

Walmart

SUPERCENTER

SHOPS @



PORTLAND/GRESHAM/TROUTDALE

AVAILABLE



AVAILABLE



LOCATION

I-84 at NE 238th & NE Sandy Blvd, Wood Village, OR

BUILDING SIZE

2,629 SF with **drive-thru**

PARCEL SIZE

32,670 SF with overflow parking and cross-access

RATE

Call for quote

TRAFFIC COUNTS

I-84 – 69,673 ADT ('20)

NE 238th Dr – 20,819 ADT ('20)

Sandy Blvd – 6,841 ADT ('18)

COMMENTS

- The complex is located at the apex of the shopping traffic for North Gresham, Wood Village – on the main commuter and shopping corridor.
- In front of Portland's largest and highest grossing Walmart Superstore with over 50,000 weekly customer visits and \$2.5 Million in weekly sales.
- Nearby businesses include Fred Meyer, Target, Lowes, Kohls, Home Depot and Safeway.
- Strong area daytime demographics and growth.

Walmart 

T-Mobile

GameStop



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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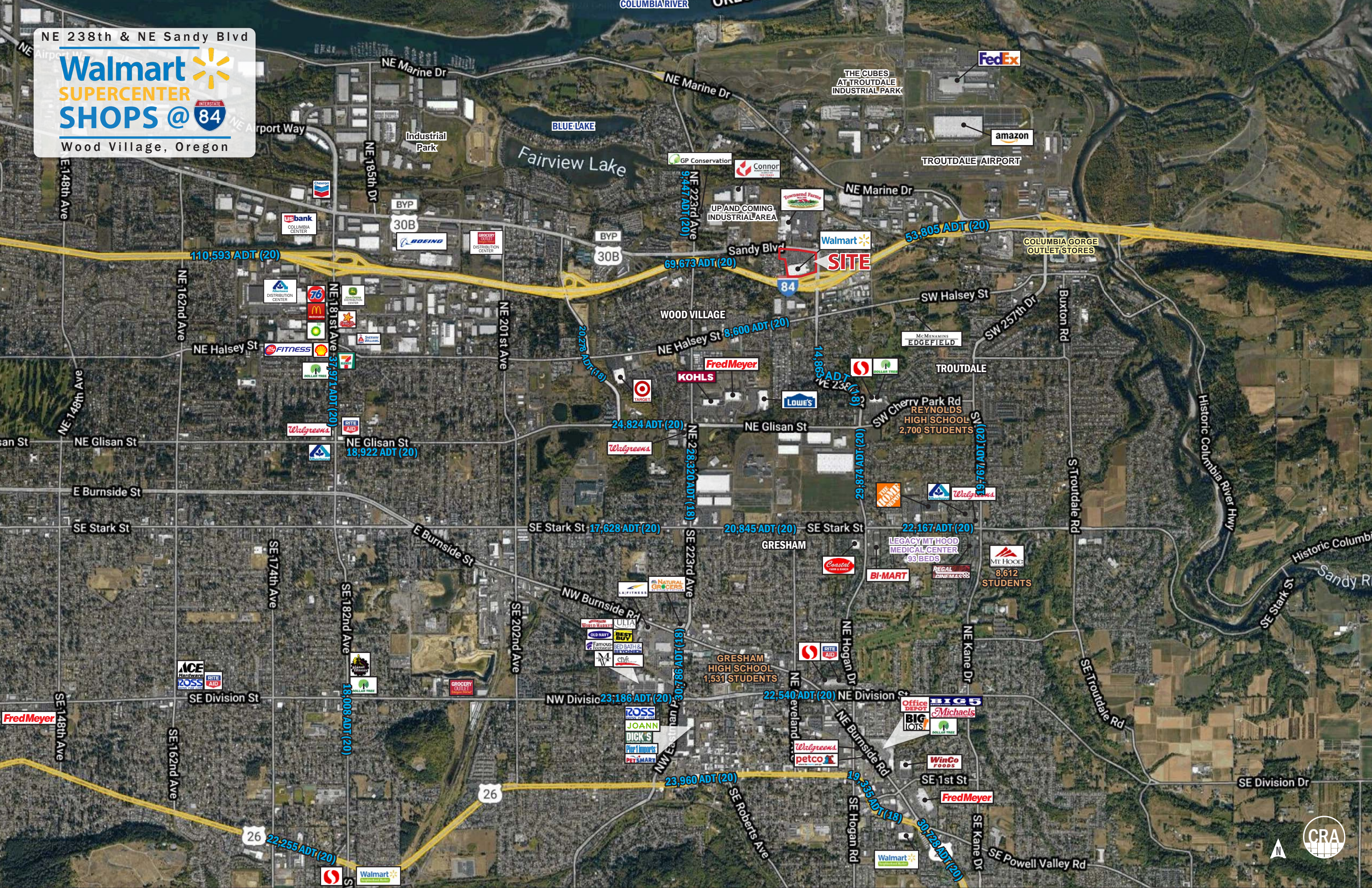
503.274.0211

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NE 238th & NE Sandy Blvd



Wood Village, Oregon



110,593 ADT (20)

69,673 ADT (20)

53,805 ADT (20)

8,600 ADT (20)

24,824 ADT (20)

18,922 ADT (20)

17,628 ADT (20)

20,845 ADT (20)

22,167 ADT (20)

18,008 ADT (20)

23,186 ADT (20)

22,540 ADT (20)

23,960 ADT (20)

19,335 ADT (18)

30,728 ADT (20)

22,255 ADT (20)



NE 238th & NE Sandy Blvd

Walmart
SUPERCENTER
SHOPS @ 84

Wood Village, Oregon



THE CUBES
 AT TROUTDALE
 INDUSTRIAL PARK

FedEx

amazon

TROUTDALE AIRPORT

Connor

GP Conservator

UP AND COMING
 INDUSTRIAL AREA

Townsend Farms

SITE

Walmart

Vietnam Veterans Memorial Hwy
 40,191 ADT (2018)

9,990 ADT (2018)

Vietnam Veterans Memorial Hwy
 62,770 ADT (2018)

6,841 ADT (2018)

20,173 ADT (18)

McMENAMIN'S
 EDGEFIELD

TROUTDALE

Fred Meyer

LOWE'S

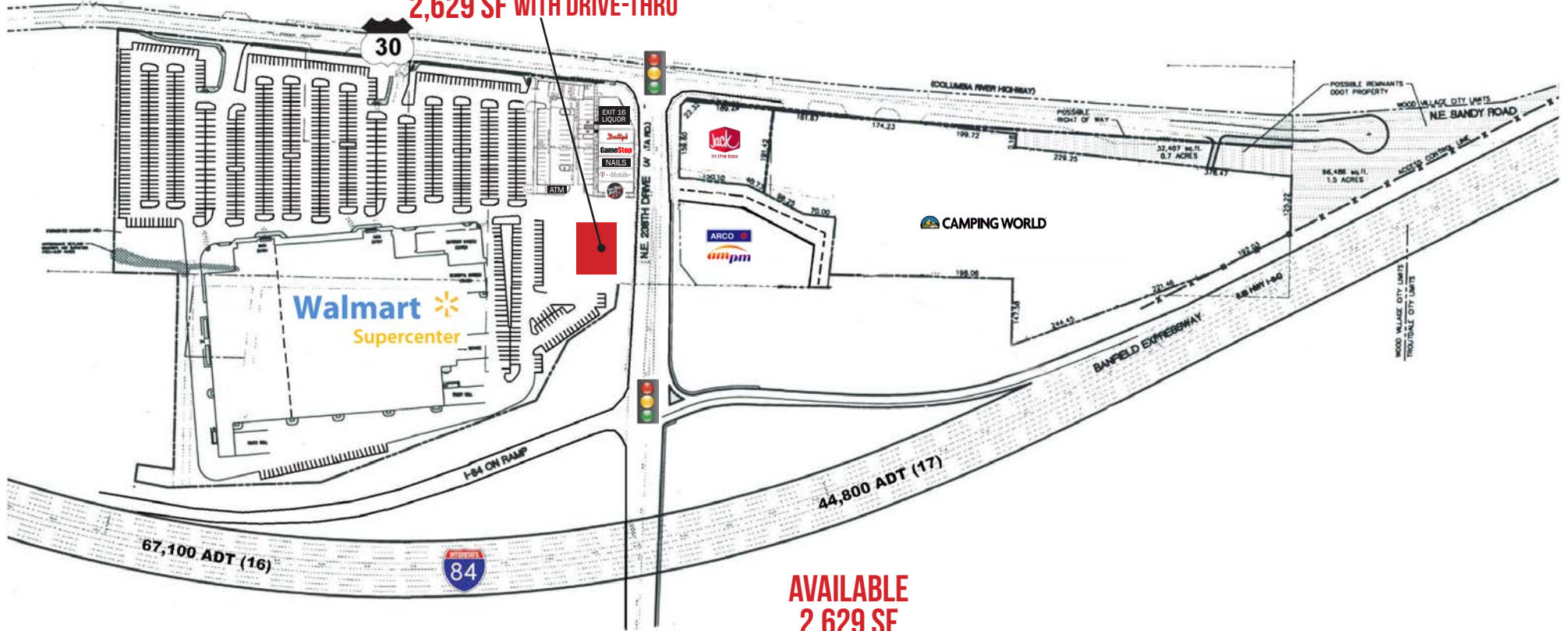
KOHL'S

REYNOLDS
 HIGH SCHOOL
 2,822 STUDENTS



SITE PLAN

**AVAILABLE
 2,629 SF WITH DRIVE-THRU**



SITE PLAN



**AVAILABLE
 2,629 SF WITH DRIVE-THRU**

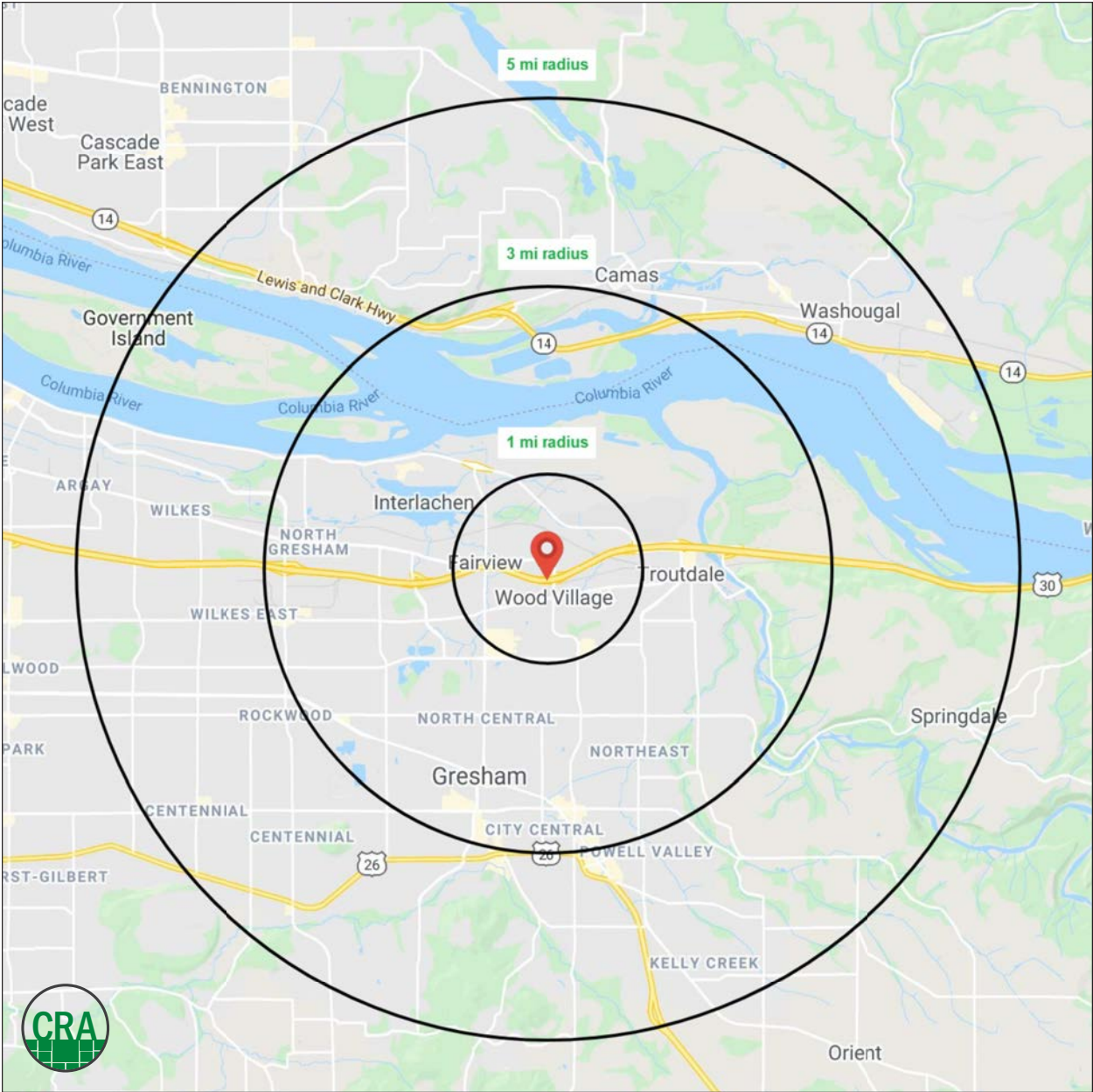
Walmart 
 Supercenter

**AVAILABLE
 2,629 SF**



DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,133	73,824	212,444
Projected Population 2025	9,315	75,632	219,358
Average HH Income	\$70,152	\$77,302	\$86,743
Total Employees	4,028	33,694	68,896
Daytime Demographics 16+	6,679	56,845	139,902
Total Households	3,248	28,200	79,104



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5416/-122.4197

RS1

Walmart Supercenter Shops @ I-84		1 mi radius	3 mi radius	5 mi radius
Wood Village, OR 97060				
POPULATION	2020 Estimated Population	9,133	73,824	212,444
	2025 Projected Population	9,315	75,632	219,358
	2010 Census Population	8,385	70,614	198,267
	2000 Census Population	7,035	60,808	165,325
	Projected Annual Growth 2020 to 2025	0.4%	0.5%	0.7%
	Historical Annual Growth 2000 to 2020	1.5%	1.1%	1.4%
HOUSEHOLDS	2020 Median Age	34.8	37.2	38.2
	2020 Estimated Households	3,248	28,200	79,104
	2025 Projected Households	3,445	29,994	84,551
	2010 Census Households	2,919	26,469	72,598
	2000 Census Households	2,406	22,431	61,248
	Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	1.7%	1.3%	1.5%
	2020 Estimated White	66.6%	74.3%	74.4%
	2020 Estimated Black or African American	4.2%	3.8%	4.1%
	2020 Estimated Asian or Pacific Islander	6.4%	5.6%	7.7%
	2020 Estimated American Indian or Native Alaskan	1.5%	1.2%	1.0%
	2020 Estimated Other Races	21.4%	15.1%	12.8%
INCOME	2020 Estimated Hispanic	25.7%	19.8%	15.7%
	2020 Estimated Average Household Income	\$70,152	\$77,302	\$86,743
	2020 Estimated Median Household Income	\$69,874	\$65,719	\$73,228
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$25,070	\$29,644	\$32,440
	2020 Estimated Elementary (Grade Level 0 to 8)	7.6%	5.7%	4.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.4%	6.9%	6.6%
	2020 Estimated High School Graduate	27.0%	26.0%	25.0%
	2020 Estimated Some College	29.1%	27.2%	26.1%
	2020 Estimated Associates Degree Only	8.0%	10.1%	9.6%
	2020 Estimated Bachelors Degree Only	13.6%	16.7%	18.0%
BUSINESS	2020 Estimated Graduate Degree	7.2%	7.3%	9.9%
	2020 Estimated Total Businesses	403	3,166	7,633
	2020 Estimated Total Employees	4,028	33,694	68,896
	2020 Estimated Employee Population per Business	10.0	10.6	9.0
	2020 Estimated Residential Population per Business	22.6	23.3	27.8

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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