

FOR LEASE
OUTSTANDING LOCATION



COLUMBIA GORGE OUTLETS

450 NW 257TH WAY | TROUTDALE, OR 97060

**± 2,200-30,000 SF AVAILABLE – BRING ALL OFFERS
LANDLORD READY TO MAKE DEALS**

For more information or a property tour, please contact:

MALLORIE GOODY

503.416.8409

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ELISSA VANARSDALL

503.225.8439

ElissaV@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

02/02/2026

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
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450 NW 257th Way | Troutdale, OR 97060

PRIME RETAIL SPACE AVAILABLE FOR LEASE

DETAILS

- Price: Call for rate
- Available: ± 2,200 – ± 30,000 SF

FEATURES

- More than 1.5 million visitors annually
- 55,000 ADT with high visibility
- 15 min drive to downtown Portland
- Strategically located with freeway visibility off Interstate 84 and signaled intersection at NW 257th Way
- Key tenants: Bath & Body Works, Pendleton, Coach, Columbia Sportswear, Gap, Levi's, and Starbucks
- Onsite social media & marketing team and regular center events
- Over **800** parking spaces with EVC stations available



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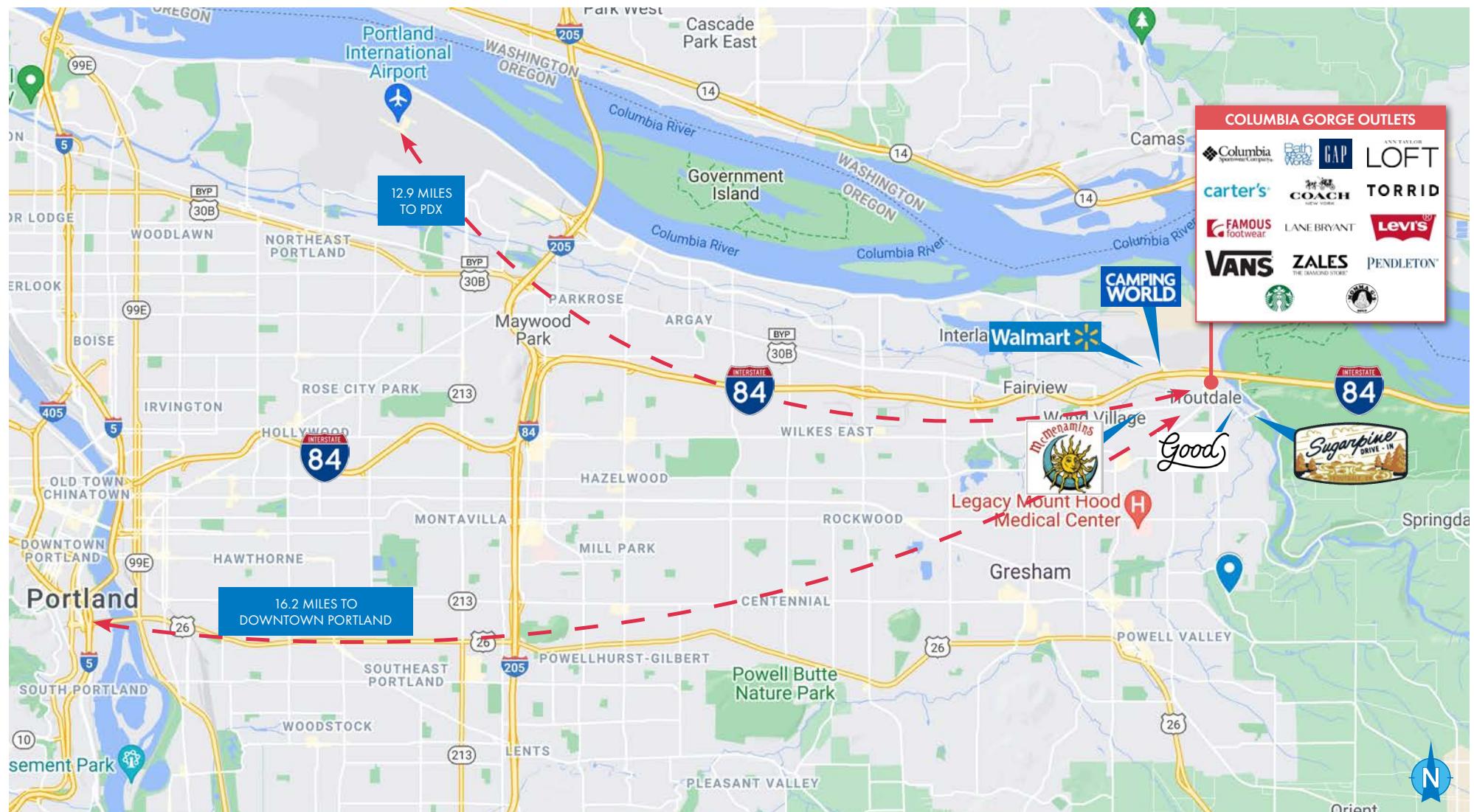
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Any spaces can be combined to create custom sizing to fit tenant needs



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TROUTDALE

Gateway to the Gorge

Troutdale offers close proximity to major metropolitan areas, a mix of lower-cost lands, more affordable housing and a capable labor force, making it an ideal location in which to live, work and play.



TROUTDALE ECONOMY

Recent industrial development related to the Port of Portland's Troutdale Reynolds Industrial Park has helped turn the community into a jobs center for the region.

MAJOR REGIONAL EMPLOYERS

- Amazon
- Port of Portland
- Bonneville Power
- Reynolds School District
- FedEx Ground
- Safeway
- Hyster-Yale
- Swift Transportation Inc.
- Legacy Mount Hood Medical Center
- Tube Specialties
- McMenamins Edgefield
- Walsh Trucking
- On Semiconductor
- Wolcott

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TROUTDALE DEMOGRAPHICS

Median Household Income:	\$75,451
Average Household Income:	\$87,970
Median Home Value:	\$343,030
Owner Occupied Households:	4,548
Renter Occupied Households:	2,799
2023 Population:	20,902
Total Number of Businesses:	875

TOURISM

The Columbia River Gorge tourism industry generates \$421 million in annual revenue.



Multnomah Falls

As the highest waterfall in the State of Oregon and second highest in the nation, Multnomah Falls attracts nearly two million visitors from around the world each year.



Hood to Coast

Known as "The Mother of All Relays," Hood to Coast is the largest relay in the world, spanning 199 miles from the top of Mt. Hood to the sandy beaches of the Pacific Ocean in Seaside, OR.



Wineries

Less than an hour east of Portland, the Columbia River Gorge features world-class wines from more than 30 wineries and 45+ vineyards.



Hiking

National Geographic rated the Pacific Crest Trail among the "Top 10 Mind Blowing Trails." The trail spans 2,650 miles, from Canada to Mexico and runs along Mt. Hood.

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