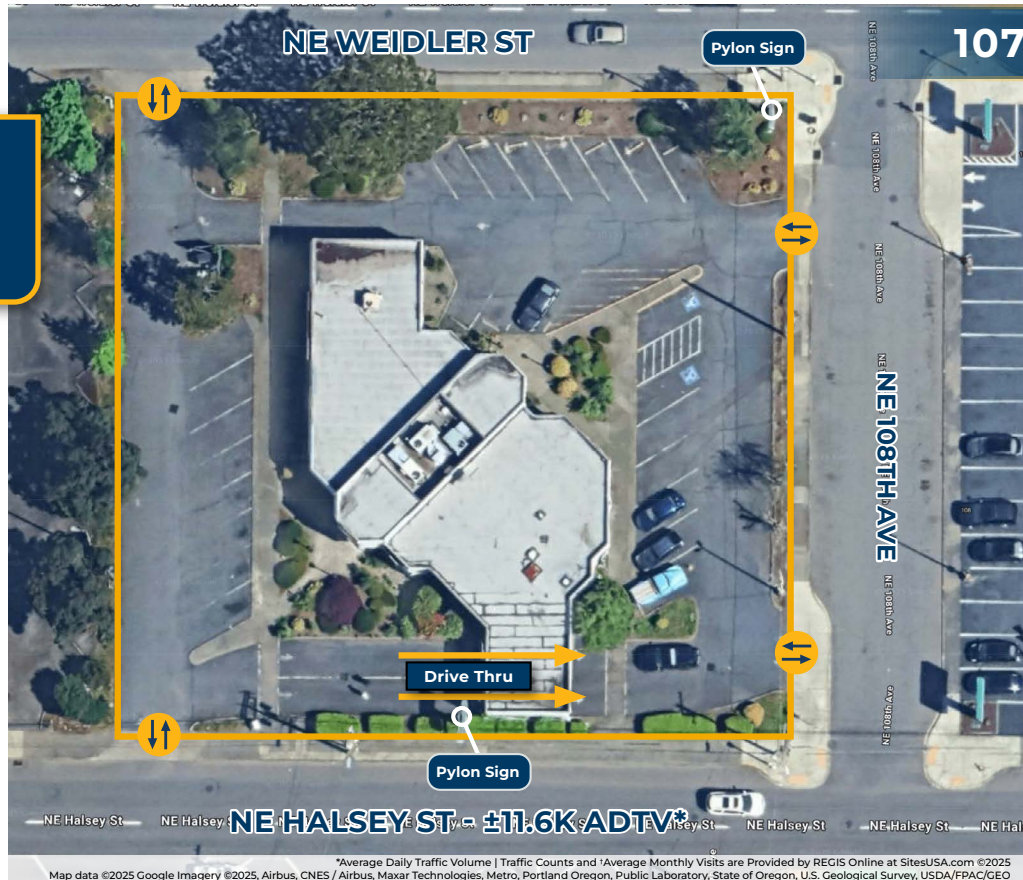




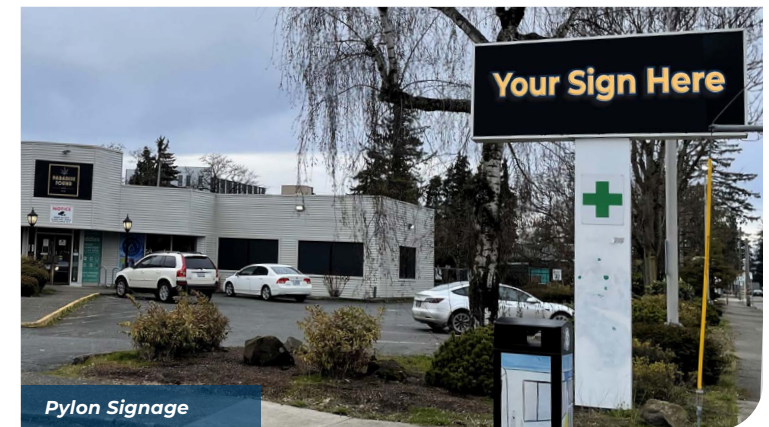
FOR SALE



10735 NE HALSEY ST, PORTLAND, OR



Drive Thru Exterior



Pylon Signage

HIGH CASH FLOW BUSINESS WITH DRIVE-THRU PROPERTY ON .81 AC

2nd-Generation Retail Space with Drive Thru

± 5,400 SF Building on a ± 35,284 SF Lot

Sale Price: \$1,400,000 | \$259 /SF Building | \$40 /SF Land

10735 NE Halsey St, Portland, OR 97220

- 23 Striped Parking Spaces in Three Separate Parking Areas
- Rare Existing Drive Thru
- Pylon Signage with Frontage on NE Halsey St and NE Weidler St
- Large Walk-In Vault
- Ideal Site for Future Mixed-Use Development

JASON VANABRAMS

Vice President | Licensed in OR

503-314-1099 | jason@capacitycommercial.com



PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	10735 NE Halsey St, Portland, OR 97220
Building Size	±5,400 SF
Lot Size	±35,284 SF
Sale Price	\$1,400,000 \$259 /SF Building \$40 /SF Land
Parcel ID	R318986
Zoning	Commercial Mixed Use 2 (CM2) - View Online
Use Type	Retail, Service
Availability	Now
Space Condition	2nd Generation

Location Features

- Large Retail Space/Showroom
- Secure Wholesale Production Area
- 23 Striped Parking Spaces in Three Separate Parking Areas
- Retail and wholesale OLCC cannabis licenses, FF&E and intellectual property available.
- Ideal Site for Future Mixed-Use Development

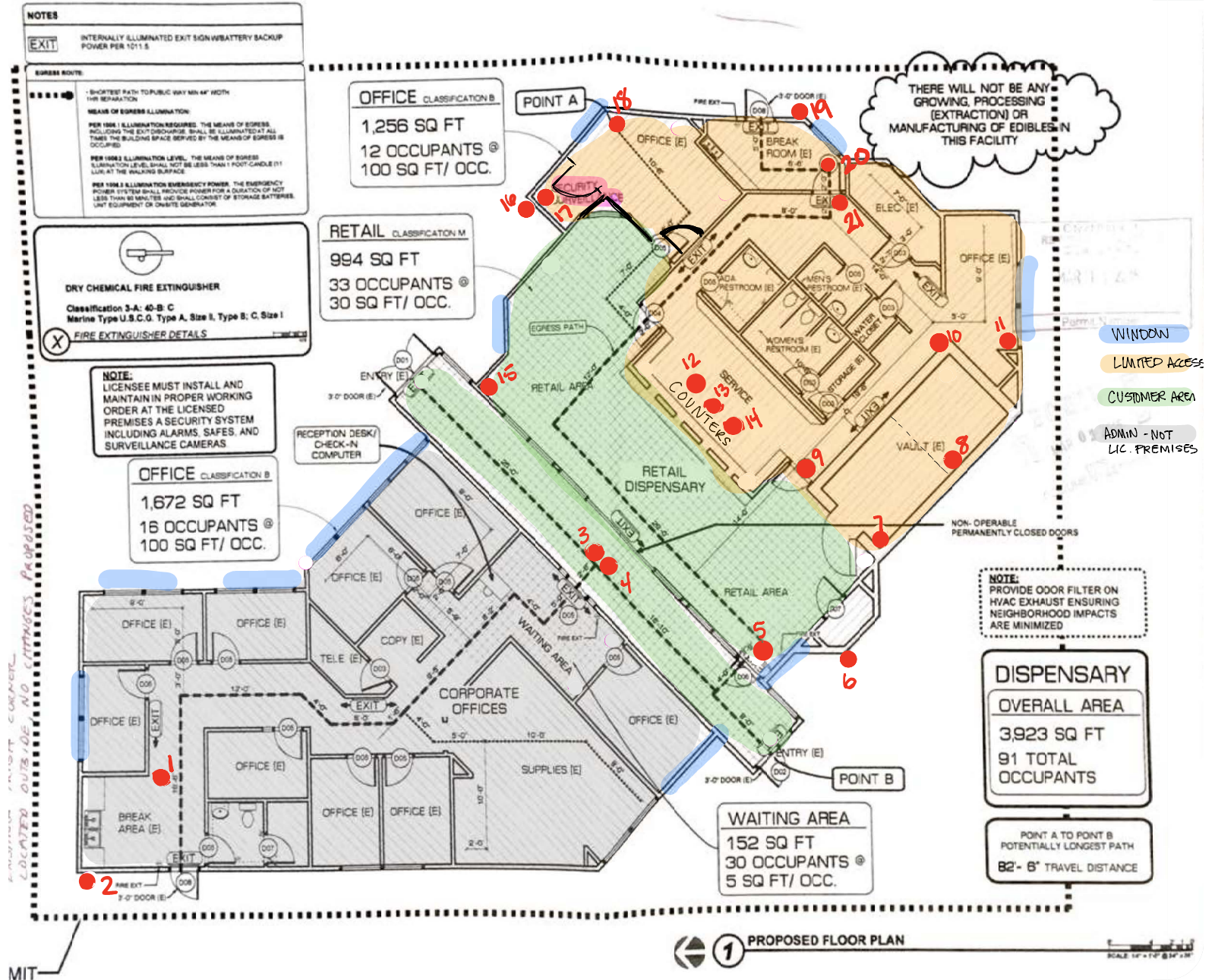
Nearby Highlights

- Kaiser Permanente
- Fred Meyer
- Jamba
- Mucho Sabor
- Clamity Jae's Grill
- El Indio Mexican
- Jet Black Coffee Company
- Gateway Breakfast House
- Papa Murphy's
- 108 Bar N Grill
- Lily Market
- Rack Attack Portland
- Joseph's Deli
- McDonald's
- Carl's Jr.
- Fairmont Villa Apartments
- Gateway Dental
- Gateway Discovery Park



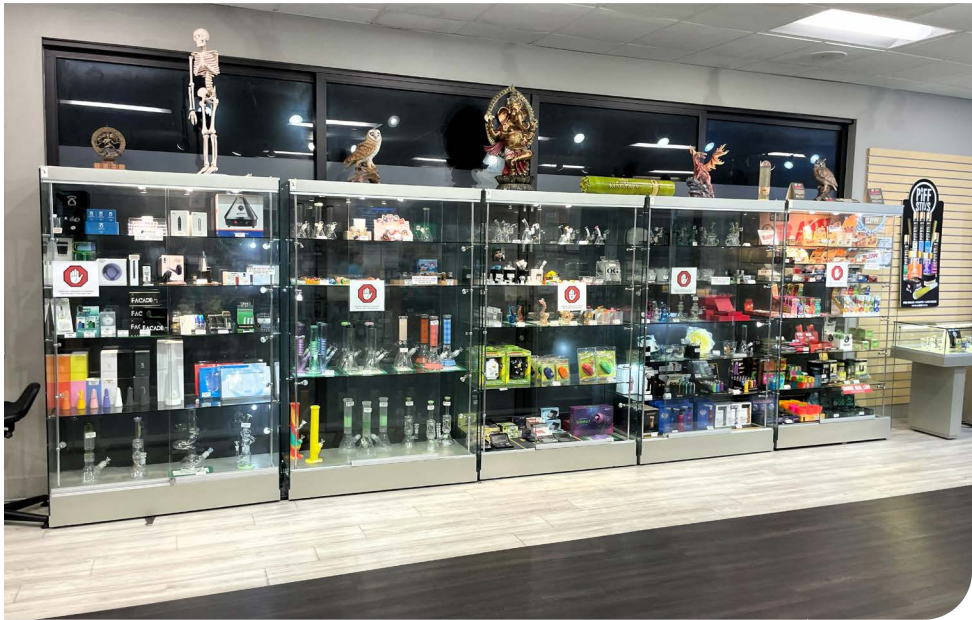
FLOOR PLAN

FLOOR PLAN



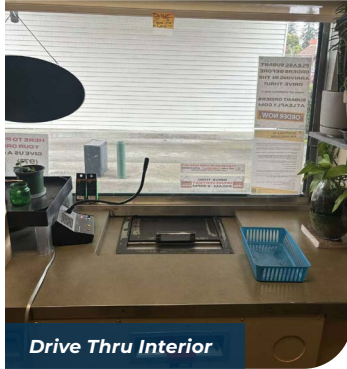


INTERIOR PHOTOS





SITE PLAN



Drive Thru Interior

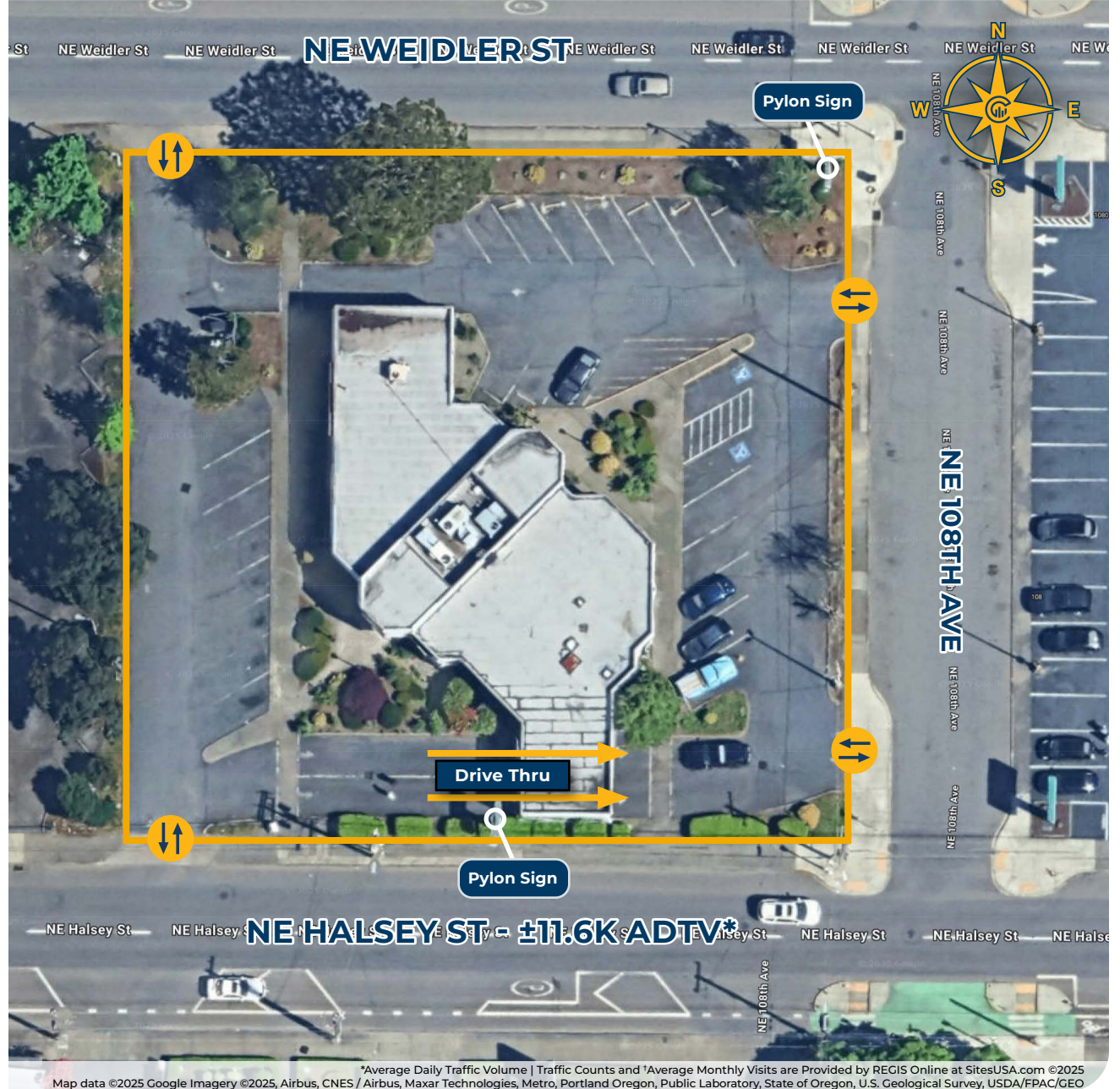


Drive Thru Exterior



Pylon Signage

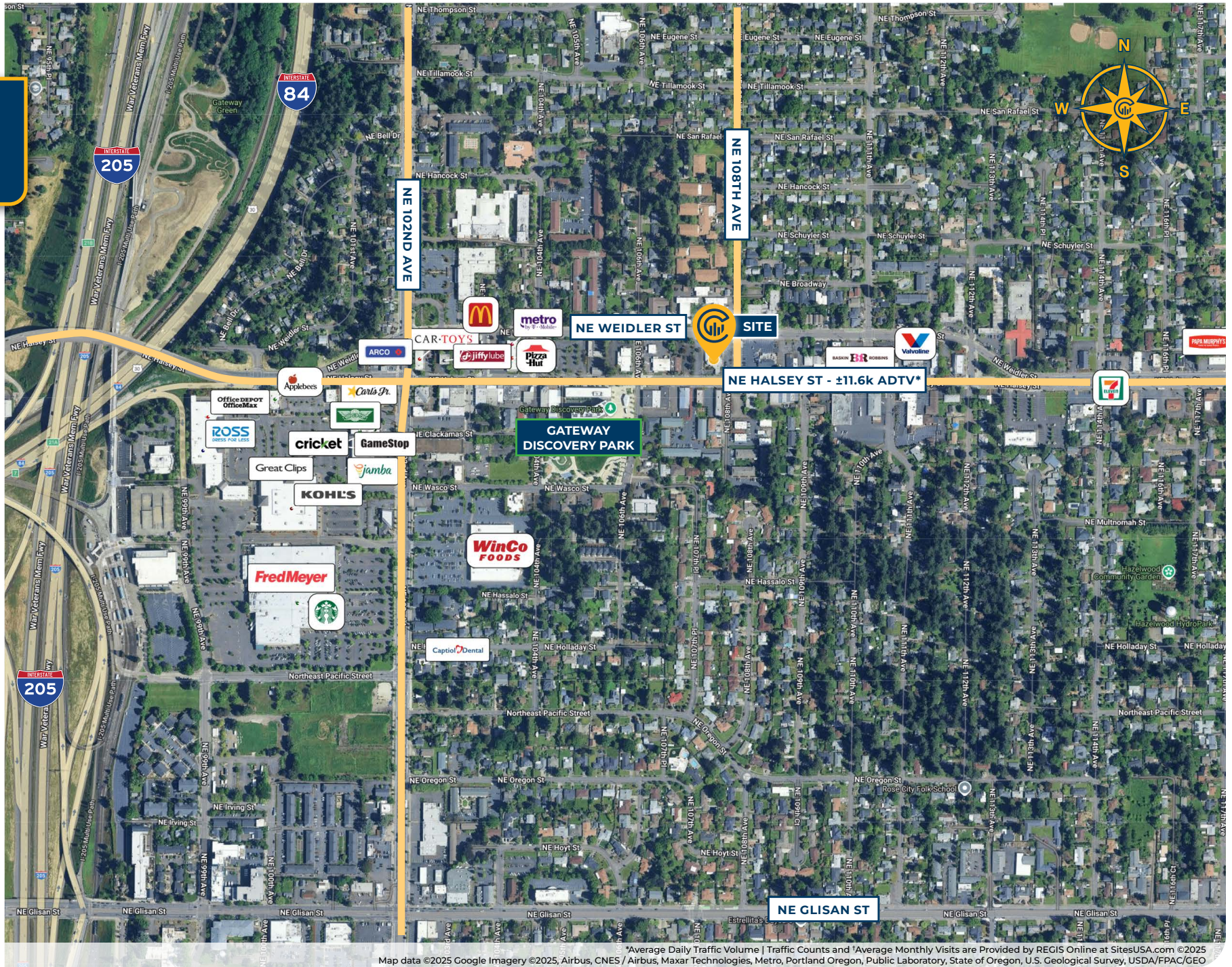
SITE PLAN



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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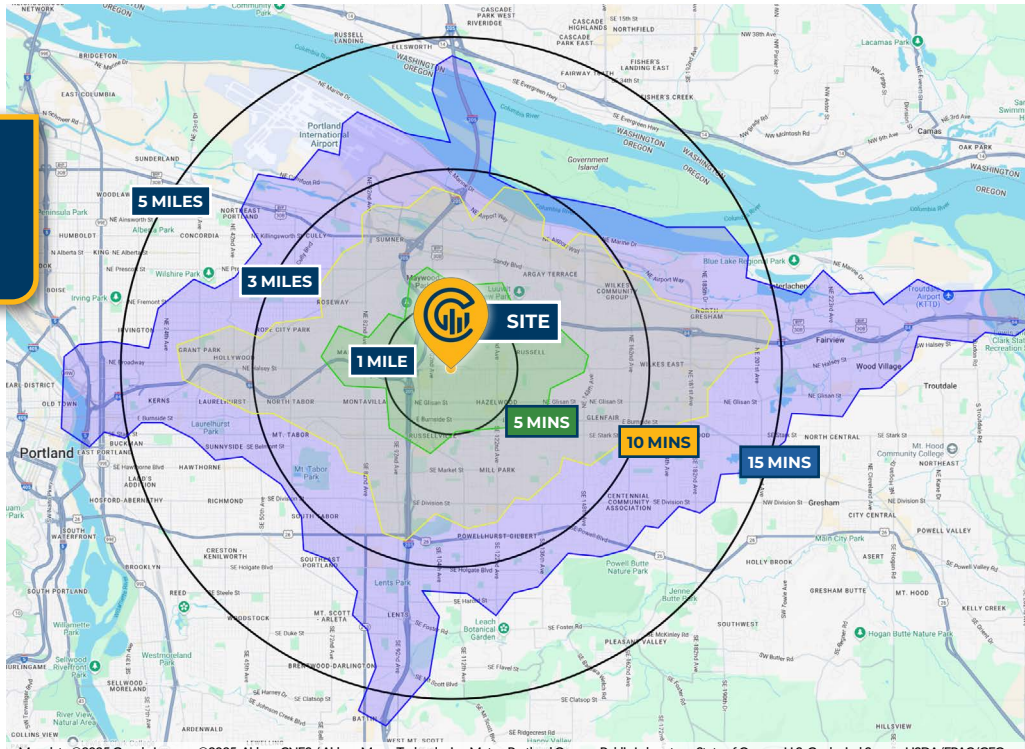
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	18,818	158,129	385,157
2030 Projected Population	18,588	152,736	371,563
2020 Census Population	19,520	166,410	408,716
2010 Census Population	18,123	157,542	378,752
Projected Annual Growth 2025 to 2030	-0.2%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	0.3%	-	0.1%
Households & Income			
2025 Estimated Households	7,849	64,097	159,689
2025 Est. Average HH Income	\$92,708	\$106,048	\$119,220
2025 Est. Median HH Income	\$67,759	\$82,118	\$92,633
2025 Est. Per Capita Income	\$39,268	\$43,313	\$49,683
Businesses			
2025 Est. Total Businesses	962	8,154	21,490
2025 Est. Total Employees	7,831	67,112	149,206

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

Neighborhood Scores

82

Walk Score®
"Very Walkable"

92

Bike Score®
"Biker's Paradise"

49

Transit Score®
"Some Transit"

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

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