AVAILABLE | ANCHOR BOX & SHOPS

GATEWAY SHOPPING CENTER

PORTLAND, OR



ROSS DRESS FOR LESS | Office DEPOT | Applebee's | Carl's Jr. | Jamba Juice | WINGSTOP | WinCo FOODS | Providence | THE OREGON CLINIC

LOCATION

10010 NE Halsey St, Portland, OR 97220

AVAILABLE SPACE

75,040 SF (divisible) | 8,612 SF (divisible)
1,280 SF | 1,686 SF | 1,512 SF | 1,530 SF

PRICING

Please call for details

TRAFFIC COUNTS

Halsey St – 25,742 ADT ('26)
102nd Ave – 22,846ADT ('26)
I-84 @ Halsey – 72,898 ADT ('26)









HIGHLIGHTS

An excellent Portland location with easy access from I-84 and I-205.
Gateway is anchored by Ross, Office Depot and located across from WinCo.

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CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

PORTLAND, OR

SITE

GATEWAY SHOPPING CENTER

MALL 205

115,485 ADT (26)

139,900 ADT (26)

72,898 ADT (26)

20,151 ADT (26)

164,179 ADT (26)

162,290 ADT (26)

22,846 ADT (26)

28,991 ADT (26)

25,660 ADT (26)

26,165 ADT (26)

169,537 ADT (26)

156,656 ADT (26)

31,755 ADT (26)

26,398 ADT (26)

19,625 ADT (26)

ROSEWAY

MADISON SOUTH

ROSE CITY PARK

PARKROSE HEIGHTS

RUSSELL

WOODLAND PARK

HOLLYWOOD

Normandale Park

ELHURST

HAZELWOOD

GLENDOVEER GOLF & TENNIS

GLENFAIR

MONTAVILLA

RUSSELLVILLE

MT. TABOR

Mt Tabor Park

MILL PARK

DAVID DOUGLAS HIGH SCHOOL 2,783 STUDENTS

PORTLAND COMMUNITY COLLEGE, SOUTHEAST CAMPUS 11,614 STUDENTS

Clinton City Park

SOUTH TABOR

Kelly Butte Natural Area

EASTPORT PLAZA

MADISON HIGH SCHOOL 1,132 STUDENTS

SOUTHEAST PORTLAND

POWELLHURST - GILBERT

CENTENNIAL

Powell Butte Nature Park

Rocky Butte Park

Gateway Green

NE Fremont St

NE Halsey St

NE Glisan St

E Burnside St

SE Stark St

SE Belmont St

SE Hawthorne Blvd

SE Division St

SE Foster Rd

SE Powell Blvd

SE Holgate Blvd

SE Thorburn St

SE Cherry Blossom Dr

SE Market St

NE 102nd Ave

NE 122nd Ave

NE 148th Ave

SE 92nd Ave

SE 96th Ave

SE 112th Ave

SE 122nd Ave

SE 136th Ave

SE 148th Ave

SE 162nd Ave

NE 99th Ave

NE 60th Ave

SE 60th Ave

SE 50th Ave

SE 52nd Ave

NE 41st Ave

NE 42nd Ave

NE 57th Ave

War Veterans Memorial Fwy

Walgreens

Fred Meyer

WinCo Foods

Office Depot

Ross

Bi-Mart

Goodwill

Trader Joe's

Whole Foods

Grocery Outlet

Dollar Tree

New Seasons Market

Natural Grocers

Target

Petco

Ace Hardware

La Fitness

Century Theaters

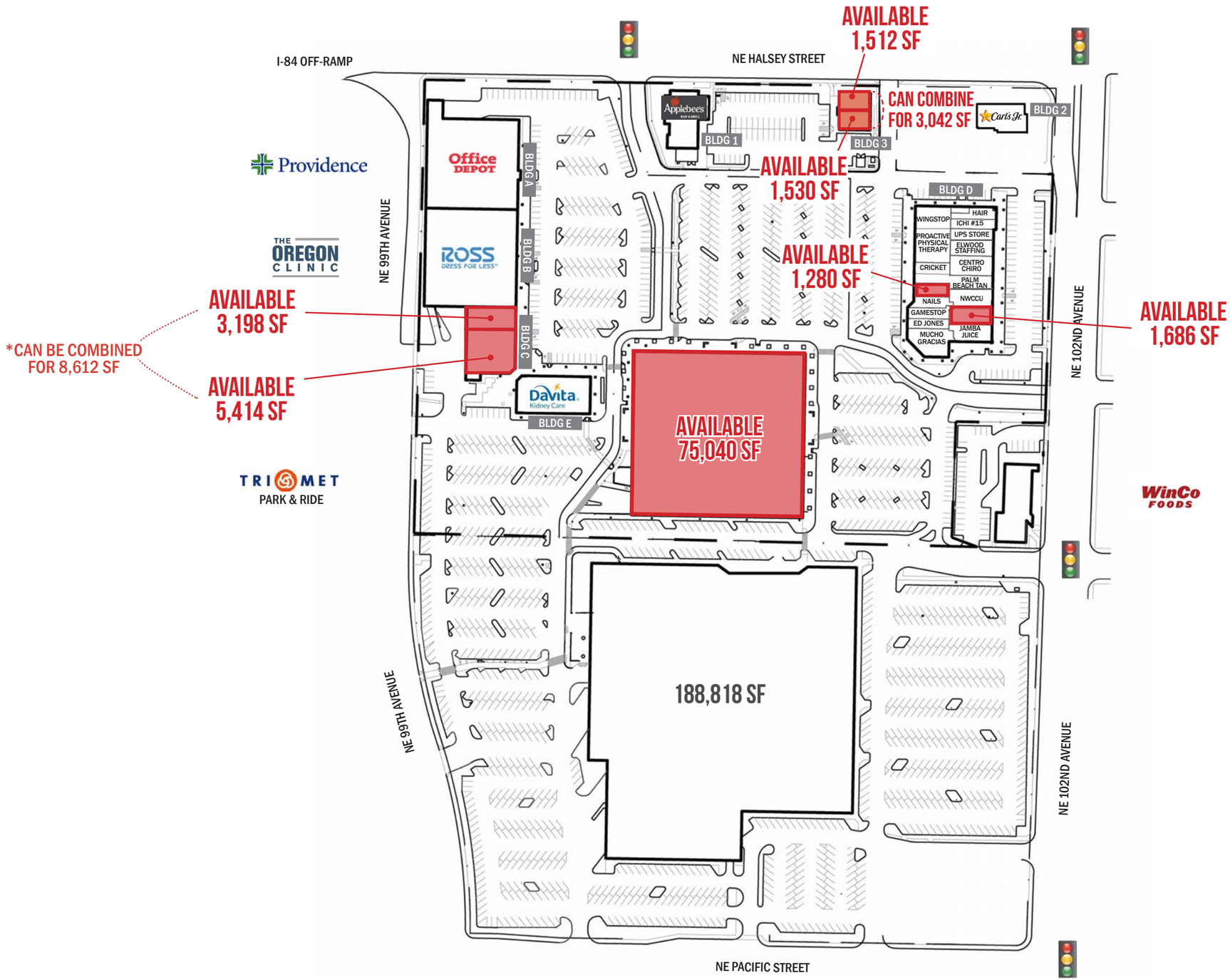
QFC

US Chef'Store

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

OVERALL SITE PLAN

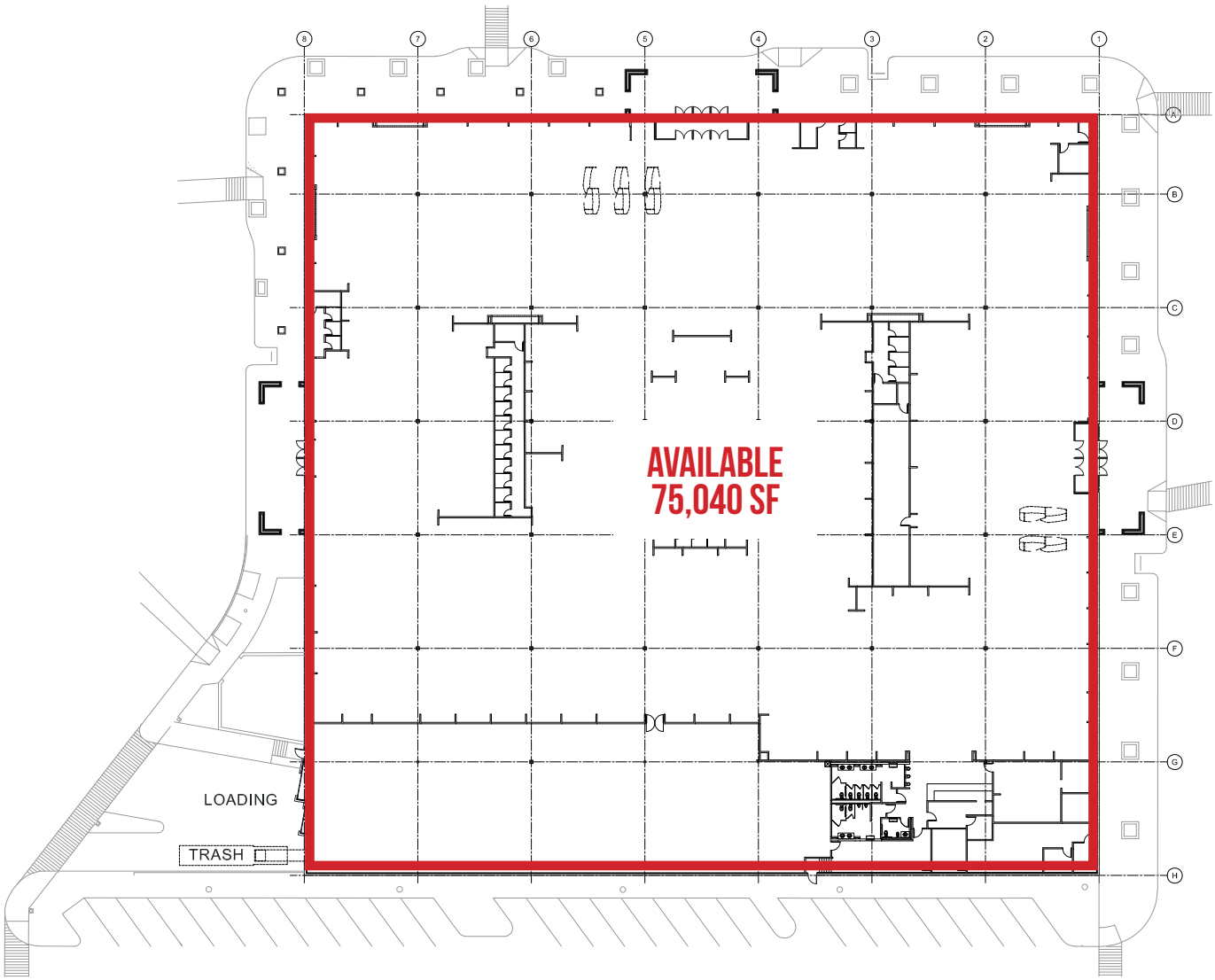
TOTAL LAND AREA: 31.34 AC



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

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

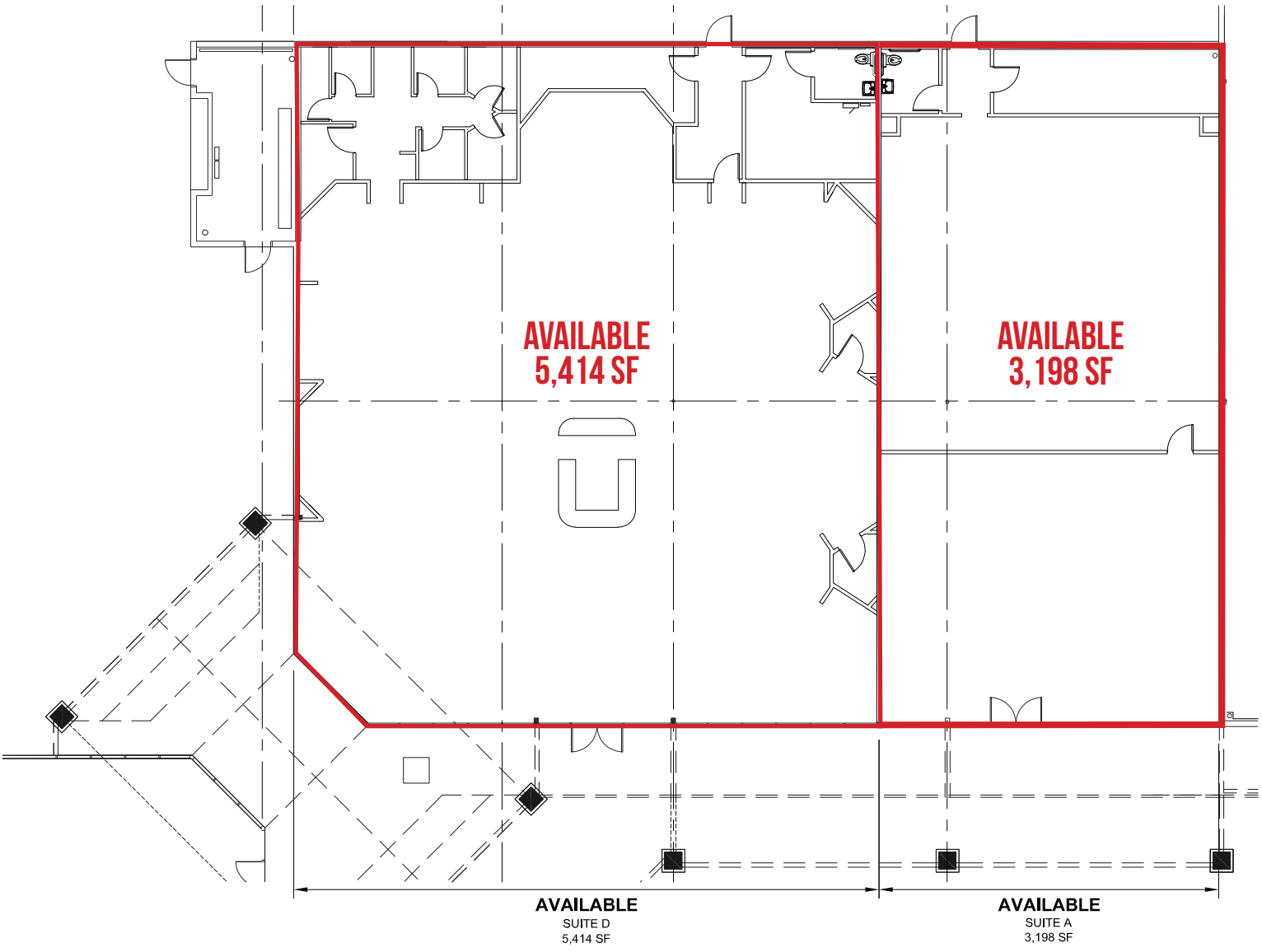
FLOOR PLAN – 75,040 SF



GATEWAY SHOPPING CENTER
NE 102ND AVE & HALSEY

BUILDING C – 8,612 SF (COMBINED)

PORTLAND, OR

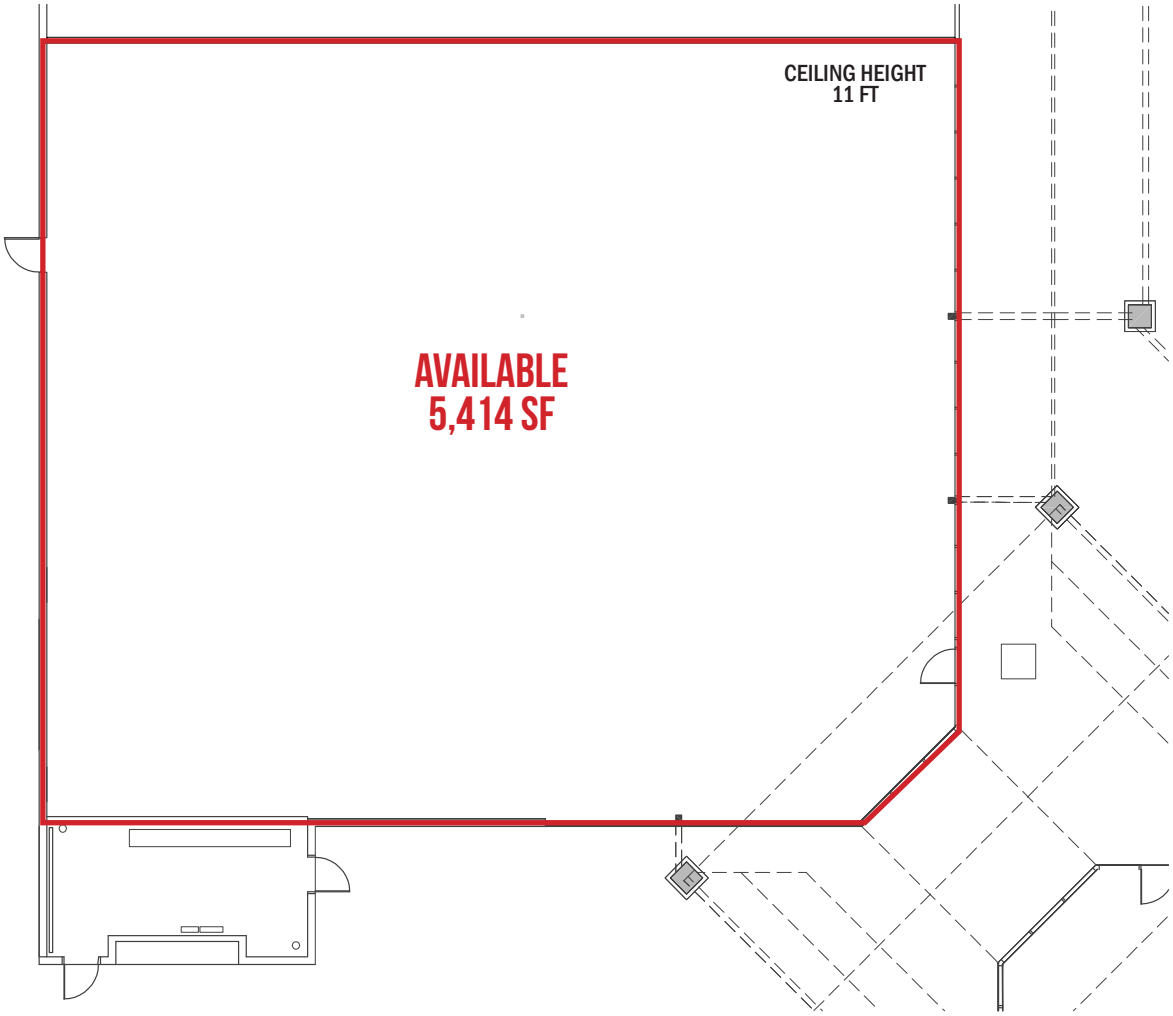


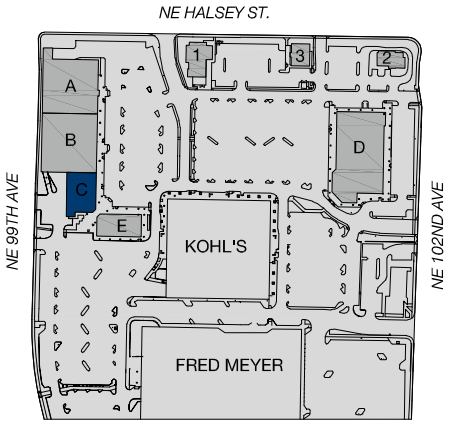
CAN BE COMBINED FOR 8,612 SF

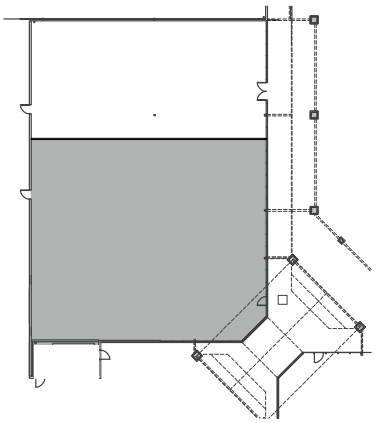
GATEWAY SHOPPING CENTER
NE 102ND AVE & HALSEY

BUILDING C – 5,414 SF

PORTLAND, OR





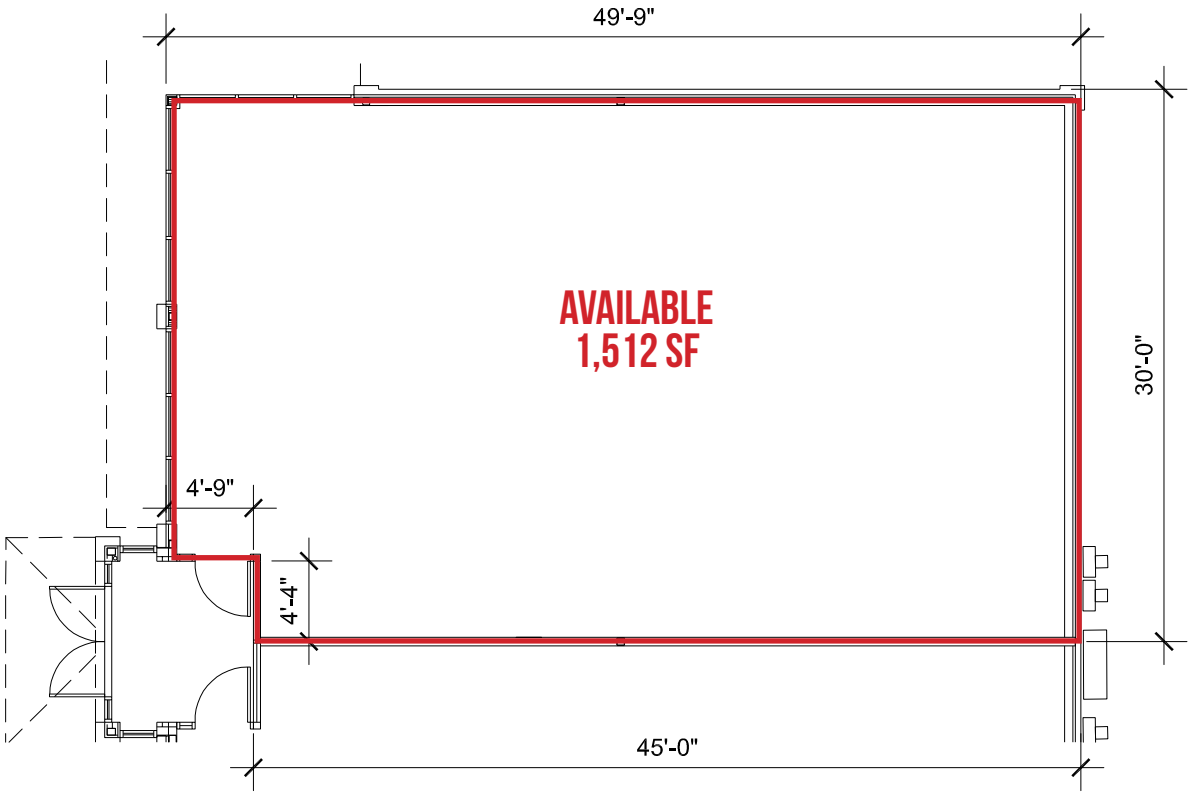


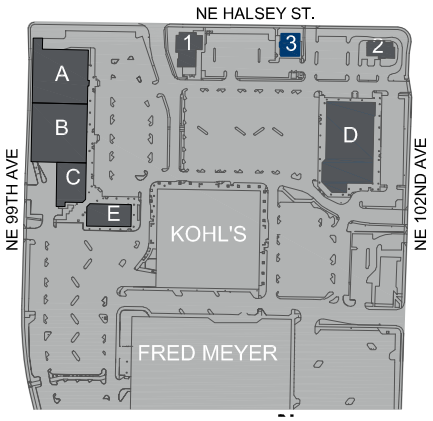
BUILDING PLAN

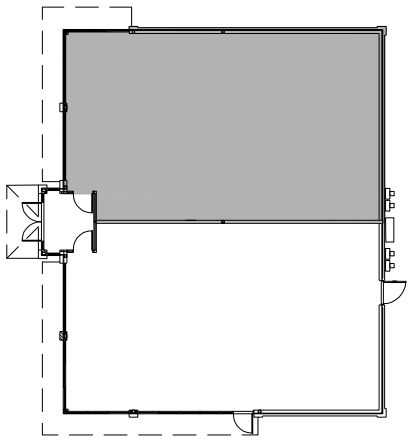
GATEWAY SHOPPING CENTER
NE 102ND AVE & HALSEY

BUILDING 3 – 1,512 SF

PORTLAND, OR



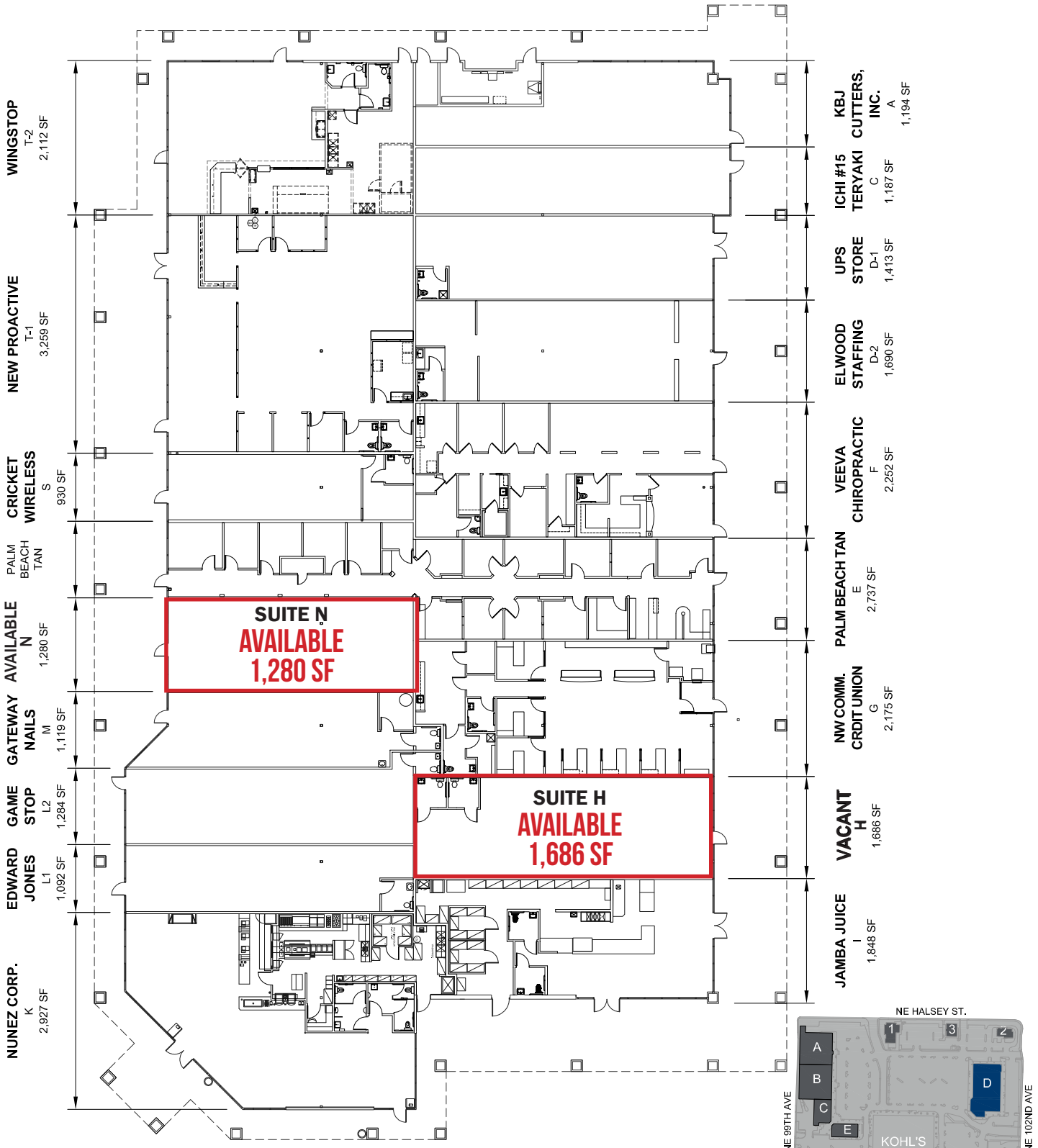




BUILDING PLAN

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

BUILDING D – SITE PLAN

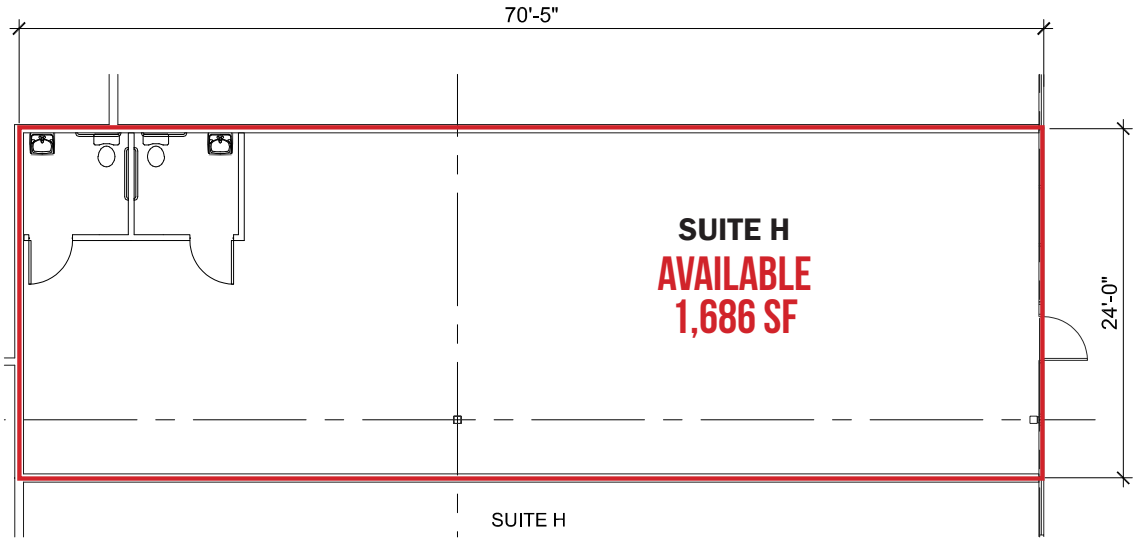


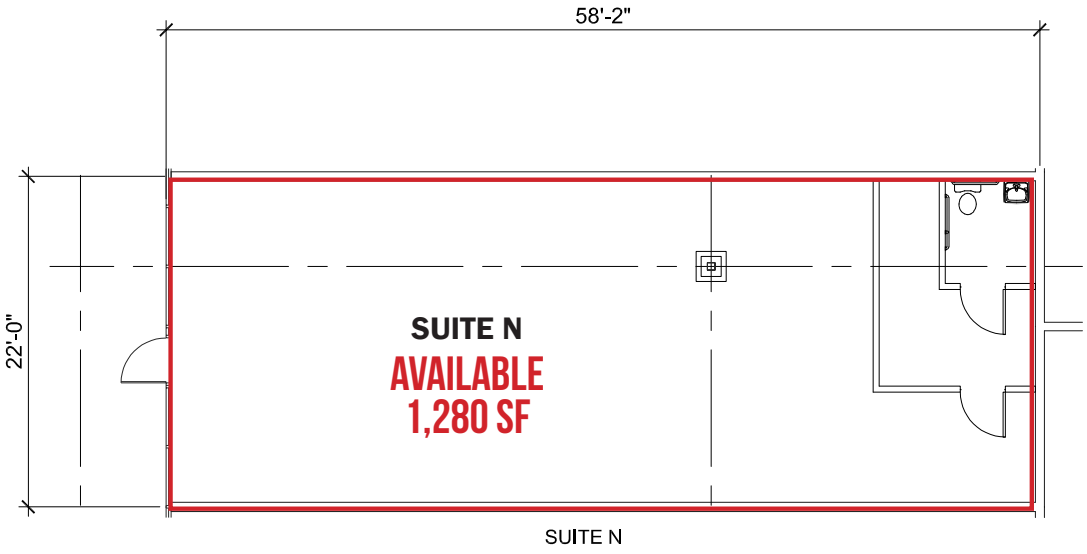
GATEWAY SHOPPING CENTER
Portland, OR 97220

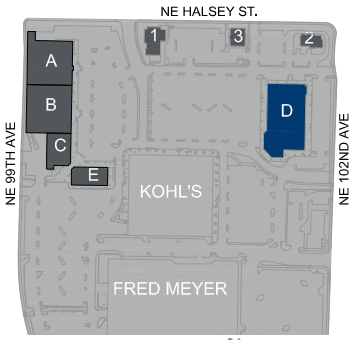
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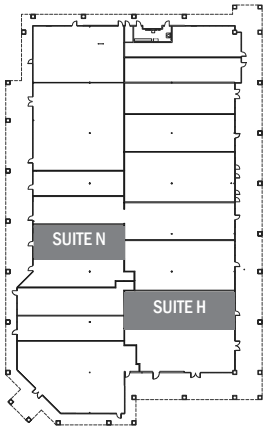
GATEWAY SHOPPING CENTER
NE 102ND AVE & HALSEY
PORTLAND, OR

BUILDING D – SUITES H & N









BUILDING PLAN

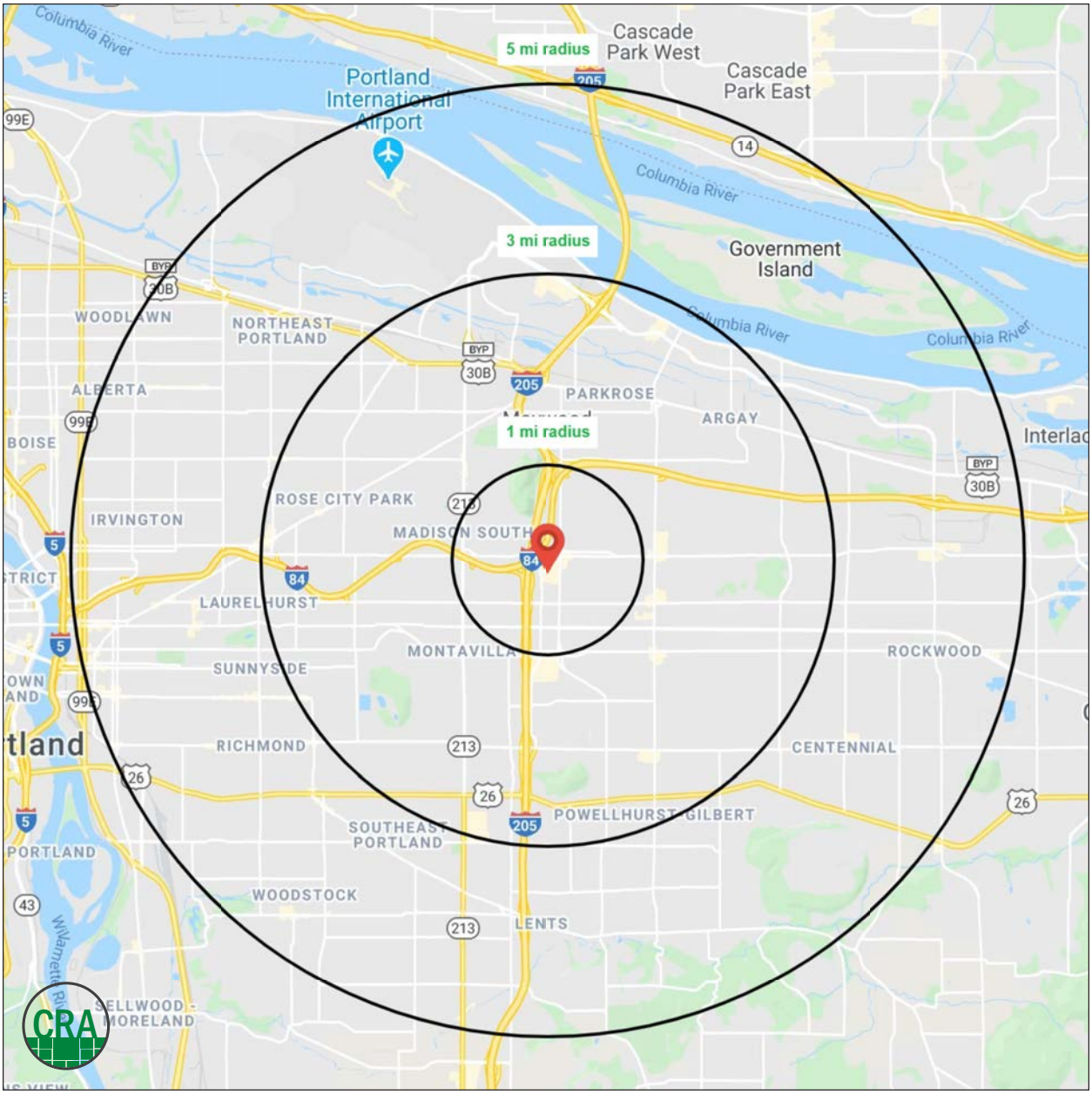
GATEWAY SHOPPING CENTER
NE 102ND AVE & HALSEY
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	18,888	163,927	405,250
Estimated Households	8,146	67,965	172,155
Average HH Income	$100,825	$118,283	$124,913
Median Home Value	$466,867	$538,106	$575,942
Daytime Demographics 16+	13,357	124,430	299,840
Some College or Higher	65.1%	71.0%	73.2%

163,927
Estimated Population
3 MILE RADIUS

38.9
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5326/-122.5607

Gateway Shopping Center Portland, OR 97220	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	18,888	163,927	405,250
2031 Projected Population	18,701	159,327	394,999
2020 Census Population	19,507	171,705	426,799
2010 Census Population	18,252	161,742	392,068
Projected Annual Growth 2026 to 2031	-0.2%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2026	0.2%	-	0.2%
2026 Median Age	38.9	39.3	38.4
Households			
2026 Estimated Households	8,146	67,965	172,155
2031 Projected Households	8,021	65,706	167,417
2020 Census Households	7,828	67,911	172,268
2010 Census Households	7,278	64,201	157,186
Projected Annual Growth 2026 to 2031	-0.3%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2026	0.7%	0.4%	0.6%
Race and Ethnicity			
2026 Estimated White	62.3%	64.7%	66.8%
2026 Estimated Black or African American	10.4%	8.2%	7.2%
2026 Estimated Asian or Pacific Islander	12.2%	12.2%	10.7%
2026 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.9%
2026 Estimated Other Races	14.0%	14.0%	14.4%
2026 Estimated Hispanic	14.2%	14.0%	14.1%
Income			
2026 Estimated Average Household Income	$100,825	$118,283	$124,913
2026 Estimated Median Household Income	$71,967	$91,148	$96,718
2026 Estimated Per Capita Income	$43,988	$49,417	$53,391
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.5%	4.1%
2026 Estimated Some High School (Grade Level 9 to 11)	6.2%	5.3%	4.3%
2026 Estimated High School Graduate	24.0%	19.2%	18.4%
2026 Estimated Some College	20.4%	19.6%	19.3%
2026 Estimated Associates Degree Only	9.2%	7.8%	7.2%
2026 Estimated Bachelors Degree Only	26.2%	27.4%	28.4%
2026 Estimated Graduate Degree	9.3%	16.2%	18.3%
Business			
2026 Estimated Total Businesses	878	9,209	23,916
2026 Estimated Total Employees	7,560	74,532	184,613
2026 Estimated Employee Population per Business	8.6	8.1	7.7
2026 Estimated Residential Population per Business	21.5	17.8	16.9

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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.



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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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