

NE PORTLAND INVESTMENT PROPERTY



LOCATION

11827 NE Halsey St | Portland, OR 97220

AVAILABLE SPACE

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

PRICE & CAP RATE

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

HIGHLIGHTS

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

TRAFFIC COUNTS

NE Halsey St - 24,502 ADT ('22)



KIN PROPERTIES



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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11827 NE HALSEY ST

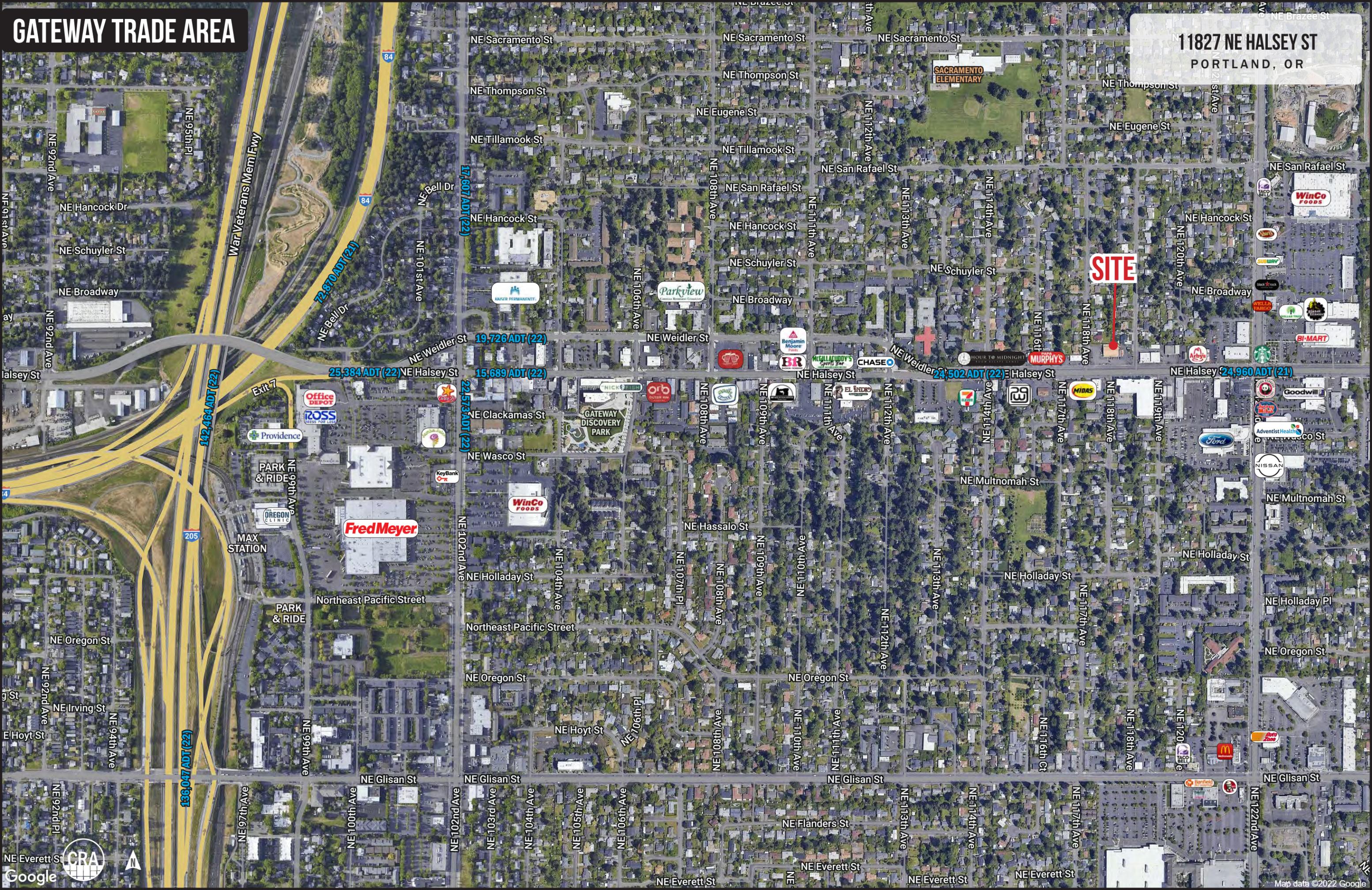
Portland, OR

EXTERIOR | INTERIOR PHOTOS



GATEWAY TRADE AREA

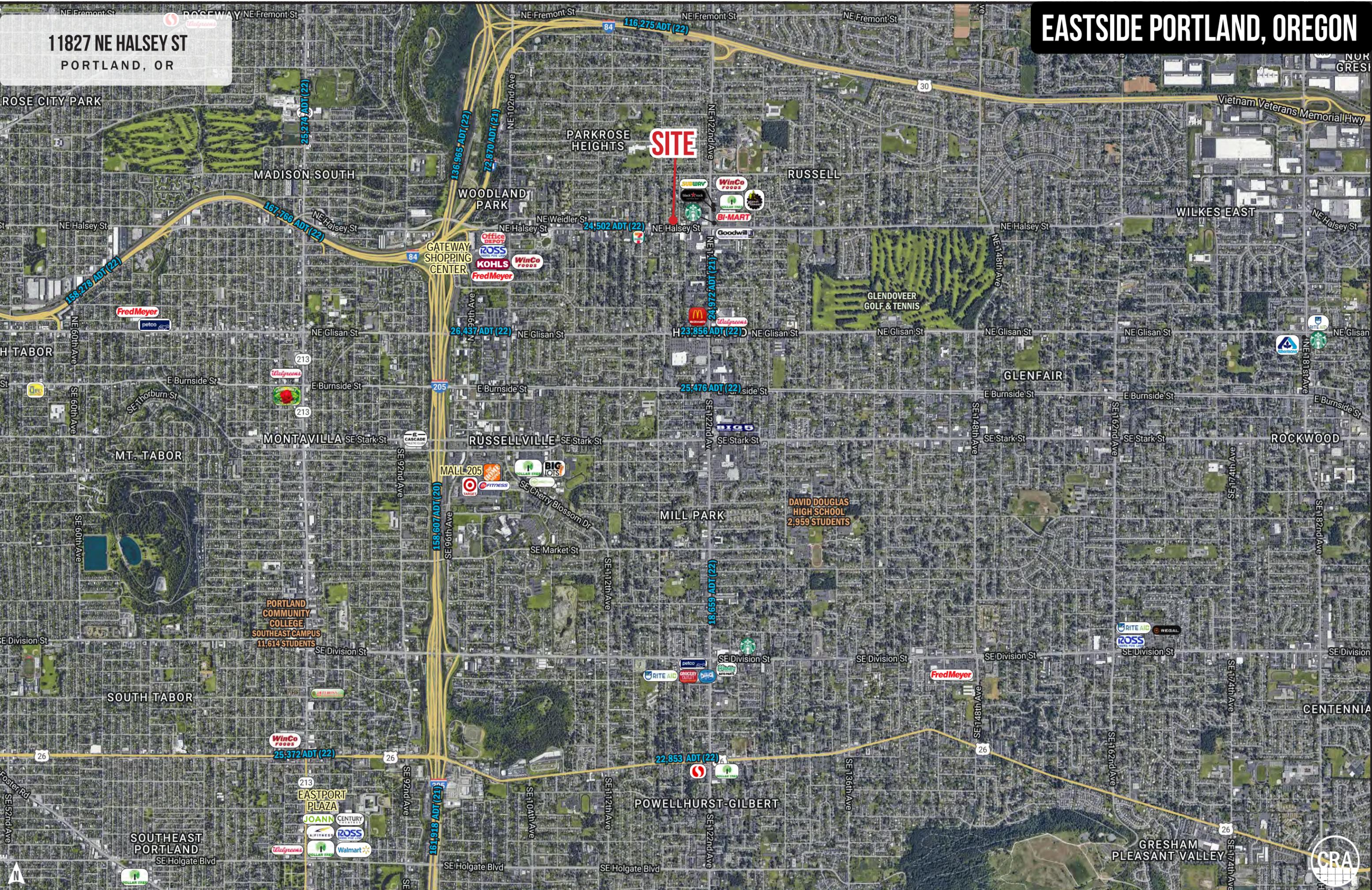
11827 NE HALSEY ST
PORTLAND, OR



EASTSIDE PORTLAND, OREGON

11827 NE HALSEY ST
PORTLAND, OR

SITE



ROSE CITY PARK

MADISON SOUTH

PARKROSE HEIGHTS

RUSSELL

WILKES EAST

WOODLAND PARK

GATEWAY SHOPPING CENTER

KOHL'S
Fred Meyer

24,502 ADT (22)

GLENDOVEER GOLF & TENNIS

MT. TABOR

26,437 ADT (22)

23,856 ADT (22)

GLENFAIR

ROCKWOOD

MONTAVILLA

RUSSELLVILLE

MILL PARK

DAVID DOUGLAS HIGH SCHOOL
2,959 STUDENTS

PORTLAND COMMUNITY COLLEGE
SOUTHEAST CAMPUS
11,614 STUDENTS

SOUTH TABOR

25,372 ADT (22)

22,853 ADT (22)

CENTENNIA

EASTPORT PLAZA

POWELLHURST-GILBERT

GRESHAM PLEASANT VALLEY

SOUTHEAST PORTLAND

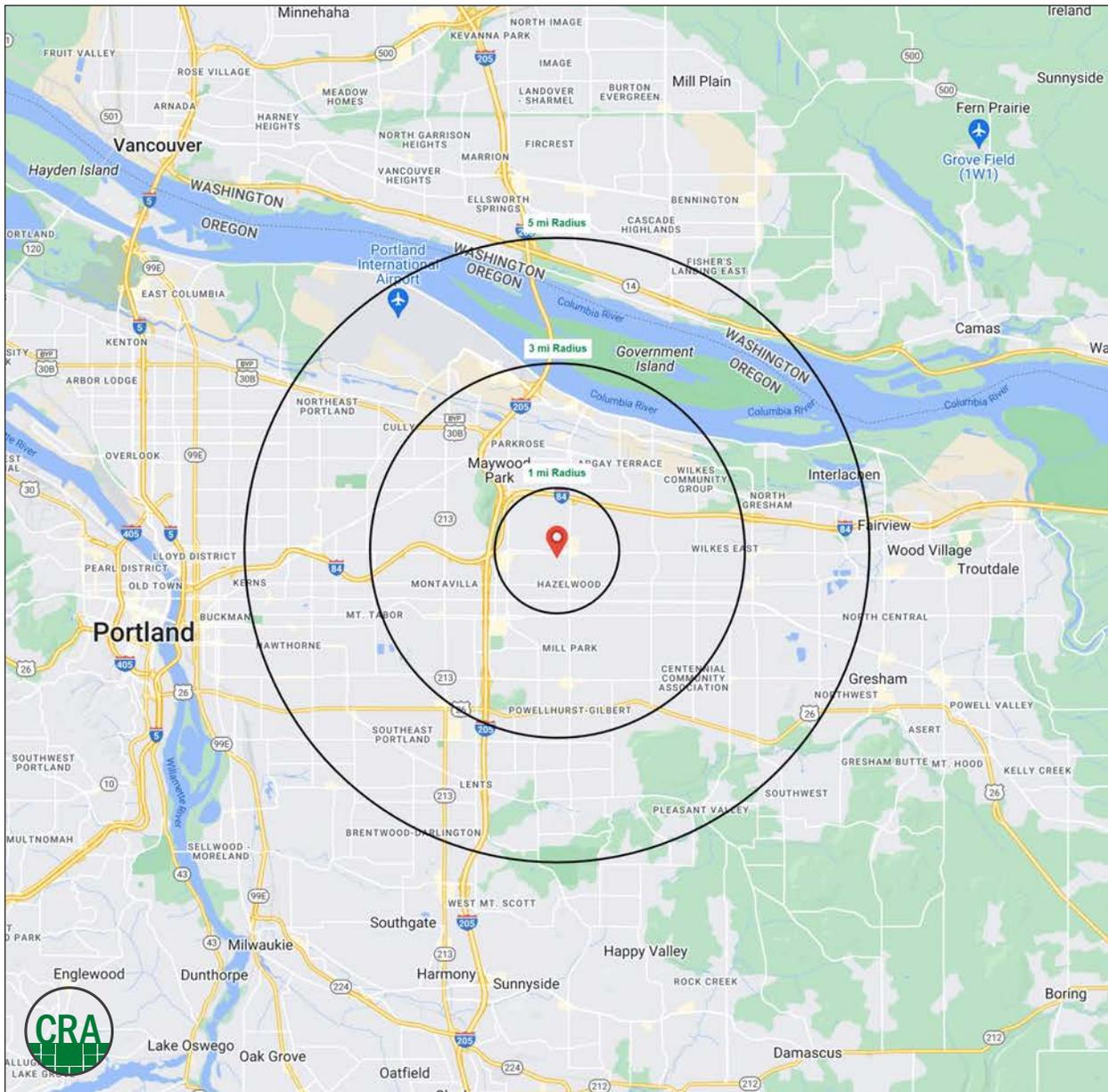


DEMOGRAPHIC SUMMARY

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	1 mi	3 mi	5 mi
Portland, OR 97220	radius	radius	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

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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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