

# Walmart

SUPERCENTER  
SHOPS @ 

PORTLAND/GRESHAM/TROUTDALE



## LOCATION

I-84 at NE 238th & Sandy Blvd  
Wood Village, OR

## AVAILABILITY

Up to approximately 3,000 SF

## COMMENTS

- The complex is located at the apex of the shopping traffic for North Gresham, Wood Village – on the main commuter and shopping corridor.
- In front of Portland's largest and highest grossing Walmart Superstore with over 50,000 weekly customer visits and \$2.5 Million in weekly sales.
- Nearby businesses include Fred Meyer, Target, Lowes, Kohls, Home Depot and Safeway.
- Strong area daytime demographics and growth.

## TRAFFIC COUNTS

I-84 – 69,801 ADT ('22)  
NE 238th Dr – 22,875 ADT ('22)  
Sandy Blvd – 7,729 ADT ('21)

## RATE

Please call for details



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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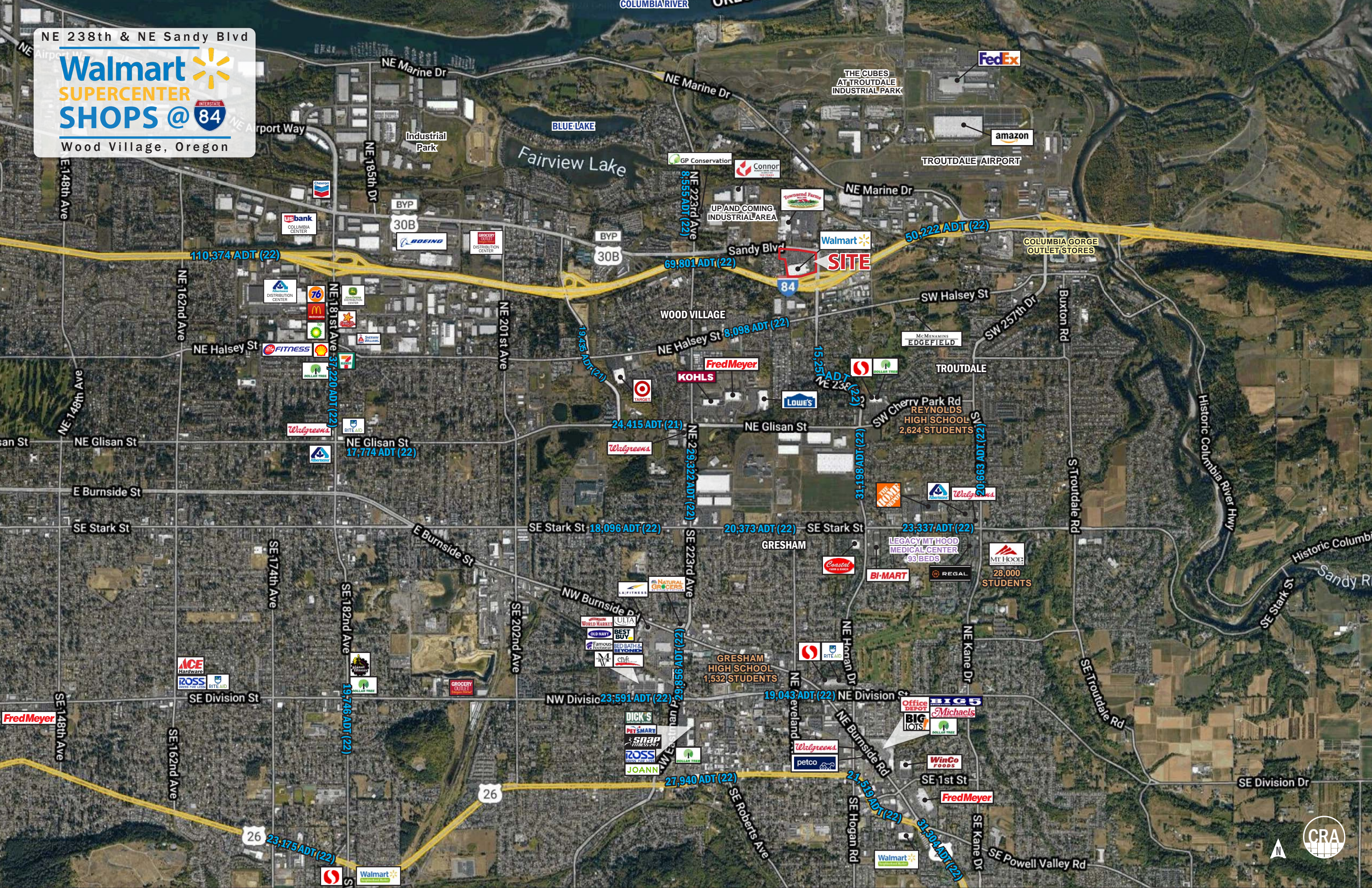
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NE 238th & NE Sandy Blvd



Wood Village, Oregon



110,374 ADT (22)

69,801 ADT (22)

50,222 ADT (22)

8,098 ADT (22)

24,415 ADT (21)

17,774 ADT (22)

18,096 ADT (22)

20,373 ADT (22)

23,337 ADT (22)

23,591 ADT (22)

19,043 ADT (22)

27,940 ADT (22)

21,519 ADT (22)

31,504 ADT (22)

23,175 ADT (22)





NE 238th & NE Sandy Blvd

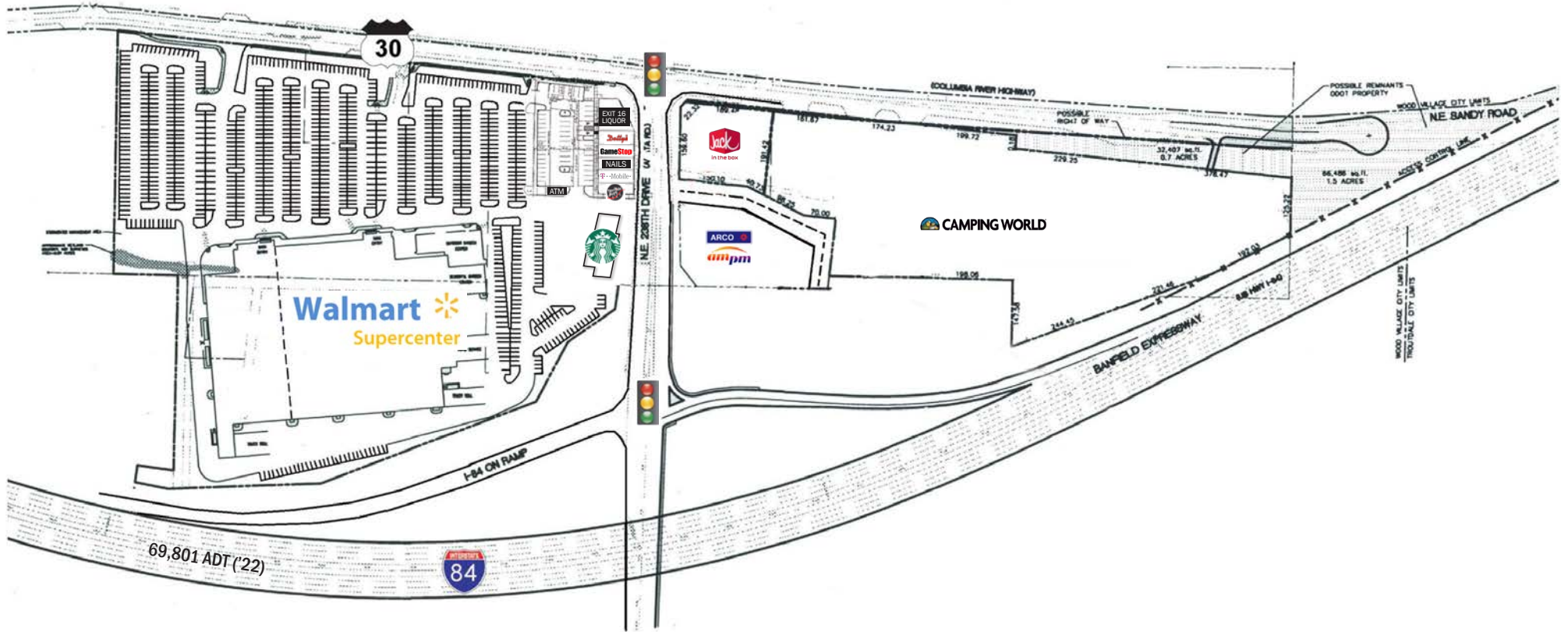
Walmart  
**SUPERCENTER**  
**SHOPS @ 84**

Wood Village, Oregon





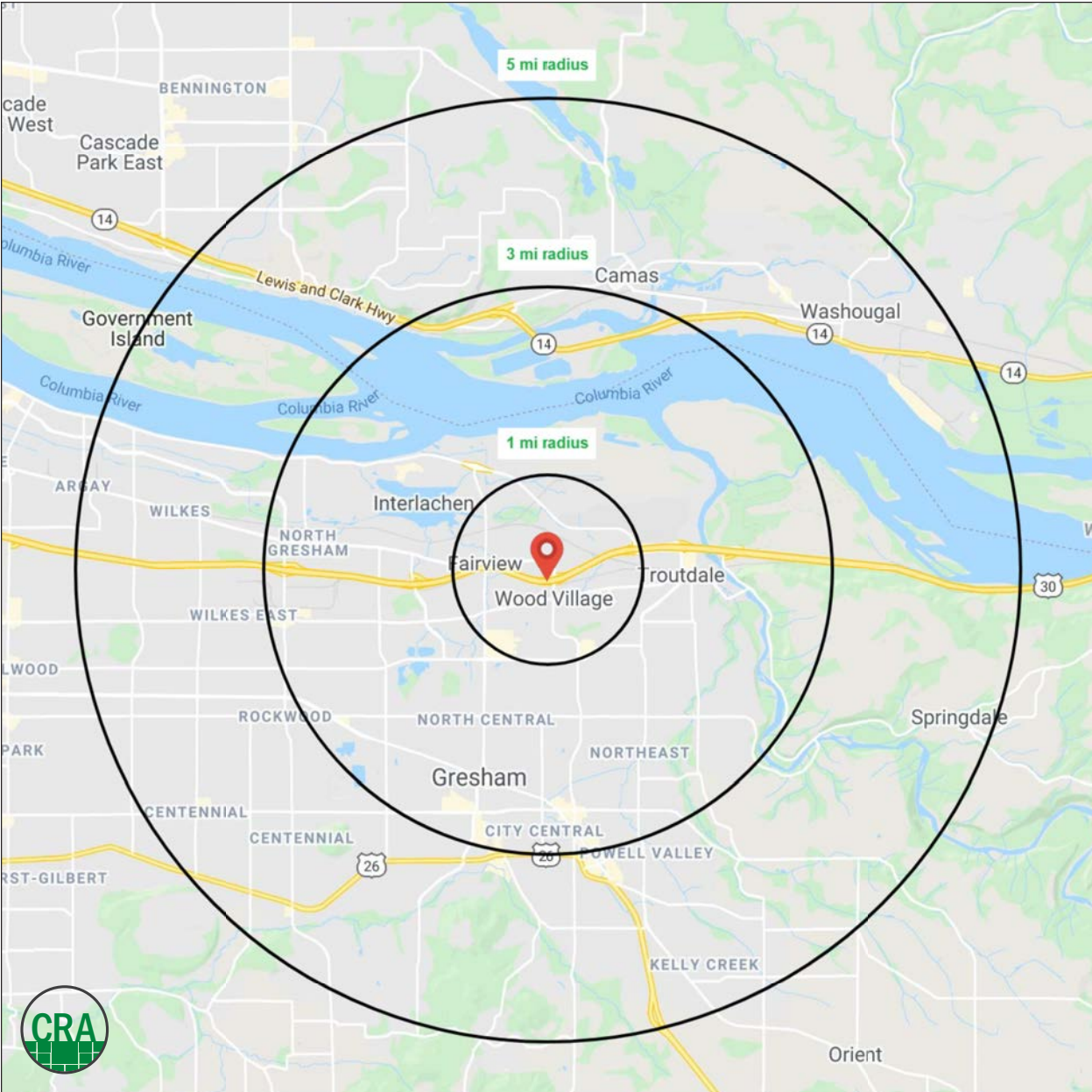
## SITE PLAN





**DEMOGRAPHIC SUMMARY**

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	10,378	76,375	216,675
Projected Population 2027	10,474	75,876	218,371
Average HH Income	\$74,269	\$74,114	\$85,785
Total Employees	4,819	39,933	73,851
Daytime Demographics 16+	7,447	61,360	140,013
Total Households	3,670	28,569	78,953



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5412/-122.4208

<b>Walmart Supercenter Shops @ I-84</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Wood Village, OR 97060</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2022 Estimated Population	10,378	76,375	216,675
2027 Projected Population	10,474	75,876	218,371
2020 Census Population	10,420	77,542	218,503
2010 Census Population	9,409	71,819	200,167
Projected Annual Growth 2022 to 2027	0.2%	-0.1%	0.2%
Historical Annual Growth 2010 to 2022	0.9%	0.5%	0.7%
2022 Median Age	35.0	36.6	37.3
<b>Households</b>			
2022 Estimated Households	3,670	28,569	78,953
2027 Projected Households	3,747	28,763	81,046
2020 Census Households	3,657	28,889	79,312
2010 Census Households	3,332	26,978	73,230
Projected Annual Growth 2022 to 2027	0.4%	0.1%	0.5%
Historical Annual Growth 2010 to 2022	0.8%	0.5%	0.7%
<b>Race and Ethnicity</b>			
2022 Estimated White	61.3%	65.8%	66.8%
2022 Estimated Black or African American	5.0%	5.4%	5.7%
2022 Estimated Asian or Pacific Islander	7.1%	6.9%	8.8%
2022 Estimated American Indian or Native Alaskan	2.5%	1.5%	1.2%
2022 Estimated Other Races	24.2%	20.5%	17.5%
2022 Estimated Hispanic	29.2%	22.4%	18.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$74,269	\$74,114	\$85,785
2022 Estimated Median Household Income	\$65,087	\$65,561	\$73,499
2022 Estimated Per Capita Income	\$26,561	\$27,917	\$31,448
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	7.9%	5.7%	5.0%
2022 Estimated Some High School (Grade Level 9 to 11)	6.7%	5.7%	5.9%
2022 Estimated High School Graduate	28.5%	27.6%	24.9%
2022 Estimated Some College	25.8%	25.7%	24.7%
2022 Estimated Associates Degree Only	7.4%	10.5%	10.3%
2022 Estimated Bachelors Degree Only	14.7%	16.3%	18.1%
2022 Estimated Graduate Degree	9.1%	8.5%	11.0%
<b>Business</b>			
2022 Estimated Total Businesses	462	3,553	8,203
2022 Estimated Total Employees	4,819	39,933	73,851
2022 Estimated Employee Population per Business	10.4	11.2	9.0
2022 Estimated Residential Population per Business	22.5	21.5	26.4

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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