

**NE PORTLAND
INVESTMENT PROPERTY**

FOR SALE

11827 NE Halsey St | Portland, OR 97220

- 7,000 SF Building
- 0.88 AC (38,424 SF) Lot

- \$995,000 (\$142/SF)
- 6.95% Cap Rate

- Tenant is Right Price Market, a discount grocer.
- Tenant has term through 2027
- NNN Lease
- Roof still under warranty
- Value add opportunity
- CM1 Zoning

NE Halsey St – 24,502 ADT ('22)



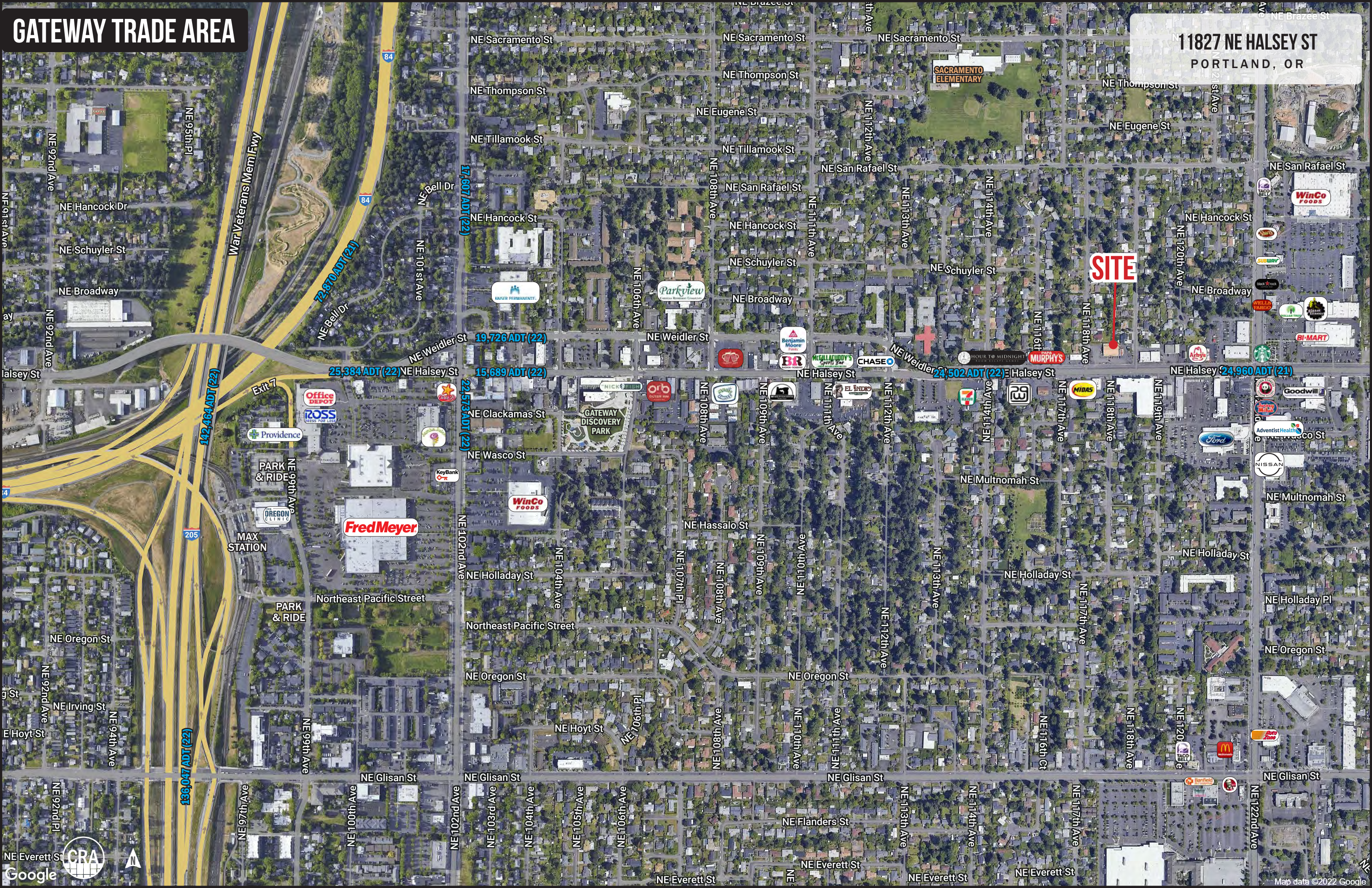
503.866.1956 | sam@cra-nw.com

503.274.0211
www.cra-nw.com



GATEWAY TRADE AREA

11827 NE HALSEY ST
PORTLAND, OR



142,464 ADT (22)

25,384 ADT (22)

22,573 ADT (22)

17,607 ADT (22)

19,726 ADT (22)

15,689 ADT (22)

24,502 ADT (22)

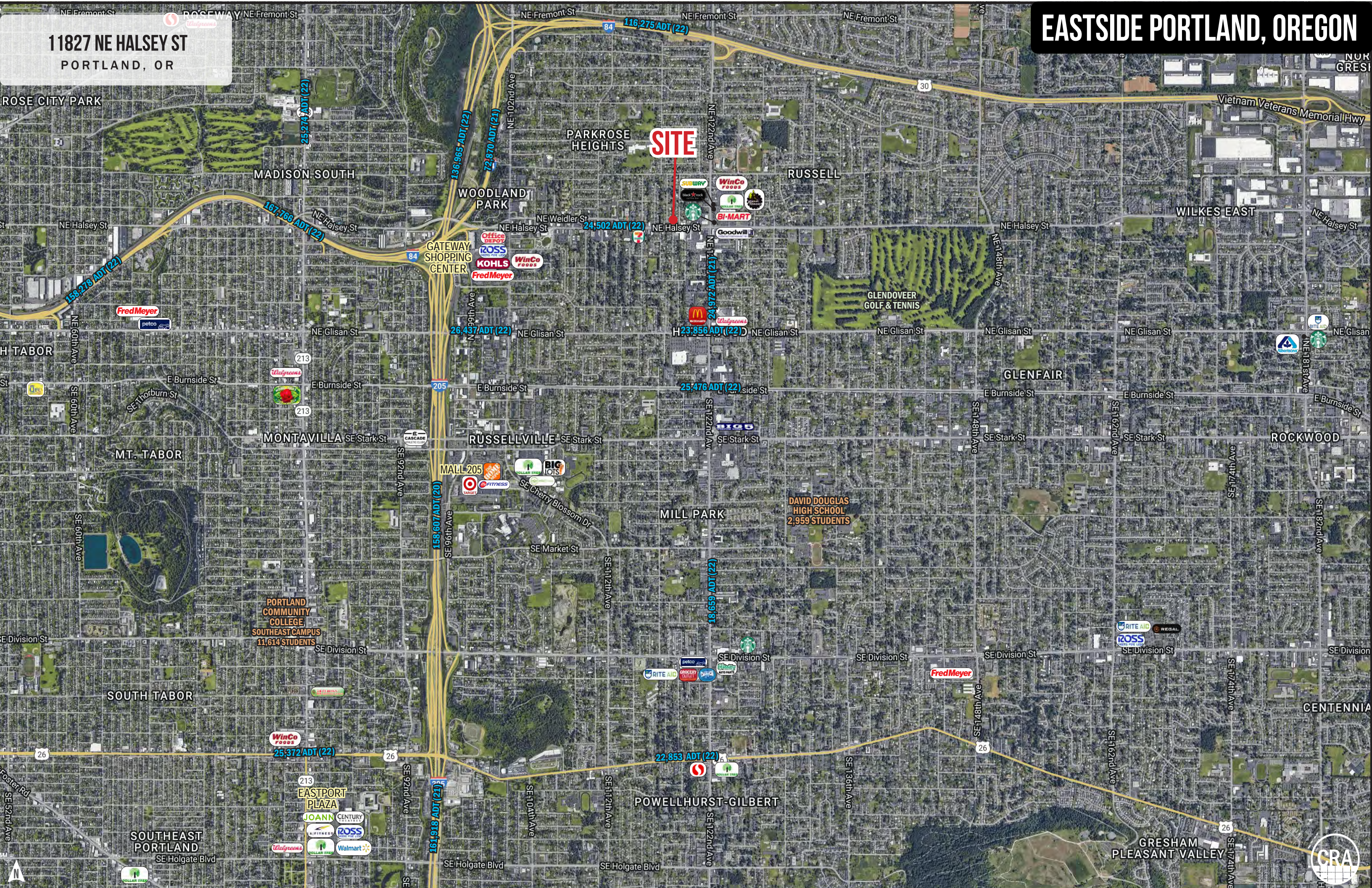
24,960 ADT (21)

SITE



11827 NE HALSEY ST
PORTLAND, OR

EASTSIDE PORTLAND, OREGON



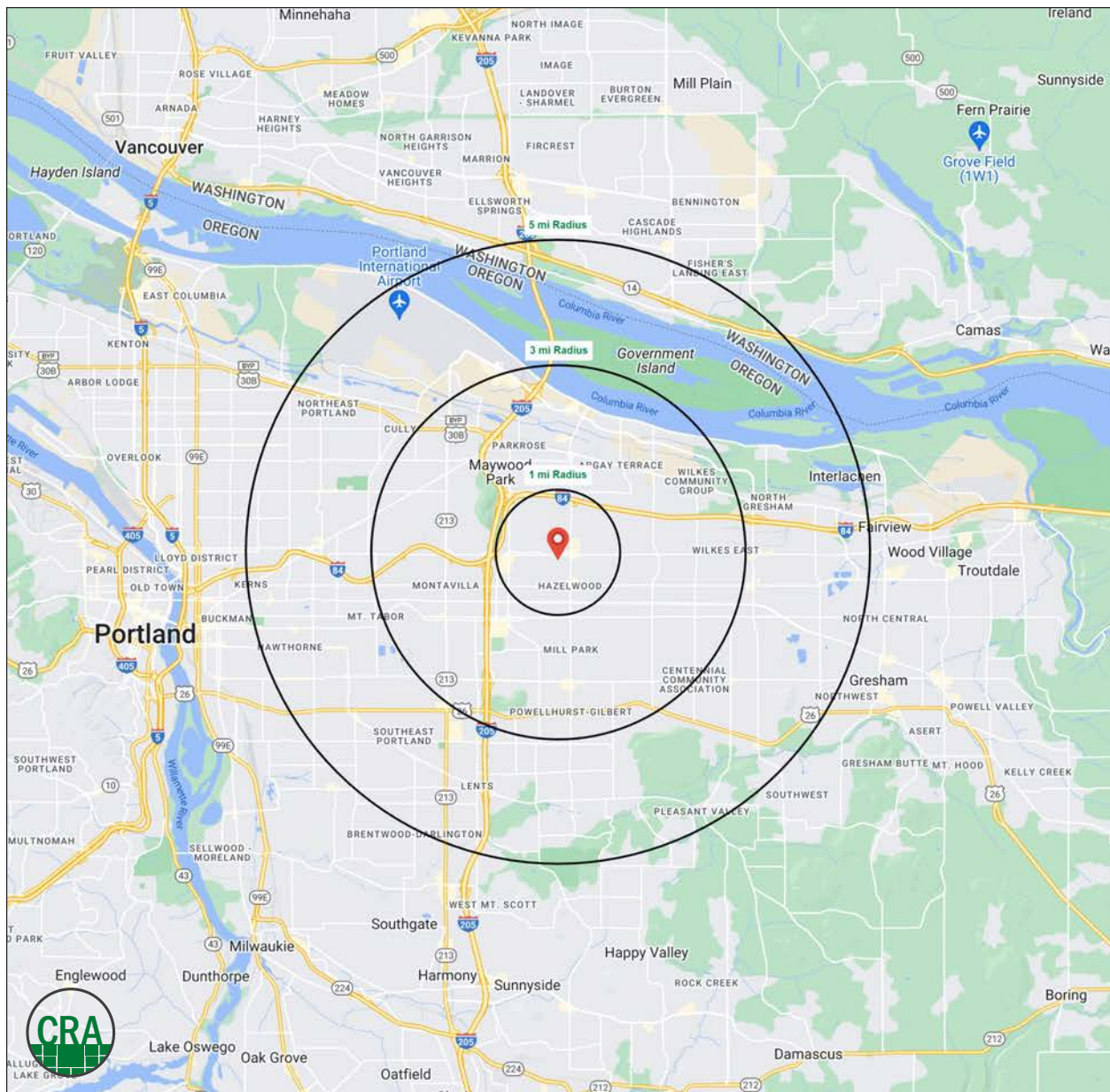
DEMOGRAPHIC SUMMARY

11827 NE HALSEY ST
Portland, OR

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	19,362	158,388	382,730
Projected Population 2028	18,976	156,905	383,987
Estimated Households	7,325	60,774	151,532
Average HH Income	\$109,932	\$99,292	\$115,774
Median Home Value	\$409,281	\$427,590	\$479,983
Daytime Demographics 16+	12,695	113,576	243,100
Some College or Higher	63.2%	65.3%	71.0%

\$115,774

Average Household Income
5 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5339/-122.5414

11827 NE Halsey St

Portland, OR 97220

1 mi
radius

3 mi
radius

5 mi
radius

Population

2023 Estimated Population	19,362	158,388	382,730
2028 Projected Population	18,976	156,905	383,987
2020 Census Population	19,685	160,870	387,902
2010 Census Population	18,638	152,420	361,080
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.5%
2023 Median Age	40.1	37.5	37.7

Households

2023 Estimated Households	7,325	60,774	151,532
2028 Projected Households	7,254	60,940	154,266
2020 Census Households	7,377	61,026	151,541
2010 Census Households	7,182	58,248	141,320
Projected Annual Growth 2023 to 2028	-0.2%	-	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.6%

Race and Ethnicity

2023 Estimated White	62.1%	59.9%	65.8%
2023 Estimated Black or African American	9.6%	9.7%	6.8%
2023 Estimated Asian or Pacific Islander	12.8%	13.8%	11.4%
2023 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.0%
2023 Estimated Other Races	14.3%	15.6%	14.9%
2023 Estimated Hispanic	15.0%	16.2%	15.0%

Income

2023 Estimated Average Household Income	\$109,932	\$99,292	\$115,774
2023 Estimated Median Household Income	\$81,998	\$73,298	\$86,244
2023 Estimated Per Capita Income	\$42,229	\$38,510	\$46,134

Education (Age 25+)

2023 Estimated Elementary (Grade Level 0 to 8)	4.5%	6.0%	4.9%
2023 Estimated Some High School (Grade Level 9 to 11)	6.1%	6.1%	4.9%
2023 Estimated High School Graduate	26.2%	22.6%	19.2%
2023 Estimated Some College	21.5%	23.1%	21.6%
2023 Estimated Associates Degree Only	9.3%	9.2%	8.3%
2023 Estimated Bachelors Degree Only	23.6%	21.6%	26.0%
2023 Estimated Graduate Degree	8.8%	11.5%	15.2%

Business

2023 Estimated Total Businesses	950	7,659	19,113
2023 Estimated Total Employees	6,951	66,283	135,419
2023 Estimated Employee Population per Business	7.3	8.7	7.1
2023 Estimated Residential Population per Business	20.4	20.7	20.0

For more information, please contact:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

📍 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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