

#### THE HALSEY BUILDING

## 23424 NE HALSEY ST WOOD VILLAGE, OR 97060

This well-maintained, multi-tenant retail property in Wood Village, OR offers a unique investment opportunity with strong income potential. Featuring 5 fully leased retail spaces, the property is home to a diverse mix of tenants, including retail, service, and restaurant businesses. Located along a high-traffic corridor with excellent visibility, the property offers easy access to I-84 and is just minutes from Portland, making it an ideal spot for both local and commuter traffic. Ample on-site parking and proximity to residential neighborhoods add to its appeal, ensuring consistent foot traffic and a loyal customer base for tenants. With a stable rent roll, this property offers a reliable income stream and a solid return on investment. The area is experiencing steady growth, with Wood Village emerging as a sought-after location for both commercial and residential development. Whether you're an experienced investor or new to commercial real estate, this property presents a rare opportunity to own a fully leased, income-generating asset in a prime location.



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#### **BRENT MAXSON**

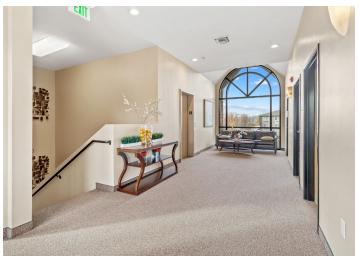
503-720-1931

#### **CALL BROKER FOR PRICING**











## **ADDITIONAL PHOTOS**





### **BUILDING HIGHLIGHTS**

Total Lot Size: 0.71 AC

Existing Building: 11,980 SF

APN/Parcel ID: R320944

- Multi-tenancy Fully Leased
- Built in 2009
- Level Lot with 31 Parking Spaces
- Easy Access to I-84
- Great Street Exposure with High Traffic Volume



#### **KEY AMENITIES**

- Troutdale Airport (KTTD)
- · Columbia Gorge Outlets
- · Legacy Mount Hood Medical Center
- Fred Meyer
- Lowe's Home Improvement
- · McMenamins Edgefield & Golf Course
- · Salish Ponds Wetland Park
- Donald L Robertson City Park
- Fairview Woods Wetlands City Park
- Safeway
- Target

#### **LOCAL BUSINESSES**

- Walgreens
- Lowe's Home Improvement
- · McMenamins Edgefield
- · Home Depot
- · Kohl's
- · Chipotle Mexican Grill
- IHOP
- Dollar Tree
- MUV Fitness Troutdale
- Buffalo Wild Wings
- McDonalds
- Subway
- Tapatio
- US Bank
- Starbucks
- · Babushka Russian Deli & Bakery

### **LOCATION HIGHLIGHTS**

- High visibility on NE Halsey St.
- Very close to schools, restaurants, cafes, health and fitness clubs, places of worship, and the iconic McMenamins Edgefield.
- Only 10 minutes to Historical Downtown Gresham.
- Very close to I-84 access.
- Only minutes to Troutdale Airport.
- On a TriMet busline: 23300 Block NE Halsey (Stop ID: 2330)



"Car Dependent"



### **DEMOGRAPHICS**

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	10,908	81,362	213,714
Households:	3,768	29,872	76,416
Median Age:	36.7	38.5	39.2
Median HH Income:	\$64,932	\$63,011	\$69,811
Daytime Employees:	7,087	42,660	79,352

## TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
NE Halsey St & NE 238th Dr (E)	7,795	2022	0.03 mi
NE 238th Dr & Birch Ave (N)	21,512	2022	0.16 mi
W Arata Rd & Greenway Dr (E)	2,975	2022	0.17 mi
NE Arata Rd & Greenway Dr (E)	2,780	2022	0.20 mi
W Arata Rd & Walnut Ave (W)	2,995	2022	0.20 mi
NE 238th Dr & I-84 (N)	11,844	2022	0.21 mi
NE 238th Dr & I-84 (N)	20,227	2020	0.21 mi
NE Halsey St & NE 238th Dr (E)	7,779	2020	0.22 mi
NE Halsey St & NE 238th Dr (E)	8,491	2022	0.22 mi
I-84 & NE 238th Dr (E)	10,002	2022	0.23 mi



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