

# NICK FISH, 10560 NE HALSEY STREET, PORTLAND 97220



NICK FISH is a mixed-use building with 75 units of housing, 11,000 SF of office space that is the headquarters for Human Solutions, and approximately 8,751 SF of ground floor commercial with 3,280 SF of space available. Located immediately adjacent to Gateway Discovery Park in the Halsey/Weidler Business District at NE Halsey street and NE 106th

avenue, it is a prime location. The ground floor retail spaces can accommodate as many as nine (9) active destination businesses, including two (2) restaurants.

A great spot for active destination businesses to energize the street-level environment and complement the existing businesses in Halsey/Weidler Business District.

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**DRCOMM**  
Dwell Realty Commercial

\*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy and should be independently verified.





**Price: \$29/SF NNN**

**SUITE 1:**

- 1,078 SF
- End Cap along Halsey
- ADA restroom
- HVAC
- Gray shell
- Suite 1 & Suite 2 could be combined 2,122 SF

- Gray shell
- Designed w/ hood and grease trap
- Suite 1 & Suite 2 could be combined 2,122 SF

**SUITE 2:**

- 1,044 SF
- ADA restroom
- HVAC

- Suite 3:
- 1,158 SF
- ADA restroom
- HVAC
- Warm shell



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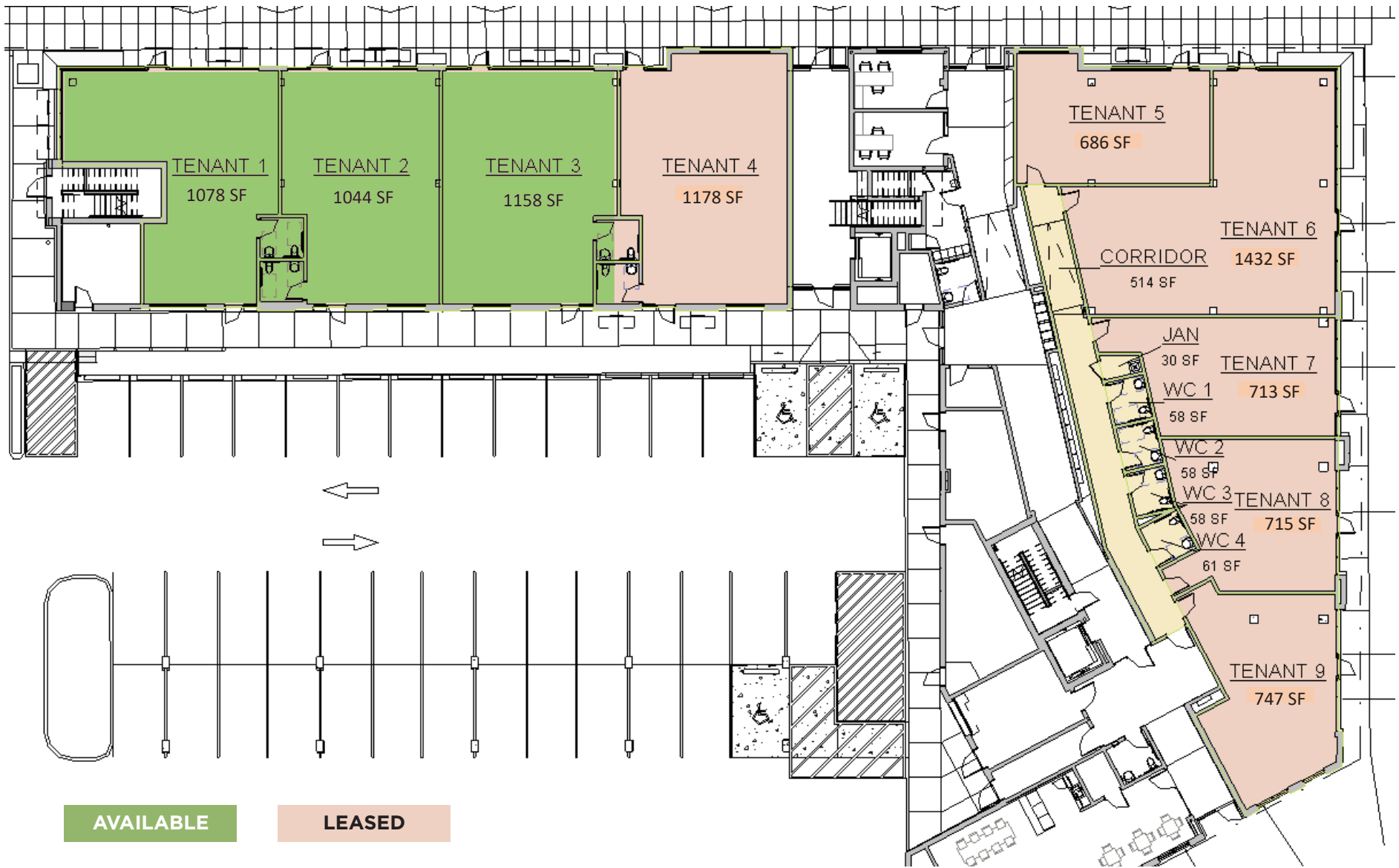
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# Traffic Count Report

## The Nick Fish

10550 NE Halsey St, Portland, OR 97220

Building Type: **Multi-Family**  
 Building Size: **75,000 SF**  
 # of Units: **83**  
 Avg Unit Size: **526 SF**  
 % Bldg Vacant: **0%**  
 Total Available: **0 SF**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NE 106th Ave	NE Halsey St	0.02 N	2022	1,432	MPSI	.03
2	NE Halsey St	NE 106th Ave	0.04 E	2022	14,802	MPSI	.04
3	NE Halsey St	NE 106th Ave	0.03 W	2022	15,676	MPSI	.08
4	NE Halsey St	NE 106th Ave	0.03 W	2020	16,554	MPSI	.08
5	NE Halsey Street	NE 106th Ave	0.03 W	2020	15,169	AADT	.08
6	Northeast Wasco Street	NE 104th Ave	0.01 E	2019	1,383	ADT	.10
7	NE Weidler St	NE 106th Ave	0.05 W	2022	15,151	MPSI	.11
8	NE Weidler St	NE 106th Ave	0.05 W	2021	10,734	MPSI	.11
9	NE Weidler St	NE 106th Ave	0.05 W	2020	7,211	MPSI	.12
10	NE Halsey St	NE 103rd Ave	0.03 E	2020	16,318	MPSI	.15

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1/16/2023



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# Demographic Overview

10550 NE Halsey St

Population (1 mi)

**20,473**

Avg. HH Size (1 mi)

**2.4**

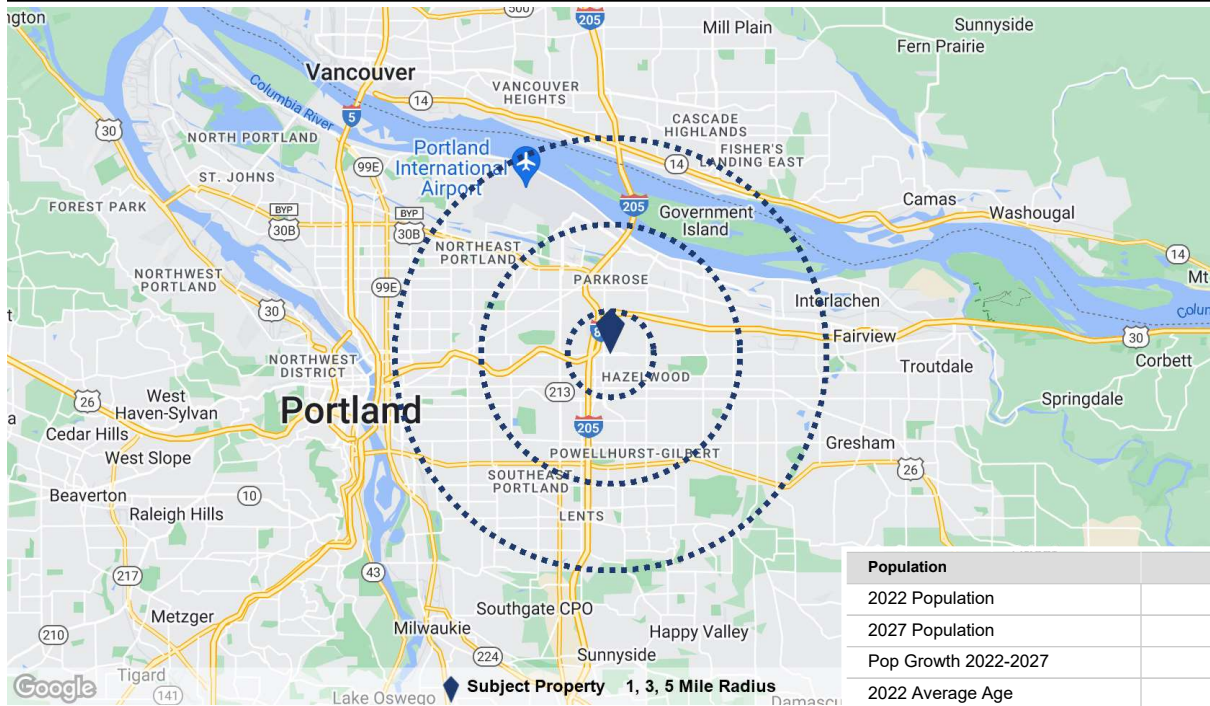
Avg. Age (1 mi)

**40**

Med. HH Inc. (1 mi)

**\$54,411**

## DEMOGRAPHIC RADIUS RINGS



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Population	20,473	170,094	415,555
2027 Population	20,824	172,212	422,304
Pop Growth 2022-2027	1.7%	1.3%	1.6%
2022 Average Age	40	40	39
<b>Households</b>			
2022 Households	8,067	65,691	163,425
2027 Households	8,186	66,334	165,804
Household Growth 2022-2027	1.5%	1.0%	1.5%
Median Household Income	\$54,411	\$63,513	\$69,264
Average Household Size	2.4	2.5	2.4
Average HH Vehicles	2	2	2
<b>Housing</b>			
Median Home Value	\$347,771	\$367,966	\$394,512
Median Year Built	1964	1963	1961



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