

St Helens Walmart Shops



ADDRESS

2296 Gable Rd, St Helens, OR
Hwy 30 & Gable Rd

AVAILABLE SPACE

1,118 SF – Available now!

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Hwy 30/Columbia River Hwy –
23,109 ADT ('22)
Gable Rd – 10,140 ADT ('21)

HIGHLIGHTS

- Located at the primary intersection for State Hwy 30/ Columbia County trade area – over 75,000 people, over 22,000 employees, over 22,000 ADT on Hwy 30.
- Region's major retail intersection, anchored by Walmart, Safeway, Rite Aid, Dollar Tree, McDonald's, Taco Bell and St. Helens High School.
- Strong customer count generated by national co-tenants – Starbucks and Verizon.
- Great visibility and convenient customer access to reach this growing trade area.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

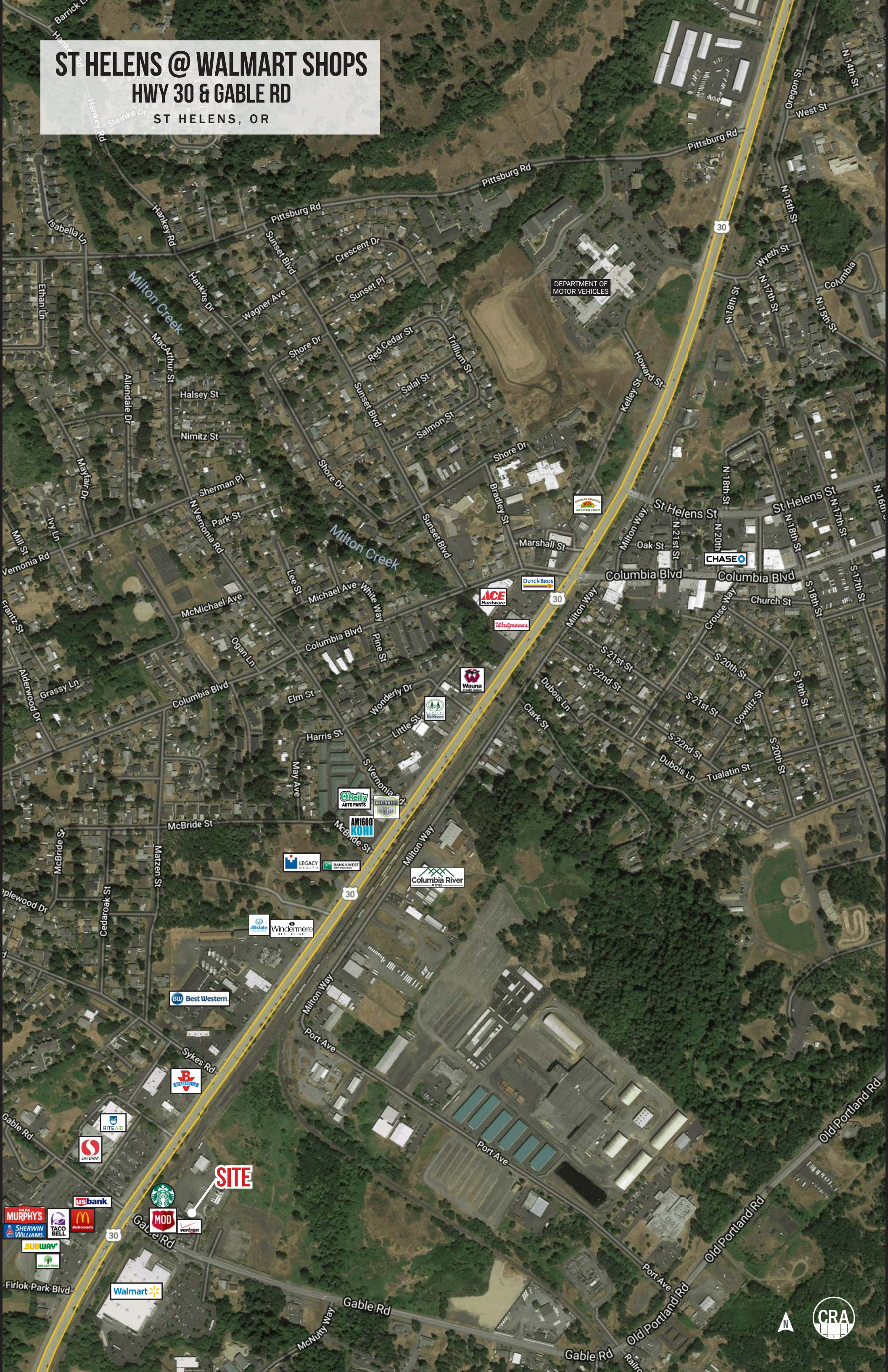
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ST HELENS @ WALMART SHOPS

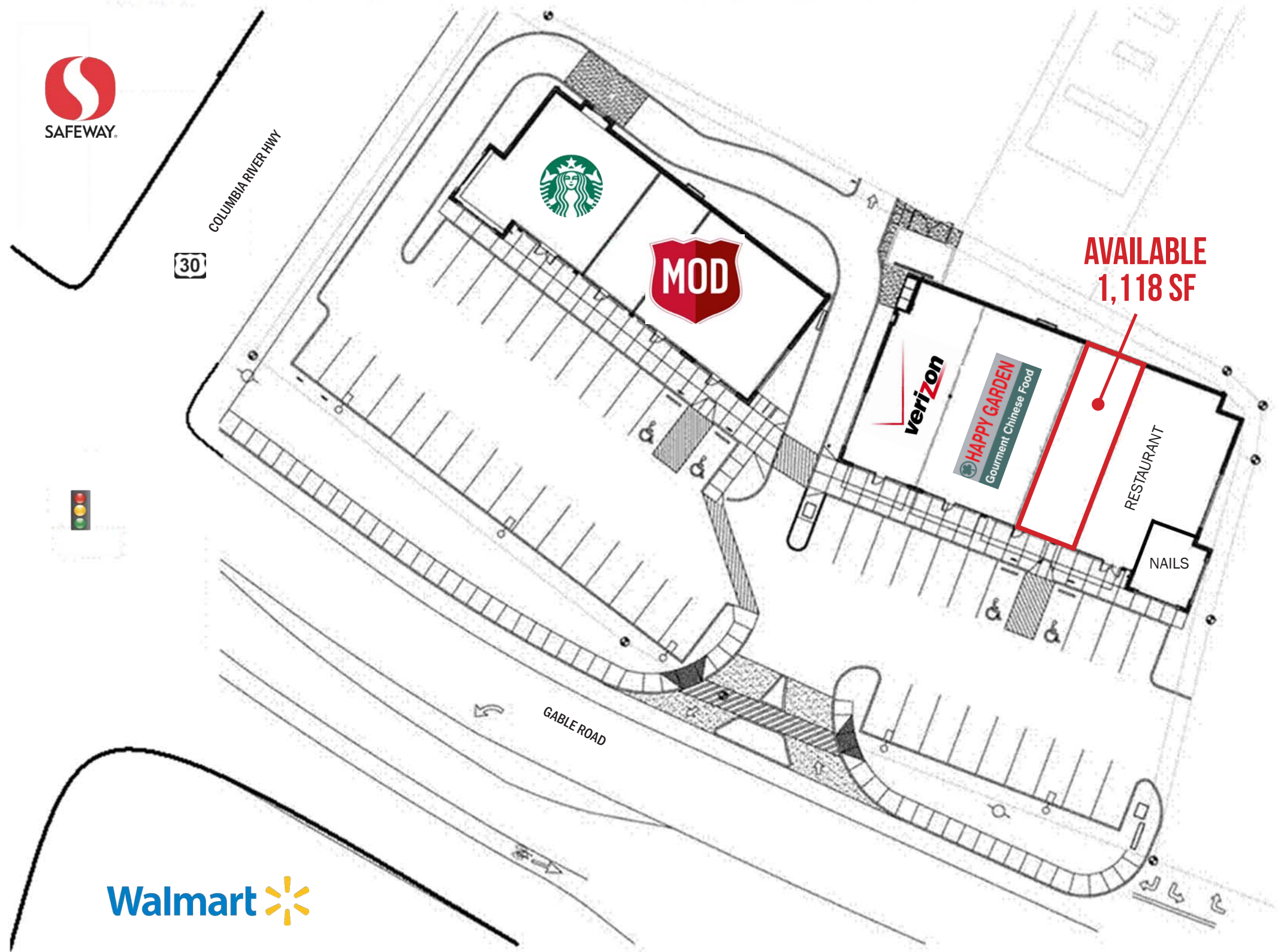
HWY 30 & GABLE RD

ST HELENS, OR



SITE PLAN

ST HELENS @ WALMART SHOPS
HWY 30 & GABLE RD
ST HELENS, OR



ST HELENS @ WALMART SHOPS
HWY 30 & GABLE RD
ST HELENS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	2 MILE	5 MILE	10 MILE
Estimated Population 2022	15,279	26,364	75,360
Average HH Income	\$78,431	\$87,328	\$99,288
Median HH Income	\$71,014	\$75,396	\$88,344
Median Home Value	\$289,383	\$337,247	\$417,486
Daytime Demographics 16+	9,742	15,741	48,030
Some College or Higher	54.7%	57.8%	65.4%

37.6

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.8485/-122.8301

2296 Gable Rd	2 mi	5 mi	10 mi
St Helens, OR 97051	radius	radius	radius
Population			
2022 Estimated Population	15,279	26,364	75,360
2027 Projected Population	14,920	26,659	79,260
2020 Census Population	15,257	26,081	73,358
2010 Census Population	14,629	24,567	61,412
Projected Annual Growth 2022 to 2027	-0.5%	0.2%	1.0%
Historical Annual Growth 2010 to 2022	0.4%	0.6%	1.9%
2022 Median Age	37.6	39.6	40.8
Households			
2022 Estimated Households	5,933	9,991	27,850
2027 Projected Households	6,030	10,498	30,356
2020 Census Households	5,893	9,830	26,994
2010 Census Households	5,542	9,175	22,839
Projected Annual Growth 2022 to 2027	0.3%	1.0%	1.8%
Historical Annual Growth 2010 to 2022	0.6%	0.7%	1.8%
Race and Ethnicity			
2022 Estimated White	86.9%	87.1%	86.6%
2022 Estimated Black or African American	1.7%	1.4%	1.1%
2022 Estimated Asian or Pacific Islander	1.2%	1.3%	2.1%
2022 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.7%
2022 Estimated Other Races	9.2%	9.4%	9.5%
2022 Estimated Hispanic	7.5%	7.9%	8.0%
Income			
2022 Estimated Average Household Income	\$78,431	\$87,328	\$99,288
2022 Estimated Median Household Income	\$71,014	\$75,396	\$88,344
2022 Estimated Per Capita Income	\$30,737	\$33,361	\$36,827
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.9%	1.6%
2022 Estimated Some High School (Grade Level 9 to 11)	9.1%	7.1%	5.3%
2022 Estimated High School Graduate	34.3%	33.2%	27.7%
2022 Estimated Some College	26.3%	26.9%	27.7%
2022 Estimated Associates Degree Only	11.4%	11.5%	12.0%
2022 Estimated Bachelors Degree Only	10.8%	12.2%	16.9%
2022 Estimated Graduate Degree	6.2%	7.2%	8.7%
Business			
2022 Estimated Total Businesses	546	839	2,457
2022 Estimated Total Employees	4,823	6,779	22,526
2022 Estimated Employee Population per Business	8.8	8.1	9.2
2022 Estimated Residential Population per Business	28.0	31.4	30.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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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.