

FOR SALE

ANCHORED SHOPPING CENTER

NNN INVESTMENT OPPORTUNITY

BI-MART



NE 122ND AVE & HALSEY ST, PORTLAND, OREGON

SHADOW ANCHORED BY
WinCo
FOODS



12321 NE HALSEY ST & 1510 NE 122ND AVE, PORTLAND, OR

BI-MART



PRICE
\$8,400,000
CAP RATE
6.22%

SITE SIZE
4.1 AC

BUILDING RENTABLE AREA
42,049 SF

PAD AREA
20,250 SF

OCCUPANCY
100%

PARKING
231 STALLS

- **100% Occupied | Anchored Shopping Center | Value Add Opportunity | Rent Upside** - This offering features a Bi-Mart anchored center with MOD Pizza, Chang's Mongolian Grill and Starbucks. All four leases are NNN with Starbucks on a ground lease
- **High Traffic & Exposure** - The property sits on the hard corner of NE 122nd Ave & Halsey St with over 25,660 vehicles per day on 122nd Ave and 17,705 vehicles per day on Halsey St. Located at a signalized intersection with excellent visibility and 5 points of ingress/egress. The center benefits from easy access to both I-84 and I-205
- **Shadow Anchored by WinCo Foods** - The subject site is adjacent to WinCo Foods and San Rafael Shopping Center anchored by Planet Fitness and Dollar Tree
- **Strong Demographics** - Located in one of the densest areas of NE Portland with over 152,000 residents within 3 miles and an average household income of \$102,375

JEFF OLSON 503.957.1452 | jeff@cra-nw.com **KELLI MAK** 503.680.3765 | kelli@cra-nw.com

15350 SW Sequoia Parkway, Ste 198, Portland, OR 97224 | www.cra-nw.com

