

2816–2820 NE Halsey Street

Trophy Irvington Property with Long-Term NNN Income

INVESTMENT SUMMARY

2816–2820 NE Halsey St.

Portland, OR 97232



ASKING PRICE
$1,240,000

CAP RATE
7.53%

PRICE PER SF
$411

NOI
$93,311

NET RENTABLE AREA
3,020 SF

LOT SIZE
5,100 SF

OCCUPANCY
100%

INVESTMENT HIGHLIGHTS

- NNN Leases
- Professionally Managed
- 100% occupied by established tenants

PROPERTY OVERVIEW

Building Type	Freestanding Mixed-Use Building
Year Built	1956 (2014 Renovation)
Zoning	GC – General Commercial
Lease Structure	Triple Net (NNN)
Commercial Tenants	CatScratch Vegan Bakery & Capriotti's Sandwich Shop

PROPERTY HIGHLIGHTS

- Two fully equipped commercial production kitchens
- Two-bedroom, one-bath residential unit
- Freestanding mixed-use investment
- Professionally managed
- Renovated in 2014
- Excellent owner/investor opportunity
- Strong in-place cash flow
- 100% occupied by established tenants

COMMERCIAL TENANTS

CatScratch Vegan Bakery
Portland's beloved plant-based bakery offering made-from-scratch pastries, cakes, and baked goods.

Capriotti's Sandwich Shop
Nationally recognized sandwich shop known for quality ingredients and authentic flavor.

BUILDING FEATURES

- TWO COMMERCIAL PRODUCTION KITCHENS
- TWO-BEDROOM, ONE-BATHROOM RESIDENTIAL UNIT
- PROFESSIONALLY MANAGED

$1,240,000 ASKING PRICE	7.53% CAP RATE	$411 PRICE PER SF	$93,311 NOI	3,020 SF NET RENTABLE AREA	2 PRODUCTION KITCHENS	2 BED / 1 BATH RESIDENTIAL UNIT	3 NNN LEASES

A turn-key, mixed-use investment with strong in-place income, long-term stability, and value-add upside.

2816–2820 NE HALSEY ST.

PORTLAND, OR 97232

THE NEIGHBORHOOD

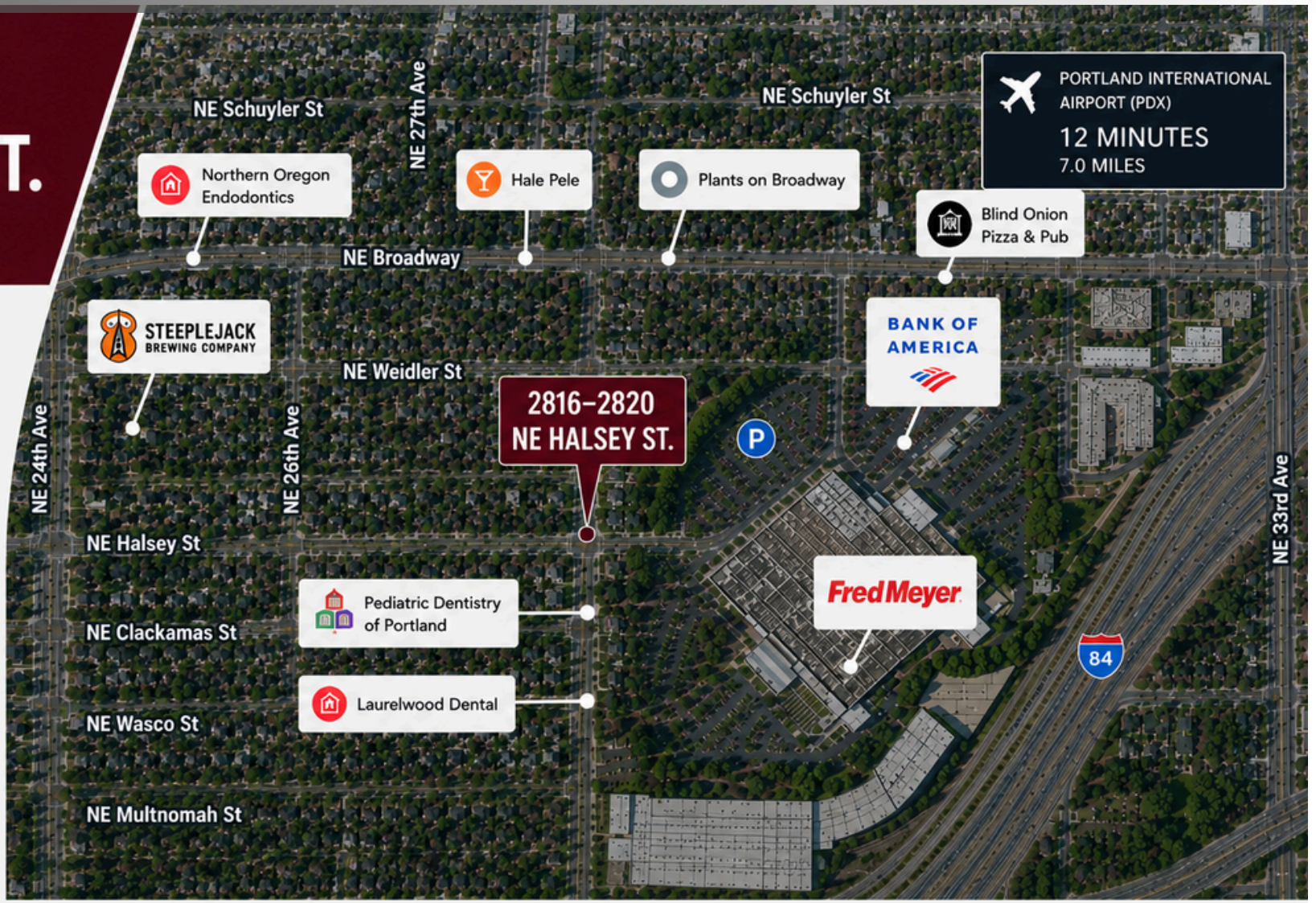
TRAFFIC VOLUME
15,800+
Vehicles Per Day on NE Halsey St.

12 MINUTES
to Portland International Airport (PDX)

DENSE TRADE AREA
75,000+
Residents within 3 miles

AVG. HOUSEHOLD INCOME
$99,972
within 3 miles

STRONG RETAIL CORRIDOR
Surrounded by national and local businesses



WHY THIS LOCATION?

Located in the heart of a thriving NE Portland corridor, 2816–2820 NE Halsey St. offers exceptional visibility, strong traffic counts, and easy access to major routes and daily amenities.

75,000+
RESIDENTS WITHIN 3 MILES

STRONG RETAIL CORRIDOR
Surrounded by national and local businesses

PRIME ACCESS
Easy access to I-84 and major city routes

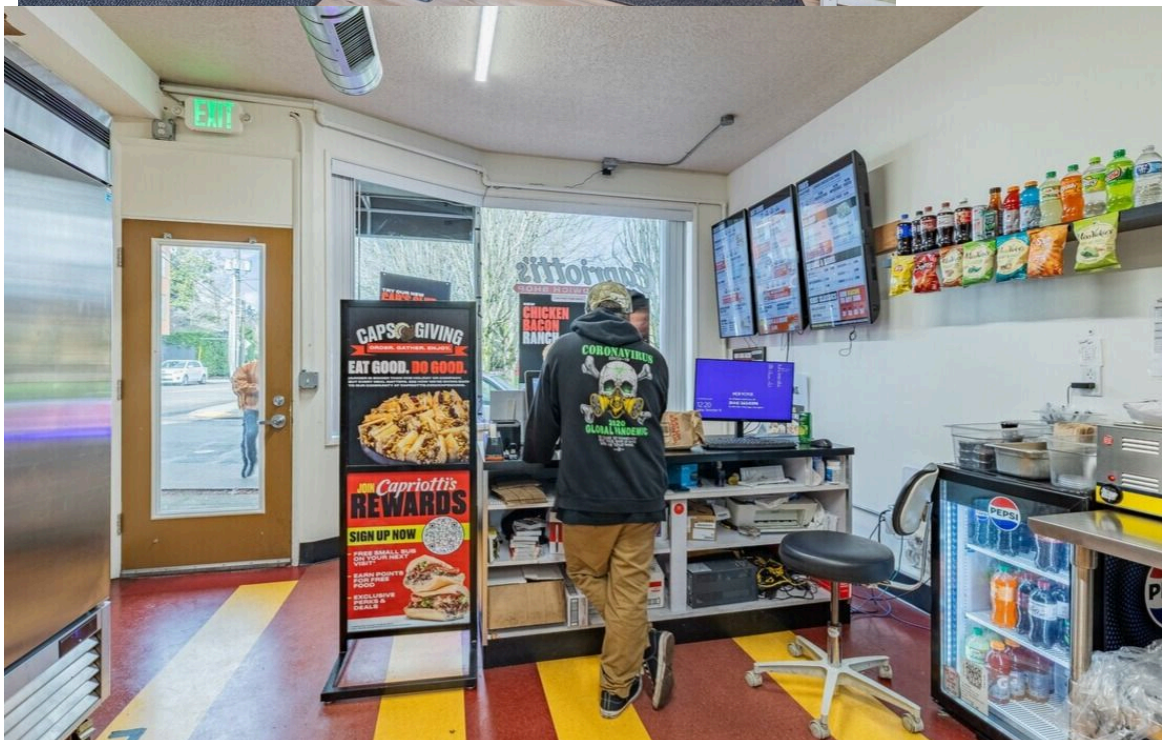
ESTABLISHED TRADE AREA
High visibility and steady daily traffic

NORTH RIM

SUBJECT PROPERTY INTERIOR PHOTOS



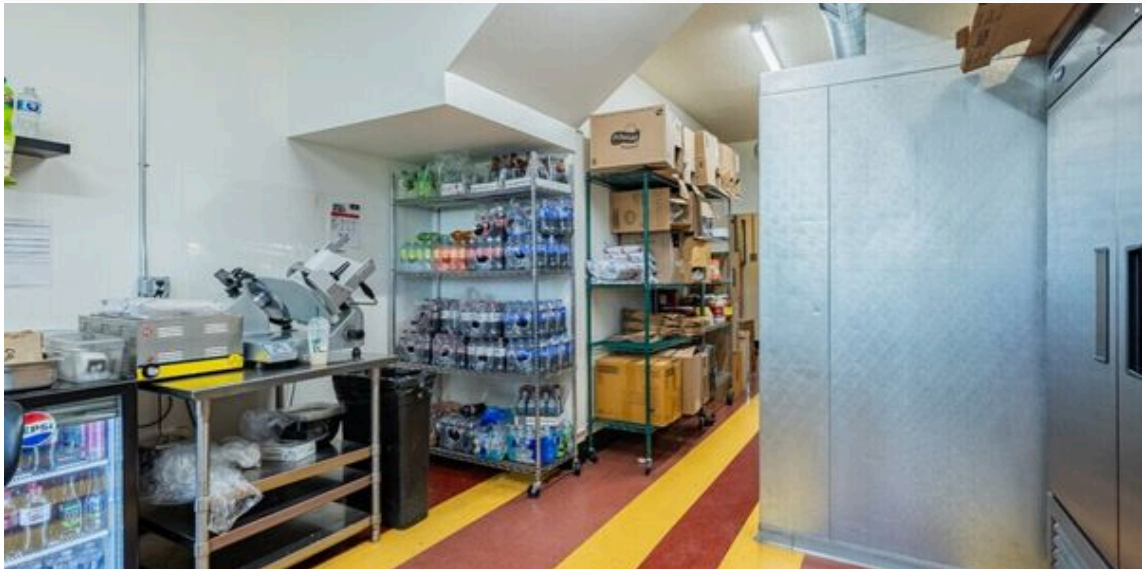






SUBJECT PROPERTY INTERIOR PHOTOS









SUBJECT PROPERTY INTERIOR PHOTOS











2816–2820 NE HALSEY ST.

PORTLAND, OR 97232

TRAFFIC COUNT

15,800+

VEHICLES PER DAY ON NE HALSEY ST.

12 MINUTES

TO PORTLAND INTERNATIONAL AIRPORT (PDX)

DEMOGRAPHICS

WITHIN 3 MILES

75,000+	31,000+	$99,972	43,000+
RESIDENTS	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	DAYTIME EMPLOYEES

STRATEGIC LOCATION

Highly visible location on NE Halsey St. with strong traffic counts and easy access to major routes.

STRONG RETAIL CORRIDOR
Surrounded by national and local businesses

DENSE TRADE AREA
75,000+ residents within 3 miles driving a strong customer base

EXCELLENT ACCESS
Convenient access to I-84, I-205, and major arterials





2816-2820 NE Halsey St. | Portland, OR 97232

CATSCRATCH VEGAN BAKERY, LLC
SUITE 3137
CATSCRATCHCOOP.ORG

CatScratch Co-op Vegan Bakery is a worker-owned bakery dedicated to crafting high-quality, entirely plant-based baked goods while fostering a sustainable and community-centered business model. The cooperative offers a rotating selection of artisan pastries, breads, cookies, cakes, and savory specialties, with both retail and wholesale service. Founded by experienced Portland bakers, CatScratch emphasizes exceptional craftsmanship, innovation, and equitable ownership, creating a neighborhood destination that combines outstanding vegan baking with a commitment to supporting both its workers and the local community.

FRAN CO. LLC
DBA CAPRIOTTI'S SANDWICH SHOP
SUITE 3138
CAPRIOTTIS.COM

Capriotti's Sandwich Shop is owned by power couple Dale and Connie Campbell, who are experienced franchisees driving success at this top-rated sandwich show. The Campbell's operate 4 locations, as trusted operators of Capriotti's 50-year-old national brand, which boasts 175 locations. This Portland shop has built a loyal customer base and consistently earns high ratings on delivery platforms like DoorDash, Uber Eats, and Grubhub for fast, friendly service, and a personalized customer experience.



Portland MSA

The Portland–Vancouver–Hillsboro Metropolitan Statistical Area (MSA) is the 25th largest metropolitan area in the United States, encompassing seven counties across Oregon and Southwest Washington with a population of approximately 2.6 million residents and an economic output exceeding $225 billion annually. Located at the confluence of the Columbia and Willamette Rivers, with access to the Pacific Ocean, Portland MSA is a strategic center of industry and commerce for the Pacific Rim

Economic Drivers

Leading economic drivers include a diverse mix of industries. Often referred to as the "Silicon Forest," the region is anchored by global technology leaders such as Intel, while internationally recognized companies including Nike, Adidas North America, and Columbia Sportswear drive the athletic and outdoor apparel sector. Healthcare and life sciences are led by Oregon Health & Science University (OHSU) and several major hospital systems, while advanced manufacturing, food and beverage production, and professional services continue to expand.



Trophy Irvington Property with Long-Term NNN Income

Jeffrey Weitz
503-358-7555
jw@NorthRimPDX.com

Matt Schweitzer
503-525-1927
matt@NorthRimPDX.com

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All North Rim designs are the sole property of North Rim. Branded materials and layouts are not authorized for use by any other firms or persons.