



FOR LEASE



711 NE HALSEY STREET

2nd-Generation Retail / Education Space

± 10,200 SF | Call Broker for Details

711 NE Halsey St, Portland, OR 97232

- Centrally Located
- Outdoor Space
- Ample Parking
- Easy Freeway Access

KAREN BUSTEED

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PROPERTY SUMMARY



**FOR
SUBLEASE**

PROPERTY DETAILS

Address	711 NE Halsey St, Portland, OR 97232
Available Space	10,200 SF
Floors	2
Lease Rate	Call Broker for Details
Use Type	Montessori, Day Care, Medical, Senior Care, Office
Zoning	CX - Central Commercial
Availability	Now
Space Condition	Excellent Condition, Built-Out in 2023

Location Features

- Frontage on NE Halsey St & NE 7th Ave
- Easy Access to I-5 and I-84
- Minutes from the Lloyd Center, Oregon Convention Center, Veterans Memorial Coliseum, and Moda Center

Nearby Highlights

- The Lloyd Center
- Burger King
- Cadillac Cafe
- Chipotle
- Frank's Noodle House
- Fred Meyer
- McMenamins Broadway Pub
- Moda Center
- Regal Lloyd Center
- Safeway
- Starbucks
- Sushi Ohana
- Taste Tickler
- Walgreens





INTERIOR PHOTOS



Lower Level Room



Upper Level Room



Welcoming Reception Area

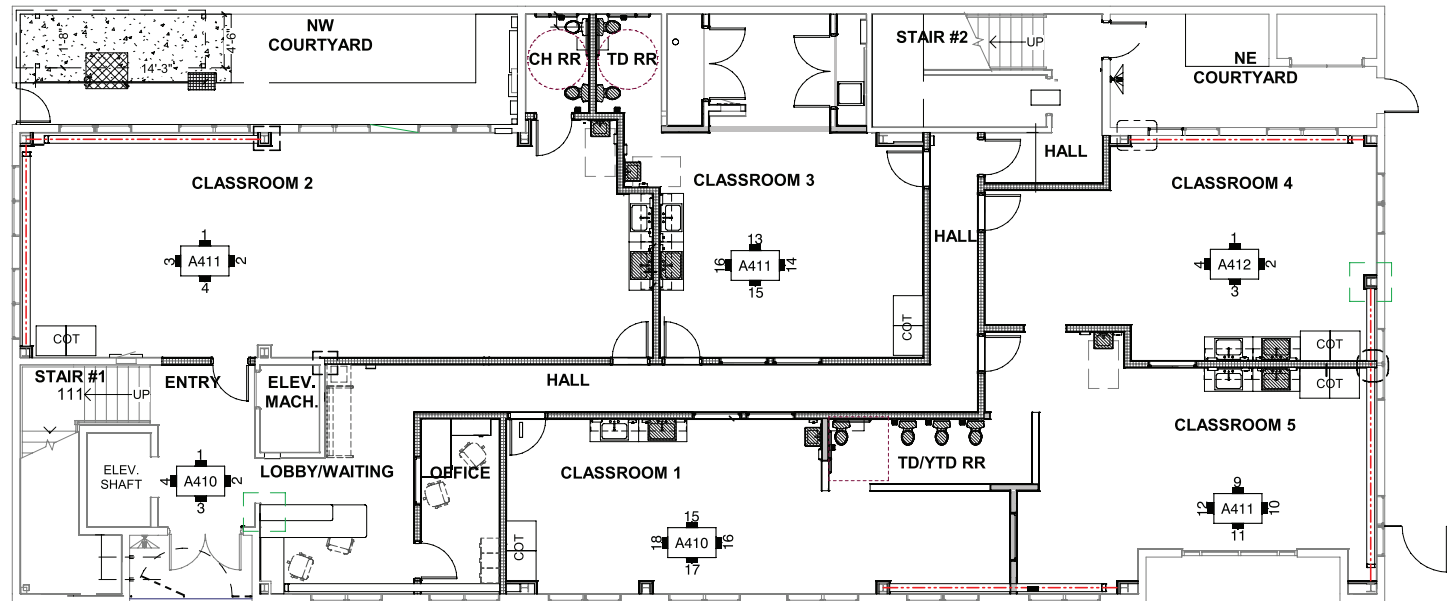


Kitchen w/ Industrial Fridge, Washer, and Dryer

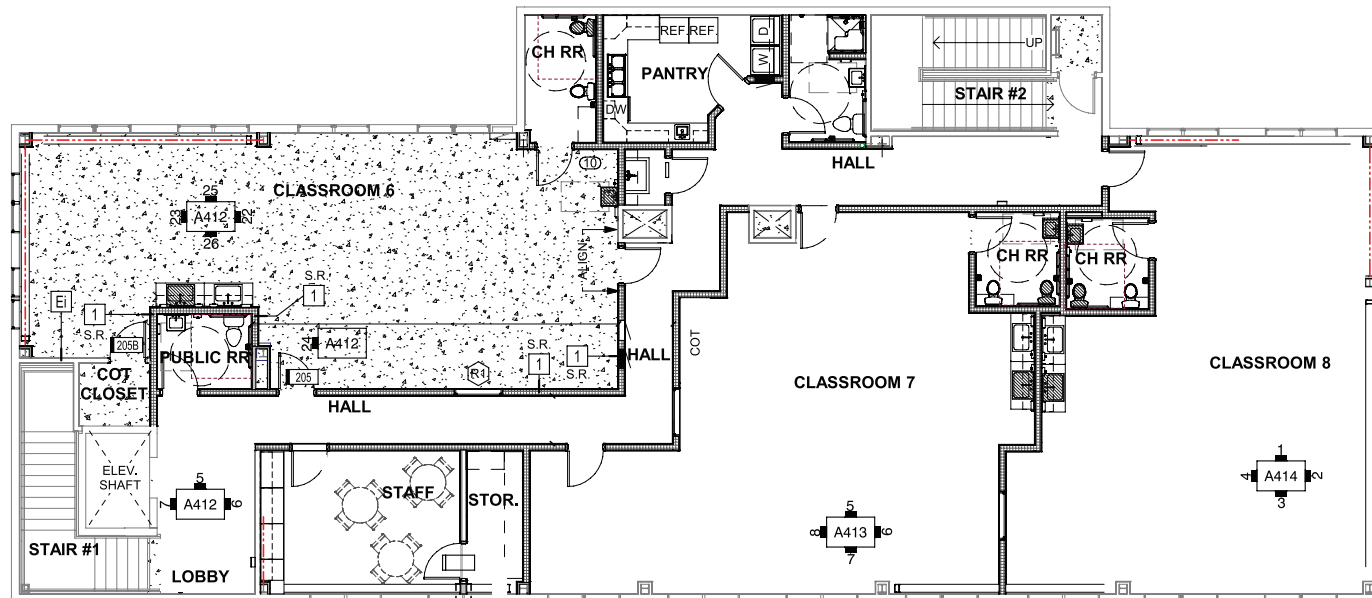


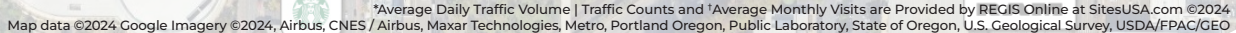
FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN







LIGHT RAIL SYSTEM

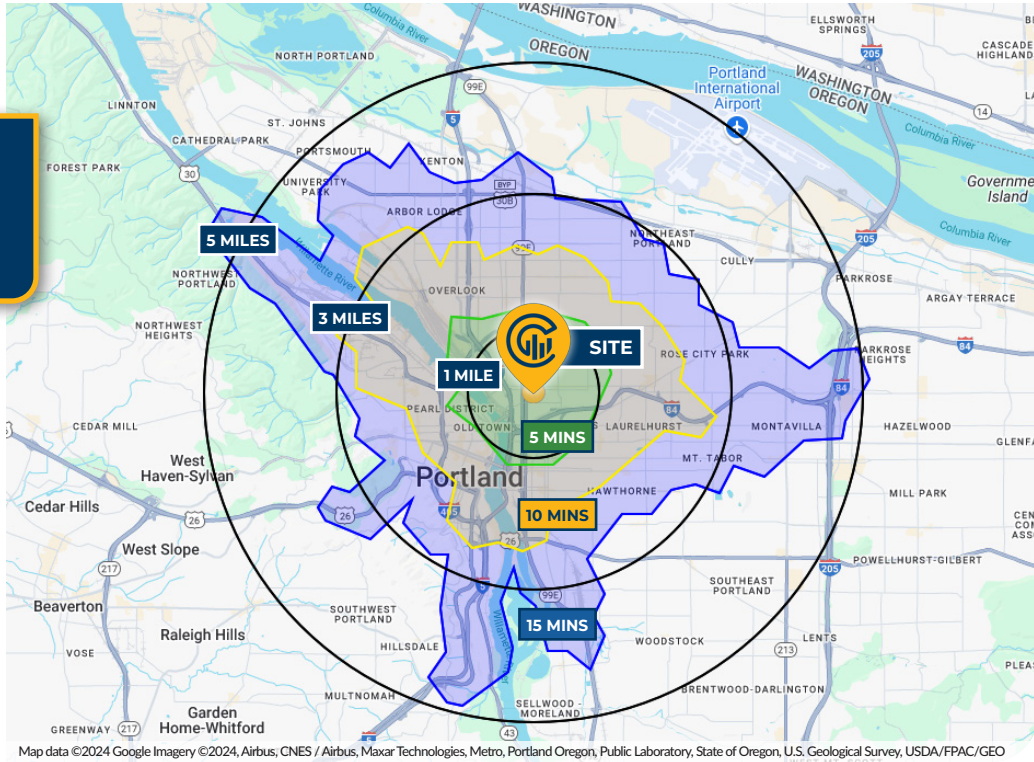
TRIMET Rail System

The Trimet MAX Light Rail system connects Portland, Beaverton, Hillsboro, Gresham, Clackamas and Milwaukie, providing convenient service and easy access to the region. The MAX is one of the most comprehensive light rail systems in the United States and features five separate lines, all of which run through downtown Portland's urban core and spread out to cover different sections of Portland proper and outlying suburbs. Additionally, three Portland Streetcar loops run through Portland's inner urban zones on east and west sides.





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	26,706	240,159	422,483
2029 Projected Population	26,439	239,026	416,055
2020 Census Population	27,774	240,388	428,359
2010 Census Population	19,963	200,665	372,928
Projected Annual Growth 2024 to 2029	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2024	2.4%	1.4%	0.9%
Households & Income			
2024 Estimated Households	14,854	125,343	202,891
2024 Est. Average HH Income	\$117,850	\$137,311	\$136,840
2024 Est. Median HH Income	\$85,302	\$101,188	\$102,108
2024 Est. Per Capita Income	\$66,516	\$72,037	\$66,069
Businesses			
2024 Est. Total Businesses	3,540	25,270	36,935
2024 Est. Total Employees	42,065	225,868	316,411

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 5/2024, TIGER Geography - RS1

Neighborhood Scores

95

Walk Score®
"Walker's Paradise"

100

Bike Score®
"Biker's Paradise"

77

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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