

FOR LEASE | ANCHOR BOX

# GATEWAY SHOPPING CENTER

## PORTLAND, OR



### LOCATION

10010 NE Halsey St, Portland, OR 97220

### AVAILABLE SPACE

75,040 SF (divisible) | 8,612 SF (divisible)  
1,280 SF | 1,512 SF | 1,686 SF

### 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 is anchored by Fred Meyer, Ross, Office Depot and located across from WinCo.



**PACTRUST**  
Pacific Realty Associates, L.P.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

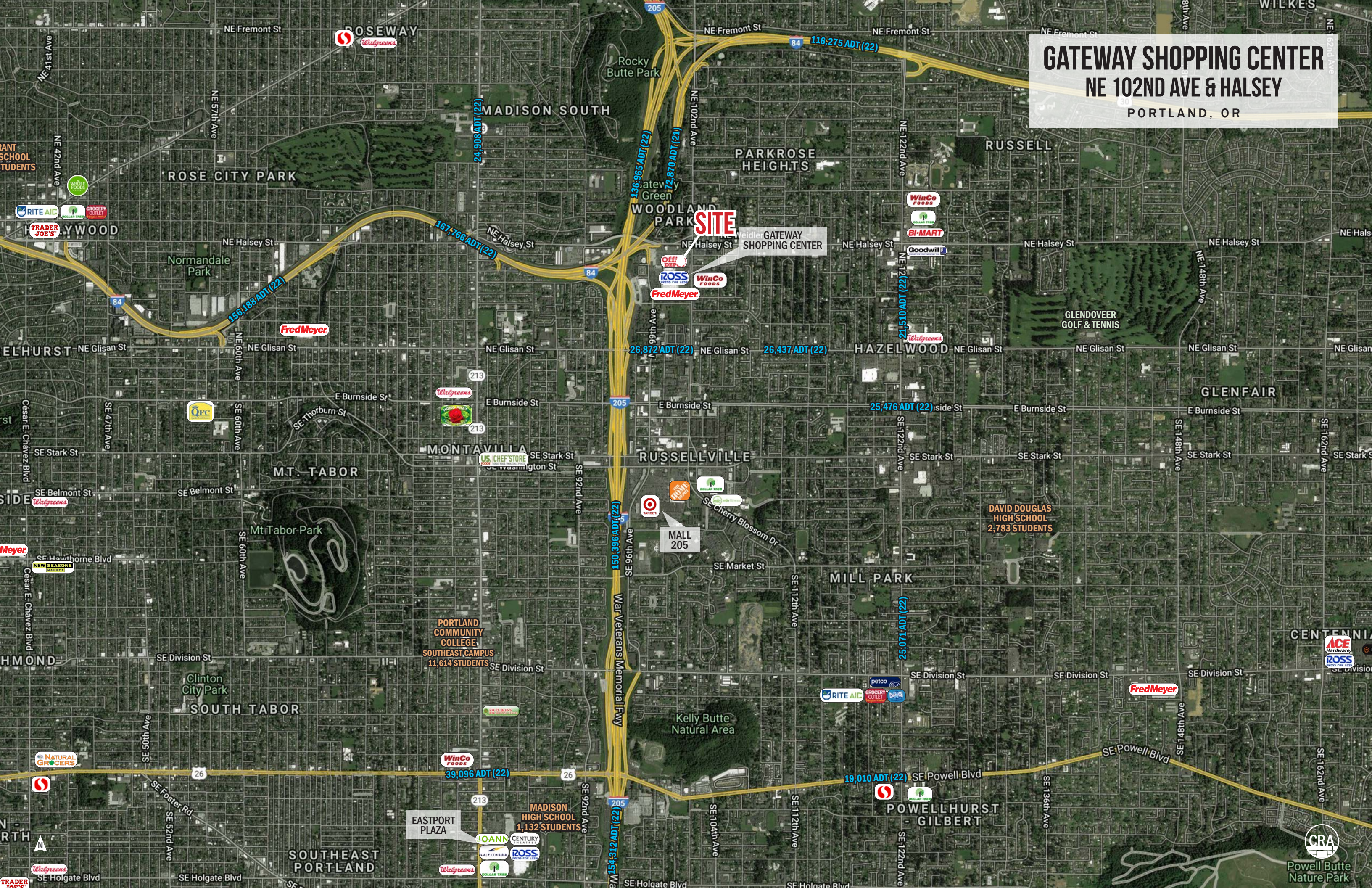
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# GATEWAY SHOPPING CENTER

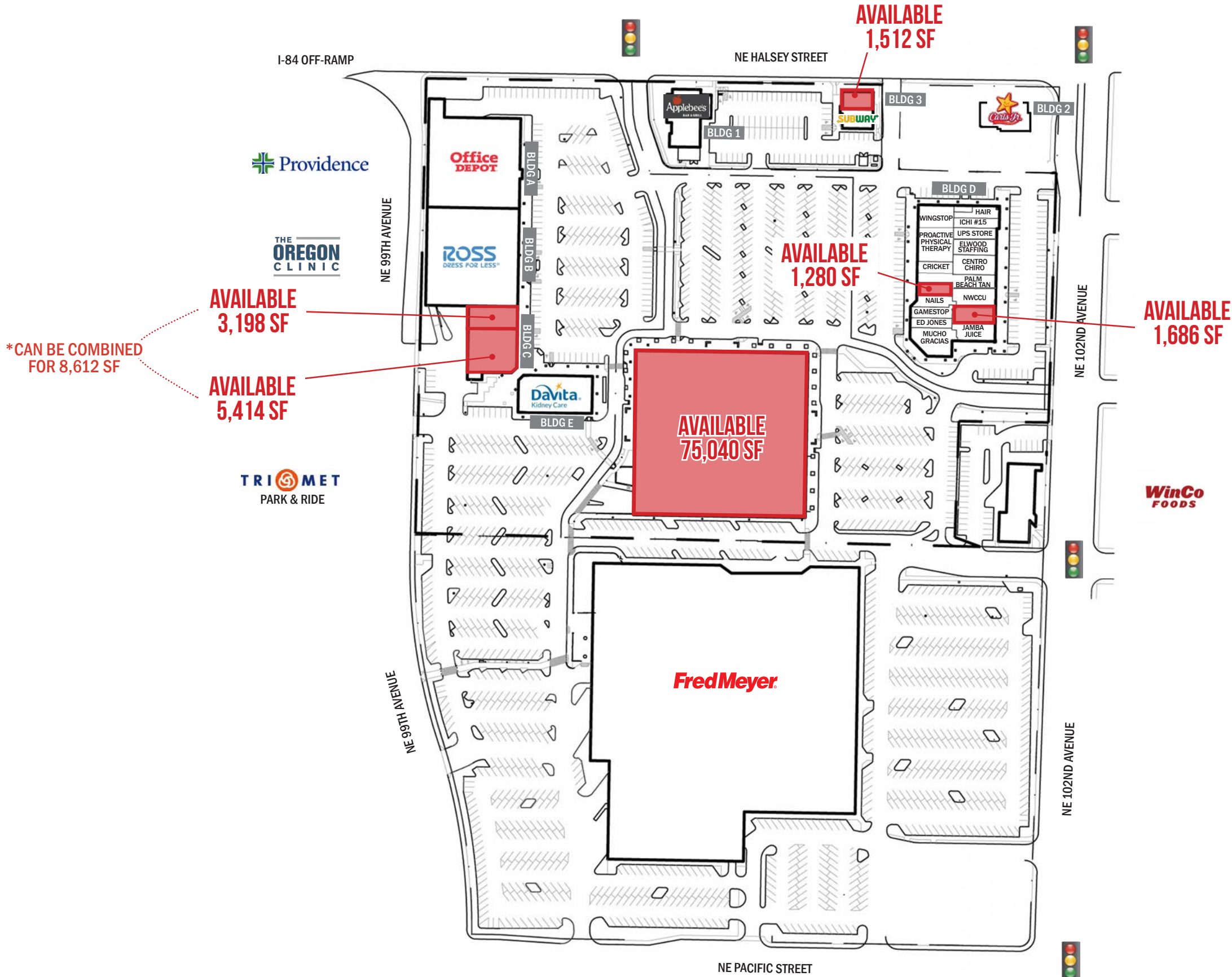
## NE 102ND AVE & HALSEY

PORTLAND, OR



OVERALL SITE PLAN

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



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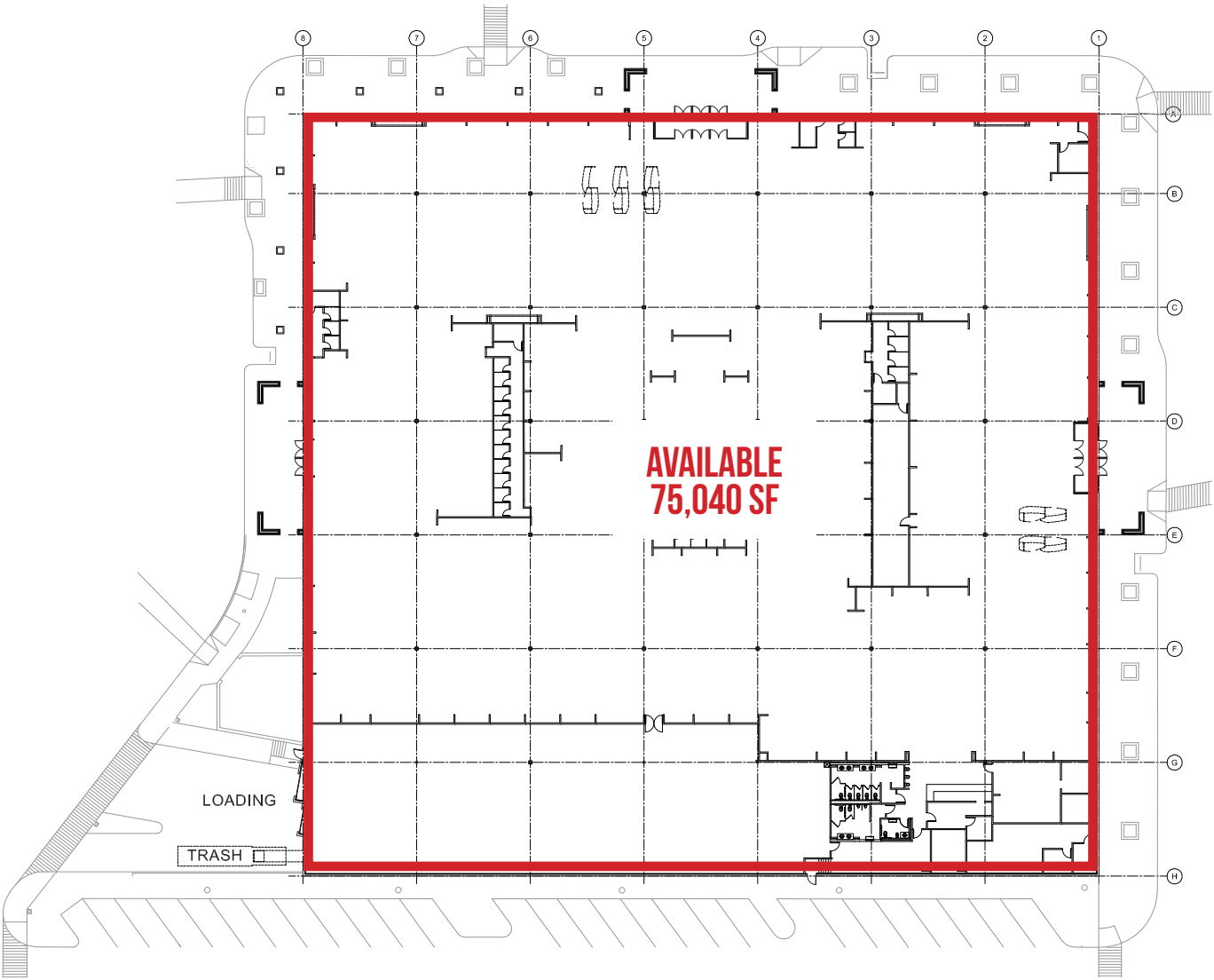


# GATEWAY SHOPPING CENTER

## NE 102ND AVE & HALSEY

FLOOR PLAN - 75,040 SF

PORTLAND, OR

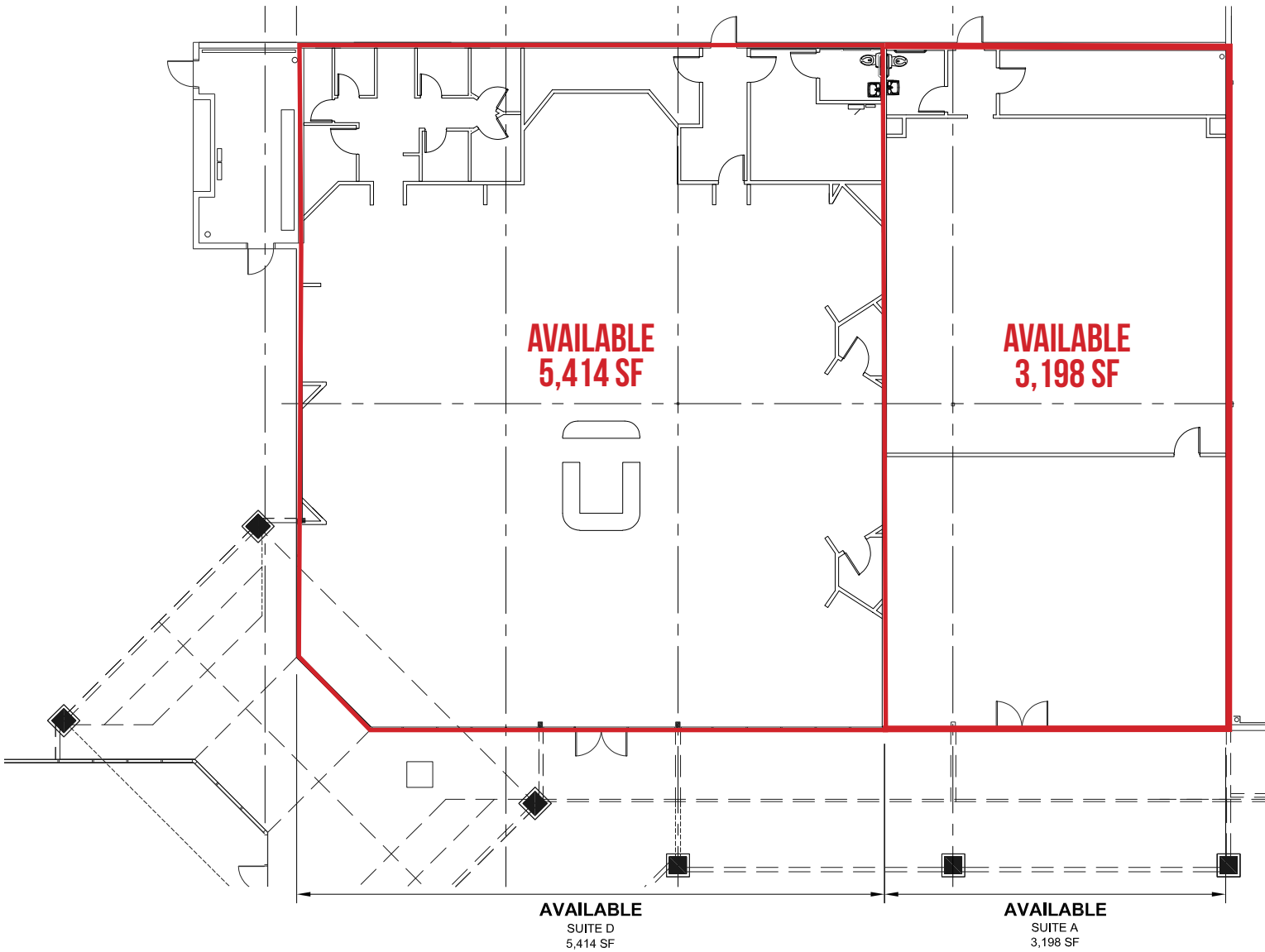


# GATEWAY SHOPPING CENTER

## NE 102ND AVE & HALSEY

**BUILDING C - 8,612 SF (COMBINED)**

PORTLAND, OR



**CAN BE COMBINED FOR 8,612 SF**

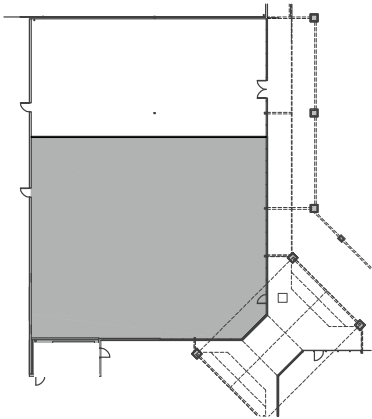
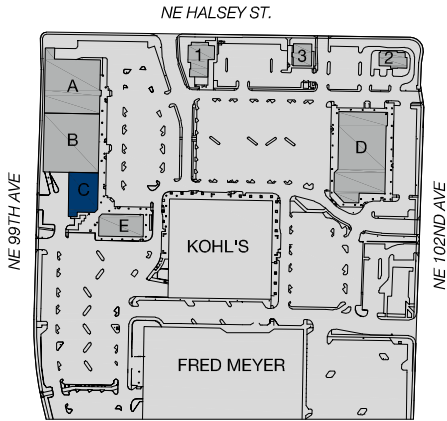
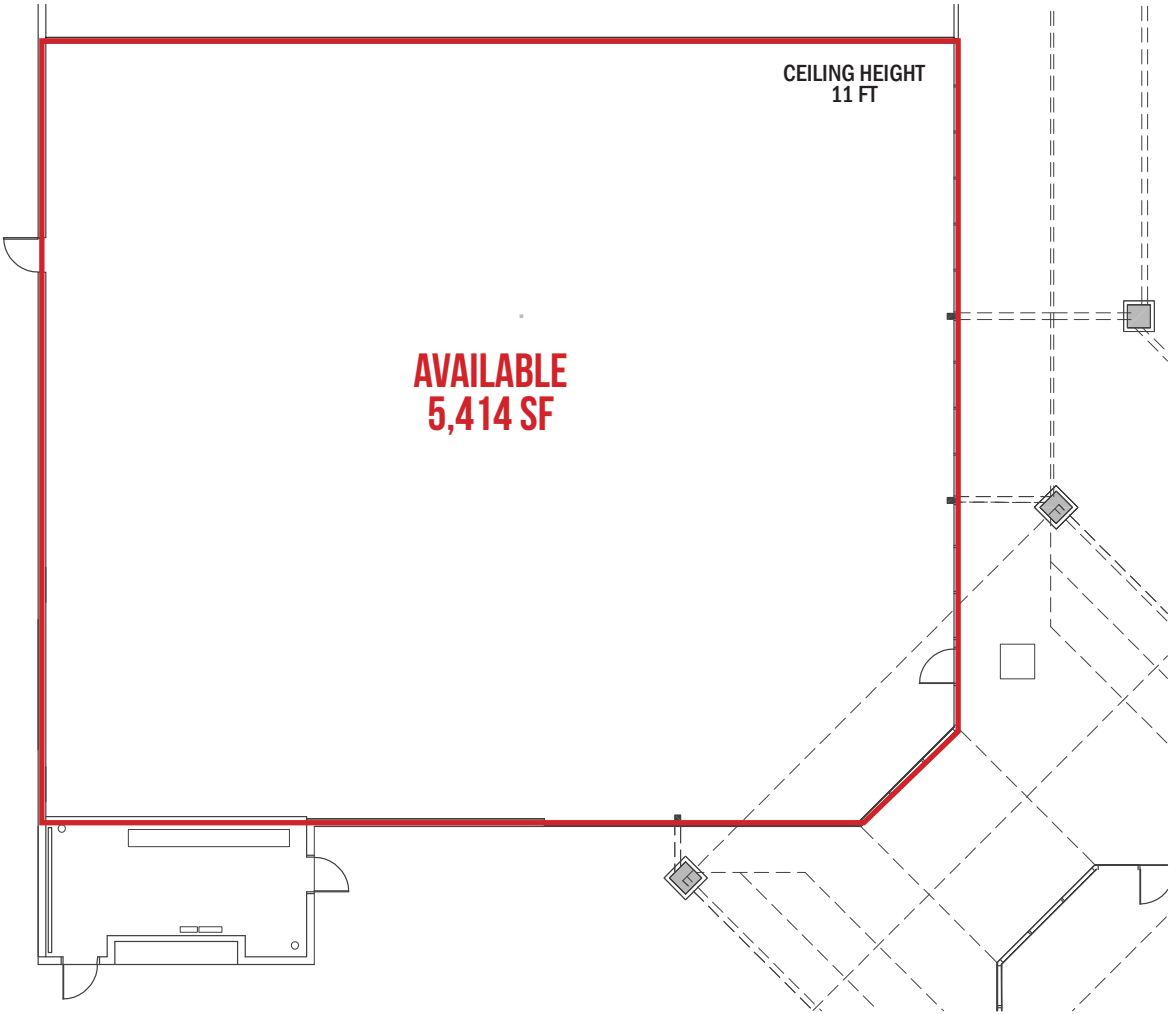


# GATEWAY SHOPPING CENTER

## NE 102ND AVE & HALSEY

BUILDING C - 5,414 SF

PORTLAND, OR



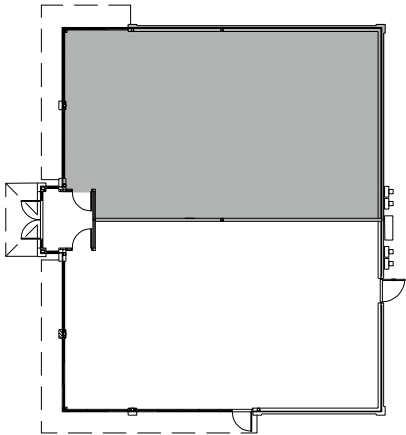
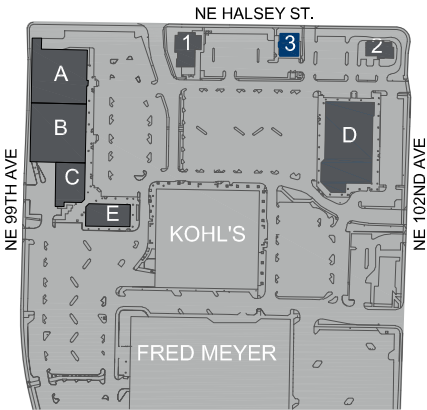
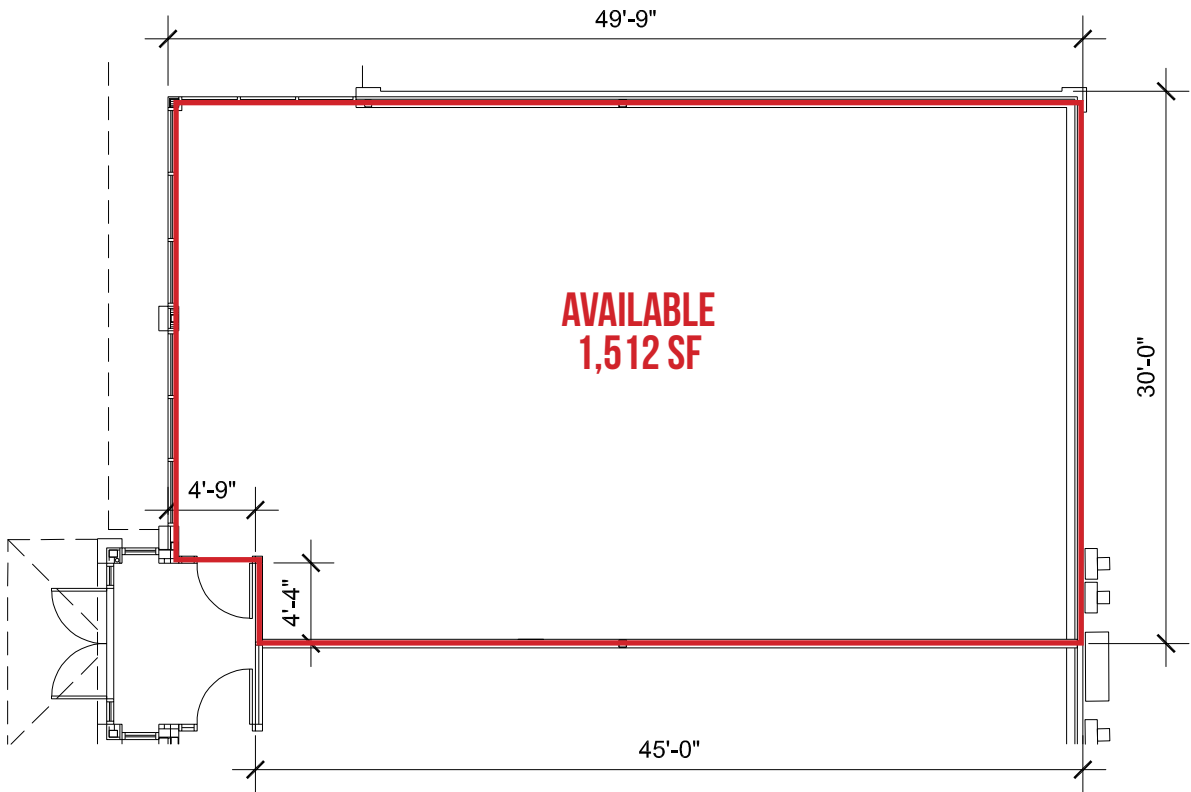
**BUILDING PLAN**



# GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

BUILDING 3 - 1,512 SF

PORTLAND, OR



BUILDING PLAN

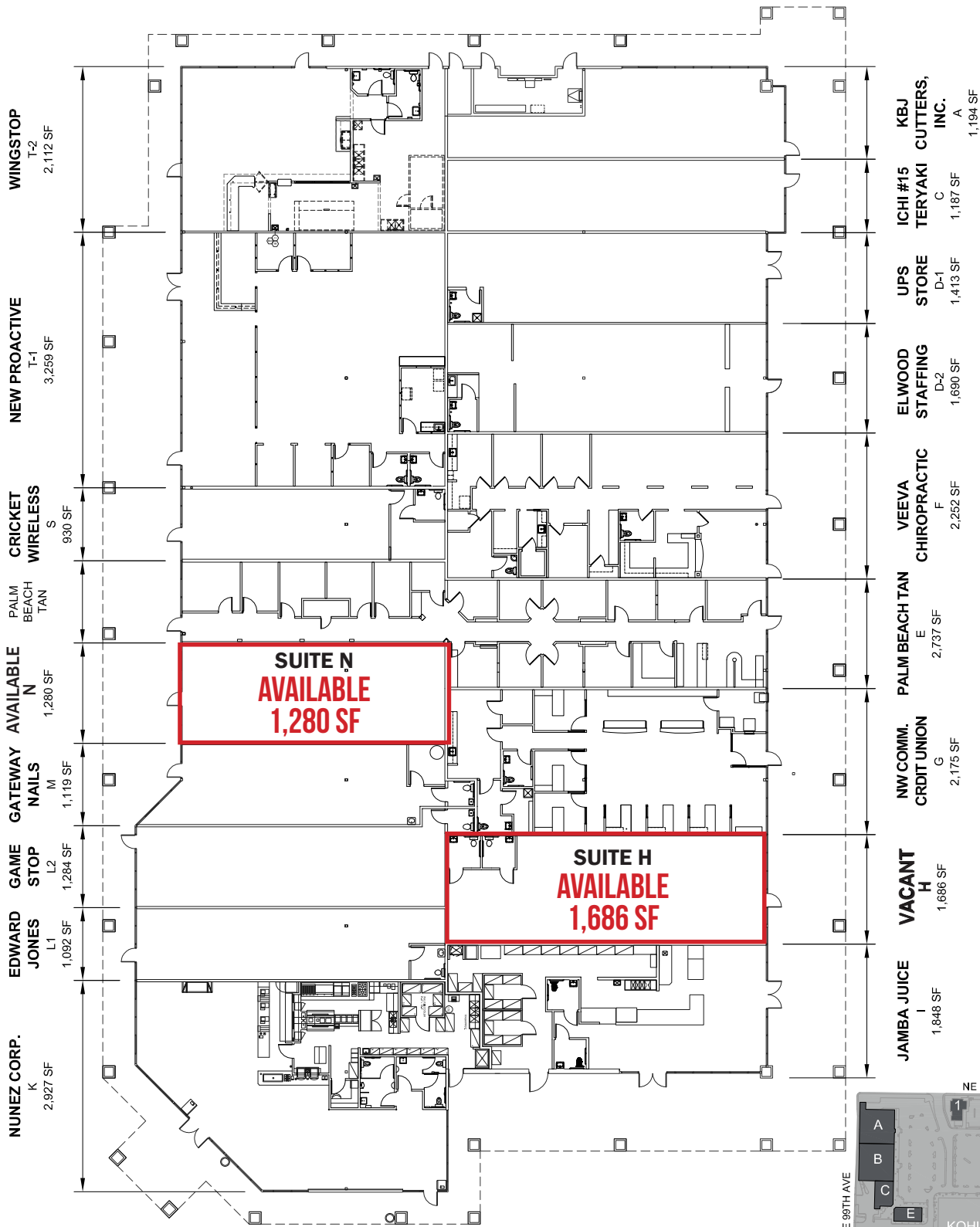


# GATEWAY SHOPPING CENTER

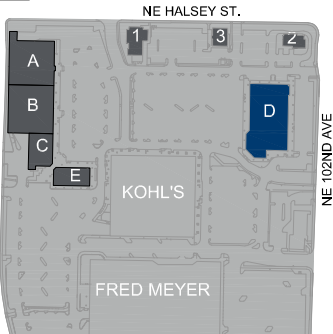
## NE 102ND AVE & HALSEY

### BUILDING D - SITE PLAN

PORTLAND, OR



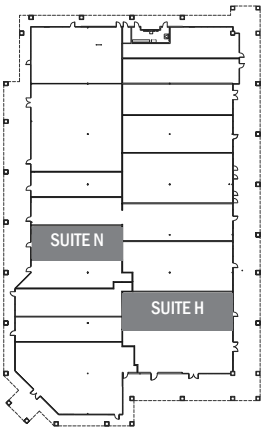
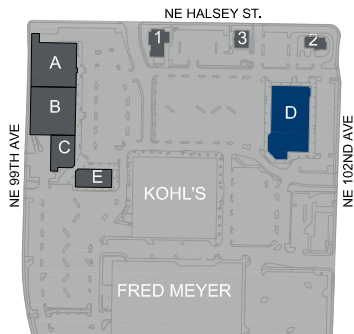
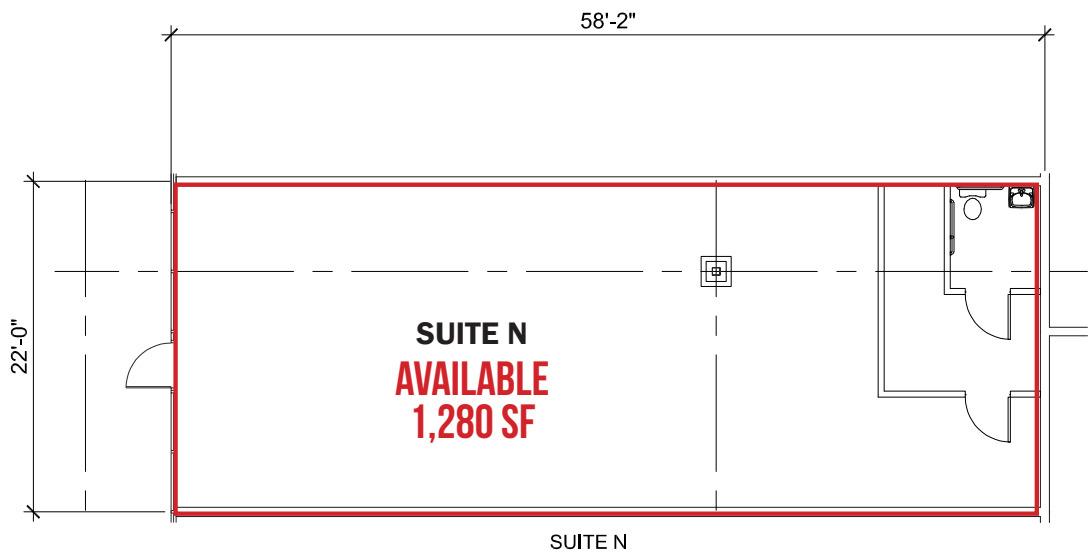
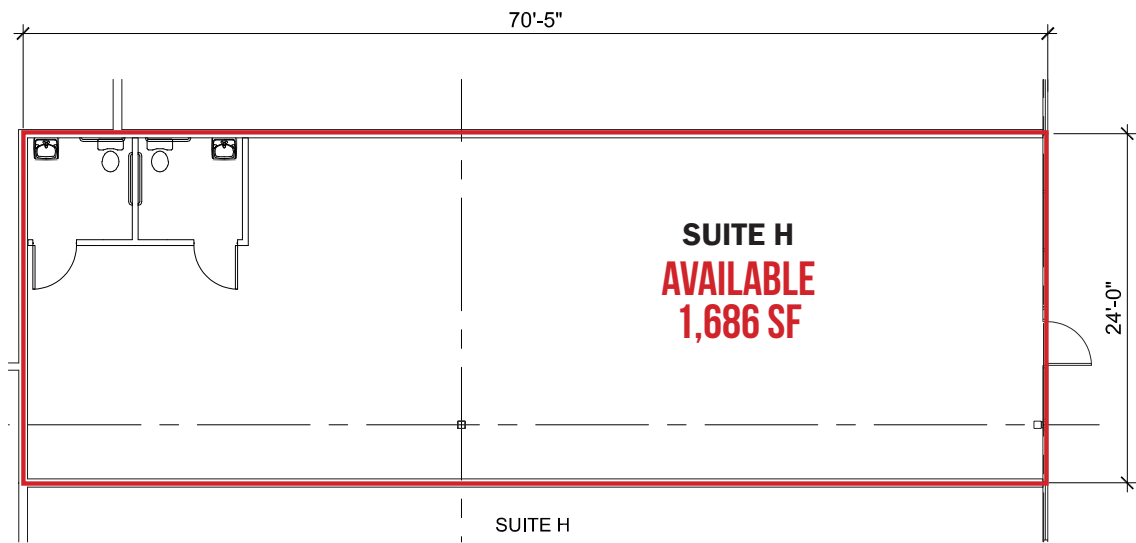
GATEWAY SHOPPING CENTER  
Portland, OR 97220



# GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

BUILDING D - SUITES H & N

PORTLAND, OR



BUILDING PLAN



# GATEWAY SHOPPING CENTER

## NE 102ND AVE & HALSEY

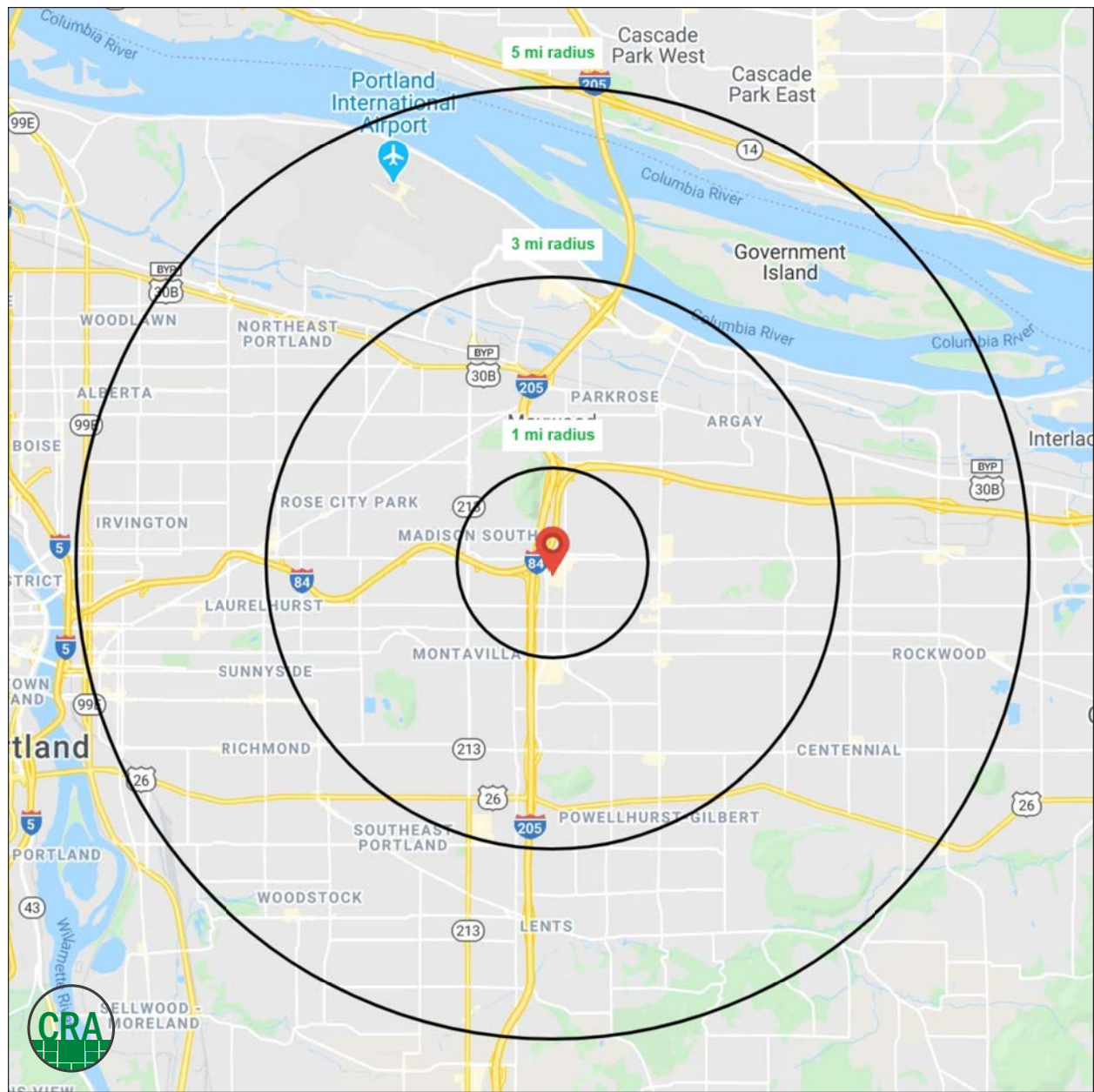
### DEMOGRAPHIC SUMMARY

PORTLAND, OR

| Source: Regis – SitesUSA (2024) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024       | 18,888    | 165,887   | 411,261   |
| Estimated Households            | 8,017     | 67,857    | 171,293   |
| Average HH Income               | \$93,872  | \$117,372 | \$123,130 |
| Median Home Value               | \$449,971 | \$514,079 | \$543,374 |
| Daytime Demographics 16+        | 13,408    | 124,032   | 304,710   |
| Some College or Higher          | 63.3%     | 69.8%     | 71.5%     |

**165,887**  
Estimated Population  
3 MILE RADIUS

**38.2**  
Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5322/-122.5618

| Gateway Shopping Center<br>Portland, OR 97220         | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2024 Estimated Population                             | 18,888         | 165,887        | 411,261        |
| 2029 Projected Population                             | 18,166         | 159,282        | 395,653        |
| 2020 Census Population                                | 19,886         | 172,914        | 429,391        |
| 2010 Census Population                                | 18,585         | 162,576        | 394,099        |
| Projected Annual Growth 2024 to 2029                  | -0.8%          | -0.8%          | -0.8%          |
| Historical Annual Growth 2010 to 2024                 | 0.1%           | 0.1%           | 0.3%           |
| 2024 Median Age                                       | 38.2           | 39.5           | 38.5           |
| <b>Households</b>                                     |                |                |                |
| 2024 Estimated Households                             | 8,017          | 67,857         | 171,293        |
| 2029 Projected Households                             | 7,761          | 65,798         | 166,770        |
| 2020 Census Households                                | 8,003          | 68,538         | 173,399        |
| 2010 Census Households                                | 7,421          | 64,663         | 158,007        |
| Projected Annual Growth 2024 to 2029                  | -0.6%          | -0.6%          | -0.5%          |
| Historical Annual Growth 2010 to 2024                 | 0.6%           | 0.4%           | 0.6%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2024 Estimated White                                  | 69.5%          | 71.3%          | 71.0%          |
| 2024 Estimated Black or African American              | 6.2%           | 5.8%           | 6.0%           |
| 2024 Estimated Asian or Pacific Islander              | 10.3%          | 9.0%           | 9.1%           |
| 2024 Estimated American Indian or Native Alaskan      | 1.0%           | 0.9%           | 0.8%           |
| 2024 Estimated Other Races                            | 12.9%          | 12.9%          | 13.1%          |
| 2024 Estimated Hispanic                               | 11.2%          | 12.2%          | 12.6%          |
| <b>Income</b>                                         |                |                |                |
| 2024 Estimated Average Household Income               | \$93,872       | \$117,372      | \$123,130      |
| 2024 Estimated Median Household Income                | \$65,624       | \$83,086       | \$89,114       |
| 2024 Estimated Per Capita Income                      | \$40,286       | \$48,351       | \$51,586       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 4.7%           | 4.8%           | 4.7%           |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 6.5%           | 5.3%           | 4.7%           |
| 2024 Estimated High School Graduate                   | 25.5%          | 20.0%          | 19.1%          |
| 2024 Estimated Some College                           | 18.3%          | 19.8%          | 19.5%          |
| 2024 Estimated Associates Degree Only                 | 9.0%           | 7.8%           | 7.3%           |
| 2024 Estimated Bachelors Degree Only                  | 25.6%          | 26.7%          | 27.7%          |
| 2024 Estimated Graduate Degree                        | 10.4%          | 15.5%          | 17.0%          |
| <b>Business</b>                                       |                |                |                |
| 2024 Estimated Total Businesses                       | 962            | 9,363          | 24,574         |
| 2024 Estimated Total Employees                        | 7,713          | 72,886         | 185,547        |
| 2024 Estimated Employee Population per Business       | 8.0            | 7.8            | 7.6            |
| 2024 Estimated Residential Population per Business    | 19.6           | 17.7           | 16.7           |

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*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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