

HALSEY CROSSING



Perform Properties

FOR LEASE ► GRESHAM, OR



LOCATION

1541 NE 181st Ave
Gresham, OR 97230

AVAILABLE SPACE

- Suite 11B - 14,764 SF
- Suite 105 - 4,000 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NE 181st Ave - 25,641 ADT ('24)
NE Halsey St - 15,662 ADT ('25)

HIGHLIGHTS

- Anchored by 24 Hour Fitness, Dollar Tree, and Oregon State DMV.
- Situated in Fairview Village area, Halsey Crossing offers high visibility and easy access, attracting a diverse customer base from surrounding neighborhoods.
- In proximity to Fairview Elementary School, Reynolds Middle School, and Reynolds High School, ensuring a steady flow of students and families in the area.
- Additionally, the center offers convenient access to Interstate 84, facilitating efficient travel to various parts of the region.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com
Alex MacLean 503.709.3563 | alex@cra-nw.com

503.274.0211
www.cra-nw.com

HALSEY CROSSING 1541 NE 181ST AVE GRESHAM, OR

PHOTOS



HALSEY CROSSING
1541 NE 181ST AVE
GRESHAM, OR



NE Halsey St 15,662 ADT (25)

NE 181st Ave

25,641 ADT (25)

NE 181st Ave

NE Halsey St

NE Halsey St

AVAILABLE
14,764 SF

SITE

AVAILABLE
4,000 SF

24 HOUR FITNESS

DMV

Pizza Hut

SUBWAY

Dotty's

JOY TERIYAKI

DOLLAR TREE



HALSEY CROSSING 1541 NE 181ST AVE GRESHAM, OR

SITE PLAN



| Suite | TENANT | SF |
|------------|-------------------|---------------|
| 11B | AVAILABLE | 14,764 |
| 105 | AVAILABLE | 4,000 |
| 11A | 24 HOUR FITNESS | 38,000 |
| 1005 | DOLLAR TREE | 11,055 |
| 1519 | DMV | 6,800 |
| 106 | WENDY'S | 3,267 |
| 1411 | JOY TERIYAKI | 2,680 |
| 1501 | METRO MAT | 2,049 |
| 1507 | PUFF PUFF SHOP | 1,991 |
| 1383 | COMING SOON | 3,685 |
| 1043 | DOTTY'S DELI | 1,675 |
| 1511 | SUBWAY | 1,360 |
| 1509 | PLATINUM PUB | 1,360 |
| 1505 | FREEWAY INSURANCE | 1,351 |
| 1513 | PIZZA HUT | 1,350 |
| 1040 | NAILS FOR YOU | 1,340 |
| 1035 | RICHARDS DELI | 1,340 |
| 1407 | LAS ISLAS MARIA'S | 1,296 |
| 51 | BANK OF AMERICA | 65 |



HALSEY CROSSING 1541 NE 181ST AVE

GRESHAM, OR

DEMOGRAPHIC SUMMARY

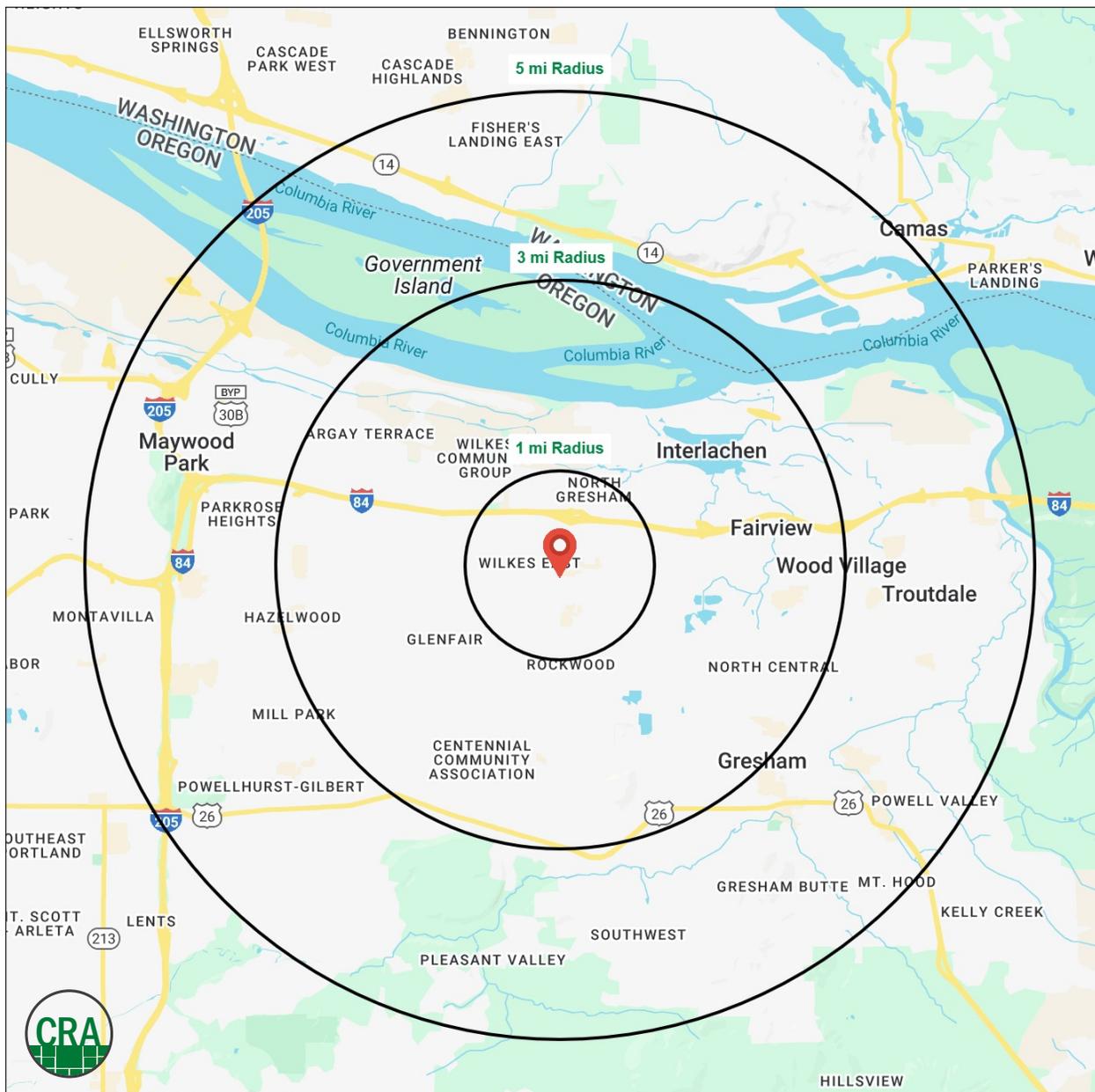
| Source: Regis - SitesUSA (2025) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 15,602 | 121,069 | 290,520 |
| Estimated Households | 5,735 | 45,619 | 110,075 |
| Average HH Income | \$86,966 | \$93,068 | \$103,406 |
| Median Home Value | \$450,770 | \$424,005 | \$456,051 |
| Daytime Demographics 16+ | 12,690 | 79,417 | 196,811 |

\$93,068

Average HH Income
3 MILE RADIUS

36.2

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5341/-122.4796

| Halsey Crossing Portland, OR 97230 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|------------------------|------------------------|------------------------|
| Population | | | |
| 2025 Estimated Population | 15,602 | 121,069 | 290,520 |
| 2030 Projected Population | 14,922 | 116,198 | 281,391 |
| 2020 Census Population | 16,702 | 127,827 | 304,379 |
| 2010 Census Population | 15,910 | 119,524 | 284,615 |
| Projected Annual Growth 2025 to 2030 | -0.9% | -0.8% | -0.6% |
| Historical Annual Growth 2010 to 2025 | -0.1% | - | 0.1% |
| 2025 Median Age | 36.2 | 37.8 | 38.5 |
| Households | | | |
| 2025 Estimated Households | 5,735 | 45,619 | 110,075 |
| 2030 Projected Households | 5,513 | 44,185 | 107,479 |
| 2020 Census Households | 6,013 | 46,349 | 111,023 |
| 2010 Census Households | 5,848 | 43,651 | 104,653 |
| Projected Annual Growth 2025 to 2030 | -0.8% | -0.6% | -0.5% |
| Historical Annual Growth 2010 to 2025 | -0.1% | 0.3% | 0.3% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 53.5% | 58.8% | 62.1% |
| 2025 Estimated Black or African American | 11.3% | 9.1% | 7.6% |
| 2025 Estimated Asian or Pacific Islander | 12.0% | 11.4% | 12.0% |
| 2025 Estimated American Indian or Native Alaskan | 1.1% | 1.4% | 1.2% |
| 2025 Estimated Other Races | 22.2% | 19.3% | 17.1% |
| 2025 Estimated Hispanic | 23.9% | 20.7% | 17.8% |
| Income | | | |
| 2025 Estimated Average Household Income | \$86,966 | \$93,068 | \$103,406 |
| 2025 Estimated Median Household Income | \$67,985 | \$73,525 | \$81,404 |
| 2025 Estimated Per Capita Income | \$32,196 | \$35,338 | \$39,441 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 6.8% | 7.6% | 5.9% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 7.0% | 6.9% | 6.7% |
| 2025 Estimated High School Graduate | 29.1% | 25.9% | 24.7% |
| 2025 Estimated Some College | 24.9% | 23.6% | 22.6% |
| 2025 Estimated Associates Degree Only | 8.4% | 10.0% | 9.8% |
| 2025 Estimated Bachelors Degree Only | 17.3% | 17.7% | 20.2% |
| 2025 Estimated Graduate Degree | 6.6% | 8.3% | 10.0% |
| Business | | | |
| 2025 Estimated Total Businesses | 753 | 4,886 | 12,935 |
| 2025 Estimated Total Employees | 7,923 | 41,202 | 107,809 |
| 2025 Estimated Employee Population per Business | 10.5 | 8.4 | 8.3 |
| 2025 Estimated Residential Population per Business | 20.7 | 24.8 | 22.5 |

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765 | kelli@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com

ALEX MACLEAN 503.7039-3563 | alex@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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.