

HALSEY CROSSING



Perform Properties

FOR LEASE ► GRESHAM, OR



LOCATION

1541 NE 181st Ave
Gresham, OR 97230

AVAILABLE SPACE

- Suite 11B - 14,764 SF
- Suite 105 - 4,000 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NE 181st Ave – 25,641 ADT ('24)
NE Halsey St – 15,662 ADT ('25)

HIGHLIGHTS

- Anchored by 24 Hour Fitness, Dollar Tree, and Oregon State DMV.
- Situated in Fairview Village area, Halsey Crossing offers high visibility and easy access, attracting a diverse customer base from surrounding neighborhoods.
- In proximity to Fairview Elementary School, Reynolds Middle School, and Reynolds High School, ensuring a steady flow of students and families in the area.
- Additionally, the center offers convenient access to Interstate 84, facilitating efficient travel to various parts of the region.



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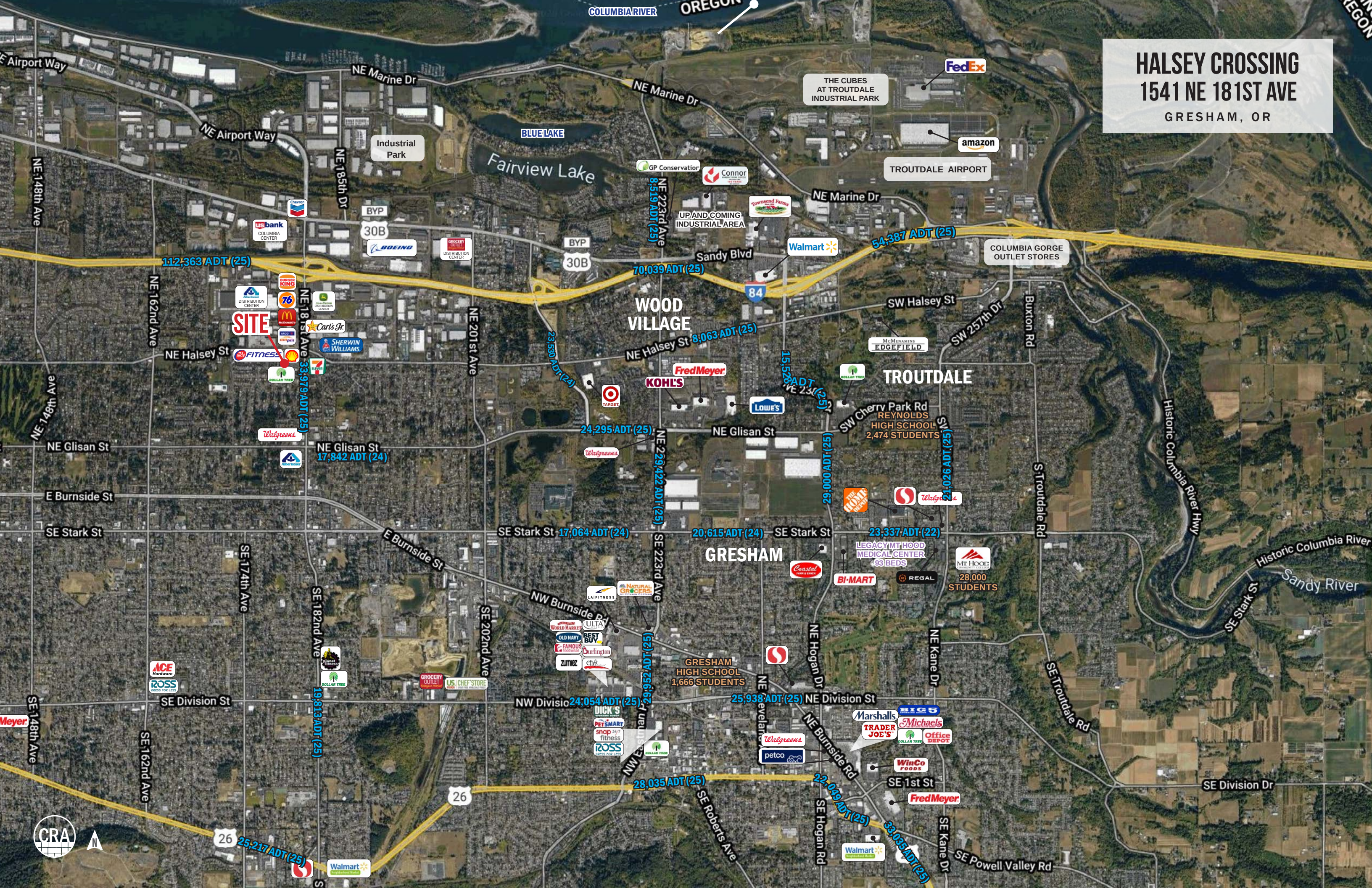
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PHOTOS

HALSEY CROSSING 1541 NE 181ST AVE GRESHAM, OR



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Halsey St

NE Halsey St

15,662 ADT (25)

NE 181st Ave

25,641 ADT (25)

NE 181st Ave

NE Halsey St

NE Halsey St

AVAILABLE
14,764 SF

SITE

AVAILABLE
4,000 SF

CRA

HALSEY CROSSING

1541 NE 181ST AVE

GRESHAM, OR

SITE PLAN



Suite	TENANT	SF
11B	AVAILABLE	14,764
105	AVAILABLE	4,000
11A	24 HOUR FITNESS	38,000
1005	DOLLAR TREE	11,055
1519	DMV	6,800
106	WENDY'S	3,267
1411	JOY TERIYAKI	2,680
1501	METRO MAT	2,049
1507	PUFF PUFF SHOP	1,991
1383	COMING SOON	3,685
1043	DOTTY'S DELI	1,675
1511	SUBWAY	1,360
1509	PLATINUM PUB	1,360
1505	FREEWAY INSURANCE	1,351
1513	PIZZA HUT	1,350
1040	NAILS FOR YOU	1,340
1035	RICHARDS DELI	1,340
1407	LAS ISLAS MARIA'S	1,296
51	BANK OF AMERICA	65



HALSEY CROSSING 1541 NE 181ST AVE

GRESHAM, OR

DEMOGRAPHIC SUMMARY

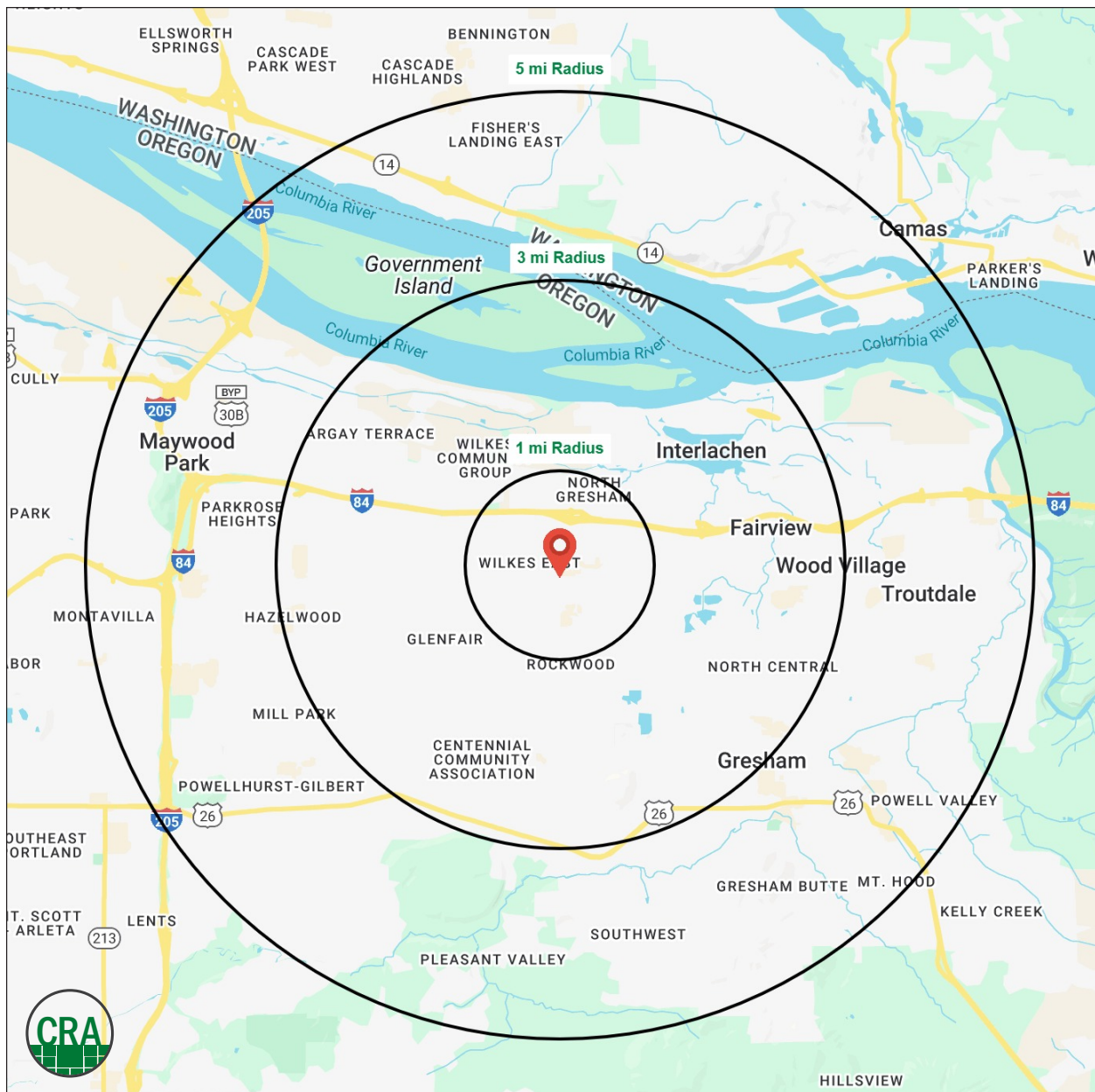
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	15,602	121,069	290,520
Estimated Households	5,735	45,619	110,075
Average HH Income	\$86,966	\$93,068	\$103,406
Median Home Value	\$450,770	\$424,005	\$456,051
Daytime Demographics 16+	12,690	79,417	196,811

\$93,068

Average HH Income
3 MILE RADIUS

36.2

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5341/-122.4796

Halsey Crossing Portland, OR 97230	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,602	121,069	290,520
2030 Projected Population	14,922	116,198	281,391
2020 Census Population	16,702	127,827	304,379
2010 Census Population	15,910	119,524	284,615
Projected Annual Growth 2025 to 2030	-0.9%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2025	-0.1%	-	0.1%
2025 Median Age	36.2	37.8	38.5
Households			
2025 Estimated Households	5,735	45,619	110,075
2030 Projected Households	5,513	44,185	107,479
2020 Census Households	6,013	46,349	111,023
2010 Census Households	5,848	43,651	104,653
Projected Annual Growth 2025 to 2030	-0.8%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	-0.1%	0.3%	0.3%
Race and Ethnicity			
2025 Estimated White	53.5%	58.8%	62.1%
2025 Estimated Black or African American	11.3%	9.1%	7.6%
2025 Estimated Asian or Pacific Islander	12.0%	11.4%	12.0%
2025 Estimated American Indian or Native Alaskan	1.1%	1.4%	1.2%
2025 Estimated Other Races	22.2%	19.3%	17.1%
2025 Estimated Hispanic	23.9%	20.7%	17.8%
Income			
2025 Estimated Average Household Income	\$86,966	\$93,068	\$103,406
2025 Estimated Median Household Income	\$67,985	\$73,525	\$81,404
2025 Estimated Per Capita Income	\$32,196	\$35,338	\$39,441
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.8%	7.6%	5.9%
2025 Estimated Some High School (Grade Level 9 to 11)	7.0%	6.9%	6.7%
2025 Estimated High School Graduate	29.1%	25.9%	24.7%
2025 Estimated Some College	24.9%	23.6%	22.6%
2025 Estimated Associates Degree Only	8.4%	10.0%	9.8%
2025 Estimated Bachelors Degree Only	17.3%	17.7%	20.2%
2025 Estimated Graduate Degree	6.6%	8.3%	10.0%
Business			
2025 Estimated Total Businesses	753	4,886	12,935
2025 Estimated Total Employees	7,923	41,202	107,809
2025 Estimated Employee Population per Business	10.5	8.4	8.3
2025 Estimated Residential Population per Business	20.7	24.8	22.5

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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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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