

THE NICK FISH

RETAIL / RESIDENTIAL / FITNESS / RESTAURANT | FOR LEASE



ADDRESS

10560 NE Halsey St.
Portland, OR 97220

AVAILABLE

Suite 3: 1,158 SF

LEASE RATE

\$20/SF NNN

TRAFFIC COUNTS

NE Halsey St – 15,806 ADT ('25)
NE 102nd Ave – 22,555 ADT ('25)

Walk Score

80

Bike Score

91

Transit Score

69

HIGHLIGHTS

- Warm Shell In-line space with ADA Restroom and HVAC
- Mixed-use, retail / office/ residential anchored by Human Solutions regional headquarters
- The building also contains 75 apartment units, 11,000 SF of office space that is the headquarters for Human Solutions, and approximately 8,751 SF of ground floor commercial
- Located next to Gateway Discovery Park in the Halsey/Weidler Business
- Grease interceptor installed

NEARBY RETAILERS & AMENITIES

- Applebee's
- Car Toys
- Chipotle
- Clamity Jae's
- Gateway Discovery Park
- Goodwill
- Key Bank
- McDonald's
- Office Depot
- Pizza Hut
- PDX Central Coffee
- Riverview Bank
- Rack Attack
- Ross
- Subway
- The Pod on Halsey
- The UPS Store
- Wasco Medical-Dental Clinic
- WinCo



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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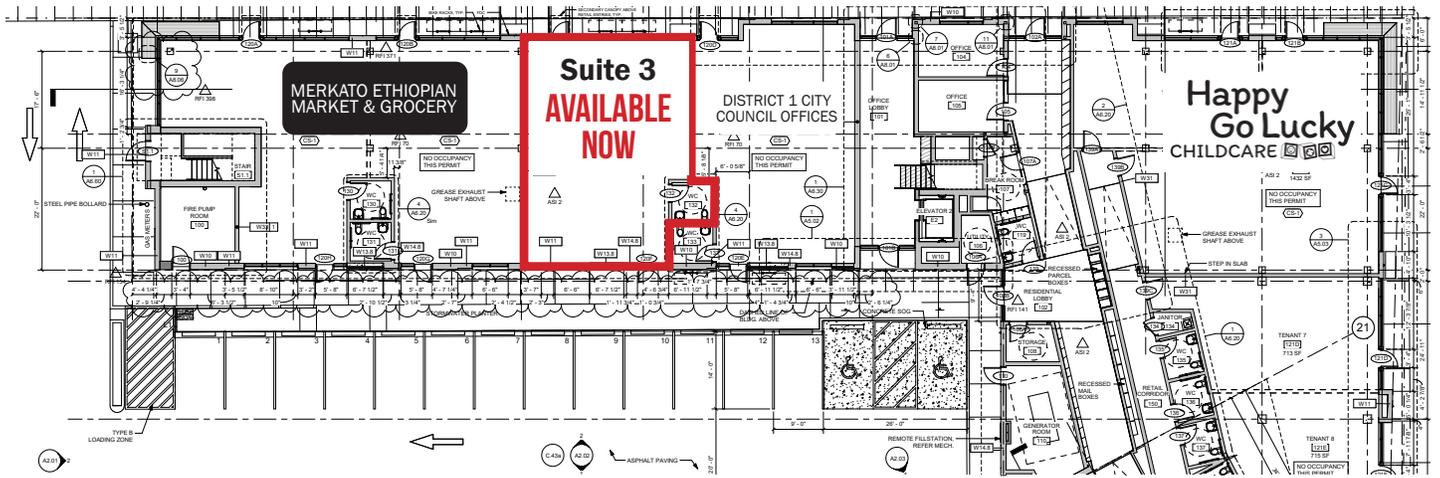
THE NICK FISH 10560 NE HALSEY ST PORTLAND, OR

SITE PLAN

AVAILABLE

SPACE	RATE	SIZE	TYPE	CONDITION	AVAILABILITY
Suite 3	\$20/SF NNN	1,158 SF	Retail, service, fitness, restaurant	Warm Shell	Now

NE HALSEY ST →



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

THE NICK FISH
10560 NE HALSEY ST
PORTLAND, OR

PHOTOS



THE NICK FISH

10560 NE HALSEY ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

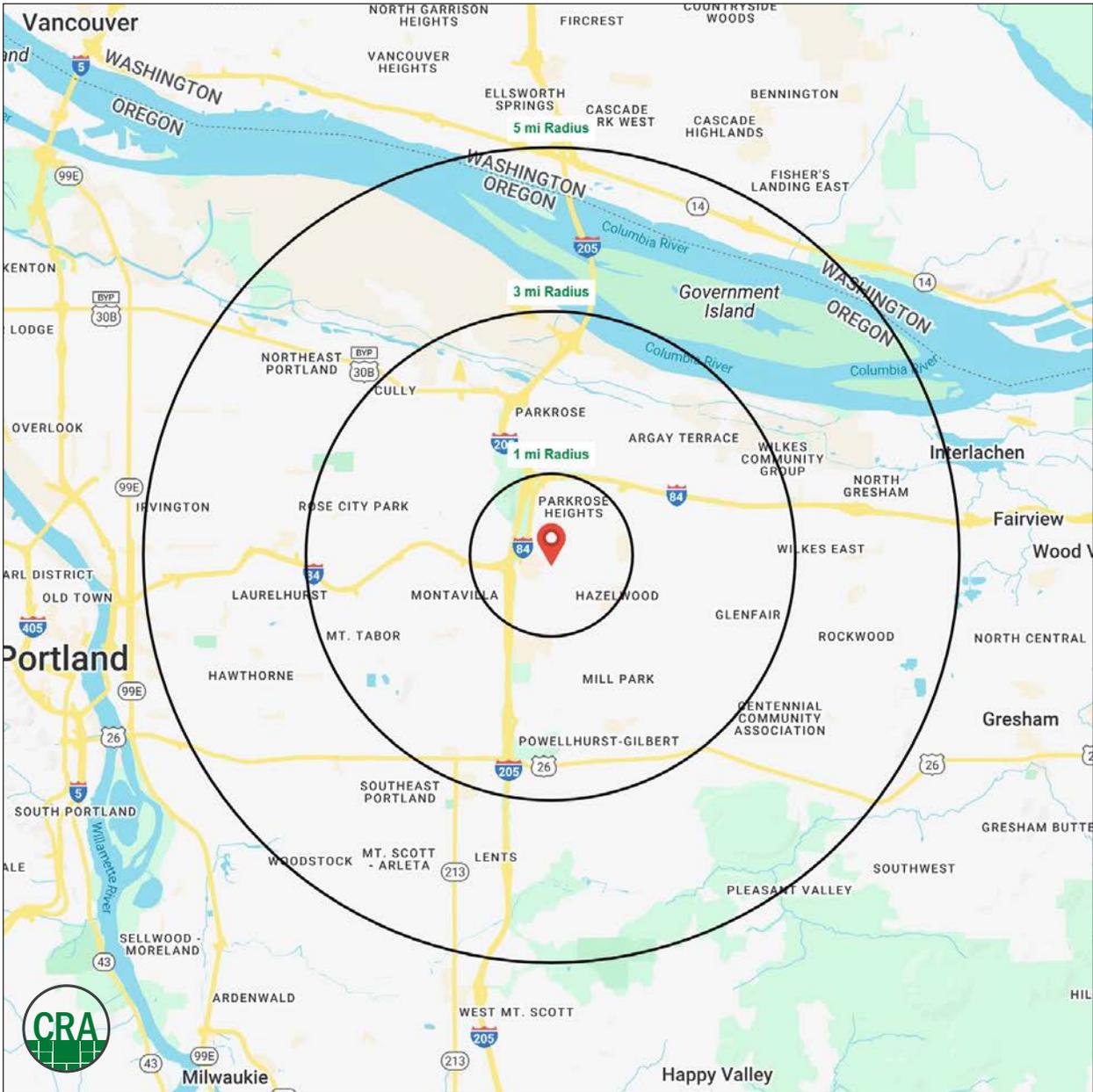
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	18,809	160,270	391,500
Estimated Households 2025	7,865	64,959	162,858
Average HH Income	\$93,361	\$108,443	\$120,583
Median Home Value	\$432,471	\$491,929	\$551,355
Daytime Demographics 16+	14,009	114,101	262,829
Some College or Higher	61.0%	68.7%	72.7%

\$108,443

Average Household Income
3 MILE RADIUS

39.2

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: 45.5332/-122.5546

The Nick Fish Portland, OR 97220	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	18,809	160,270	391,500
2030 Projected Population	18,455	154,231	377,743
2020 Census Population	19,554	168,684	414,259
2010 Census Population	18,255	159,518	383,438
Projected Annual Growth 2025 to 2030	-0.4%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.2%	-	0.1%
2025 Median Age	39.2	39.0	38.6
Households			
2025 Estimated Households	7,865	64,959	162,858
2030 Projected Households	7,785	62,856	158,502
2020 Census Households	7,759	65,883	165,528
2010 Census Households	7,294	62,607	152,786
Projected Annual Growth 2025 to 2030	-0.2%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.4%
Race and Ethnicity			
2025 Estimated White	62.4%	63.0%	66.7%
2025 Estimated Black or African American	10.6%	8.9%	7.0%
2025 Estimated Asian or Pacific Islander	11.9%	12.6%	10.9%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.9%
2025 Estimated Other Races	14.1%	14.4%	14.5%
2025 Estimated Hispanic	14.3%	14.6%	14.3%
Income			
2025 Estimated Average Household Income	\$93,361	\$108,443	\$120,583
2025 Estimated Median Household Income	\$68,612	\$84,552	\$93,948
2025 Estimated Per Capita Income	\$39,599	\$44,285	\$50,423
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.2%	4.8%	4.3%
2025 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.8%	4.8%
2025 Estimated High School Graduate	27.5%	20.7%	18.2%
2025 Estimated Some College	18.2%	19.8%	19.0%
2025 Estimated Associates Degree Only	9.2%	8.5%	7.8%
2025 Estimated Bachelors Degree Only	25.1%	26.8%	29.2%
2025 Estimated Graduate Degree	8.6%	13.6%	16.7%
Business			
2025 Estimated Total Businesses	960	8,333	21,970
2025 Estimated Total Employees	7,988	66,363	153,405
2025 Estimated Employee Population per Business	8.3	8.0	7.0
2025 Estimated Residential Population per Business	19.6	19.2	17.8

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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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