

FOR SALE

HIGH VIS RETAIL BUILDING

Potential Owner / User: Retail, Office, School, Church

1515 NE 106th Ave - Portland, OR

Located in Gateway Regional Center



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PROPERTY HIGHLIGHTS

FOR SALE	\$1,985,000
STORIES	Three (3): Main, Upper, Basement
BUILDING SIZE	± 9,687 SF (Main: 4,995 / Upper: 2,040 / Basement: 2,652)
PARCEL / LOT	± 20,473 SF (0.47 Acres) Tax Lots R110620 & R110616
BUILT	1967
POWER	600 ± Amps, 3-Phase, 120/208v
PARKING	± 30 (Non-Traditional Configuration), Porte-Cochere, Additional Drive Aisle
SIGNAGE	Monument Signs on Halsey & Weidler
ZONING	CM2 - Commercial Mixed Use 2 (Zoning Code Website)
POTENTIAL USES	Retail Sales & Service, Medical, Office, Daycare, Schools, Religious, Community Service, Quick Vehicle Servicing & Repair (some uses limited or conditional)

PROXIMITY

MEASUREMENT	I-205	PDX	I-5	CBD
EST. DISTANCE (MILES)	1.1	5.1	5.9	7.0
EST. AVG TIME (MINUTES)	3-6	10-15	8-12	12-17

LOCAL DEMOGRAPHICS

ATTRIBUTE	1 MILE	2 MILES	3 MILES
POPULATION: 2023	19,513	74,204	160,940
DAYTIME EMPLOYEES	8,603	29,766	68,446
AVG HOUSEHOLD INCOME	\$68,262	\$82,169	\$85,433

* 2023 Demographics data derived from CoStar for 1515 NE 106th Ave



- Spacious Building includes large open spaces for both congregation and dining, as well as smaller rooms ideal for classes
- Monument Signage on both NE Halsey & NE Weidler Streets
- Strong Traffic Counts including ±15,000 ADV on both NE Halsey & NE Weidler
- Located Directly Across the street from popular Gateway Discovery Park
- Convenient access to Commuter Corridors (NE 102nd & 122nd Avenues) and area Freeways (I-205 & I-84)
- Highly Accessible Neighborhood: Bike Score: 92, Walk Score: 82, Transit Score: 64
- Local Neighborhood Amenities include:
 - Health Care:** Providence Immediate Care, The Oregon Clinic, Planet Fitness
 - Department & Grocery:** Fred Meyer, Kohl's, Ross Dress For Less, Winco Foods, Bi-Mart, Dollar Tree, Office Depot, Food Fight!, Namaste Indian Bazaar
 - Food & Drink:** Starbucks, Black Rock, Jet Black Coffee, Jamba, Applebee's, Pizza Hut, Chang's Mongolian Grill, Taco Bell, Subway, Jersey Mike's, Carl's Jr, Panda Express, Papa Murphy's, Indio Mexican, Clamity Jae's, Baskin-Robbins, 7-Eleven
 - Banking:** Wells Fargo, Chase Bank, Key Bank, Riverview Bank
 - Vehicle:** Car Toys, Jiffy Lube, Valvoline Oil Change, Midas, 76, Arco, Enterprise
 - Misc:** Game Stop, The Outer Rim Bicycle Shop, Public Storage



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Brokers: Aaron Watt, Keegan Clay, Anne Hecht



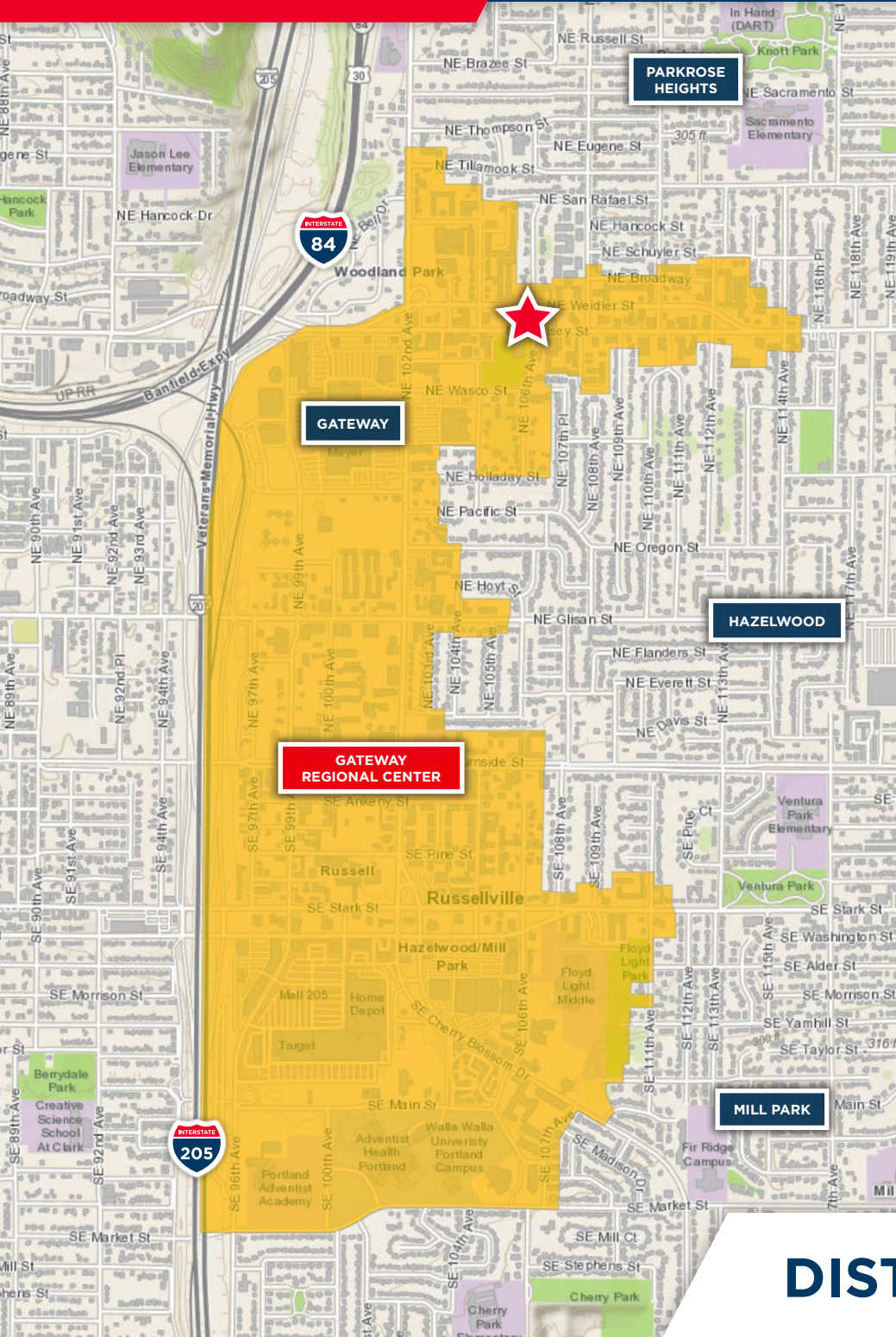
AREA RETAIL MAP



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DISTRICT & SITE MAPS



GATEWAY DISTRICT - NE PORTLAND, OREGON

Once considered the 'Gateway to the Columbia Gorge', the Gateway Business District stretches from 102nd to 162nd Avenues and covers nearly 25% of East Portland. Designated an Eco District in 2009, Gateway has committed to be one of the most sustainable business districts in the city, planting more than 2,500 trees in the district (2014) and helping customers recycle with unique garbage cans in the public right of way (2015).

Adjacent to two regional freeways and served by three light rail lines and 13 bus lines, the Gateway area in East Portland provides one of the region's best transportation networks. It is projected to become the most accessible location in the Portland metropolitan region in 20 years, creating a new center for jobs and the residents of East Portland. With increased activity, the area will be a destination for working, shopping and recreation, and home to thousands of people, both newcomers and longtime residents.

With this focus, it is evolving into a source of community pride as an embodiment of the values and aspirations of the East Portland community. Redeveloping a low density, suburban style commercial and retail area into a more dense, pedestrian-friendly, mixed-use community will require sustained investment. The Opportunity Gateway Concept Plan and Redevelopment Strategy, the culmination of an effort by hundreds of stakeholders over a two-year period, sets the stage for a transformation that supports sustainable development and helps the region meet the state mandate to reduce greenhouse gas emissions for cars and small trucks.

LINKS (click): [Gateway Regional Center](#) [Commercial Property Redevelopment Loan Program](#) [Prosperity Investment Program \(PIP\)](#)



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