

**FOR SALE**

# RETAIL PAD

535 S COLUMBIA RIVER HIGHWAY  
SAINT HELENS, OREGON 97051



All SVN® Offices Independently Owned and Operated

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## PROPERTY SUMMARY

SVN | Imbrie Realty is pleased to present the opportunity to acquire approximately 1 acre of commercially zoned land located at 535 S Columbia River Highway in St. Helens, Oregon. Positioned directly along Highway 30, the property offers exceptional visibility, strong traffic exposure, and convenient access to the greater Portland metropolitan area. Nearby 2024 traffic counts indicate approximately 24,820 vehicles per day along Highway 30, providing outstanding exposure for future commercial development.

The site is zoned SH-HC (Highway Commercial), allowing for a wide variety of commercial uses including retail, restaurant, medical, service-oriented businesses, and drive-thru concepts, subject to City approval. The property is strategically located near national and regional retailers including Safeway, McDonald's, Taco Bell, Starbucks, Burger King, and Dutch Bros, placing it within one of St. Helens' primary retail corridors.

St. Helens continues to experience residential growth as buyers and businesses seek more affordable alternatives to the Portland market while maintaining close proximity to employment centers throughout the region. The property's location approximately 30 minutes from Downtown Portland and 25 minutes from Downtown Vancouver makes it well-positioned to capture both local and commuter traffic.

This offering presents an opportunity for an owner-user, developer, or investor seeking a highly visible commercial site in a growing Columbia County market.

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SAINT HELENS, OREGON 97051

### PROPERTY DETAILS

Sale Price	\$1,850,000
Lot Size:	+/- 1 Acre
County:	Columbia
Zoning:	SH-HC

### PROPERTY HIGHLIGHTS

- SH-HC (Highway Commercial) zoning allows for a variety of commercial uses
- Prime frontage and visibility along Highway 30
- Exposure to approximately 24,820 vehicles per day (2024 traffic counts)
- Located within St. Helens' primary retail corridor
- Nearby national retailers include Safeway, McDonald's, Taco Bell, Starbucks, Dutch Bros, Burger King, and Domino's
- Ideal for retail, restaurant, medical, drive-thru, or service commercial development
- Strong commuter and local consumer traffic
- Growing residential population with increasing demand for commercial services
- Convenient access and strong regional connectivity throughout Columbia County and the Portland metro area

MAPLEWOOD DR

MATZEN STREET

GC ZONE

BRAYDEN STREET

GC ZONE

HC ZONE

R7 ZONE

HC ZONE

HC ZONE

HC ZONE



NOTE: DO NOT SCALE  
USE DIMENSIONS & SLOPES INDICATED ON DRAWINGS

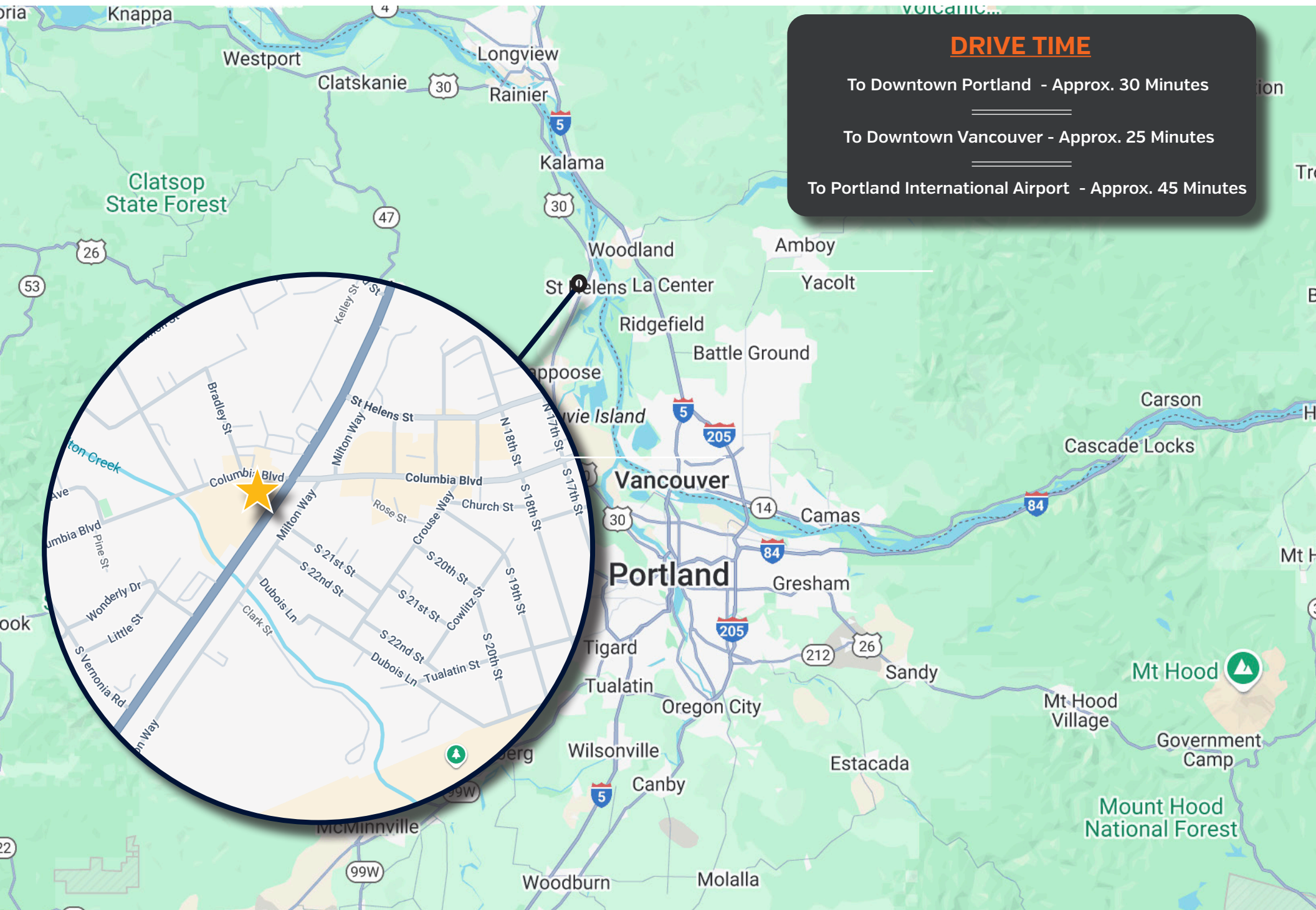
**ERIK BJORK**  
ARCHITECTURE PLANNING  
email: erik@erikbjork.com  
(888) 884-0887 phr  
7516 Virginia Lane  
Vincouver, WA 98664  
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**PARCEL 1 PARTITION**  
**ST HELENS OR**  
**for NICK CHAND**  
**at 535 S. COLUMBIA R. HWY.**  
NICK CHAND: 503.754-4497  
535 S. COLUMBIA R HWY ST HELENS OR  
CLIENT EMAIL: chandhospitality@gmail.com

SHEET TITLE:  
**SITE PLAN**  
**SITE DATA**  
**VICINITY MAP**  
REVISIONS: 4  
05-08-2026  
LATEST REVISION  
JOB NO. 2010  
SHEET NUMBER:  
**A12**

PRELIMINARY NOT FOR CONSTRUCTION

**SITE PLAN**

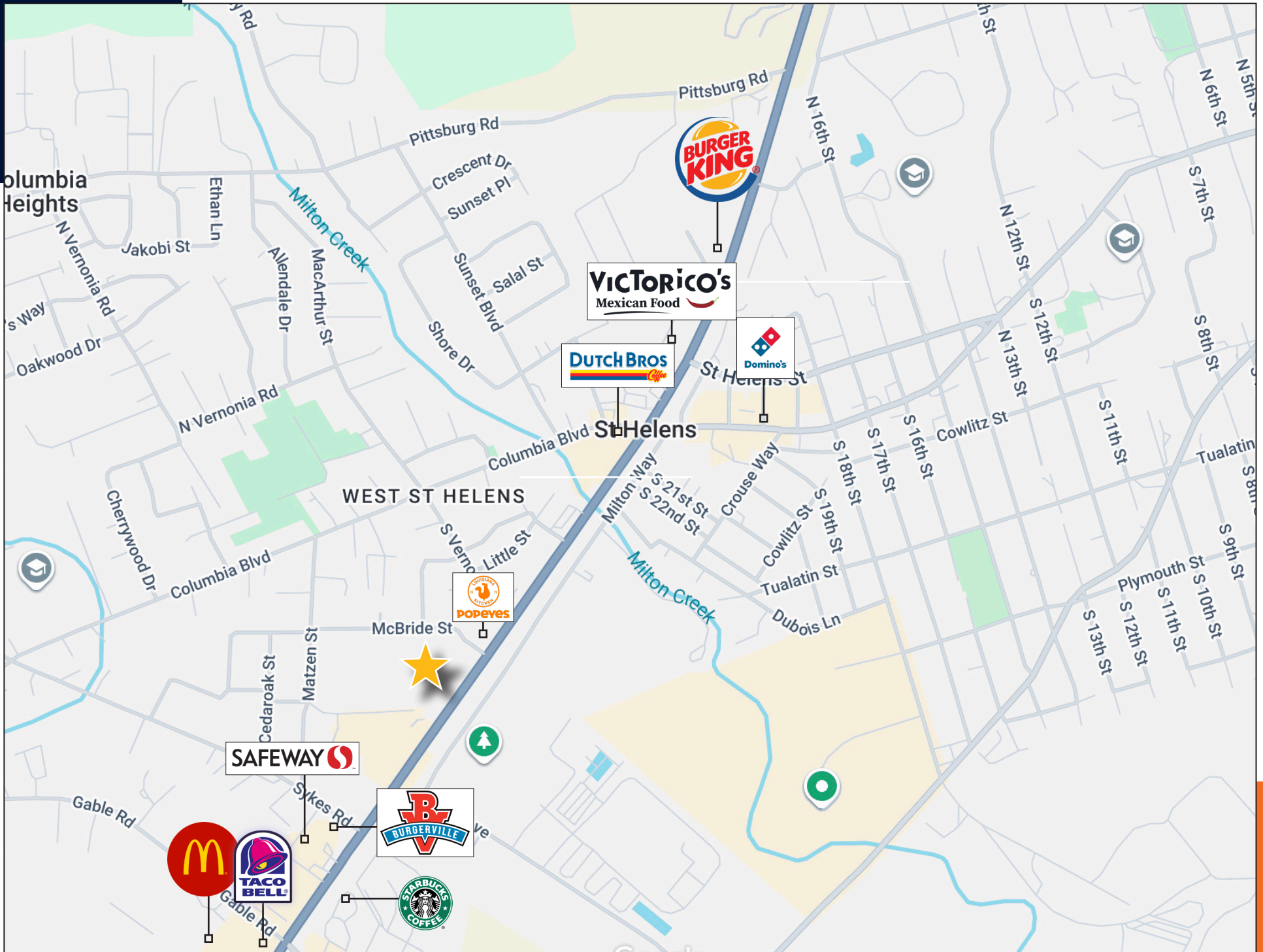


**DRIVE TIME**

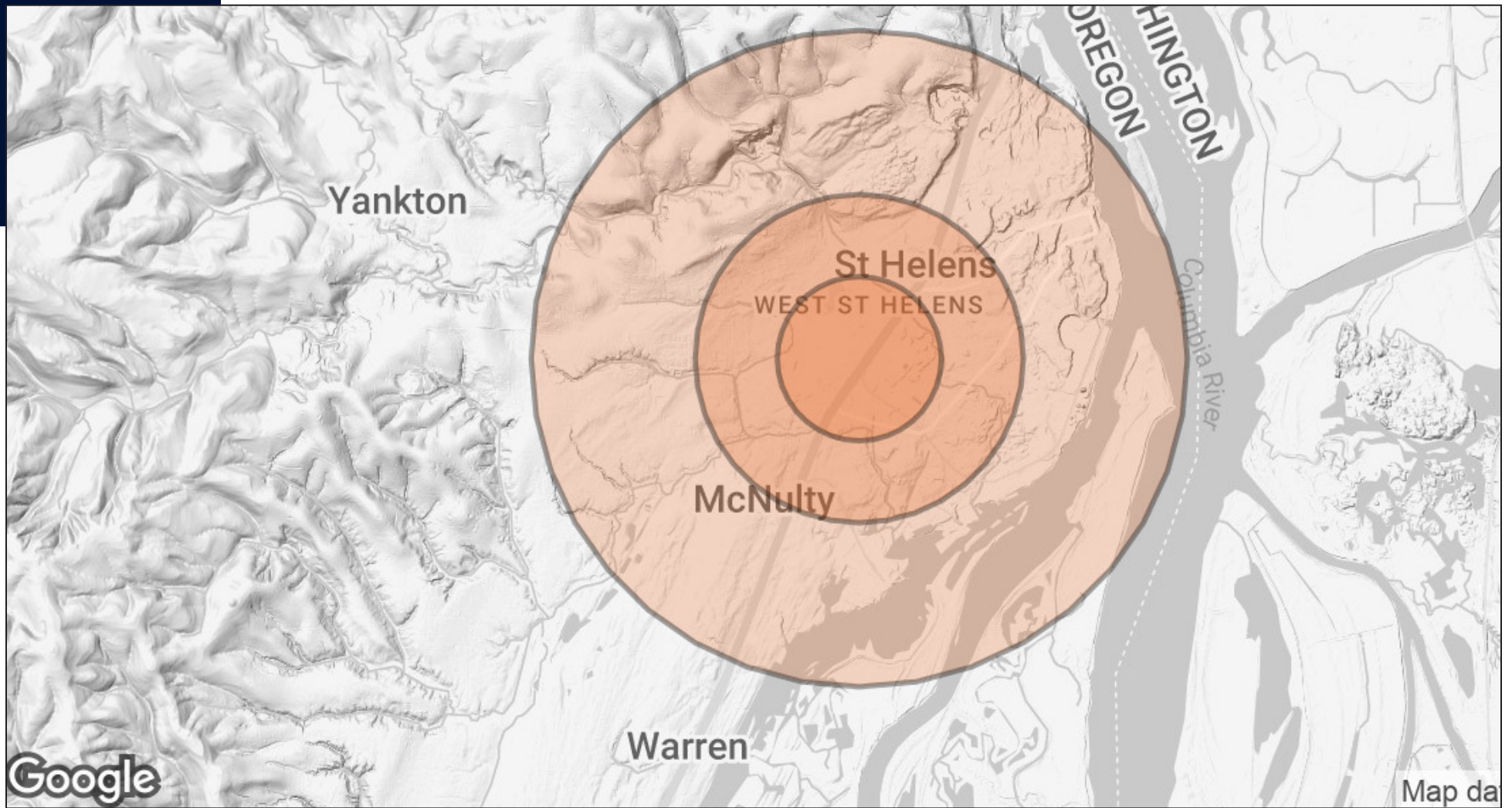
To Downtown Portland - Approx. 30 Minutes

To Downtown Vancouver - Approx. 25 Minutes

To Portland International Airport - Approx. 45 Minutes



FAST FOOD/GROCERY RETAILER MAP



	POPULATION			HOUSEHOLD & INCOME			
	1/2 MILE	1 MILE	2 MILES	1/2 MILE	1 MILE	2 MILES	
TOTAL POPULATION	1,871	7,499	16,473	TOTAL HOUSEHOLDS	740	2,732	6,052
AVERAGE AGE	33.4	35.0	38.2	# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE (MALE)	31.2	32.3	36.1	AVERAGE HH INCOME	\$72,951	\$90,607	\$95,570
AVERAGE (FEMALE)	40.0	39.5	40.6	AVERAGE HOUSE VALUE	\$374,293	\$396,625	\$411,162

# **ST. HELENS, OREGON**

St. Helens is a small city located along the Columbia River in Columbia County, Oregon. Known for its scenic waterfront, historic downtown, and strong sense of community, St. Helens serves as the county seat and is part of the broader Portland metropolitan area. Its location—about 30 minutes northwest of Portland, makes it an appealing option for those seeking a quieter lifestyle while remaining within close reach of a major employment and cultural hub.

## **Population and Demographics**

As of recent estimates, St. Helens has a population of approximately 14,000–14,700 residents. The community is largely family-oriented, with a balanced mix of age groups that includes young families, working professionals, and retirees. The median age is in the high 30s, reflecting steady growth and an influx of residents drawn by affordability and proximity to Portland. Household incomes generally fall in the low \$80,000 range, and the cost of living tends to be more moderate compared to larger cities in the region, adding to its appeal for those looking to stretch their housing dollars.

## **Economy and Employment**

St. Helens benefits from its strategic location along Highway 30 and its close proximity to Portland, allowing residents to easily commute for work while also supporting a local employment base. The economy includes a mix of public sector jobs, healthcare, education, retail, and light industrial activity.

**Public Sector and Government:** As the county seat, St. Helens hosts a number of government offices that provide stable employment opportunities in administration, public safety, and civic services.

**Healthcare and Education:** Local schools and nearby healthcare providers are significant employers, offering roles for educators, medical professionals, and support staff throughout the area.

**Retail and Small Businesses:** The historic downtown and riverfront area feature a variety of locally owned shops, restaurants, and service businesses that contribute to the local economy and provide jobs for residents.

**Industrial and Port-Related Activity:** The surrounding region includes light industrial operations and port-related activity along the Columbia River, supporting jobs in logistics, manufacturing, and distribution.

**Tourism and Events:** St. Helens has developed a reputation as a seasonal destination, particularly during its well-known Halloween festivities inspired by the filming of Halloweentown. These events draw visitors each year and support local hospitality and retail businesses.



## **DISCLAIMER**

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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# OREGON INITIAL AGENCY DISCLOSURE PAMPHLET - INFORMATION FOR REAL ESTATE BROKERS AND PRINCIPAL BROKERS

A licensed real estate broker or principal real estate broker is required to give a copy of an Initial Agency Disclosure Pamphlet to each consumer the broker will represent. The pamphlet describes the legal relationship between a broker and the consumer when the broker acts as the consumer's "agent."

Real estate brokers and principal real estate brokers have legal obligations, called affirmative duties, to both buyers and sellers in a real estate transaction.

Oregon Revised Statute [ORS] 696.805 lists the affirmative duties of a licensed real estate broker or principal real estate broker acting as a seller's agent.

The affirmative duties of a broker or principal broker acting as a buyer's agent are found in ORS 696.810. ORS 696.815(1) allows a real estate licensee to represent both the seller and the buyer in a real estate transaction under a disclosed limited agency agreement, provided there is full disclosure of the relationship under the agreement.

Oregon Administrative Rules [OAR], adopted by the Oregon Real Estate Agency, provide the form and content of the disclosures and the related pamphlet. OAR 863-015-0215 is set forth below for the convenience of licensees. The Agency has provided a sample Initial Agency Disclosure Pamphlet after the broken line that meets the requirements of OAR 863-015-0125.

863-015-0215

## Initial Agency Disclosure Pamphlet

[1] For purposes of this rule, "at first contact" means at the time the agent has sufficient contact information about a person to be able to provide an initial agency disclosure pamphlet to that person. Contact with a person includes, but is not limited to contacts in person, by telephone, over the Internet, by electronic mail, or by similar methods.

[2] An agent shall provide a copy of the initial agency disclosure pamphlet, which complies with section [5] of this rule, at first contact with:

[a] A prospective party to a real property transaction; or

[b] An unrepresented party seeking representation during the course of a real property transaction.

[3] An agent must provide the initial agency disclosure pamphlet in a written format by electronic mail, over the Internet, by USPS mail, facsimile, hand delivery or similar delivery method.

[4] An agent need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another agent.

Revised 9/9/2013

[5] The initial agency disclosure pamphlet must contain: [a] The following information, directed to the consumer: [A] A licensed real estate broker or principal broker must give a copy of the initial agency disclosure pamphlet at first contact with a prospective party to a real property transaction or at first contact with an unrepresented party seeking representation during the course of a real property transaction. [B]

A licensed real estate broker or principal broker need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. [C] The pamphlet describes the legal relationship between a broker and a consumer when the broker acts as the consumer's agent; and [D] The pamphlet is informational only and may not be construed to be evidence of intent to create an agency relationship, as provided in ORS 696.820. [b]

A general definition of an agency relationship and the three real estate agency relationships of seller's agent, a buyer's agent and a disclosed limited agent. [c] The definition of "confidential information" in ORS 696.800. [d] The affirmative duties and responsibilities of a seller's agent under ORS 696.805. [e] The affirmative duties and responsibilities of a buyer's agent under ORS 696.810. [f] The affirmative duties and responsibilities of a disclosed limited agent who represents both the buyer and the seller in a transaction under ORS 696.815. [g] The following statement to the consumer, "Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent."

[6] The Real Estate Agency will make available a sample of an initial agency disclosure pamphlet that complies with section [5] of this rule on the Agency's website.

## INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

## Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker [the "agent"] agrees to act on behalf of a buyer or a seller [the "client"] in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients: Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients.

"Confidential information"

is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one

to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

[1] The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

[2] The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the seller;

[3] To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;

[4] To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;

[5] To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even as the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the buyer;

[3] To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;

[4] To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;

[5] To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

[1] To the seller, the duties listed above for a seller's agent;

[2] To the buyer, the duties listed above for a buyer's agent; and

[3] To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:

[a] That the seller will accept a price lower or terms less favorable than the listing price or terms;

[b] That the buyer will pay a price greater or terms more favorable than the offering price or terms; or

[c] Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker [a real estate licensee who supervises other agents] establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

[1] To disclose a conflict of interest in writing to all parties;

[2] To take no action that is adverse or detrimental to either party's interest in the transaction; and

[3] To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.