

Walmart SUPERCENTER SHOPS @

PORTLAND/GRESHAM/TROUTDALE



Walmart 



T-Mobile

LOCATION

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

AVAILABILITY

1,500 SF

TRAFFIC COUNTS

I-84 - 69,801 ADT ('22)

NE 238th Dr - 22,875 ADT ('22)

Sandy Blvd - 7,729 ADT ('21)

RATE

Please call for details

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.

 [Click to View Drone Video](#)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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

503.274.0211
www.cra-nw.com



Best Western

THE BYWAY

84

Walmart Supercenter

amazon WAREHOUSE

AVAILABLE 1,500 SF



Mobile Classics

Dollie's

EXIT 16 LIQUOR

NE 238th Dr

NE Sandy Blvd

Travelodge



IMAGES



NE 238th & NE Sandy Blvd

Walmart SUPERCENTER SHOPS @ 84

Wood Village, Oregon

THE CUBES
AT TROUTDALE
INDUSTRIAL PARK



Interlachen

Fairview Lake

Fairview Creek

Salmon Creek

Arata Creek

TROUTDALE AIRPORT

Troutdale
Airport
(KTTD)



GP Conservator



SITE

7,729 ADT (21)



22,875 ADT (22)



54,202 ADT (22)

Sandy Blvd

NE 201st Ave

NE Sandy Blvd

10,812 ADT (21)

NE 223rd Ave

BYP 30B

69,801 ADT (22)

Fairview

84

84

Arata Creek

NW Frontage Rd

NW Frontage Rd

Fairview Pkwy

SW Halsey St

SW Halsey St

Troutdale

Wood Village

NE Halsey St

NE Halsey St

NE Halsey St

NE 223rd Ave

McMENAMIN'S
EDGEFIELD

SW Cherry Park

NE 201st Ave

Fairview Pkwy



Stone Reservoir



SW Cherry Park Rd

Troutdale

REYNOLDS
HIGH SCHOOL
2,624 STUDENTS



NE Clisan St

NE Clisan St

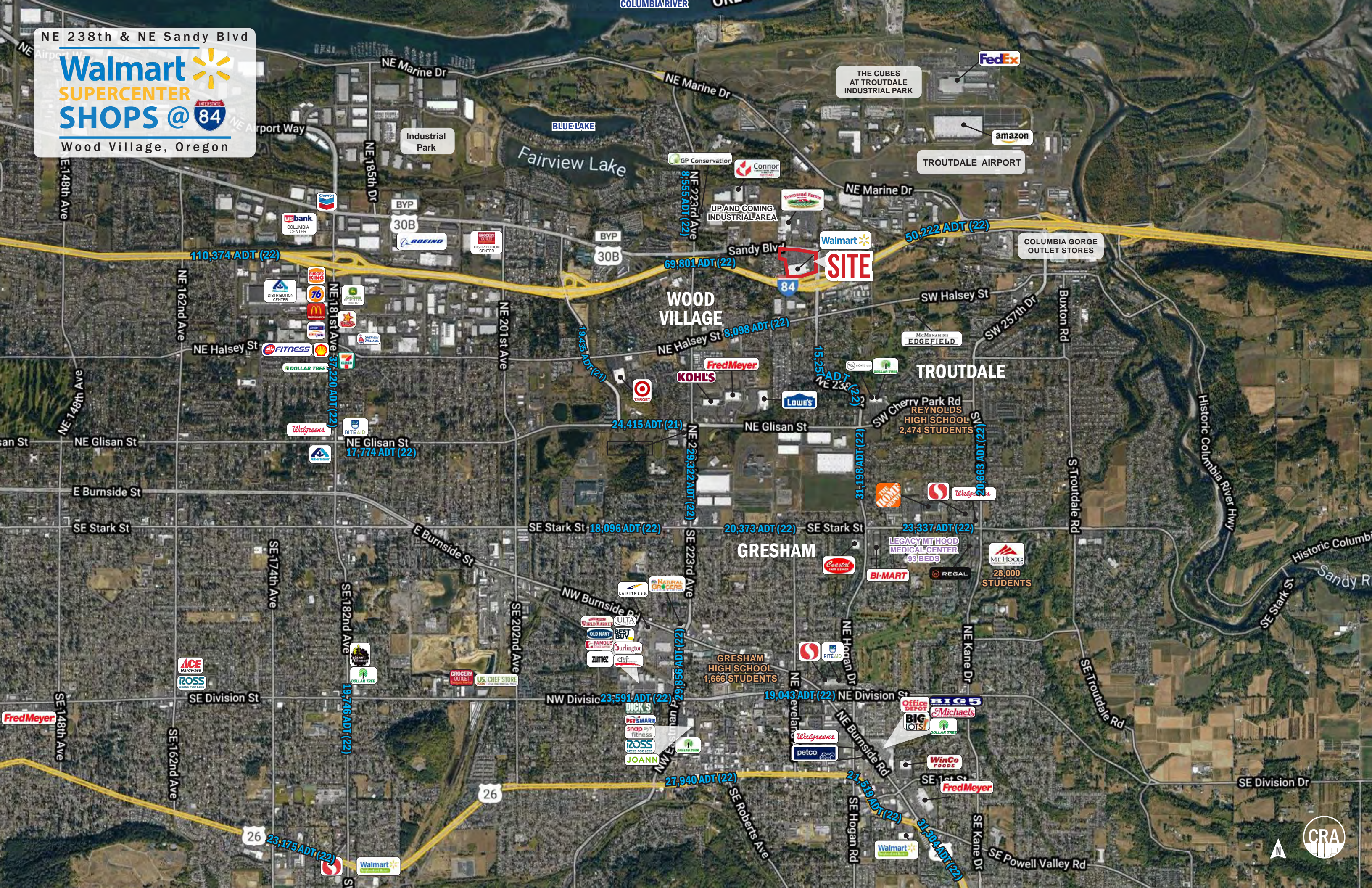
NE 238th Dr

SW 257th Dr

NE 238th & NE Sandy Blvd



Wood Village, Oregon



110,374 ADT (22)

69,801 ADT (22)

50,222 ADT (22)

WOOD VILLAGE

TROUTDALE

GRESHAM

24,415 ADT (21)

NE Glisan St 8,098 ADT (22)

NE Glisan St 17,774 ADT (22)

SE Stark St 18,096 ADT (22)

20,373 ADT (22)

23,337 ADT (22)

NW Division St 23,591 ADT (22)

19,043 ADT (22)

27,940 ADT (22)

21,519 ADT (22)

23,175 ADT (22)

31,504 ADT (22)

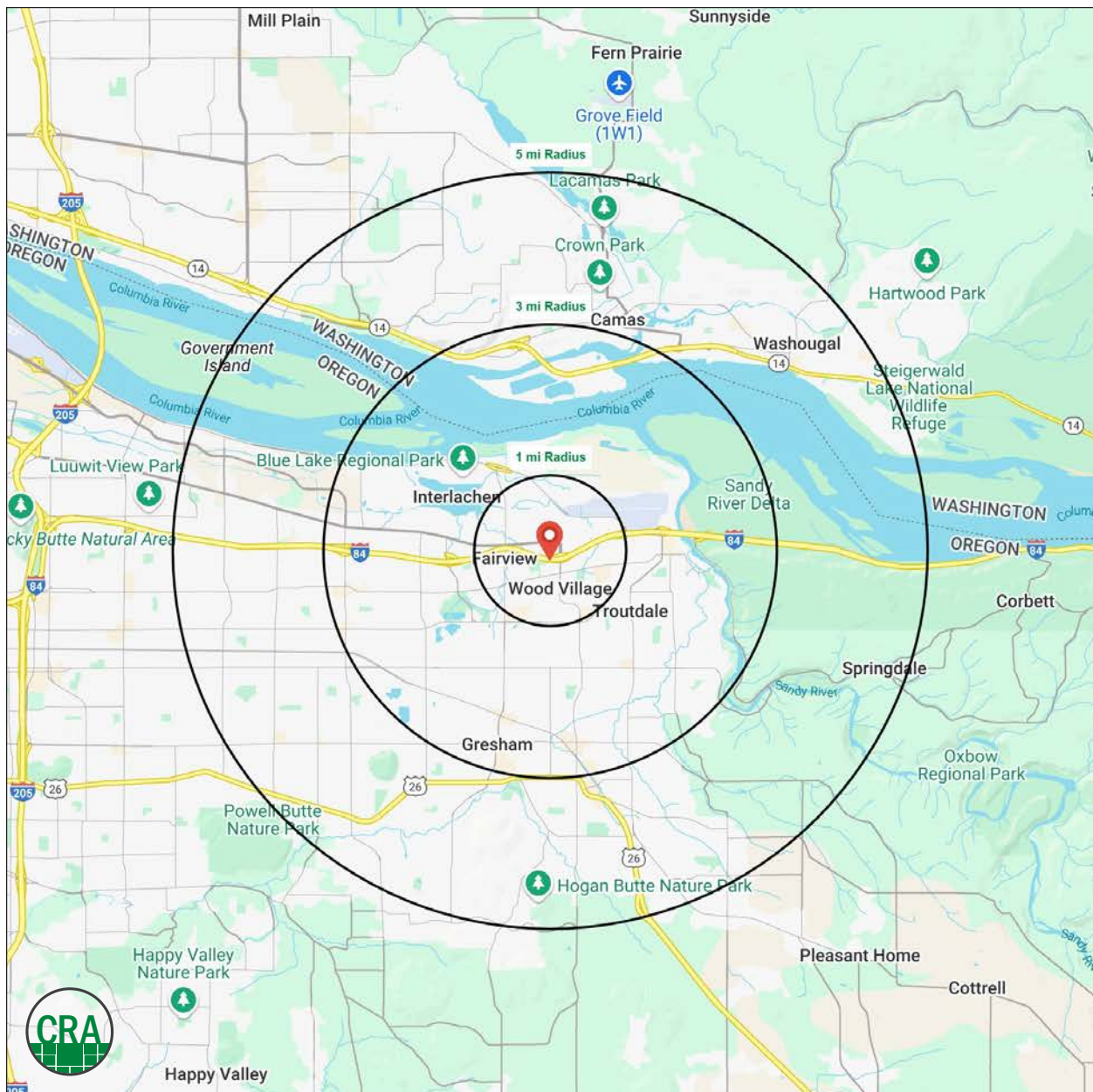


SITE PLAN



DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	10,246	73,123	209,748
Estimated Households	3,713	28,084	78,022
Average HH Income	\$97,787	\$94,977	\$108,264
Total Employees	4,575	31,345	66,407
Daytime Demographics 16+	7,521	53,125	132,501
Median Home Value	\$411,090	\$410,849	\$469,622



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5412/-122.4208

Walmart Supercenter Shops @ 84 Wood Village, OR 97060	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,246	73,123	209,748
2029 Projected Population	10,391	69,691	200,692
2020 Census Population	10,420	77,542	218,503
2010 Census Population	9,409	71,819	200,167
Projected Annual Growth 2024 to 2029	0.3%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2024	0.6%	0.1%	0.3%
2024 Median Age	35.0	37.1	38.1
Households			
2024 Estimated Households	3,713	28,084	78,022
2029 Projected Households	3,810	27,041	75,353
2020 Census Households	3,657	28,889	79,312
2010 Census Households	3,332	26,978	73,230
Projected Annual Growth 2024 to 2029	0.5%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2024	0.8%	0.3%	0.5%
Race and Ethnicity			
2024 Estimated White	61.1%	66.2%	67.5%
2024 Estimated Black or African American	5.1%	5.6%	5.8%
2024 Estimated Asian or Pacific Islander	7.0%	7.2%	9.0%
2024 Estimated American Indian or Native Alaskan	2.4%	1.4%	1.1%
2024 Estimated Other Races	24.5%	19.6%	16.6%
2024 Estimated Hispanic	29.3%	20.8%	16.8%
Income			
2024 Estimated Average Household Income	\$97,787	\$94,977	\$108,264
2024 Estimated Median Household Income	\$75,483	\$74,475	\$84,502
2024 Estimated Per Capita Income	\$35,728	\$36,670	\$40,454
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	10.4%	7.0%	5.8%
2024 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.5%	6.2%
2024 Estimated High School Graduate	28.6%	28.6%	26.1%
2024 Estimated Some College	23.0%	25.3%	24.0%
2024 Estimated Associates Degree Only	10.2%	9.8%	9.7%
2024 Estimated Bachelors Degree Only	12.4%	14.8%	18.0%
2024 Estimated Graduate Degree	7.8%	8.0%	10.2%
Business			
2024 Estimated Total Businesses	487	3,536	8,397
2024 Estimated Total Employees	4,575	31,345	66,407
2024 Estimated Employee Population per Business	9.4	8.9	7.9
2024 Estimated Residential Population per Business	21.0	20.7	25.0

For more information, please contact:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 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

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.