
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	4.3%	3.4%	2.1%
	2020 Median Age	36.3	35.6	36.4
HOUSEHOLDS	2020 Estimated Households	22,692	50,022	88,525
	2025 Projected Households	24,185	53,334	94,345
	2010 Census Households	15,693	35,174	66,870
	2000 Census Households	11,716	28,100	57,537
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	4.7%	3.9%	2.7%
RACE AND ETHNICITY	2020 Estimated White	80.3%	75.9%	76.4%
	2020 Estimated Black or African American	5.9%	7.7%	8.1%
	2020 Estimated Asian or Pacific Islander	5.9%	6.3%	5.6%
	2020 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.0%
	2020 Estimated Other Races	7.2%	9.0%	8.8%
	2020 Estimated Hispanic	6.5%	10.2%	10.1%
INCOME	2020 Estimated Average Household Income	\$110,444	\$99,153	\$107,004
	2020 Estimated Median Household Income	\$80,466	\$74,022	\$81,751
	2020 Estimated Per Capita Income	\$75,103	\$59,569	\$58,611
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.4%	2.0%
	2020 Estimated High School Graduate	8.2%	9.7%	9.7%
	2020 Estimated Some College	15.6%	17.6%	17.1%
	2020 Estimated Associates Degree Only	5.0%	5.6%	5.6%
	2020 Estimated Bachelors Degree Only	40.9%	36.9%	36.8%
	2020 Estimated Graduate Degree	28.4%	26.3%	27.4%
BUSINESS	2020 Estimated Total Businesses	4,305	13,264	20,262
	2020 Estimated Total Employees	42,113	166,127	226,491
	2020 Estimated Employee Population per Business	9.8	12.5	11.2
	2020 Estimated Residential Population per Business	7.8	6.4	8.0

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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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.
CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.