

IRVINGTON MULTI-USE INCOME INVESTMENT WITH PRODUCTION KITCHENS | \$1,240,000

2816–2820 NE Halsey Street, Portland, Oregon 97232

SALES OFFERING MEMORANDUM

North Rim is proud to present this turnkey mixed-use property—a rare and compelling investment opportunity offering strong, diversified income from both commercial and residential tenants.

Fully renovated in 2014 and meticulously maintained by a reputable local owner, the building is in excellent condition, including the two professionally equipped commercial kitchens.

The ground floor features production kitchen spaces leased to established businesses on market-rate, 3-year NNN (triple net) leases—delivering reliable, long-term cash flow. Above, a leased residential apartment adds income stability and balance, making this property attractive to both commercial and residential investors.

Additional highlights include ADA-compliant restrooms, covered parking, and a private backyard. Ideally located in the sought-after NE Broadway / Irvington neighborhood—just steps from Fred Meyer—this high-visibility property sits in a vibrant, high-demand corridor of NE Portland with excellent foot traffic and surrounding amenities.



Jeffrey Weitz
jw@northrimpd.com | 503.358.7555

Matthew Schweitzer
matt@northrimpd.com | 503.381.3134



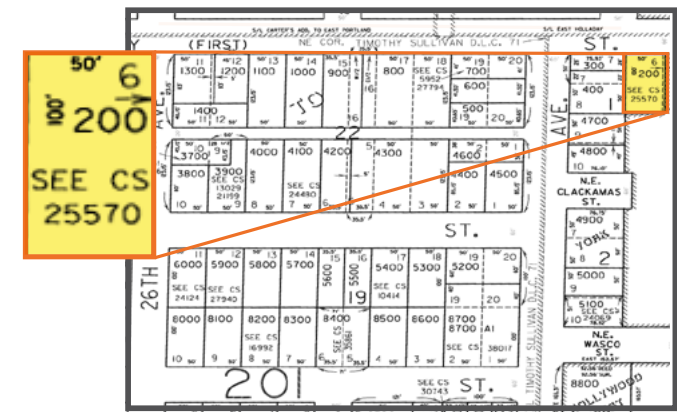
northrimpd.com

819 SE Morrison Street, Ste 110
Portland OR 97214 | 503.525.1925



2816-2820 NE Halsey St. Portland, OR 97232

- **Asking Price:** \$1,240,000
- **CAP Rate:** 7.00%
- **Current Use:** Commercial Mixed Use & Residential
- **Tenant Count:** 3
- **Suite Count:** 3
- **Occupancy:** 100%
- **Lease Type:** NNN (Retail Suites)
- **Net Rentable Area:** 3,020 RSF
- **Total Land Area:** 0.12 AC / 5,100 Sq Ft Lot
- **Parking Spaces:** 2 in the Loading Area
- **Year Built:** 1956 / Renovated 2014
- **Zoning:** CM2d (MU-U) Commercial Mixed Use 2
- **Design Overlay:** Mixed Use-Urban Center
- **Multnomah County Tax ID:** R313810
- **Tax Roll:** York, Block 1, West 1 of Lot 5, Lot 6
- **Property Taxes 2024/2025:** \$5,811.53



IRVINGTON MULTI-USE INCOME INVESTMENT WITH PRODUCTION KITCHENS 2816-2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpdx.com | [503.358.7555](tel:503.358.7555)

Matthew Schweitzer
matt@northrimpdx.com | [503.381.3134](tel:503.381.3134)



northrimpdx.com
 503.525.1925
 819 SE Morrison Street, Ste 110, Portland OR 97214



Walk Score
95
"Walker's Paradise"

Bike Score
94
"Biker's Paradise"

Transit Score
57
"Good Transit"

Fred Meyer

Fred Meyer
Park & Playground

± 2,327
Average Daily Traffic

Property Details

- 2 Equipped commercial production kitchens with prep areas, storefronts, storage area, and ADA restrooms
- 2nd Floor, 2-Bedroom/1-Bath apartment
- 2 Parking spaces
- Private backyard

Location

- Irvington / Broadway Neighborhood
- 1/2 Mile to I-84 on-ramp
- 2 Miles to Hwy 26
- Blocks to Historic NE Broadway & 33rd
- Blocks to Fred Meyer (super store), a Kroger affiliate (known nationwide)
- 2.8 Miles to Moda Center
- 3.1 Miles Oregon Convention Center
- 1.8 Miles to Hollywood District
- 4 Miles to downtown Portland
- 2.4 Miles to Portland Saturday Market

Demographics

- (within 1 mile, for 2025)
- **Population:** 29,321
 - **Households:** 14,381
 - **Average Household Income:** \$146,460
 - **Median Age:** 41.26

Traffic Count

(At NE 28th and Weidler): 2,327

IRVINGTON MULTI-USE INCOME INVESTMENT WITH PRODUCTION KITCHENS 2816–2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpx.com | 503.358.7555

Matthew Schweitzer
matt@northrimpx.com | 503.381.3134



northrimpx.com
503.525.1925
819 SE Morrison Street, Ste 110, Portland OR 97214



Heather
Front of House
Asst. Manager



Kelley,
Wholesale Dept.
Supervisor



Tenant Profile

CATSCRATCH VEGAN BAKERY, LLC

@catscratchcoop

Suite #2816 | 1,200 RSF

CatScratch Co-Op Vegan Bakery is a community oriented cooperative of 13 experienced worker-owners who wholesale quality vegan baked goods to local businesses, markets, and cafes (Stumptown Coffee Roasters, Lei Brilla, Gilder, and Mirisata). They offer delivery services to business subscribers and sell freshly-baked treats from their storefront.

CatScratch frequently partners with other local, worker-owned businesses at bake sales and fundraising events to build a stronger connection with the community and directly serve them with their products.

They have a large, loyal fan-base and are much-loved by their community. They design custom cakes and "veganize" a large assortment of pastries, like extra-gooey cinnamon rolls, colorful cupcakes and donuts, and "pull-apart" brownies and muffins.

CatScratch challenges anyone to resist their "Death by Chocolate" cake!

**IRVINGTON MULTI-USE INCOME INVESTMENT
WITH PRODUCTION KITCHENS** 2816-2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpx.com | 503.358.7555

Matthew Schweitzer
matt@northrimpx.com | 503.381.3134



northrimpx.com

503.525.1925

819 SE Morrison Street, Ste 110, Portland OR 97214



MENU ▾ CATERING REWARDS FANS FRANCHISE LOCATIONS

DELIVERY

PICKUP

VOTED GREATEST SANDWICH IN AMERICA

ORDER NOW




Our Mission
To share our passion,
one sandwich at a time.

Our Values

1. Passion – Be the Best
2. Family – Care About People
3. Integrity – Walk the Talk
4. Profitability – Everyone Wins
5. Genuineness – 100% Real

Tenant Profile

FRAN CO. LLC dba
CAPRIOTTI'S SANDWICH SHOP

capriottis.com

Suite #2818 | 970 RSF



Power couple, Dale and Connie Campbell, are the experienced franchisees driving success at Portland's top-rated Capriotti's

Sandwich Shop. With two thriving locations and two more in development, the Campbells are trusted operators within Capriotti's 50-year-old national brand, which boasts over 175 locations.

The Campbells have built a loyal customer base and have consistently high ratings on delivery platforms like DoorDash, Uber Eats, and Grubhub. Their Portland Capriotti's is known for fast, friendly service and a personalized customer experience.

Capriotti's signature hand-crafted sandwiches—including The Bobbie® (voted "Greatest Sandwich in America"), Capastrami®, and Wagyu Cheesesteaks—are crowd and cater favorites, driving steady take-out order demand.

With deep brand commitment, and local expertise, Dale and Connie are a cornerstone of Capriotti's continued growth in the Pacific Northwest.

**IRVINGTON MULTI-USE INCOME INVESTMENT
WITH PRODUCTION KITCHENS**

2816–2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpx.com | 503.358.7555

Matthew Schweitzer
matt@northrimpx.com | 503.381.3134

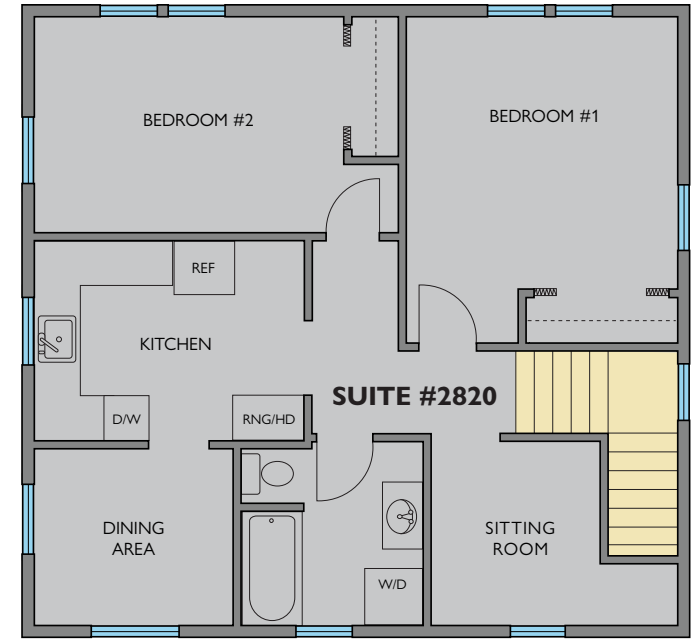
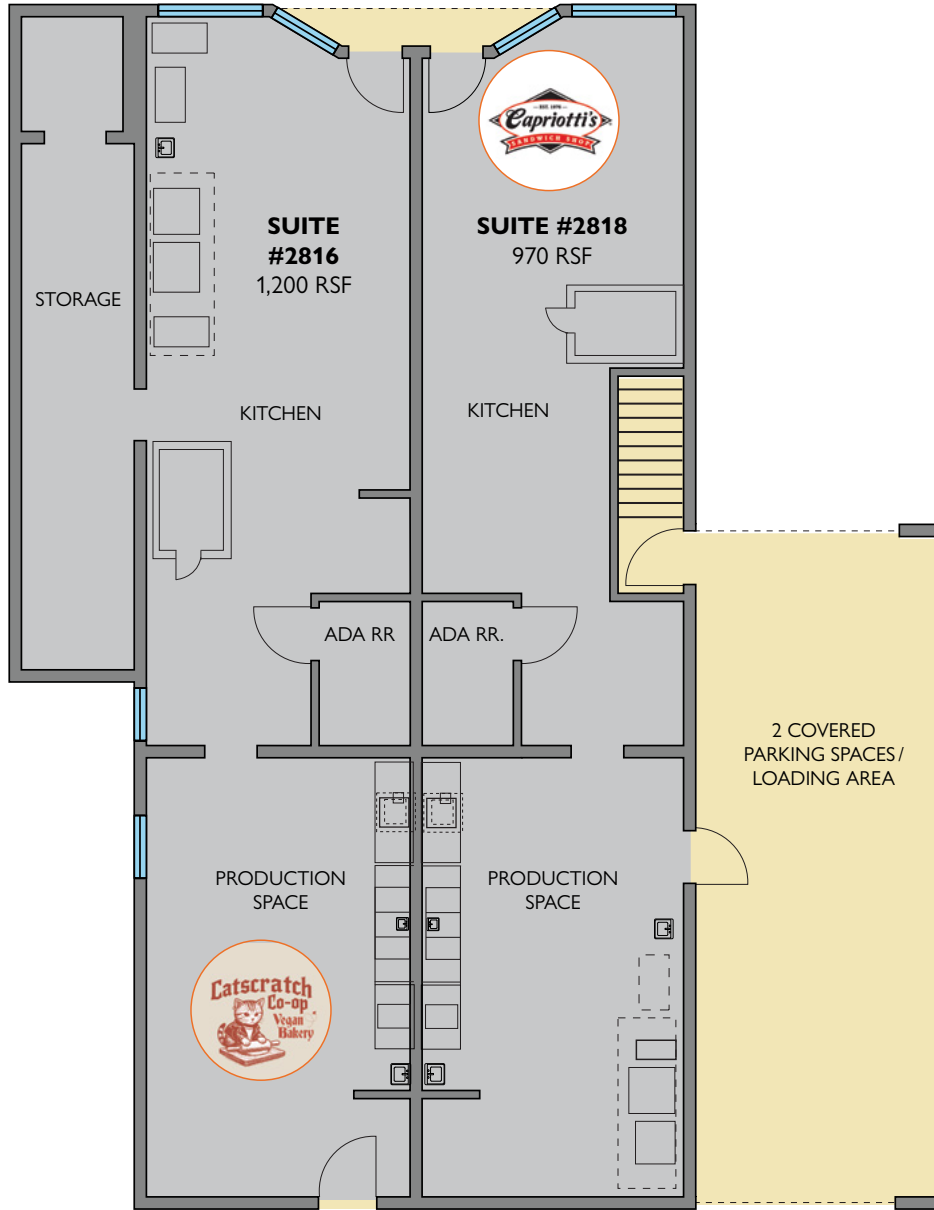


northrimpx.com

503.525.1925

819 SE Morrison Street, Ste 110, Portland OR 97214

Floor Plans



2nd Floor
(Apartment)

1st Floor
(Commercial Kitchens)



IRVINGTON MULTI-USE INCOME INVESTMENT WITH PRODUCTION KITCHENS 2816–2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpx.com | 503.358.7555

Matthew Schweitzer
matt@northrimpx.com | 503.381.3134



northrimpx.com
503.525.1925
819 SE Morrison Street, Ste 110, Portland OR 97214



Suite #2816 Features

- 8' x 6' Walk-in cooler
- 8' Exhaust hood
- Deep fryer
- 2 Convection ovens, stacked
- Upright dishwasher
- Compartment sinks and drainboards
- Hand sinks
- Grease trap

Suite #2818 Features

- Walk-in cooler
- 2 Atosa freezer units
- Exhaust hood
- Deep fryer
- Sandwich table
- Upright dishwasher
- Compartment sinks and drainboards
- Hand sinks
- Grease trap

**IRVINGTON MULTI-USE INCOME INVESTMENT
WITH PRODUCTION KITCHENS** 2816–2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpx.com | [503.358.7555](tel:503.358.7555)

Matthew Schweitzer
matt@northrimpx.com | [503.381.3134](tel:503.381.3134)



northrimpx.com

503.525.1925

819 SE Morrison Street, Ste 110, Portland OR 97214



PROFESSIONALLY MAINTAINED,
HEALTH DEPARTMENT APPROVED EQUIPMENT




**IRVINGTON MULTI-USE INCOME INVESTMENT
WITH PRODUCTION KITCHENS** 2816–2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpx.com | [503.358.7555](tel:503.358.7555)

Matthew Schweitzer
matt@northrimpx.com | [503.381.3134](tel:503.381.3134)


northrimpx.com
503.525.1925
819 SE Morrison Street, Ste 110, Portland OR 97214



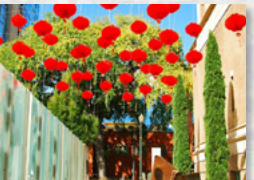
MAJOR POINTS OF INTEREST (WITHIN 2 MILES) INCLUDING:



OREGON CONVENTION CENTER



MODA CENTER / ROSE QUARTER



PORTLAND ART MUSEUM



POWELL'S CITY OF BOOKS



OREGON MUSEUM OF SCIENCE & INDUSTRY

IRVINGTON MULTI-USE INCOME INVESTMENT WITH PRODUCTION KITCHENS

2816-2820 NE Halsey Street, Portland, Oregon 97232

FOR SALE: \$1,240,000

Jeffrey Weitz
jw@northrimpdx.com | 503.358.7555

Matthew Schweitzer
matt@northrimpdx.com | 503.381.3134



northrimpdx.com
 503.525.1925
 819 SE Morrison Street, Ste 110, Portland OR 97214

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties V04-260120

Confidentiality and Disclaimer

The information contained in the following Sales Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from North Rim Commercial Realty and should not be made available to any other person or entity without the written consent of North Rim Commercial Realty. This Sales Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. North Rim Commercial Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Sales Offering Memorandum has been obtained from sources we believe to be reliable; however, North Rim Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has North Rim Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

North Rim Commercial Realty is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of North Rim Commercial Realty, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of North Rim Commercial Realty, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.