

Walmart SUPERCENTER SHOPS @

PORTLAND/GRESHAM/TROUTDALE



LOCATION

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

AVAILABILITY

- 2,629 SF freestanding building with drive-thru on 32,670 SF of land
- 1,200 | 1,500 SF retail shop space

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.

TRAFFIC COUNTS

I-84 – 70,039 ADT ('25)
NE 238th Dr – 22,953 ADT ('25)
Sandy Blvd – 7,653 ADT ('25)

RATE

Please call for details

 [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

DRIVE-THRU/PAD AVAILABLE

AVAILABLE 1,200 SF AVAILABLE 1,500 SF

amazon WAREHOUSE

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



10,243 ADT (25)

70,039 ADT (25)

7,653 ADT (25)

22,983 ADT (25)

54,387 ADT (25)

21,512 ADT (22)

NE 201st Ave

Sandy Blvd

NE Sandy Blvd

NE 223rd Ave

Fairview

NE Marine Dr

NW Frontage Rd

NW Frontage Rd

NE 201st Ave

Fairview Pkwy

NE Halsey St

NE Halsey St

NE 223rd Ave

Wood Village

NE Halsey St

SW Halsey St

SW Halsey St

Troutdale

SW Halsey St

NE 201st Ave

Fairview Pkwy

NE Clisan St

NE Clisan St



Stone Reservoir

SW Cherry Park Rd

Troutdale

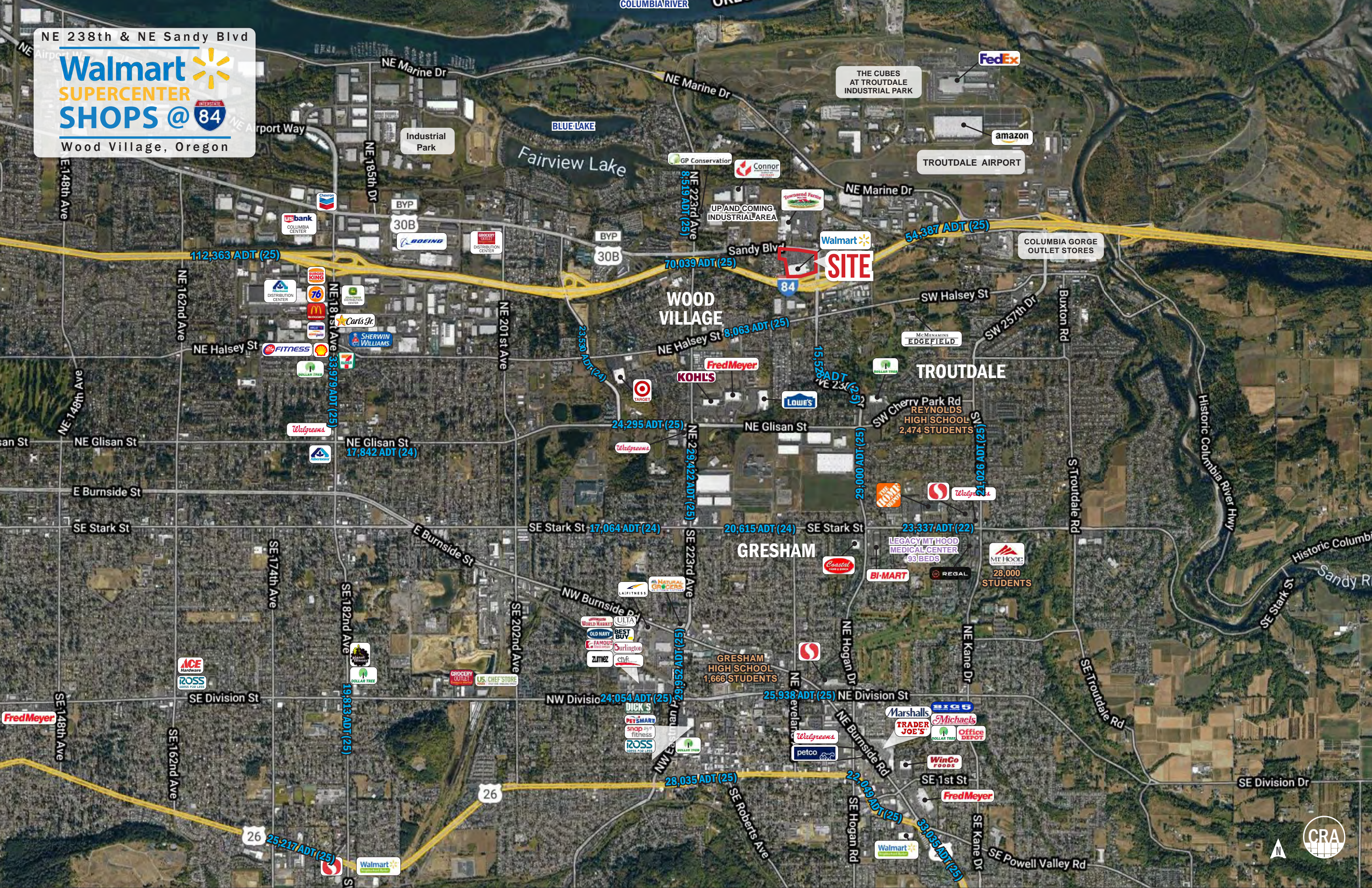
REYNOLDS
HIGH SCHOOL
2,624 STUDENTS



NE 238th & NE Sandy Blvd



Wood Village, Oregon



112,363 ADT (25)

70,039 ADT (25)

54,387 ADT (25)

8,063 ADT (25)

24,295 ADT (25)

17,842 ADT (24)

17,064 ADT (24)

20,615 ADT (24)

23,337 ADT (22)

24,054 ADT (25)

25,938 ADT (25)

28,035 ADT (25)

22,049 ADT (25)

33,035 ADT (25)

25,217 ADT (25)

THE CUBES AT TROUTDALE INDUSTRIAL PARK

TROUTDALE AIRPORT

WOOD VILLAGE

TROUTDALE

GRESHAM

GRESHAM HIGH SCHOOL
1,666 STUDENTS

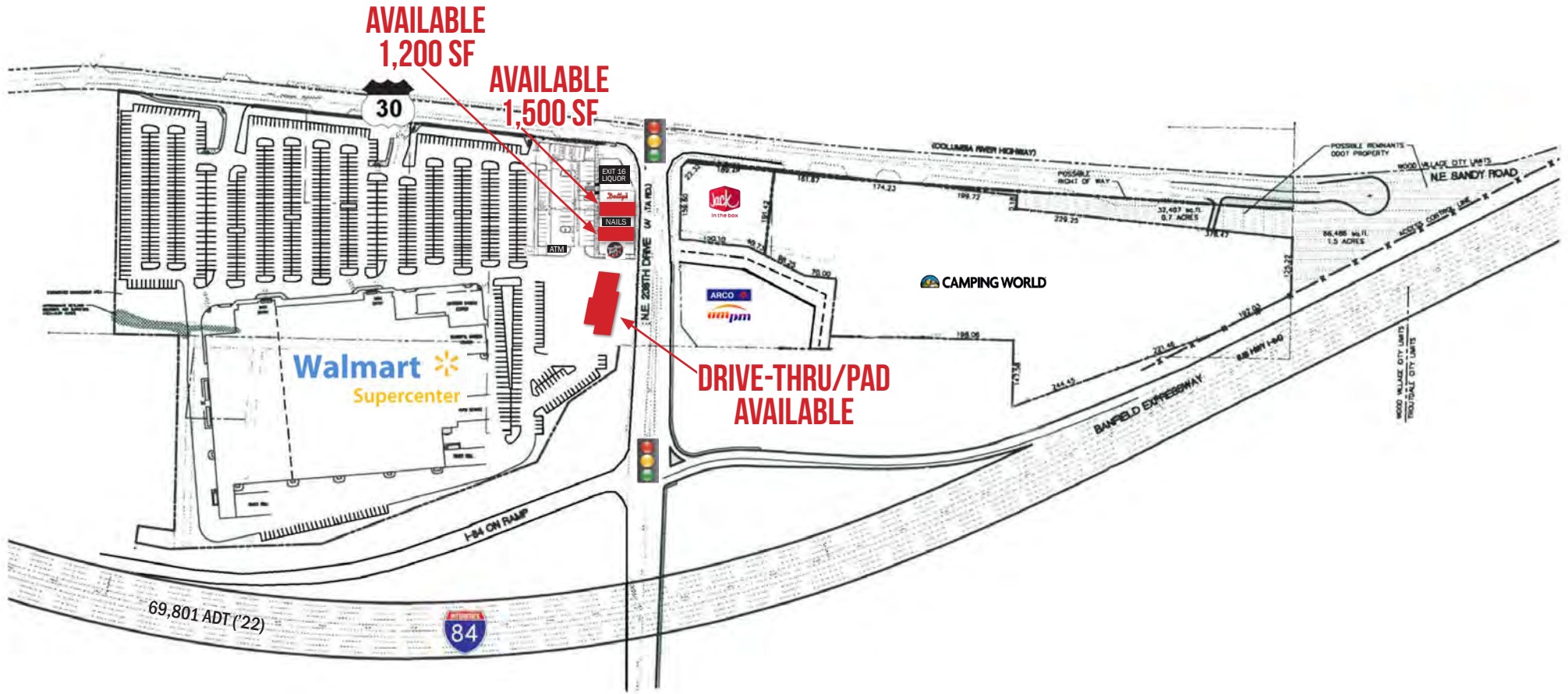
REYNOLDS HIGH SCHOOL
2,474 STUDENTS

LEGACY MTHOOD MEDICAL CENTER
93 BEDS

28,000 STUDENTS

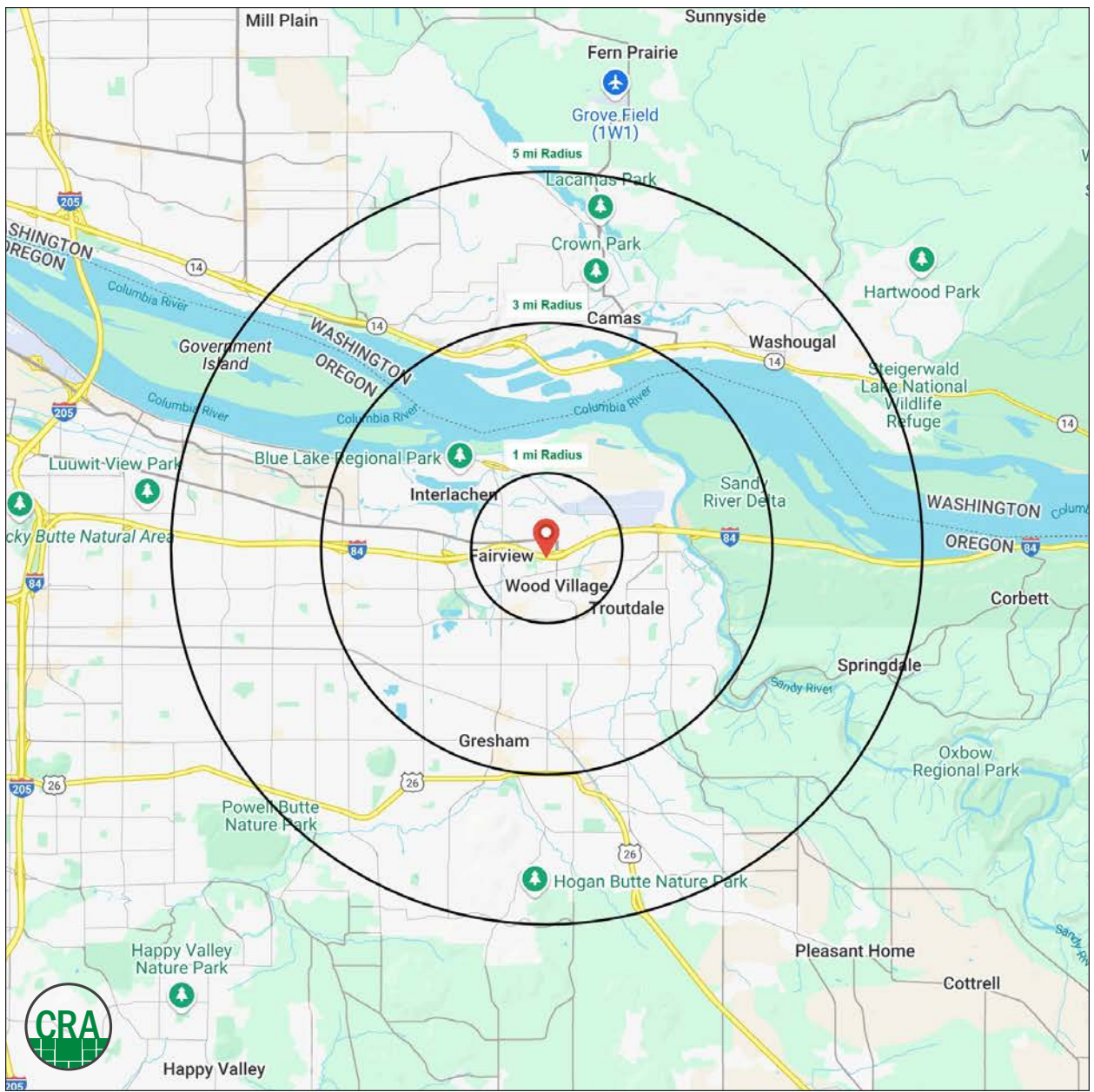


SITE PLAN



DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	10,587	73,541	208,518
Estimated Households	3,938	28,713	78,404
Average HH Income	\$98,389	\$94,252	\$110,065
Total Employees	4,521	31,647	66,948
Daytime Demographics 16+	7,290	53,134	130,622
Median Home Value	\$365,765	\$415,015	\$479,790



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 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			
2025 Estimated Population	10,587	73,541	208,518
2030 Projected Population	10,766	72,119	201,435
2020 Census Population	10,420	77,542	218,503
2010 Census Population	9,409	71,819	200,167
Projected Annual Growth 2025 to 2030	0.3%	-0.4%	-0.7%
Historical Annual Growth 2010 to 2025	0.8%	0.2%	0.3%
2025 Median Age	35.7	37.5	38.4
Households			
2025 Estimated Households	3,938	28,713	78,404
2030 Projected Households	4,047	28,448	76,412
2020 Census Households	3,657	28,889	79,312
2010 Census Households	3,332	26,978	73,230
Projected Annual Growth 2025 to 2030	0.6%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2025	1.2%	0.4%	0.5%
Race and Ethnicity			
2025 Estimated White	60.1%	64.4%	65.9%
2025 Estimated Black or African American	5.2%	5.9%	6.0%
2025 Estimated Asian or Pacific Islander	7.4%	7.5%	9.4%
2025 Estimated American Indian or Native Alaskan	2.4%	1.5%	1.2%
2025 Estimated Other Races	24.8%	20.7%	17.6%
2025 Estimated Hispanic	29.8%	22.3%	18.2%
Income			
2025 Estimated Average Household Income	\$98,389	\$94,252	\$110,065
2025 Estimated Median Household Income	\$80,381	\$76,389	\$88,189
2025 Estimated Per Capita Income	\$36,869	\$36,978	\$41,555
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	10.4%	6.4%	5.4%
2025 Estimated Some High School (Grade Level 9 to 11)	8.0%	6.2%	6.2%
2025 Estimated High School Graduate	26.2%	26.7%	24.8%
2025 Estimated Some College	20.2%	24.5%	23.4%
2025 Estimated Associates Degree Only	11.3%	10.7%	10.2%
2025 Estimated Bachelors Degree Only	15.8%	16.9%	19.2%
2025 Estimated Graduate Degree	8.1%	8.6%	10.8%
Business			
2025 Estimated Total Businesses	507	3,591	8,527
2025 Estimated Total Employees	4,521	31,647	66,948
2025 Estimated Employee Population per Business	8.9	8.8	7.9
2025 Estimated Residential Population per Business	20.9	20.5	24.5

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.