

AVAILABLE | ANCHOR BOX & SHOPS

GATEWAY SHOPPING CENTER

PORTLAND, OR



LOCATION

10010 NE Halsey St, Portland, OR 97220

AVAILABLE SPACE

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

PRICING

Please call for details

TRAFFIC COUNTS

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

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.



PACTRUST
Pacific Realty Associates, L.P.

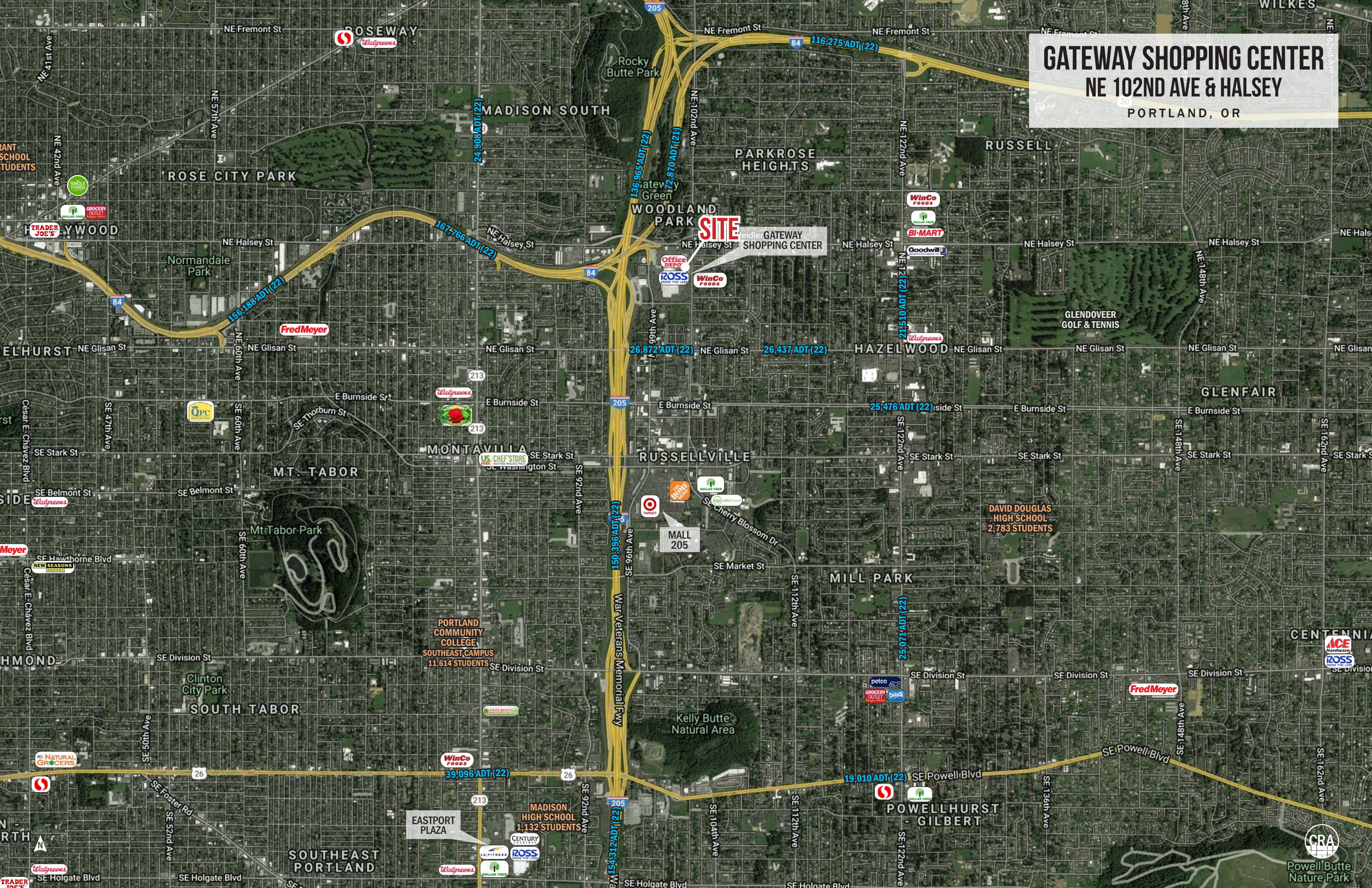


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GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY PORTLAND, OR



MADISON SOUTH

ROSE CITY PARK

PARKROSE HEIGHTS

RUSSELL

WOODLAND PARK

SITE

Gateway SHOPPING CENTER

TRADER JOE'S

Fred Meyer

WinCo foods

BI-MART

Goodwill

Office DEPOT

ROSS

WinCo foods

Walgreens

GLENDOVEER GOLF & TENNIS

GLENFAIR

MONTAVILLA

RUSSELLVILLE

MILL PARK

DAVID DOUGLAS HIGH SCHOOL
2,783 STUDENTS

PORTLAND COMMUNITY COLLEGE
SOUTHEAST CAMPUS
11,614 STUDENTS

MALL 205

War Veterans Memorial Fwy

SOUTH TABOR

CENTENNIAL

Clinton City Park

WinCo foods
39,096 ADT (22)

MADISON HIGH SCHOOL
1,132 STUDENTS

19,010 ADT (22)

POWELLHURST GILBERT

EASTPORT PLAZA

CENTURY 21

ROSS

Walgreens

DOLLAR TREE

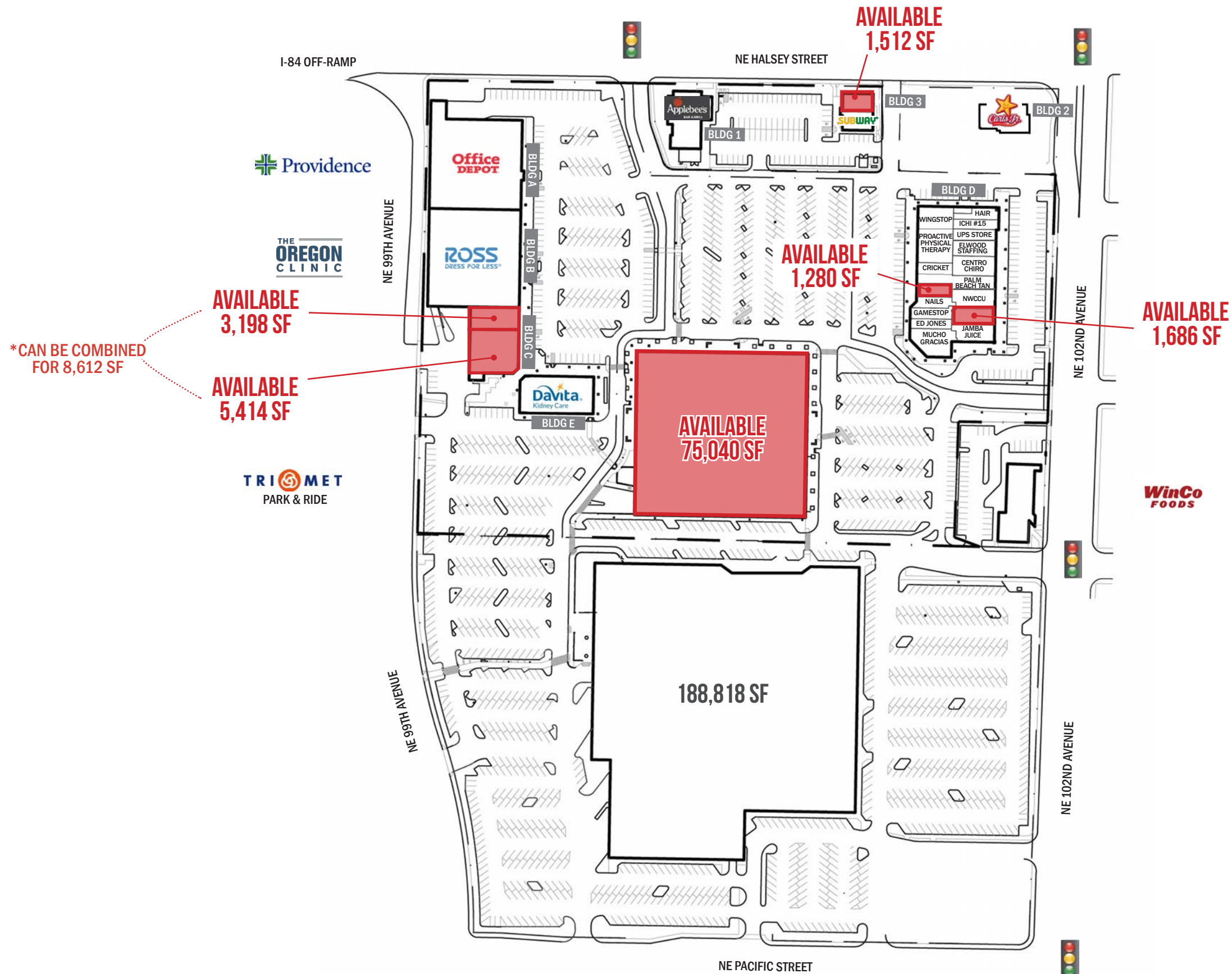
CRA

Powell Butte Nature Park

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

OVERALL SITE PLAN

TOTAL LAND AREA: 31.34 AC



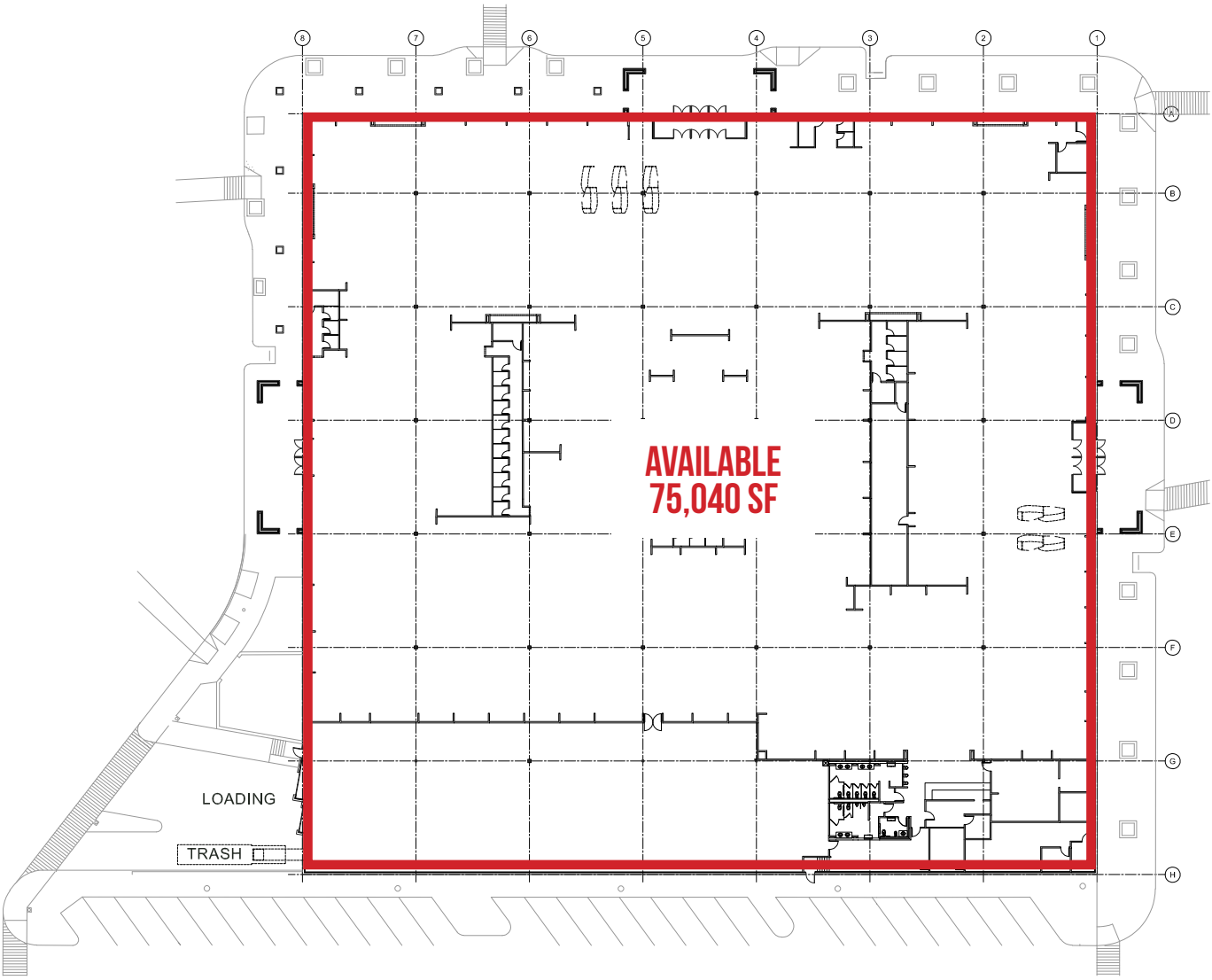
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GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

FLOOR PLAN - 75,040 SF

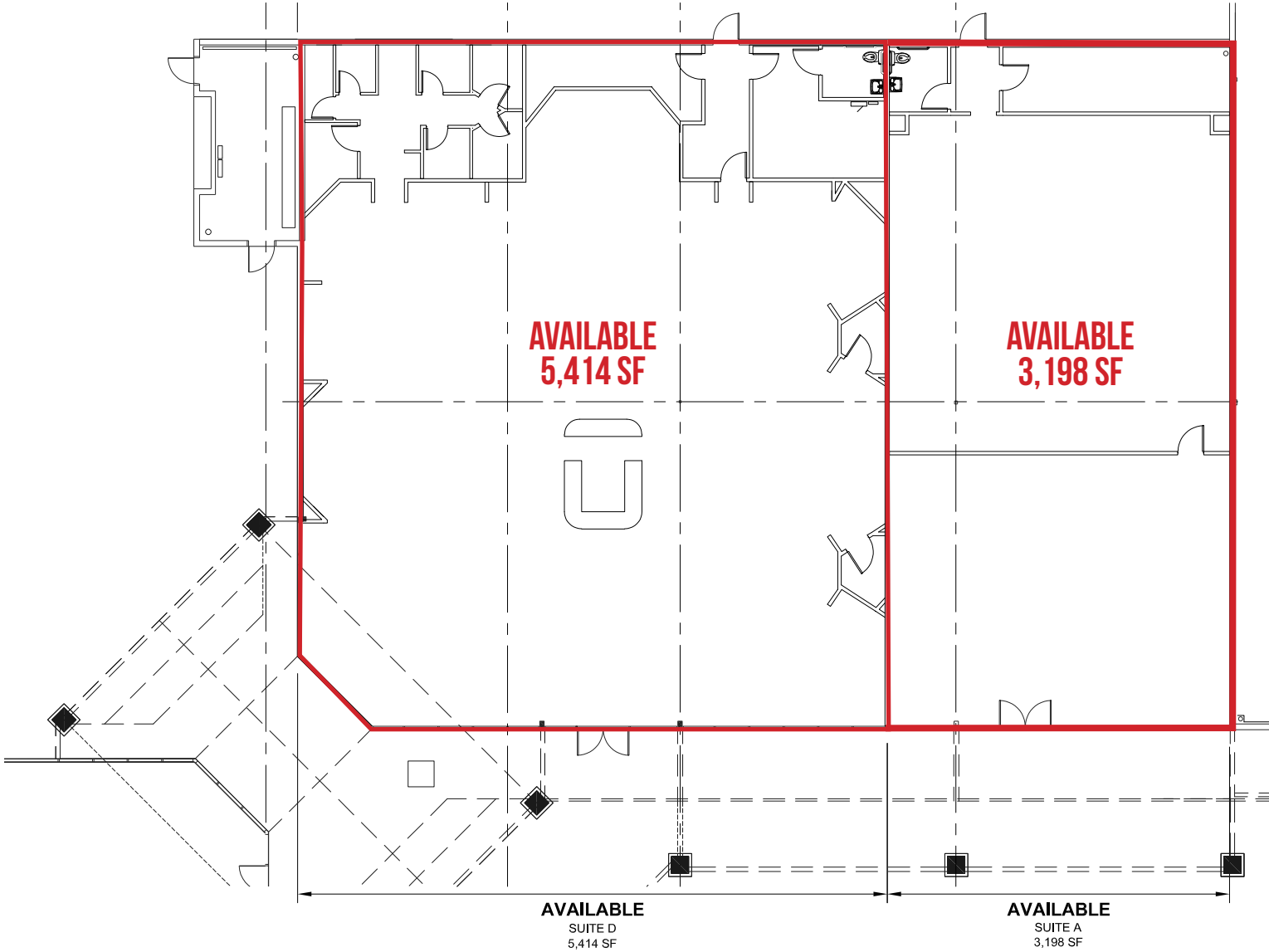
PORTLAND, OR



GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

BUILDING C - 8,612 SF (COMBINED)

PORTLAND, OR



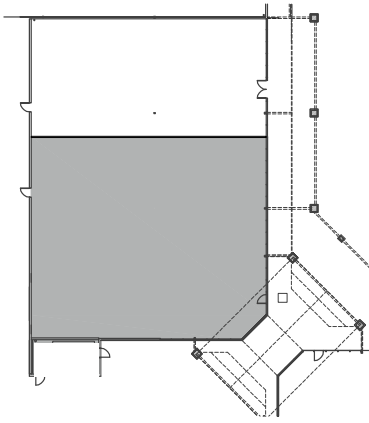
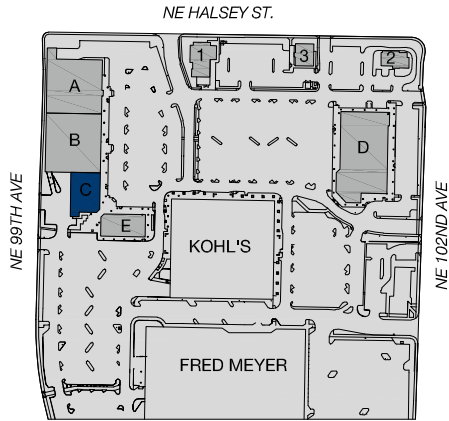
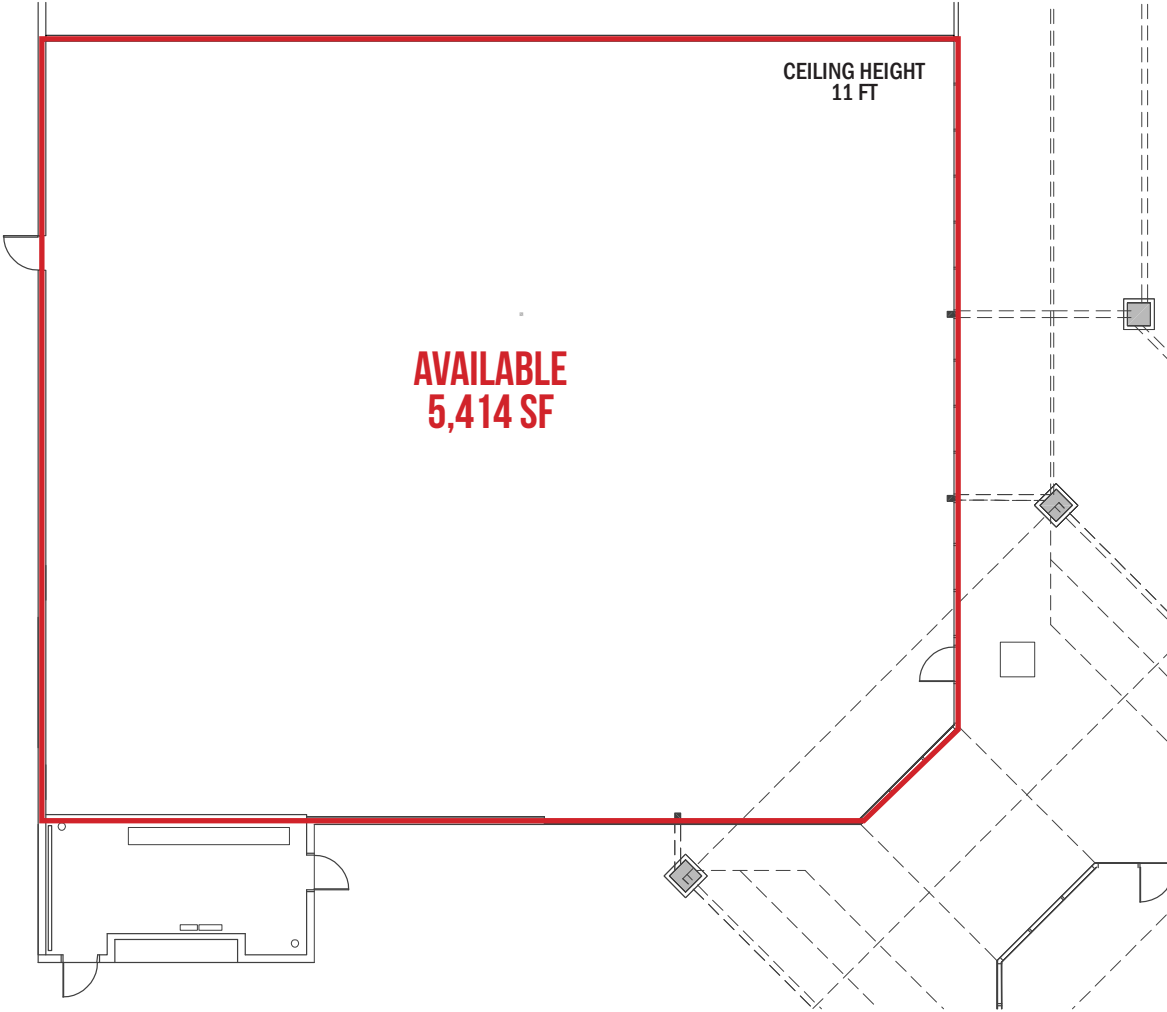
CAN BE COMBINED FOR 8,612 SF



GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

BUILDING C - 5,414 SF

PORTLAND, OR



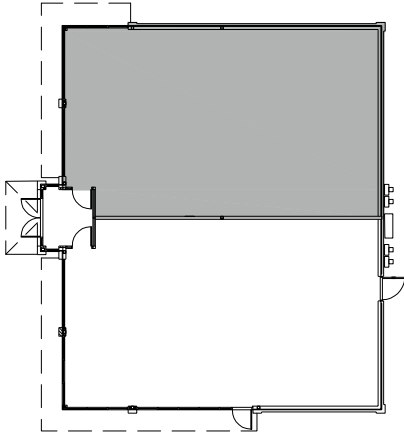
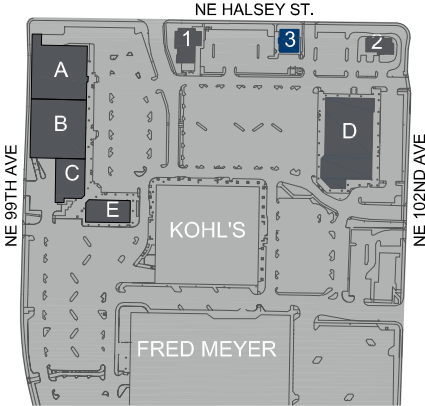
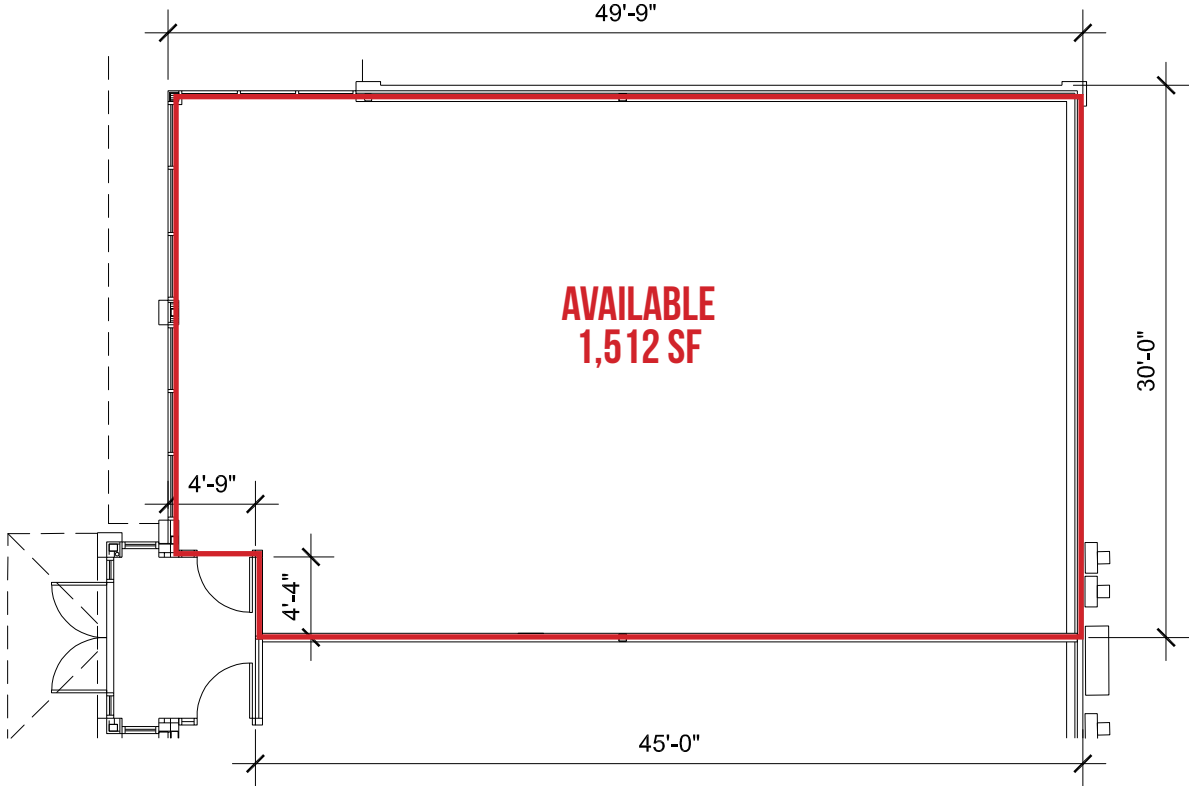
BUILDING PLAN



GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

BUILDING 3 - 1,512 SF

PORTLAND, OR



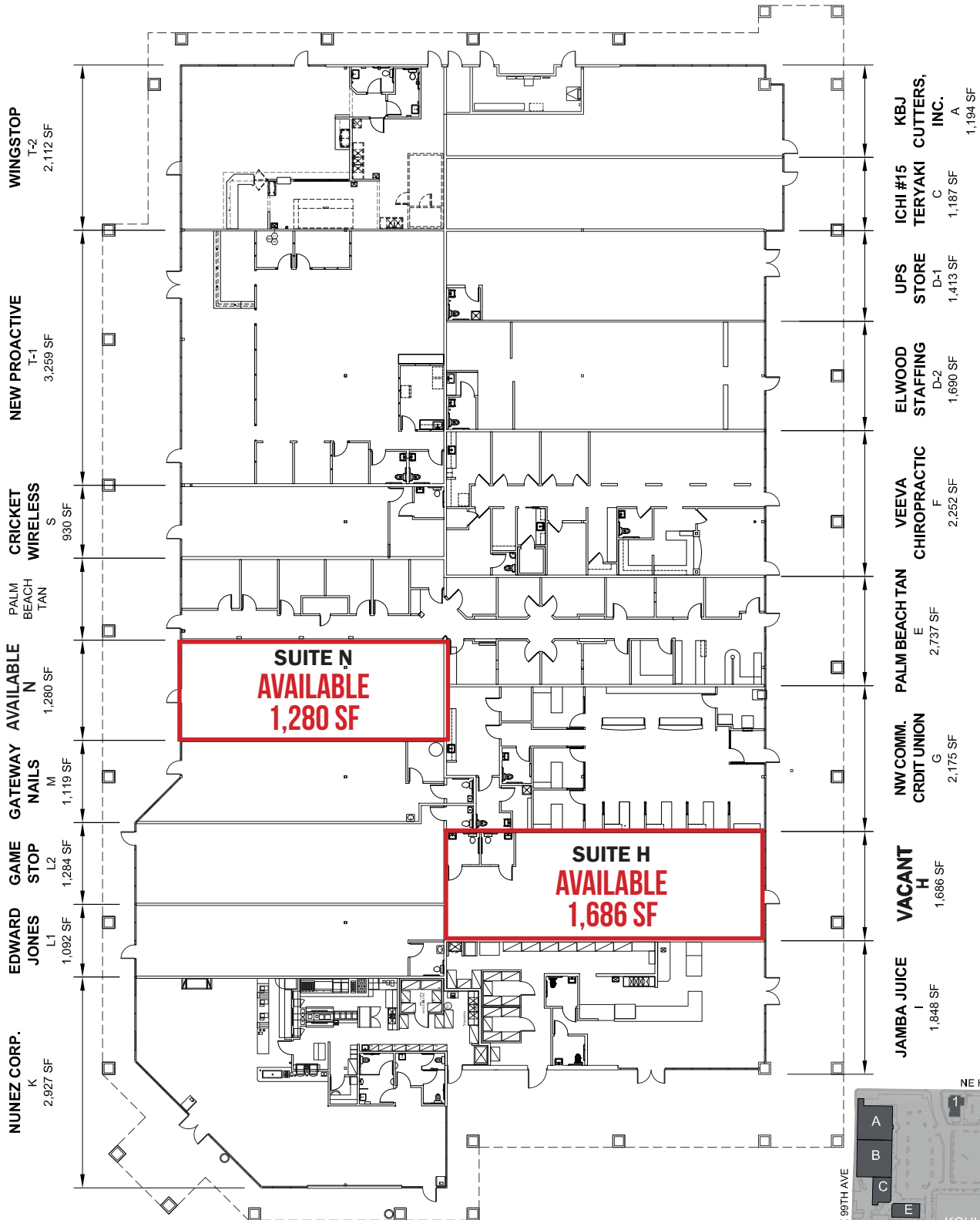
BUILDING PLAN



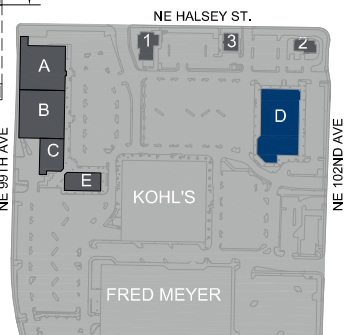
GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

BUILDING D - SITE PLAN

PORTLAND, OR



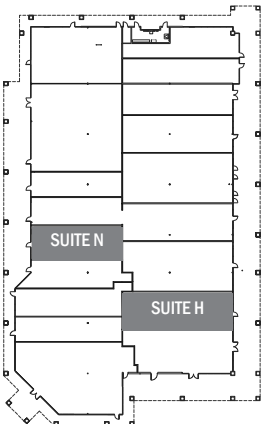
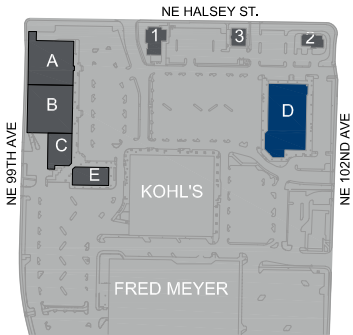
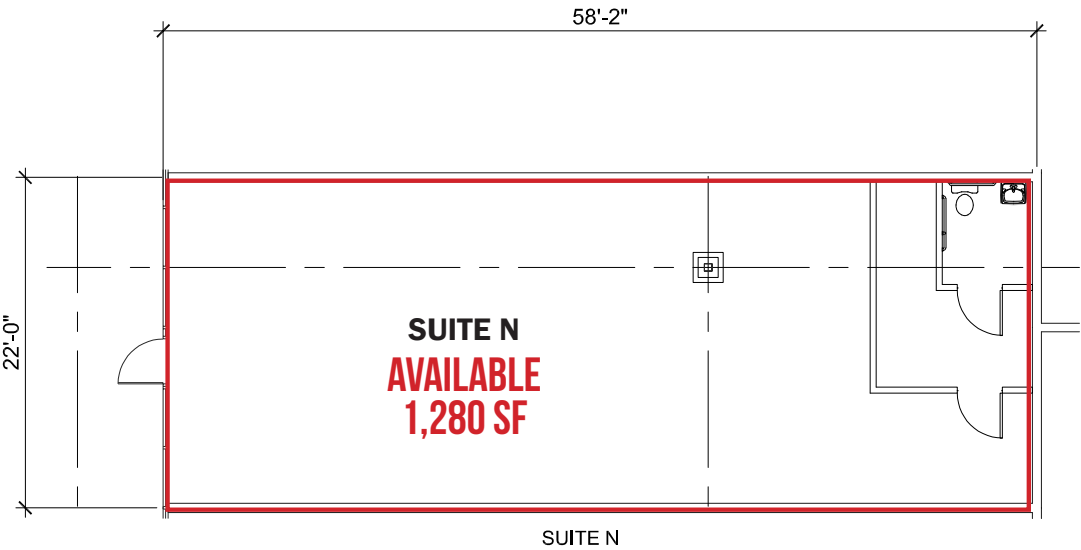
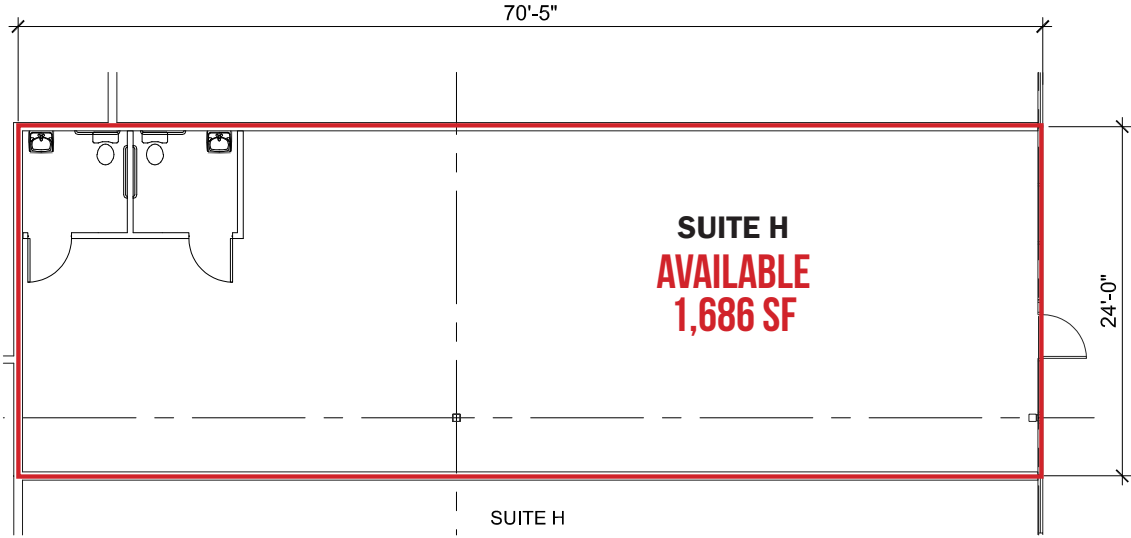
GATEWAY SHOPPING CENTER
Portland, OR 97220



GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

BUILDING D - SUITES H & N

PORTLAND, OR



BUILDING PLAN



GATEWAY SHOPPING CENTER NE 102ND AVE & HALSEY

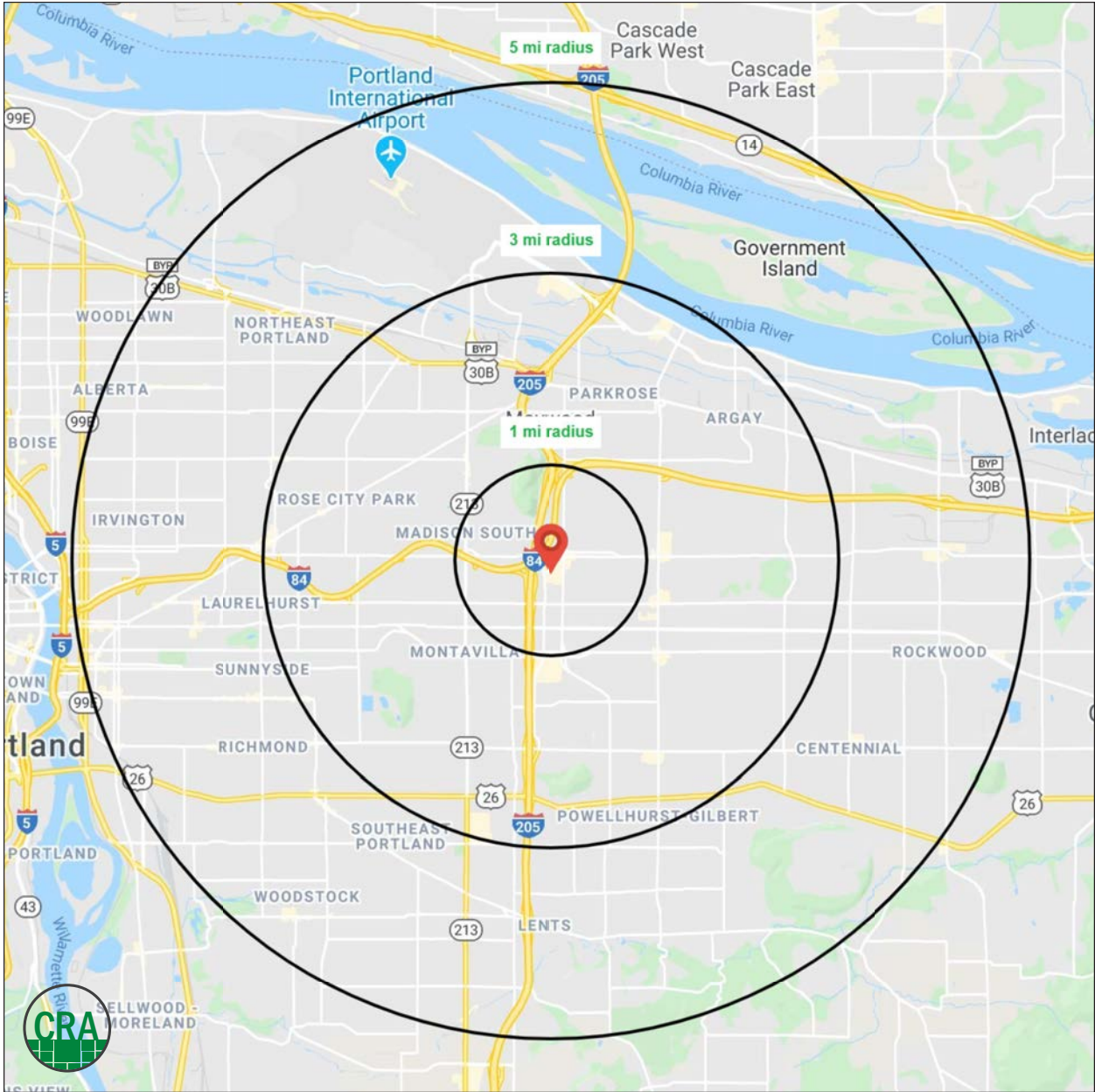
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,888	165,887	411,261
Estimated Households	8,017	67,857	171,293
Average HH Income	\$93,872	\$117,372	\$123,130
Median Home Value	\$449,971	\$514,079	\$543,374
Daytime Demographics 16+	13,408	124,032	304,710
Some College or Higher	63.3%	69.8%	71.5%

165,887
Estimated Population
3 MILE RADIUS

38.2
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 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			
2024 Estimated Population	18,888	165,887	411,261
2029 Projected Population	18,166	159,282	395,653
2020 Census Population	19,886	172,914	429,391
2010 Census Population	18,585	162,576	394,099
Projected Annual Growth 2024 to 2029	-0.8%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2024	0.1%	0.1%	0.3%
2024 Median Age	38.2	39.5	38.5
Households			
2024 Estimated Households	8,017	67,857	171,293
2029 Projected Households	7,761	65,798	166,770
2020 Census Households	8,003	68,538	173,399
2010 Census Households	7,421	64,663	158,007
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.6%	0.4%	0.6%
Race and Ethnicity			
2024 Estimated White	69.5%	71.3%	71.0%
2024 Estimated Black or African American	6.2%	5.8%	6.0%
2024 Estimated Asian or Pacific Islander	10.3%	9.0%	9.1%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
2024 Estimated Other Races	12.9%	12.9%	13.1%
2024 Estimated Hispanic	11.2%	12.2%	12.6%
Income			
2024 Estimated Average Household Income	\$93,872	\$117,372	\$123,130
2024 Estimated Median Household Income	\$65,624	\$83,086	\$89,114
2024 Estimated Per Capita Income	\$40,286	\$48,351	\$51,586
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.8%	4.7%
2024 Estimated Some High School (Grade Level 9 to 11)	6.5%	5.3%	4.7%
2024 Estimated High School Graduate	25.5%	20.0%	19.1%
2024 Estimated Some College	18.3%	19.8%	19.5%
2024 Estimated Associates Degree Only	9.0%	7.8%	7.3%
2024 Estimated Bachelors Degree Only	25.6%	26.7%	27.7%
2024 Estimated Graduate Degree	10.4%	15.5%	17.0%
Business			
2024 Estimated Total Businesses	962	9,363	24,574
2024 Estimated Total Employees	7,713	72,886	185,547
2024 Estimated Employee Population per Business	8.0	7.8	7.6
2024 Estimated Residential Population per Business	19.6	17.7	16.7

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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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