



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.

exp[®]
REALTY

MAX BRESLAU

Max@CommercialRealEstateAgents.com
503-939-8231

STEPHEN FITZMAURICE

Stephen@CommercialRealEstateAgents.com

BRENT MAXSON

503-720-1931

CALL BROKER FOR PRICING

Commercial Real Estate For Sale





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



THE HALSEY BUILDING
23424 NE HALSEY ST
WOOD VILLAGE, OR 97060

MAX BRESLAU

Max@CommercialRealEstateAgents.com
503-939-8231

STEPHEN FITZMAURICE

Stephen@CommercialRealEstateAgents.com

BRENT MAXSON

503-720-1931



The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.