



FOR LEASE / SALE



## NE HALSEY RETAIL BUILDING

### Single-Tenant Retail Building in Gateway Neighborhood

6,586 SF on 0.50 AC Lot

Lease: \$15 psf + NNN | Sale: \$1,395,000 (\$212 /SF)

12404 NE Halsey St, Portland, OR 97230

- Owner-User Opportunity
- 18 Surface Parking Spaces
- Pylon Sign
- Full Height Loading Dock
- One Grade Rollup Doors
- Zoning: CE - Central Employment

### RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA  
503-975-9301 | riley@capacitycommercial.com

### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA  
503-222-2655 | ndiamond@capacitycommercial.com

### MICHAEL HORTER

Associate Broker | Licensed in OR  
503-936-8332 | michaelhorter@capacitycommercial.com



PROPERTY SUMMARY



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



PROPERTY DETAILS

Address	12404 NE Halsey St, Portland, OR 97230
Available Space	6,586 SF
Lot Size	0.50 AC
Lease Rate	\$15 psf + NNN
Sale Price	\$1,395,000 (\$212 /SF)
Use Type	Retail, Service
Availability	Now
Space Condition	Shell (former appliance store)

Property Description

This single-tenant building is in the Gateway neighborhood of NE Portland. The property is a mix of retail and warehouse space. Ideal for furniture, appliance, automotive, and home improvement uses. With off-street parking and signage along NE Halsey, this is a great owner/user or lease opportunity. Additionally, the property has ample power, grade and dock high loading and tall interior ceilings.

Location Features

- Owner-User Opportunity
- 18 Surface Parking Spaces
- Pylon Sign
- Full Height Loading Dock
- Rollup Door
- Zoning: CE - Central Employment
- 21,400 Average Daily Traffic Volume\* (NE Halsey)

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

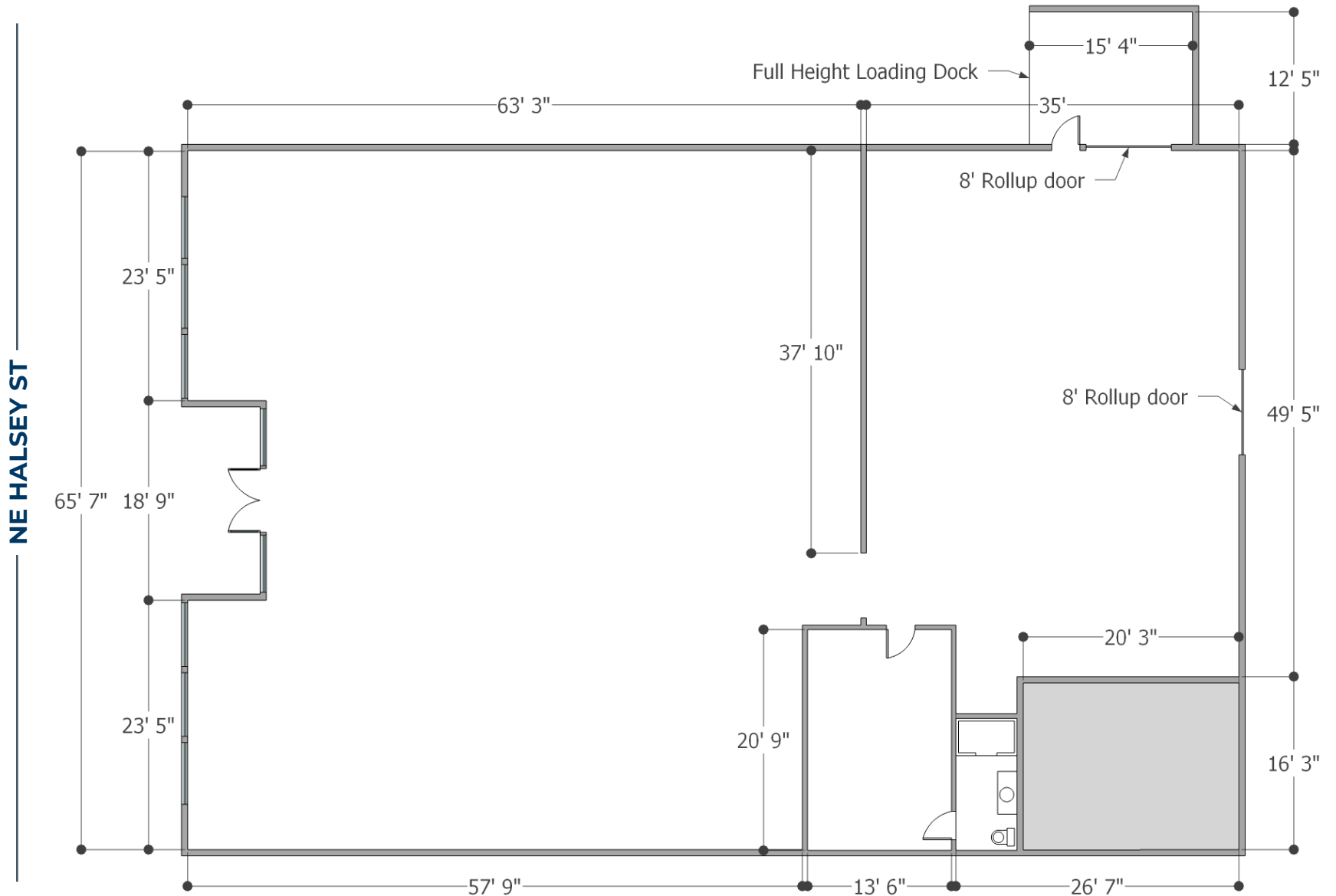
Nearby Highlights

- Goodwill
- Remote Control Hobbies
- Card Rhino
- Pioneer Preschool
- Bi-Mart
- Chang's Mongolian Grill
- Planet Fitness
- Panda Express
- Jersey Mike's Subs
- Adventist Health
- Starbucks
- Wells Fargo Bank
- Black Rock Coffee Bar
- Akira Sushi
- WinCo Foods
- Halsey Terrace Apartments
- Public Storage



# FLOOR PLAN

## FLOOR PLAN





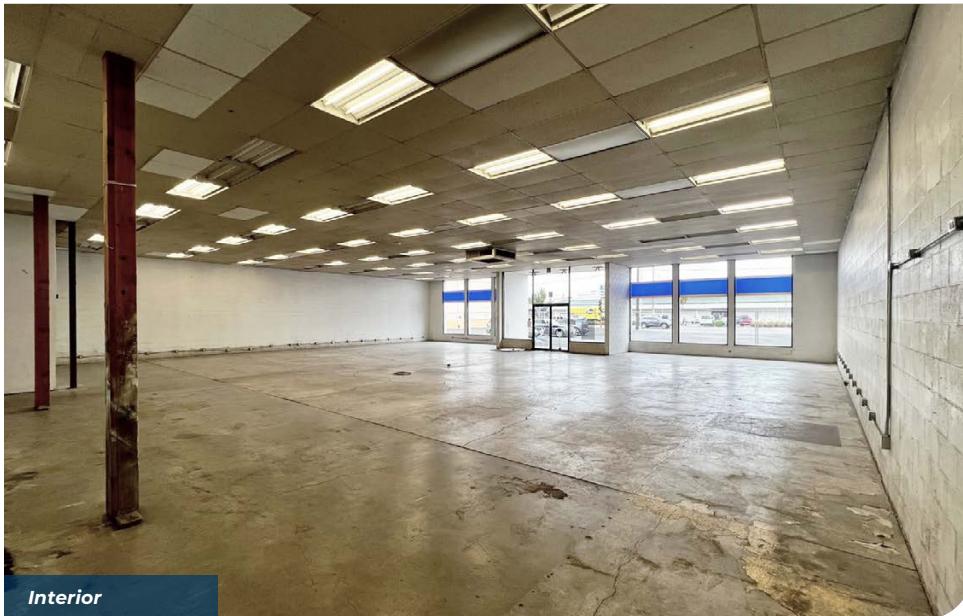
INTERIOR PHOTOS



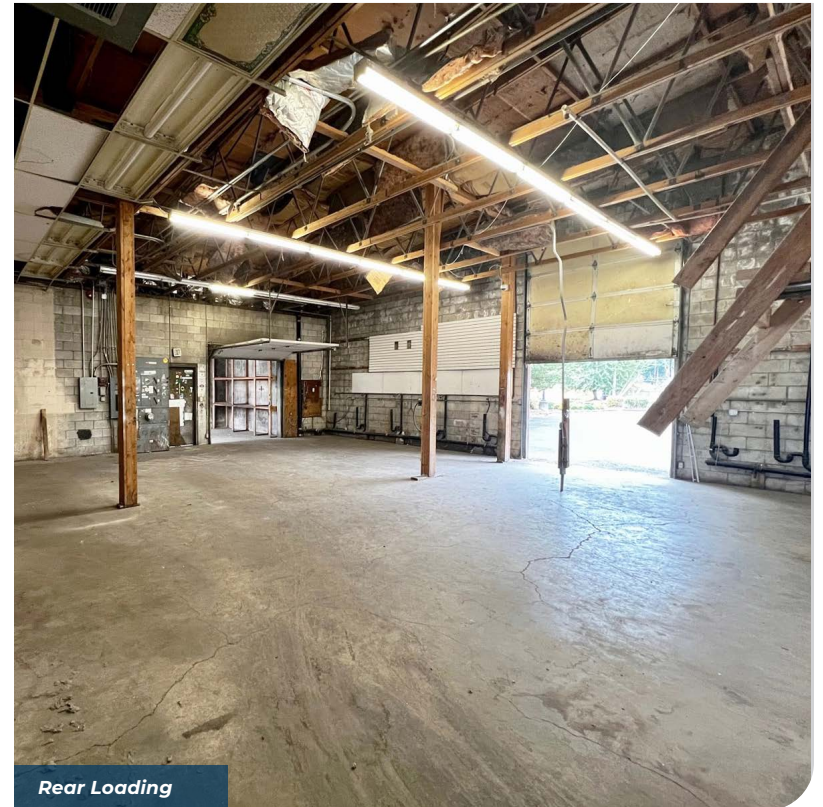
Interior



Interior



Interior

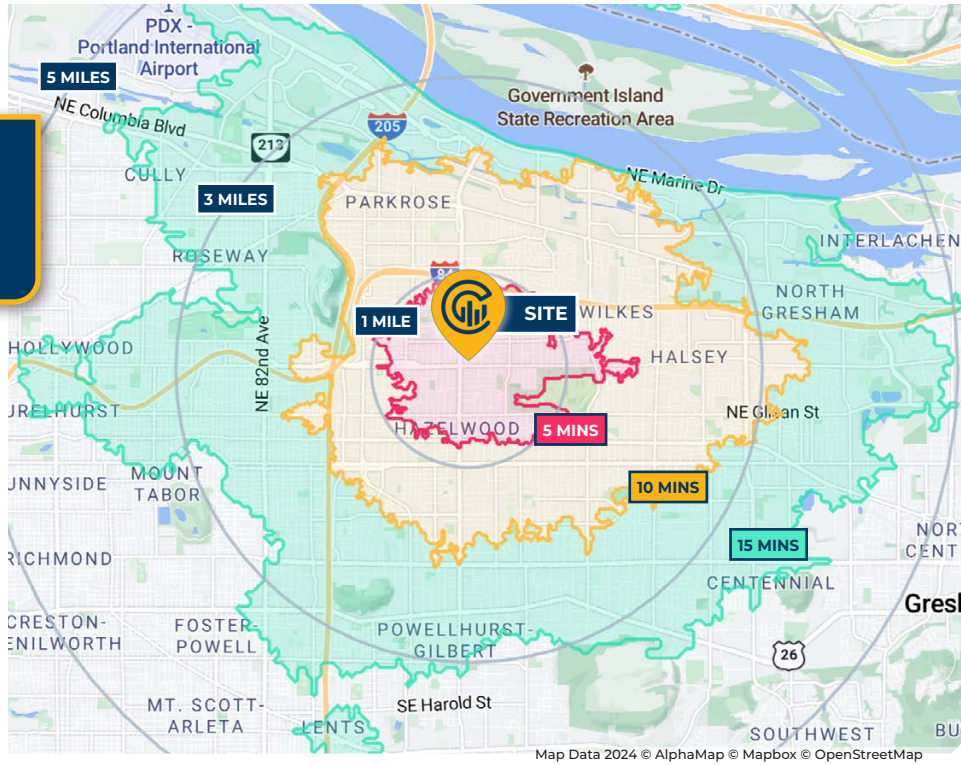


Rear Loading





# DRIVE TIMES & DEMOGRAPHICS



**76**

Walk Score®  
"Very Walkable"



**90**

Bike Score®  
"Biker's Paradise"



**50**

Transit Score®  
"Good Transit"

Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	19,163	156,484	367,610
2028 Projected Population	18,469	145,262	343,782
2020 Census Population	19,204	160,438	378,822
2010 Census Population	18,180	151,692	353,018
Projected Annual Growth 2023 to 2028	-0.7%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2023	0.4%	0.2%	0.3%
<b>Households &amp; Income</b>			
2023 Estimated Households	7,129	58,740	143,386
2023 Est. Average HH Income	\$112,404	\$102,624	\$120,668
2023 Est. Median HH Income	\$95,017	\$77,227	\$88,394
2023 Est. Per Capita Income	\$42,508	\$38,942	\$47,374
<b>Businesses</b>			
2023 Est. Total Businesses	809	7,536	18,215
2023 Est. Total Employees	6,035	64,707	131,439

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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