

FOR LEASE

GATEWAY SHOPPING CENTER



LOCATION

Intersection of NE 102nd Ave & NE Halsey St in Portland, Oregon

AVAILABLE SPACE

1,512 SF | 1,686 SF | 2,252 SF
8,612 SF — Can be demised

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Halsey St – 25,384 ADT ('22)
102nd Ave – 22,573 ADT ('22)
I-84 @ Halsey – 73,259 ADT ('22)

HIGHLIGHTS

An excellent Portland location with easy access from I-84 and I-205. Gateway Center is adjacent to the Gateway Transit Station and only minutes from downtown. Gateway is anchored by Fred Meyer, Kohl's, Ross, Office Depot and located across from WinCo.

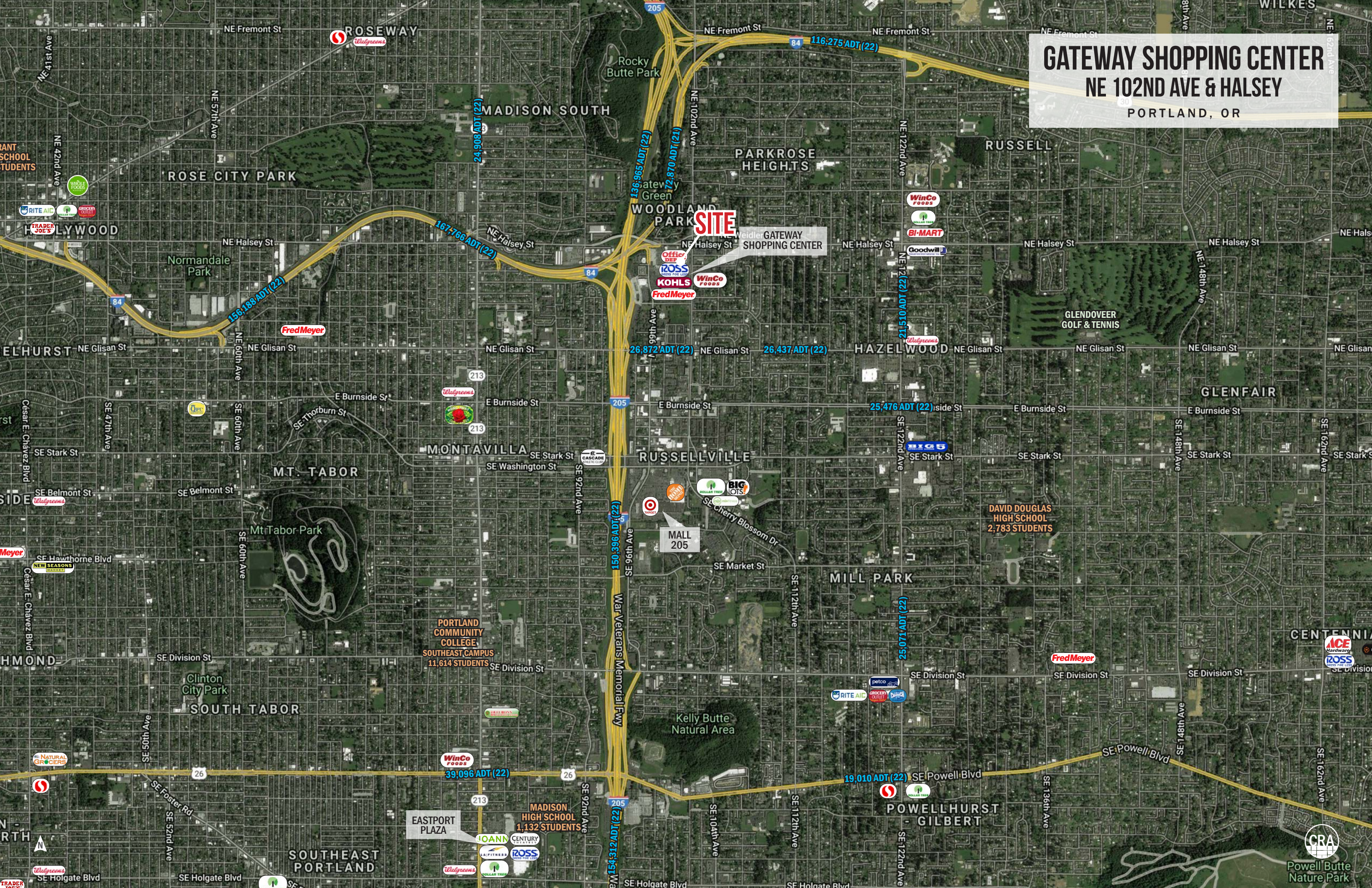


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com

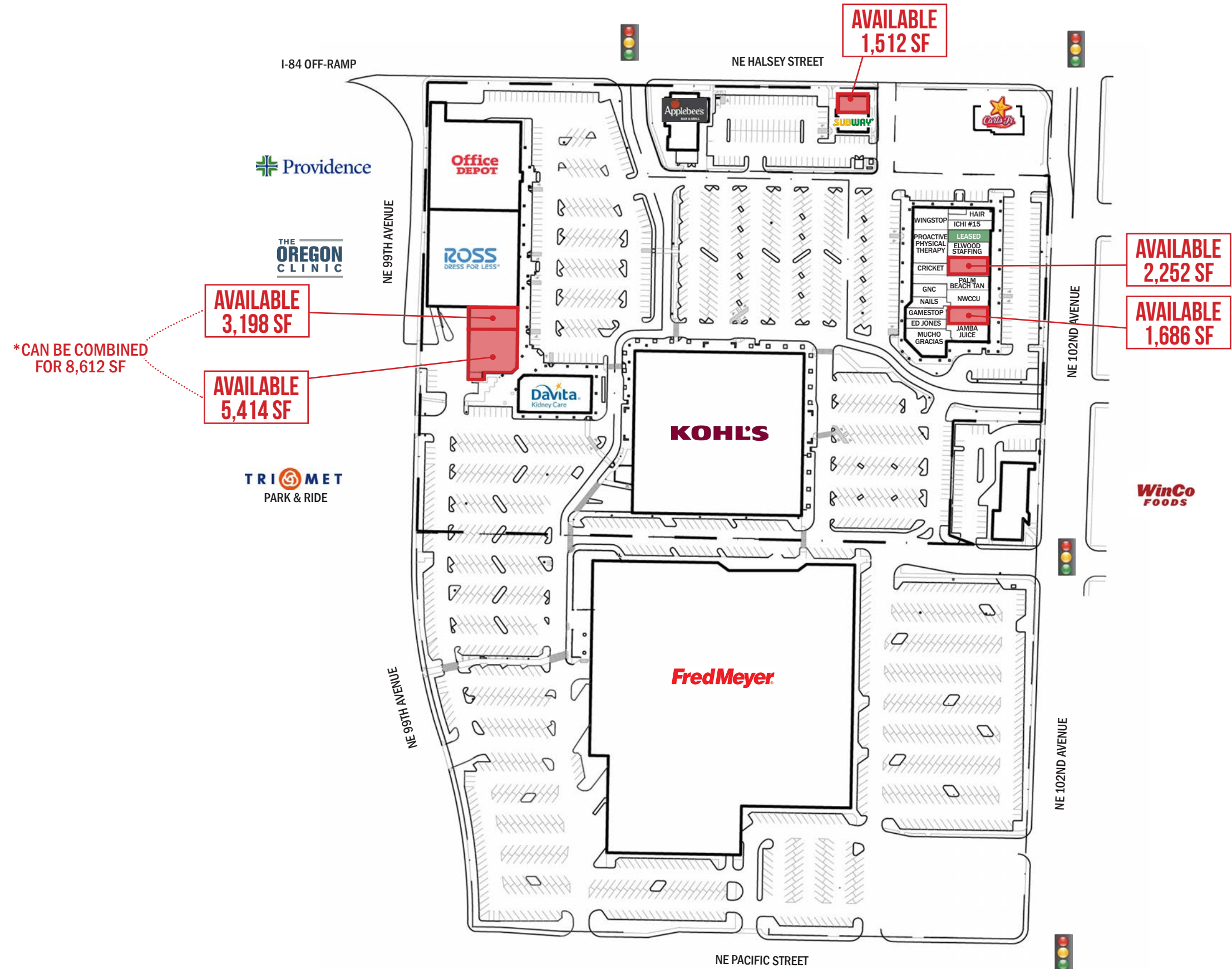
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GATEWAY SHOPPING CENTER
NE 102ND AVE & HALSEY
 PORTLAND, OR



SITE PLAN

GATEWAY SHOPPING CENTER
NE 102ND AVE & HALSEY
PORTLAND, OR



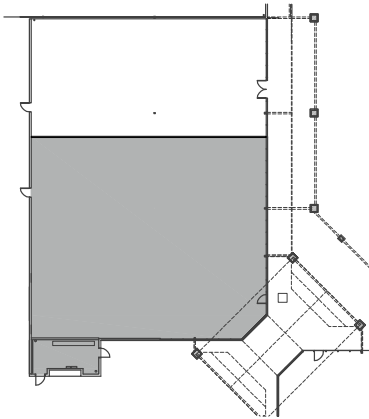
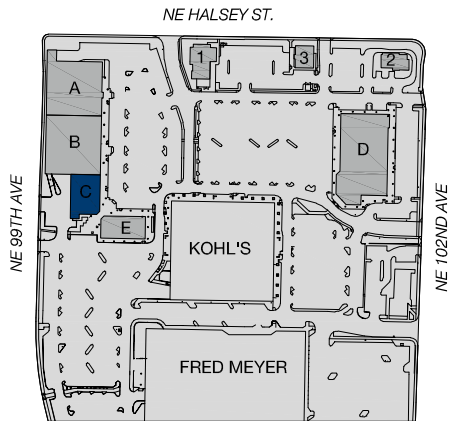
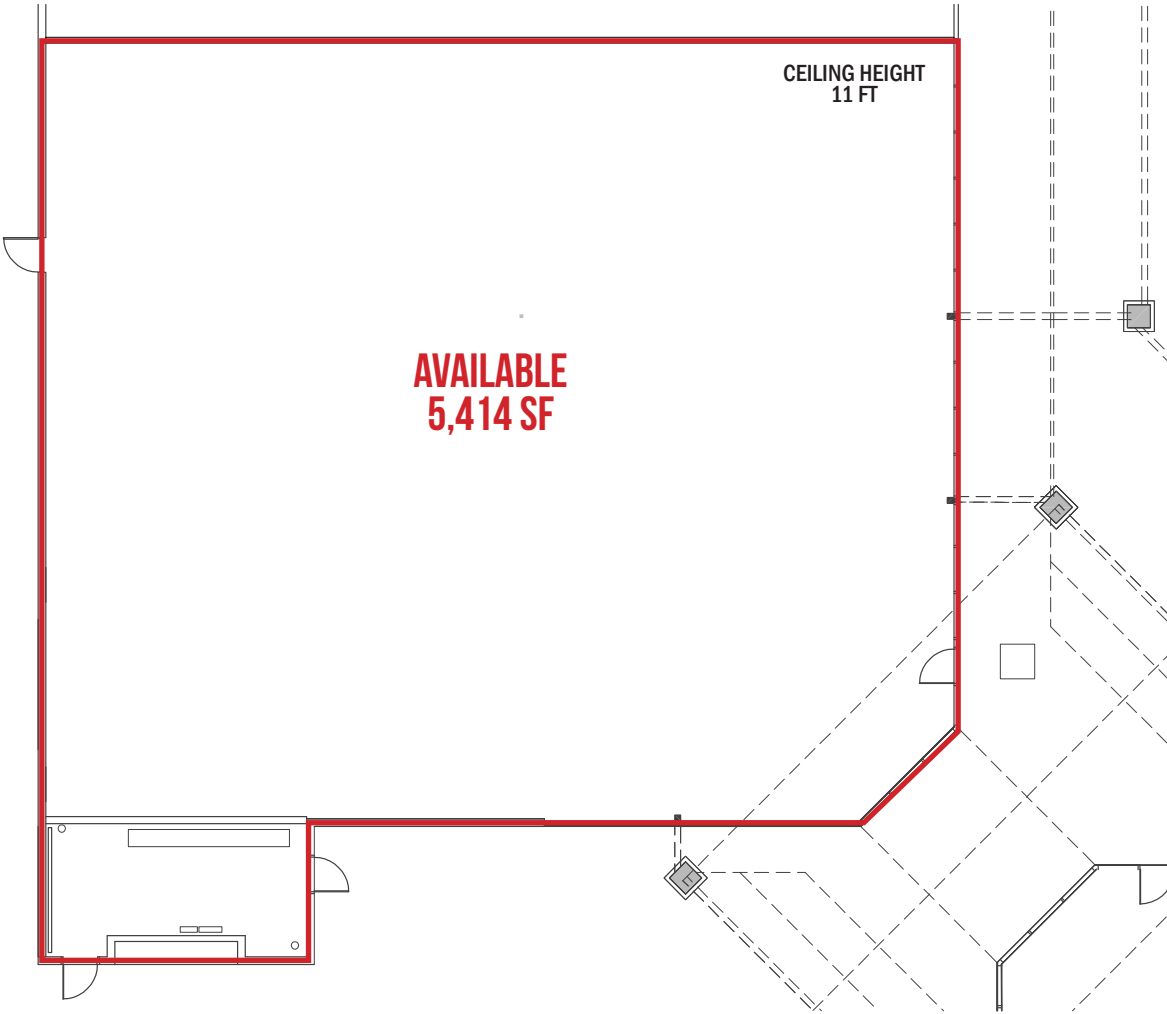
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GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

BUILDING PLAN - 5,414 SF

PORTLAND, OR



BUILDING PLAN



GATEWAY SHOPPING CENTER
Portland, OR 97220

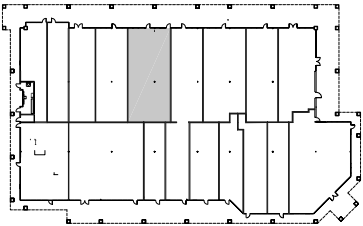
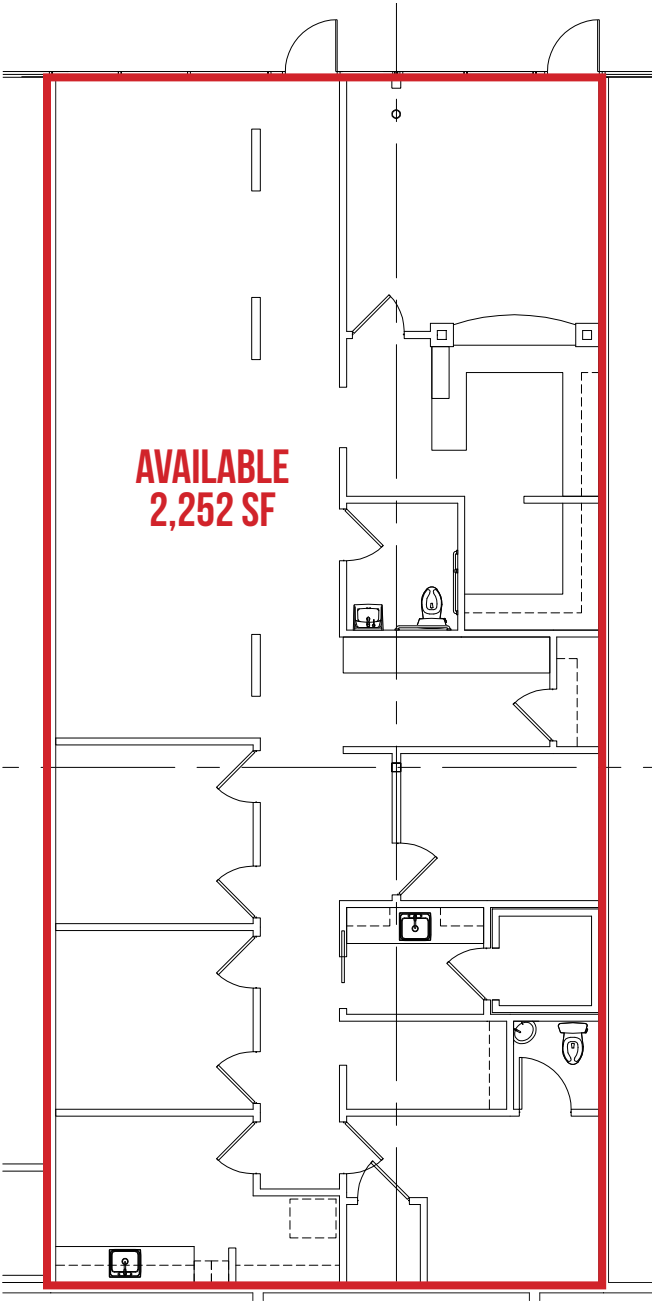


GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

FLOOR PLAN - 2,252 SF

PORTLAND, OR



BUILDING PLAN

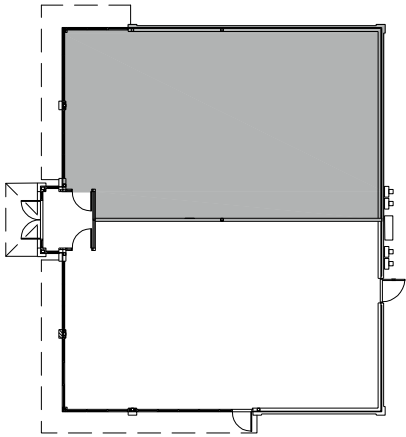
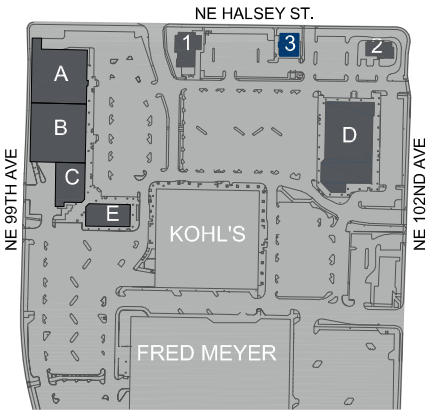
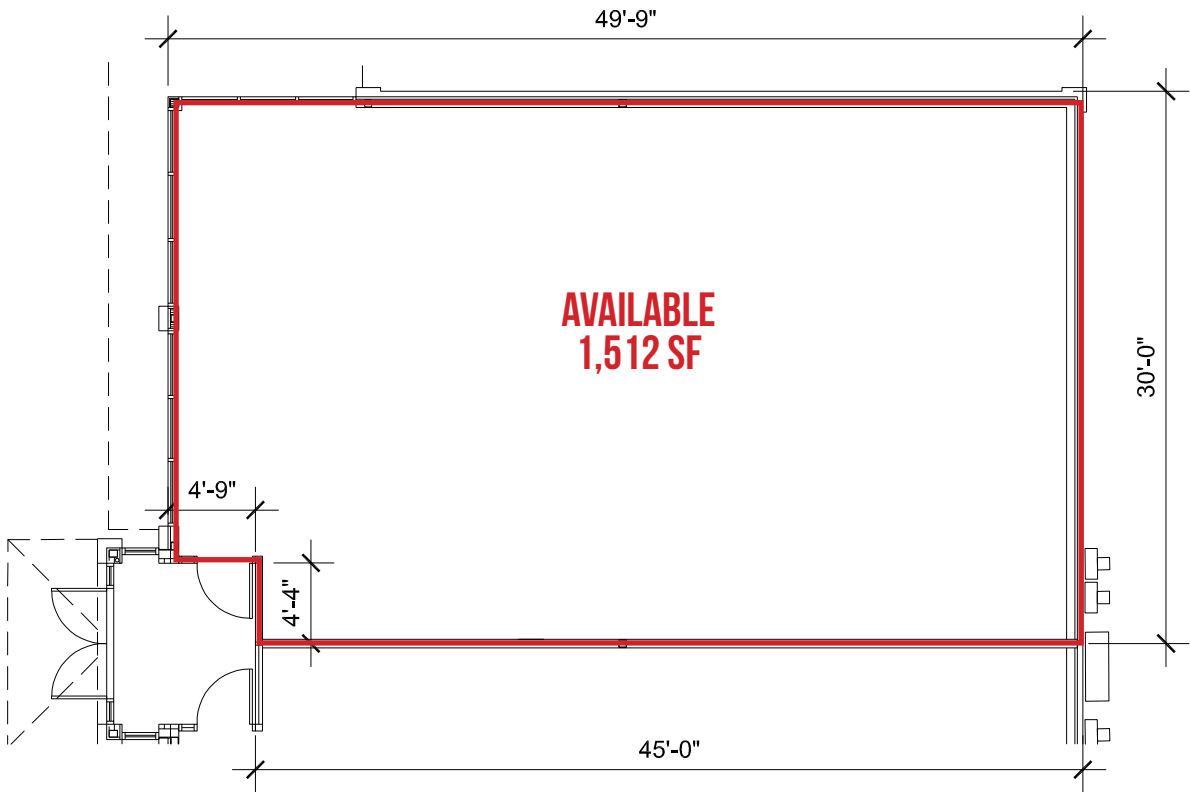


GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

BUILDING PLAN - 1,512 SF

PORTLAND, OR



BUILDING PLAN



GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

DEMOGRAPHIC SUMMARY

PORTLAND, OR

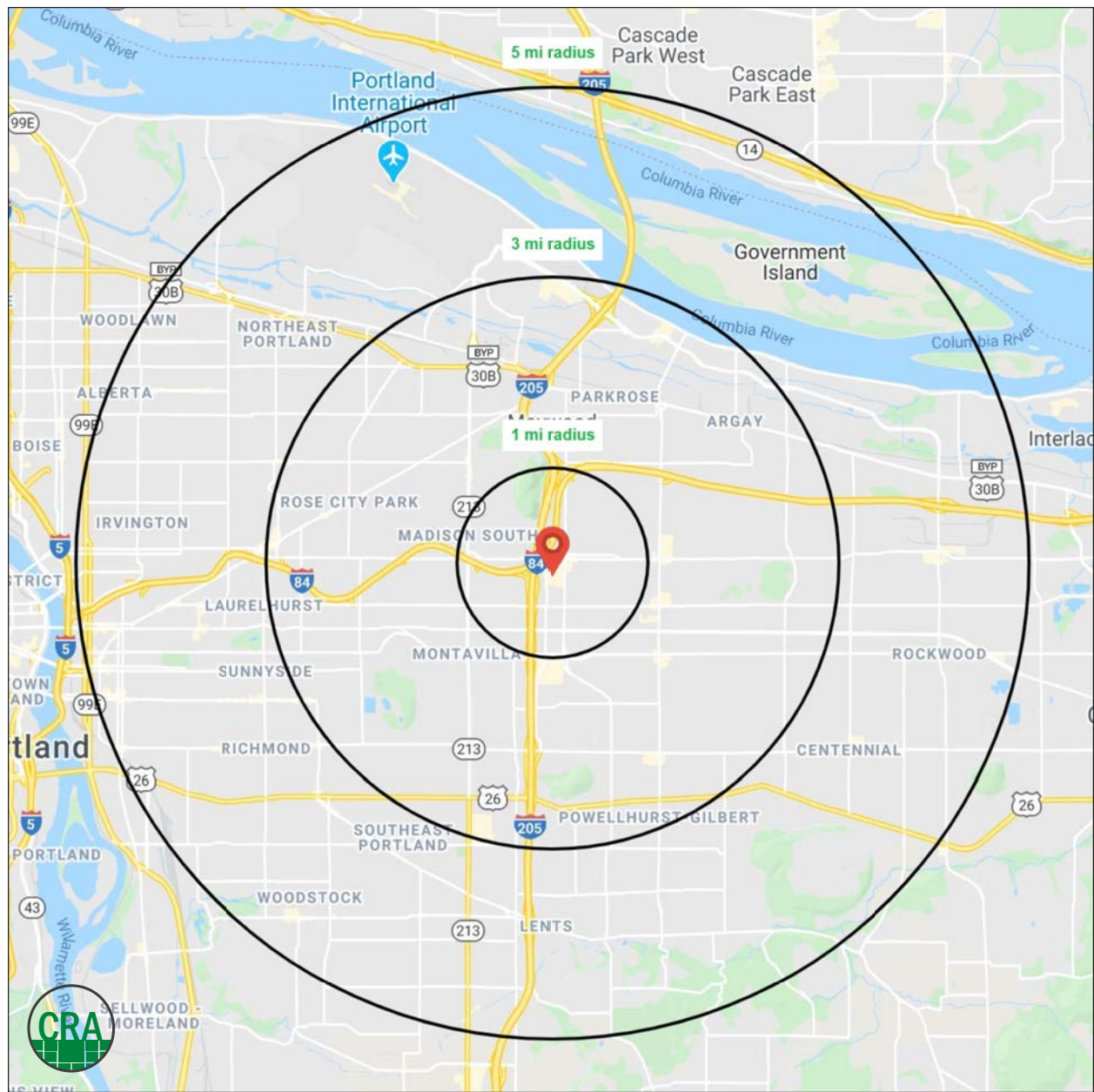
Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	19,727	170,761	424,101
Estimated Households	8,036	68,587	173,607
Average HH Income	\$89,360	\$113,249	\$118,072
Median Home Value	\$416,794	\$473,067	\$500,447
Daytime Demographics 16+	13,781	121,667	299,847
Some College or Higher	64.3%	70.8%	73.3%

170,761

Estimated Population
3 MILE RADIUS

38.1

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5322/-122.5618

9924 NE Halsey St Portland, OR 97220	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	19,727	170,761	424,101
2028 Projected Population	19,492	171,972	427,043
2020 Census Population	19,886	172,914	429,391
2010 Census Population	18,585	162,576	394,099
Projected Annual Growth 2023 to 2028	-0.2%	0.1%	0.1%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.6%
2023 Median Age	38.1	38.3	37.3
Households			
2023 Estimated Households	8,036	68,587	173,607
2028 Projected Households	8,027	70,049	177,358
2020 Census Households	8,003	68,538	173,399
2010 Census Households	7,421	64,663	158,007
Projected Annual Growth 2023 to 2028	-	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.8%
Race and Ethnicity			
2023 Estimated White	62.5%	64.8%	67.0%
2023 Estimated Black or African American	9.2%	7.8%	6.9%
2023 Estimated Asian or Pacific Islander	13.3%	12.2%	10.9%
2023 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.9%
2023 Estimated Other Races	14.0%	14.1%	14.3%
2023 Estimated Hispanic	14.0%	14.1%	14.1%
Income			
2023 Estimated Average Household Income	\$89,360	\$113,249	\$118,072
2023 Estimated Median Household Income	\$66,149	\$82,814	\$87,911
2023 Estimated Per Capita Income	\$36,812	\$45,879	\$48,662
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.3%	4.9%	4.4%
2023 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.1%	4.4%
2023 Estimated High School Graduate	25.9%	19.2%	17.8%
2023 Estimated Some College	19.6%	20.9%	20.8%
2023 Estimated Associates Degree Only	10.3%	8.4%	7.6%
2023 Estimated Bachelors Degree Only	24.2%	26.2%	28.0%
2023 Estimated Graduate Degree	10.2%	15.3%	16.9%
Business			
2023 Estimated Total Businesses	987	9,341	24,497
2023 Estimated Total Employees	7,803	72,631	184,416
2023 Estimated Employee Population per Business	7.9	7.8	7.5
2023 Estimated Residential Population per Business	20.0	18.3	17.3

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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:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAK 503.680.3765 | kelli@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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