

RETAIL SPACE FOR LEASE

St. Helens Shops

2298 GABLE RD / ST. HELENS, OR 97051



Prime retail at St. Helens' busiest intersection

CONTACT

David Moore

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NAI Elliott



High-visibility center on Hwy 30 with strong national tenants and built-in residential demand

AVAILABLE SPACE

- 1,118 SF

LEASE RATE

- Call for details / NNN

TRAFFIC COUNTS

- Hwy 30 & Gable Rd - 22,453 ADT '25

PROPERTY HIGHLIGHTS

- **Prime Hwy 30 location** – St. Helens' busiest intersection with excellent visibility
- **Surrounded by national retail** – Near Walmart, Safeway, McDonald's & Dollar Tree
- **Strong tenant mix** – Anchored by a drive-thru Starbucks, the center also includes Verizon, MOD Pizza, and ATI Physical Therapy
- **Modern retail center** – Built in 2007 with efficient layouts & strong signage
- **Ample parking & easy access** – Convenient ingress/egress
- **Adjacent to new housing** – 239-unit Broadleaf Arbor Apartments (2025)



Aerial



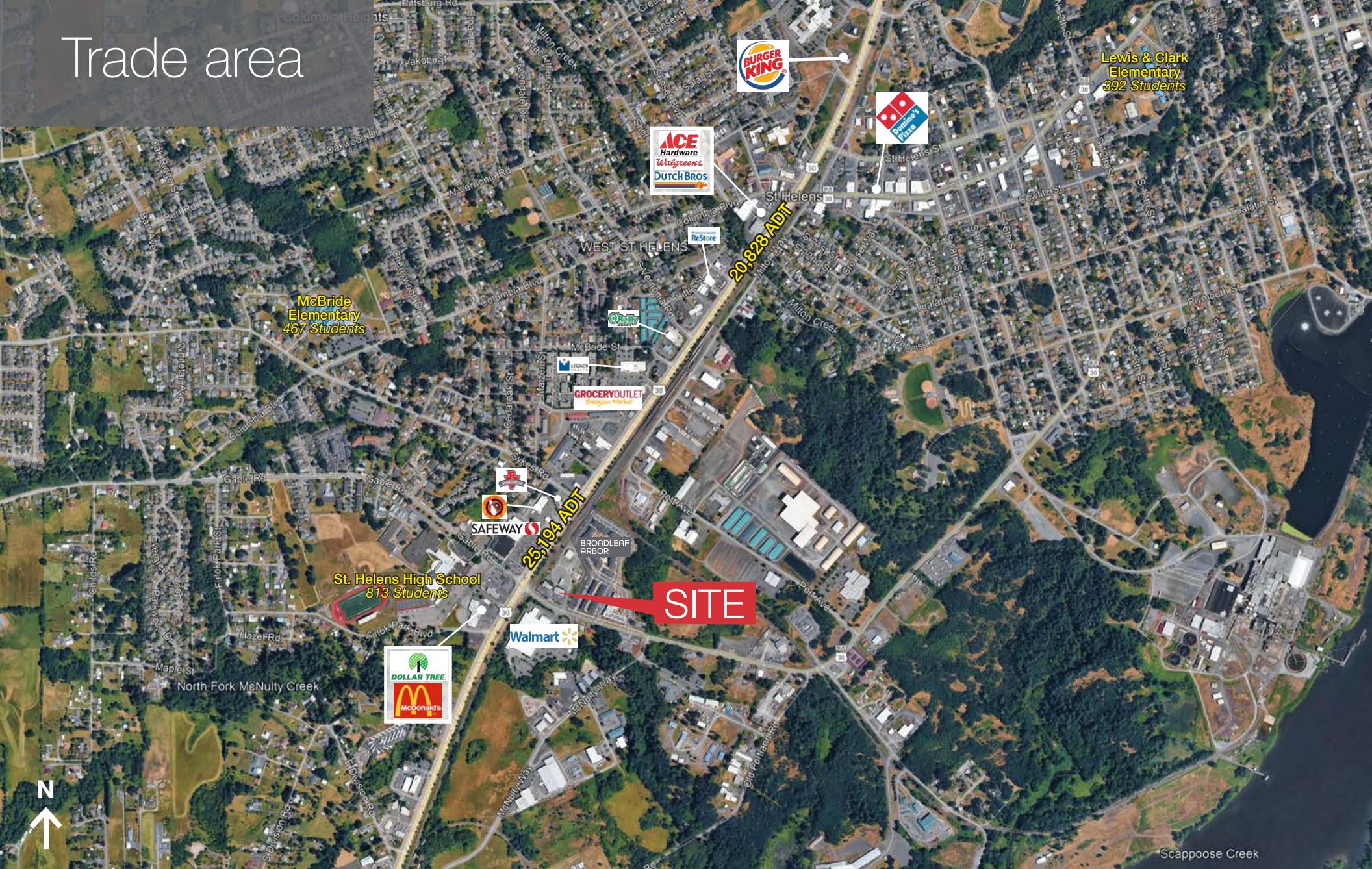
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Trade area



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Photos



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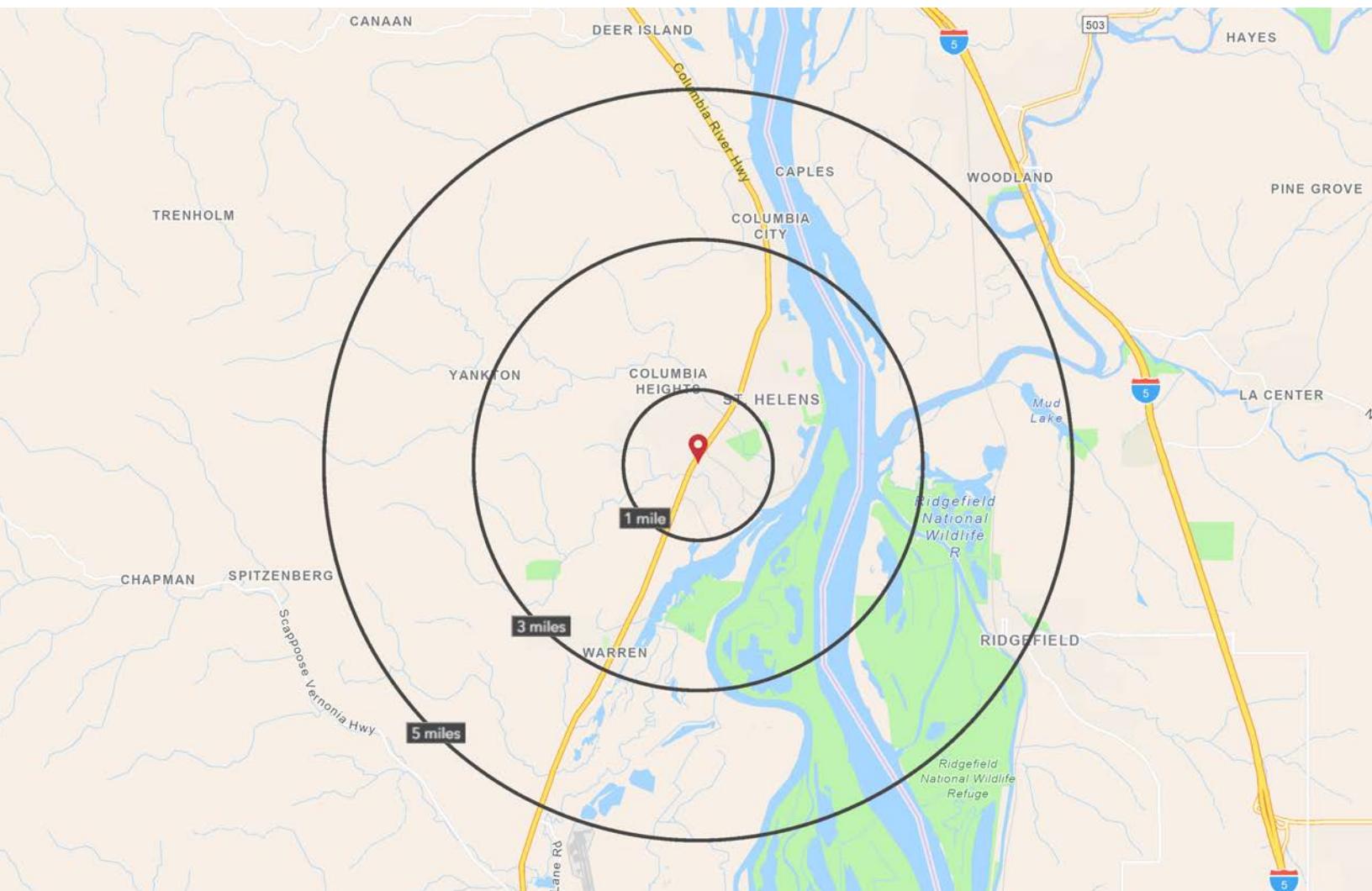
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Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	7,249	19,383	26,408
2030 Projected Total Population	7,602	19,857	27,001
2025 Average HH Income	\$92,214	\$97,899	\$104,982
2025 Median Home Value	\$400,749	\$421,168	\$460,093
2025 Estimated Total Households	2,739	7,525	10,152
2025 Daytime Demographics 16+	2,952	5,702	7,296
2025 Some College or Higher	54%	56%	59%

Source: ESRI (2025)

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Demographics—full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

2298 Gable Rd, Saint Helens, Oregon, 97051
 Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 45.84848

Longitude: -122.83041

	1 mile	3 miles	5 miles
Population			
2010 Population	6,338	17,715	24,077
2020 Population	6,669	18,588	25,571
2025 Population	7,249	19,383	26,408
2030 Population	7,602	19,857	27,001
2010-2020 Annual Rate	0.51%	0.48%	0.60%
2020-2024 Annual Rate	1.60%	0.80%	0.62%
2024-2029 Annual Rate	0.96%	0.48%	0.45%
2020 Male Population	49.5%	49.8%	49.9%
2020 Female Population	50.5%	50.2%	50.1%
2020 Median Age	38.4	40.5	41.3
2025 Male Population	49.9%	50.3%	50.4%
2025 Female Population	50.1%	49.7%	49.6%
2025 Median Age	39.0	41.3	42.1

In the identified area, the current year population is 7,249. In 2020, the Census count in the area was 6,669. The rate of change since 2020 was 1.60% annually. The five-year projection for the population in the area is 7,602 representing a change of 0.96% annually from 2025 to 2030. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	82.7%	83.3%	83.4%
2025 Black Alone	0.9%	0.8%	0.7%
2025 American Indian/Alaska Native Alone	1.6%	1.5%	1.4%
2025 Asian Alone	1.3%	1.4%	1.4%
2025 Pacific Islander Alone	0.4%	0.3%	0.3%
2025 Other Race	3.2%	3.0%	3.3%
2025 Two or More Races	10.0%	9.8%	9.5%
2025 Hispanic Origin (Any Race)	8.0%	8.1%	8.4%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	65	80	90
2010 Households	2,334	6,712	9,088
2020 Households	2,480	7,119	9,705
2025 Households	2,739	7,525	10,152
2030 Households	2,901	7,770	10,459
2010-2020 Annual Rate	0.61%	0.59%	0.66%
2020-2024 Annual Rate	1.91%	1.06%	0.86%
2024-2029 Annual Rate	1.16%	0.64%	0.60%
2025 Average Household Size	2.58	2.54	2.56

The household count in this area has changed from 2,480 in 2020 to 2,739 in the current year, a change of 1.91% annually. The five-year projection of households is 2,901, a change of 1.16% annually from the current year total. Average household size is currently 2.58, compared to 2.61 in the year 2020. The number of families in the current year is 1,740 in the specified area.

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Rings: 1, 3, 5 mile radii

Prepared by Esri

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	31.3%	31.8%	33.6%
Median Household Income			
2025 Median Household Income	\$80,036	\$82,993	\$85,673
2030 Median Household Income	\$84,140	\$89,332	\$93,827
2024-2029 Annual Rate	1.01%	1.48%	1.83%
Average Household Income			
2025 Average Household Income	\$92,214	\$97,899	\$104,982
2030 Average Household Income	\$99,738	\$107,506	\$116,281
2024-2029 Annual Rate	1.58%	1.89%	2.07%
Per Capita Income			
2025 Per Capita Income	\$35,383	\$38,115	\$40,211
2030 Per Capita Income	\$38,619	\$42,181	\$44,858
2024-2029 Annual Rate	1.77%	2.05%	2.21%
GINI Index			
2025 Gini Index	37.6	40.1	40.7
Households by Income			
Current median household income is \$80,036 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$84,140 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$92,214 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$99,738 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$35,383 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$38,619 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2025 Housing Affordability Index	78	76	72
2010 Total Housing Units	2,440	7,102	9,616
2010 Owner Occupied Housing Units	1,410	4,549	6,443
2010 Renter Occupied Housing Units	923	2,164	2,646
2010 Vacant Housing Units	106	390	528
2020 Total Housing Units	2,668	7,532	10,231
2020 Owner Occupied Housing Units	1,511	4,868	7,004
2020 Renter Occupied Housing Units	969	2,251	2,701
2020 Vacant Housing Units	197	417	522
2025 Total Housing Units	2,943	7,937	10,661
2025 Owner Occupied Housing Units	1,670	5,216	7,419
2025 Renter Occupied Housing Units	1,069	2,309	2,733
2025 Vacant Housing Units	204	412	509
2030 Total Housing Units	3,123	8,196	10,981
2030 Owner Occupied Housing Units	1,797	5,469	7,762
2030 Renter Occupied Housing Units	1,104	2,301	2,697
2030 Vacant Housing Units	222	426	522
Socioeconomic Status Index			
2025 Socioeconomic Status Index	48.7	47.7	48.7

Currently, 56.7% of the 2,943 housing units in the area are owner occupied; 36.3%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 2,668 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.89%. Median home value in the area is \$400,749, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.49% annually to \$453,180.

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