

— FOR LEASE —

GATEWAY SHOPPING CENTER

PORTLAND, OREGON



LOCATION

Intersection of NE 102nd Ave &
NE Halsey St in Portland, Oregon

AVAILABLE SPACE

1,512 SF
2,252 SF
3,198 SF
5,414 SF

Can be combined for 8,612 SF

RENTAL RATE

Please call for details

HIGHLIGHTS

An excellent Portland location with easy access from I-84 and I-205. Gateway Center is adjacent to the Gateway Transit Station and only minutes from downtown. Gateway is anchored by Fred Meyer, Kohl's, Ross, Office Depot and located across from WinCo.

TRAFFIC COUNTS

Halsey St – 25,384 ADT ('22)
102nd Ave – 22,573 ADT ('22)
I-84 @ Halsey – 73,259 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

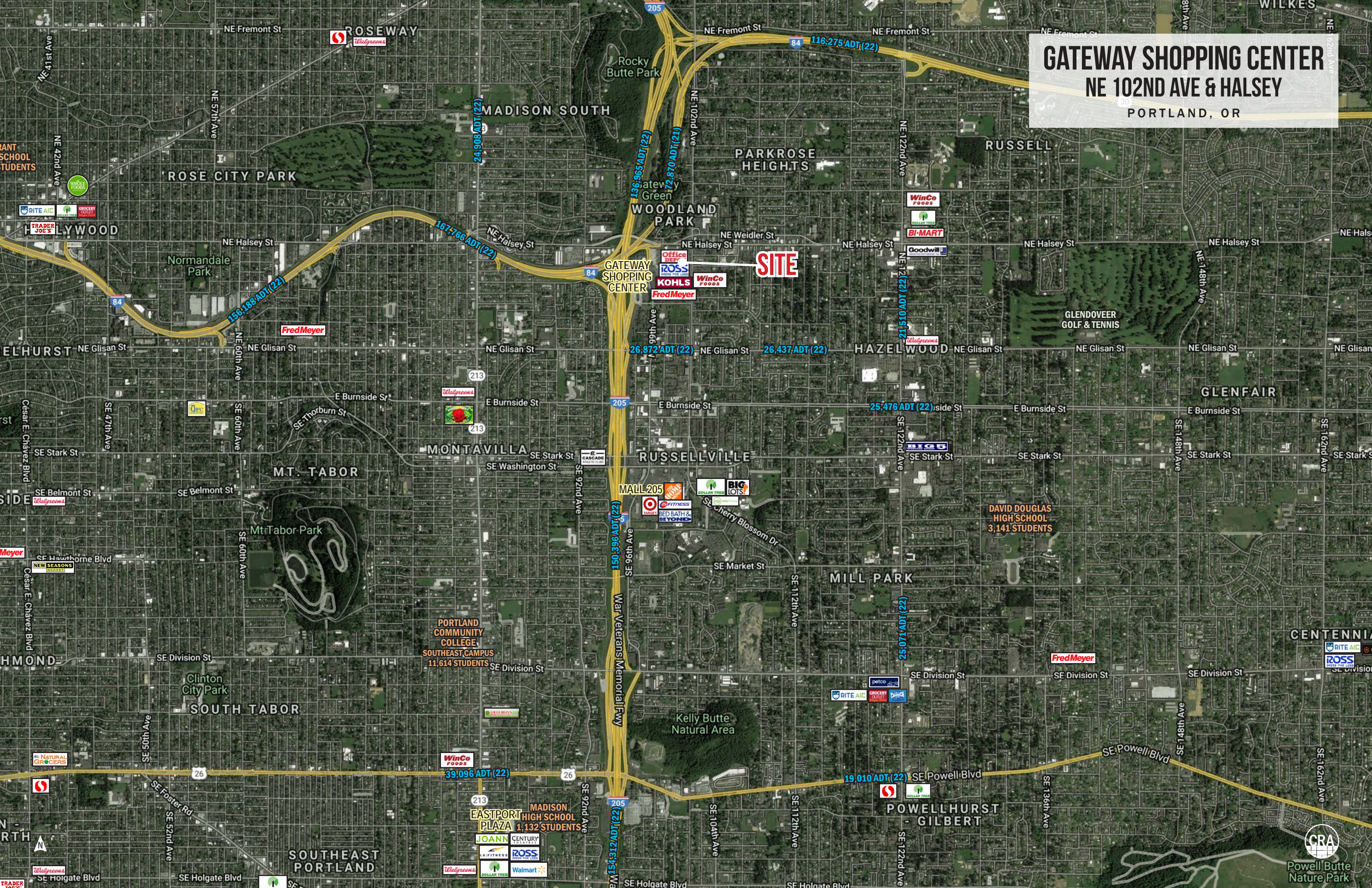
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GATEWAY SHOPPING CENTER

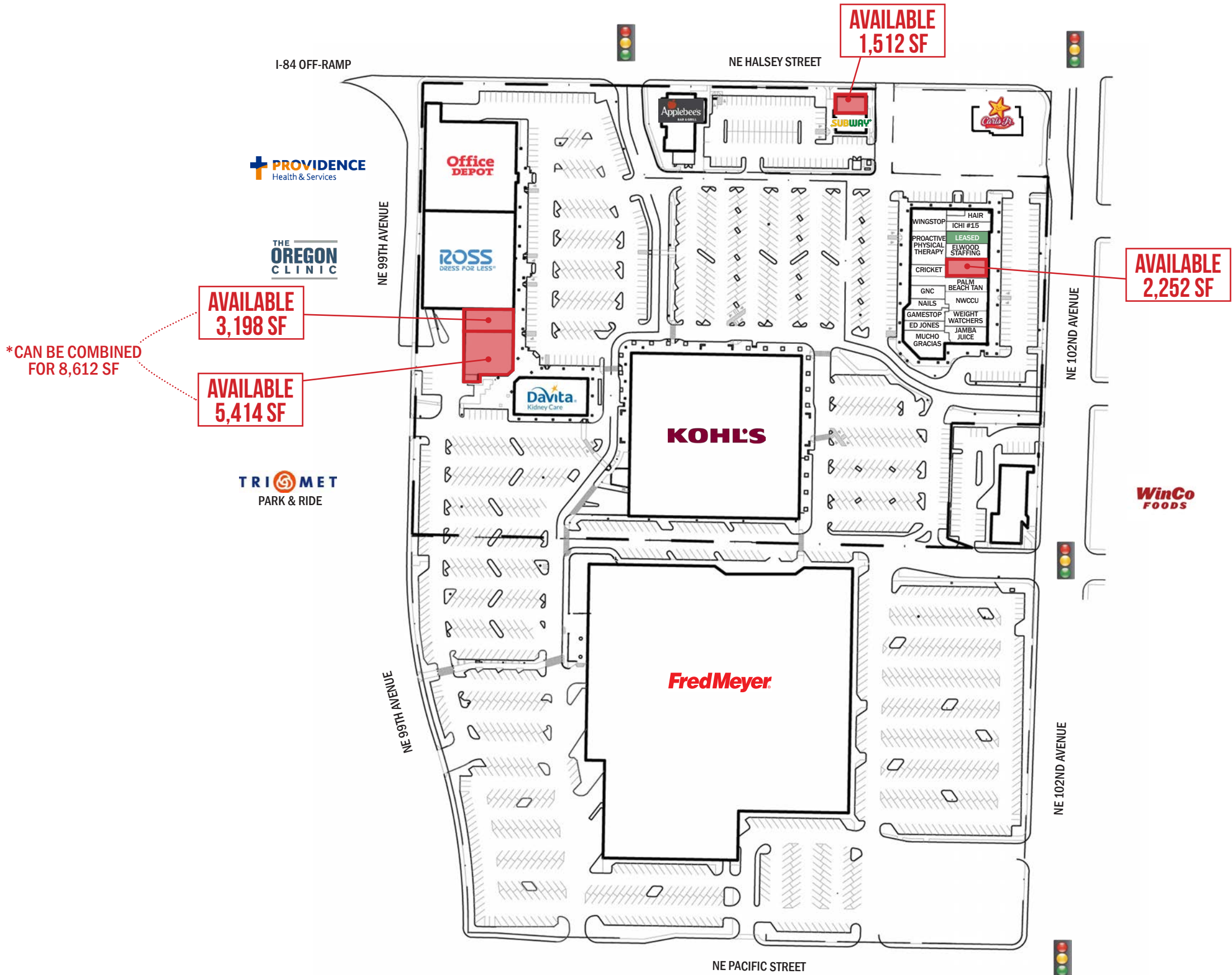
NE 102ND AVE & HALSEY

PORTLAND, OR



SITE PLAN

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



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.

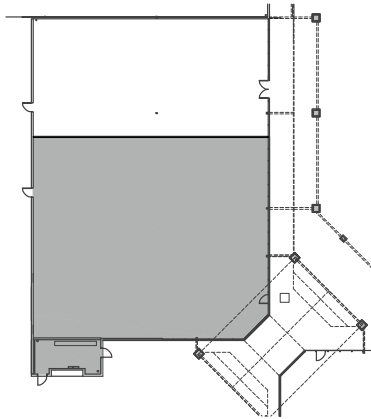
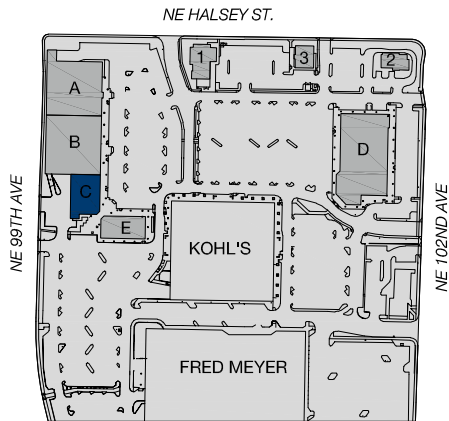
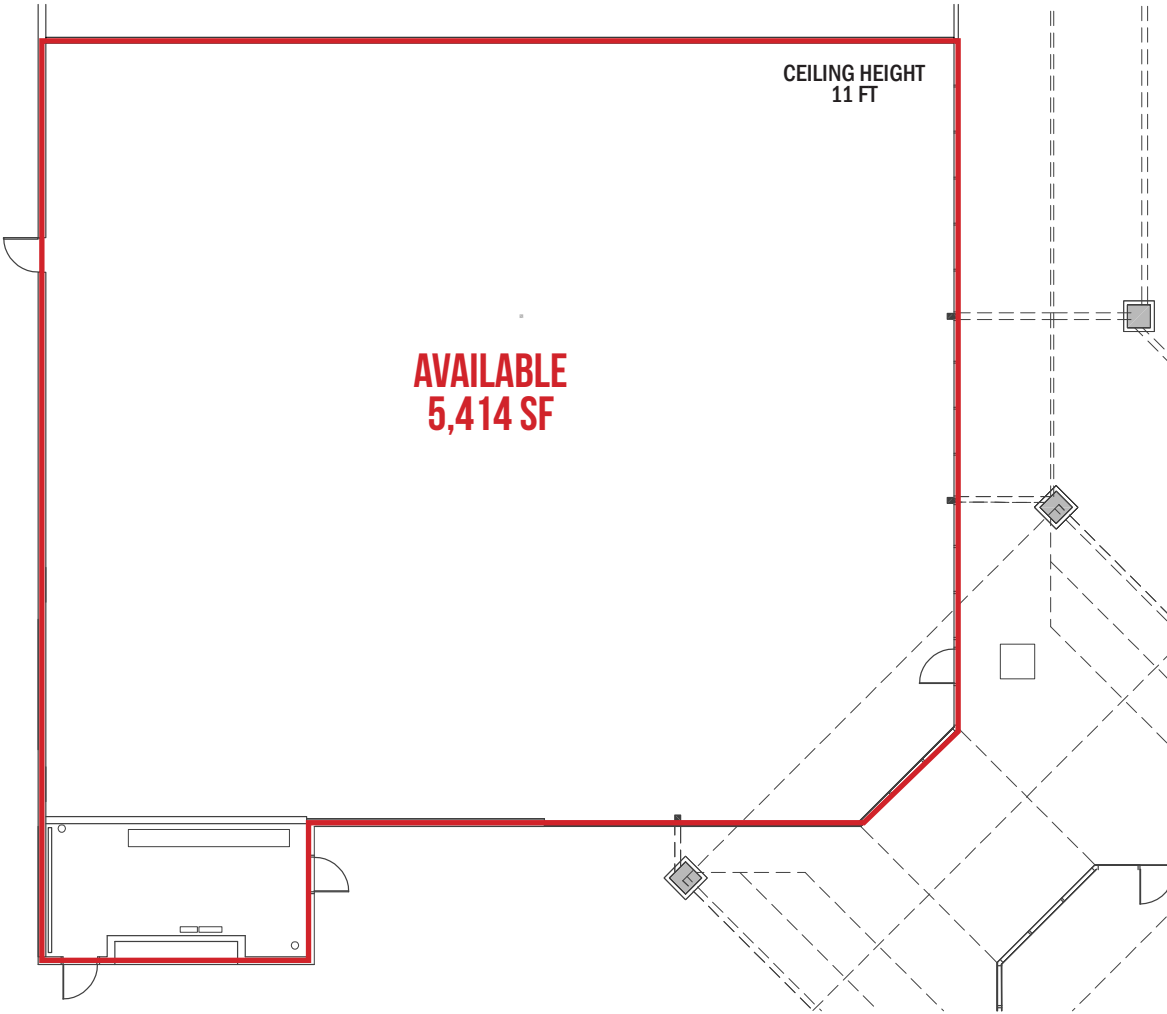


GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

BUILDING PLAN - 5,414 SF

PORTLAND, OR



BUILDING PLAN



GATEWAY SHOPPING CENTER
Portland, OR 97220

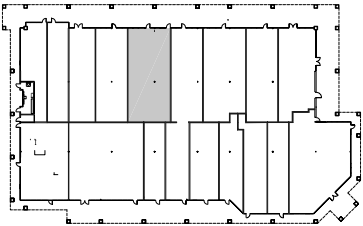
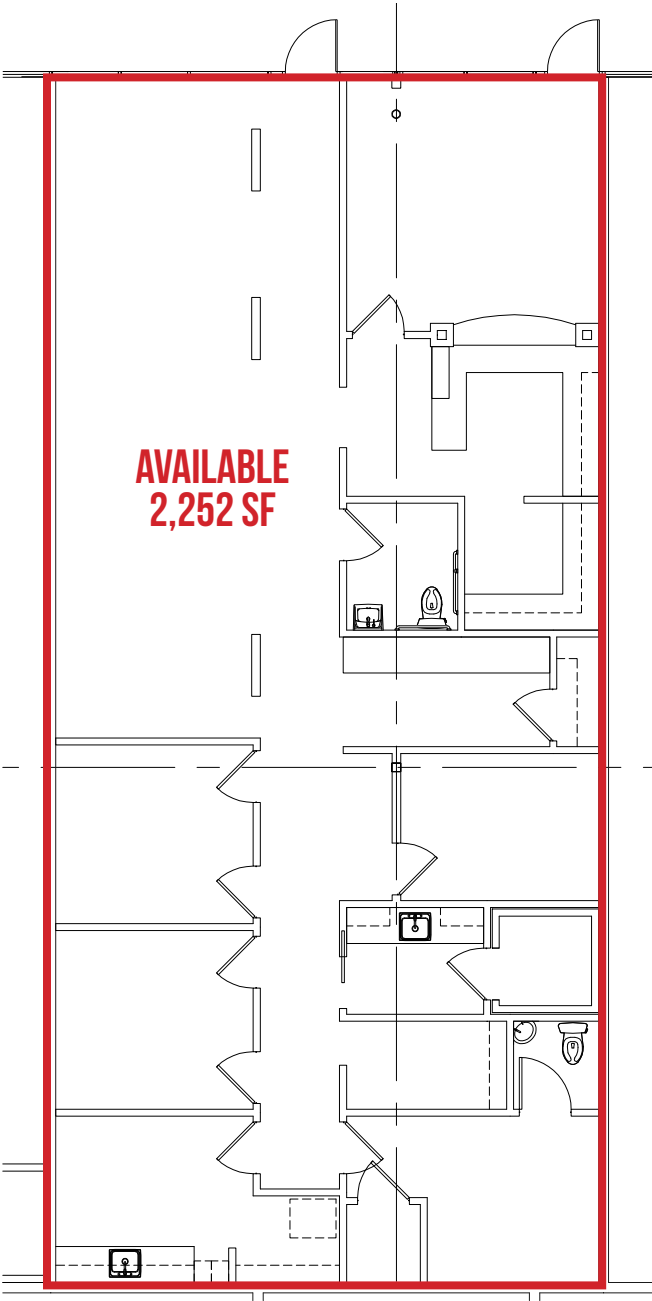


GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

FLOOR PLAN - 2,252 SF

PORTLAND, OR



BUILDING PLAN

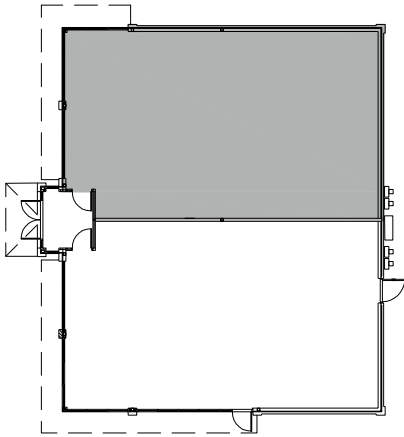
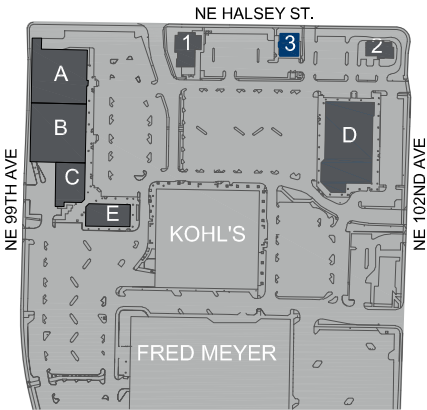
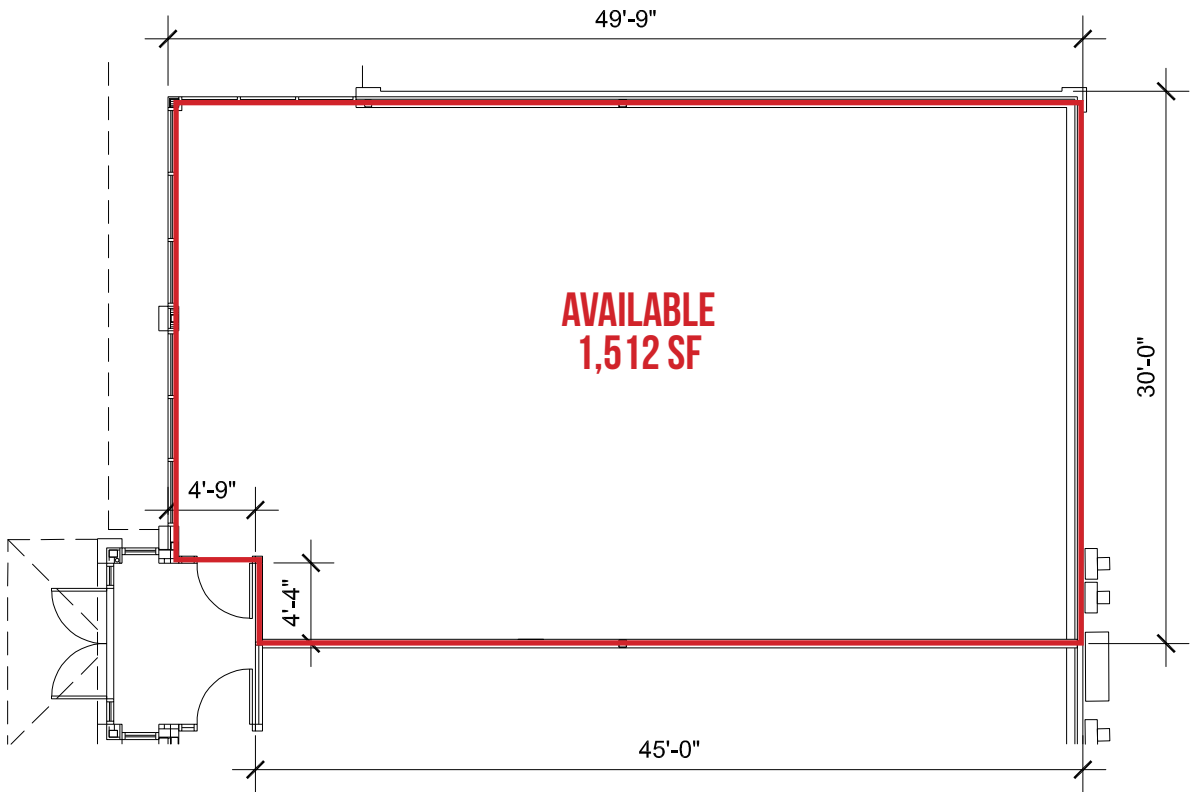


GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

BUILDING PLAN - 1,512 SF

PORTLAND, OR



BUILDING PLAN



GATEWAY SHOPPING CENTER

NE 102ND AVE & HALSEY

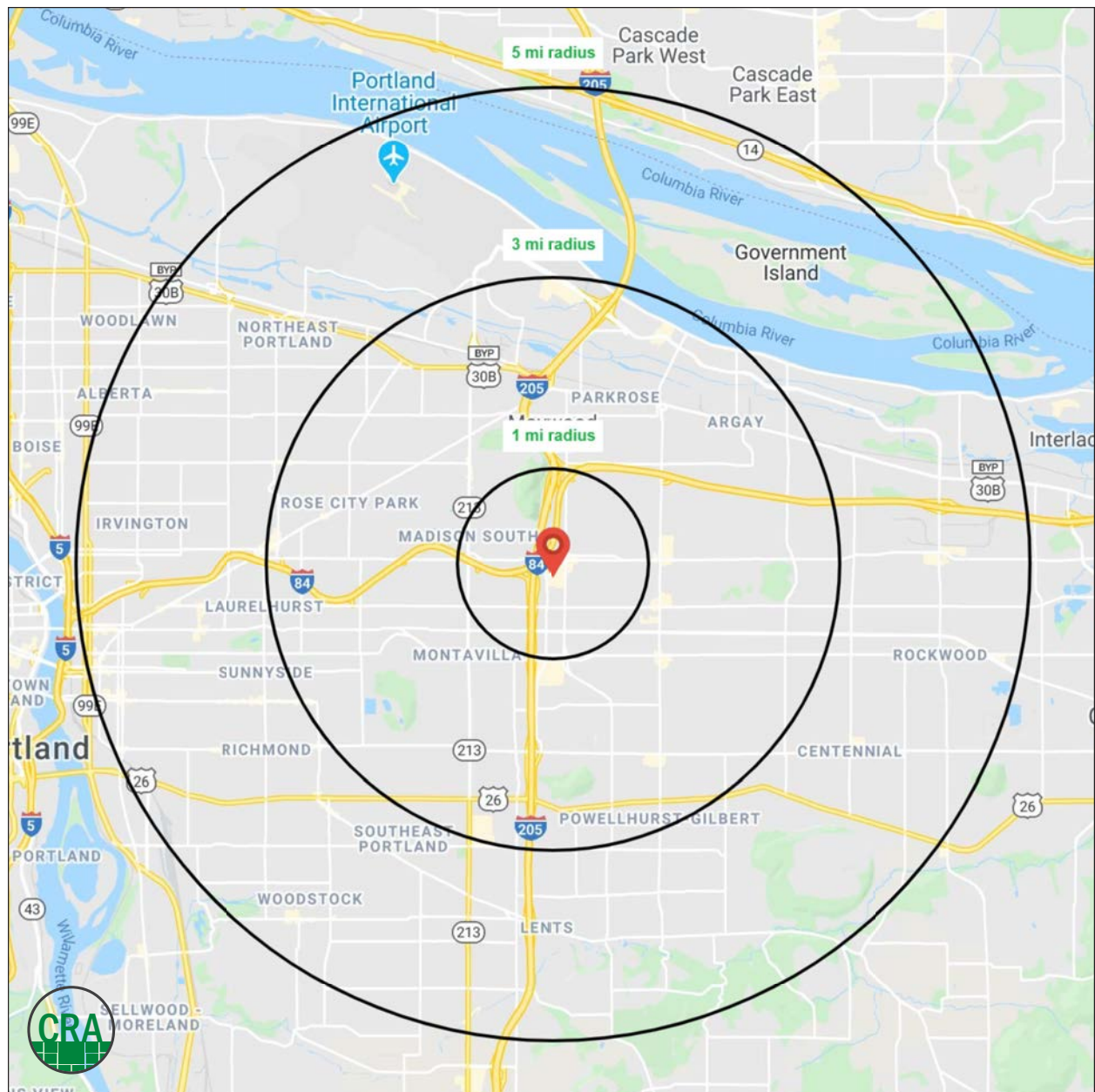
DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis – SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	20,257	175,585	433,269
Projected Population 2026	20,539	176,164	439,757
Average HH Income	\$72,592	\$89,155	\$92,121
Median Home Value	\$356,722	\$409,577	\$434,807
Daytime Demographics 16+	15,486	129,619	322,755
Some College or Higher	66.6%	68.7%	71.9%

175,585
Estimated Population
3 MILE RADIUS

38.3
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5322/-122.5618

Gateway Shopping Center Portland, OR 97220	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	20,257	175,585	433,269
2026 Projected Population	20,539	176,164	439,757
2020 Census Population	19,802	174,405	430,386
2010 Census Population	18,491	163,264	394,039
Projected Annual Growth 2021 to 2026	0.3%	-	0.3%
Historical Annual Growth 2010 to 2021	0.9%	0.7%	0.9%
2021 Median Age	38.3	38.6	37.4
Households			
2021 Estimated Households	7,999	69,254	174,539
2026 Projected Households	8,418	71,943	183,831
2020 Census Households	7,838	68,834	173,377
2010 Census Households	7,372	64,893	157,916
Projected Annual Growth 2021 to 2026	1.0%	0.8%	1.1%
Historical Annual Growth 2010 to 2021	0.8%	0.6%	1.0%
Race and Ethnicity			
2021 Estimated White	59.8%	62.2%	64.8%
2021 Estimated Black or African American	7.1%	6.4%	6.1%
2021 Estimated Asian or Pacific Islander	14.0%	12.4%	10.3%
2021 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.2%
2021 Estimated Other Races	17.8%	17.7%	17.7%
2021 Estimated Hispanic	14.0%	14.8%	14.8%
Income			
2021 Estimated Average Household Income	\$72,592	\$89,155	\$92,121
2021 Estimated Median Household Income	\$60,679	\$70,421	\$75,491
2021 Estimated Per Capita Income	\$29,057	\$35,540	\$37,427
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.9%	4.9%	4.4%
2021 Estimated Some High School (Grade Level 9 to 11)	4.7%	5.8%	5.2%
2021 Estimated High School Graduate	24.8%	20.6%	18.5%
2021 Estimated Some College	23.3%	22.3%	21.8%
2021 Estimated Associates Degree Only	11.0%	8.2%	7.3%
2021 Estimated Bachelors Degree Only	21.5%	23.7%	26.0%
2021 Estimated Graduate Degree	10.7%	14.4%	16.8%
Business			
2021 Estimated Total Businesses	981	8,883	23,405
2021 Estimated Total Employees	8,721	74,123	194,294
2021 Estimated Employee Population per Business	8.9	8.3	8.3
2021 Estimated Residential Population per Business	20.6	19.8	18.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.