

FOR LEASE
OUTSTANDING LOCATION



COLUMBIA GORGE OUTLETS

450 NW 257TH WAY | TROUTDALE, OR 97060

Opportunity to be the next prime food
operator at Columbia Gorge Outlets

For more information or a property tour, please contact:

MALLORIE GOODY

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ELISSA VANARSDALL

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Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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REAL ESTATE SERVICES

AMO

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

05/08/2026

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

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OPPORTUNITY TO BE THE NEXT PRIME FOOD OPERATOR AT COLUMBIA GORGE OUTLETS IN TROUTDALE, OREGON

DETAILS

- Price: \$27.00 PSF + \$9.00 PSF NNN
- Available: ± 1,212 SF + common area for seating available for use with business

FEATURES

- Includes all FF&E to operate quick service food
- Signage opportunity facing both I-84 east bound and Historic Columbia River HWY with more than 57,000 ADT
- More than 1.5 million visitors annually
- 15 min drive to downtown Portland
- Strategically located with freeway visibility off Interstate 84 and signaled intersection at NW 257th Way
- Key Tenants: Adidas, Bath & Body, Pendleton, Coach, Columbia Sportswear, Gap, Levi's, and Starbucks
- Social media & marketing team with regular center events



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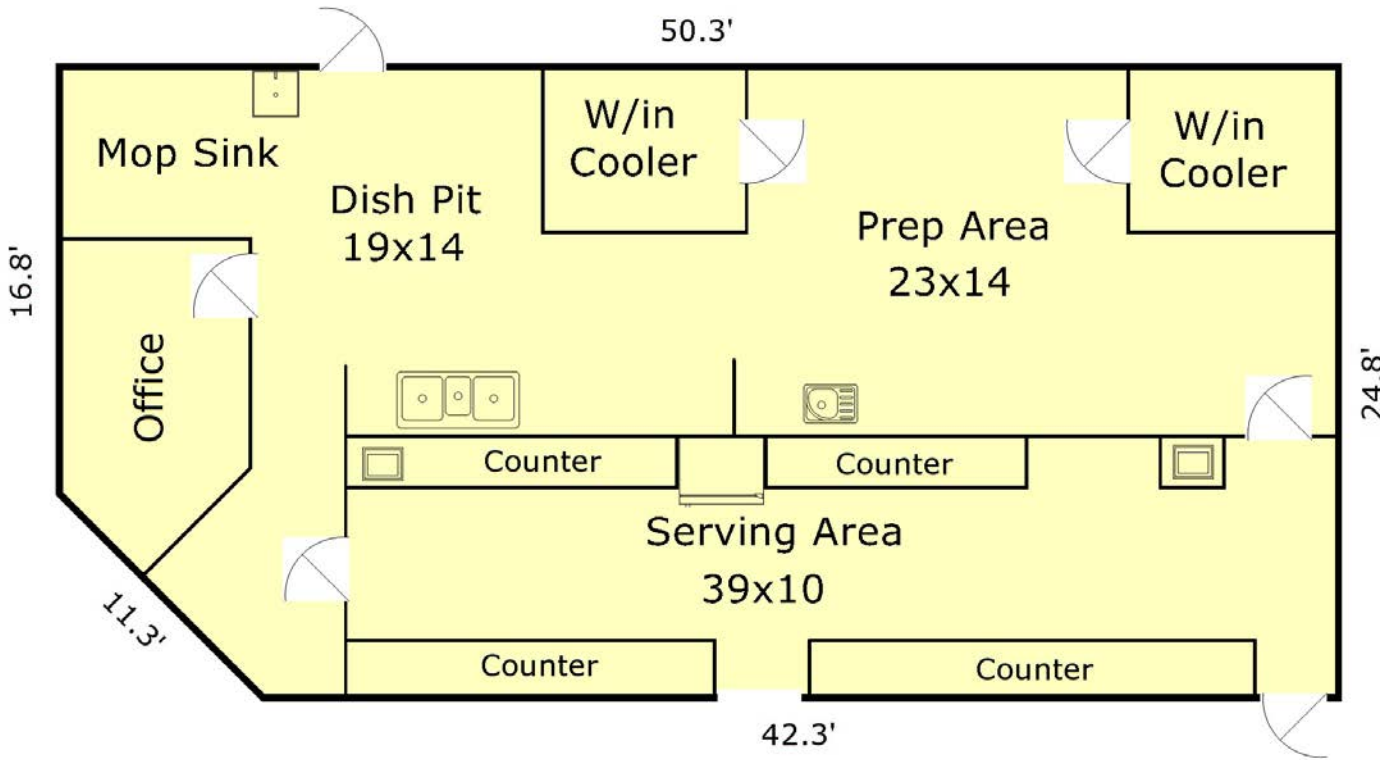
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FLOOR PLAN



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LOCATION AERIAL

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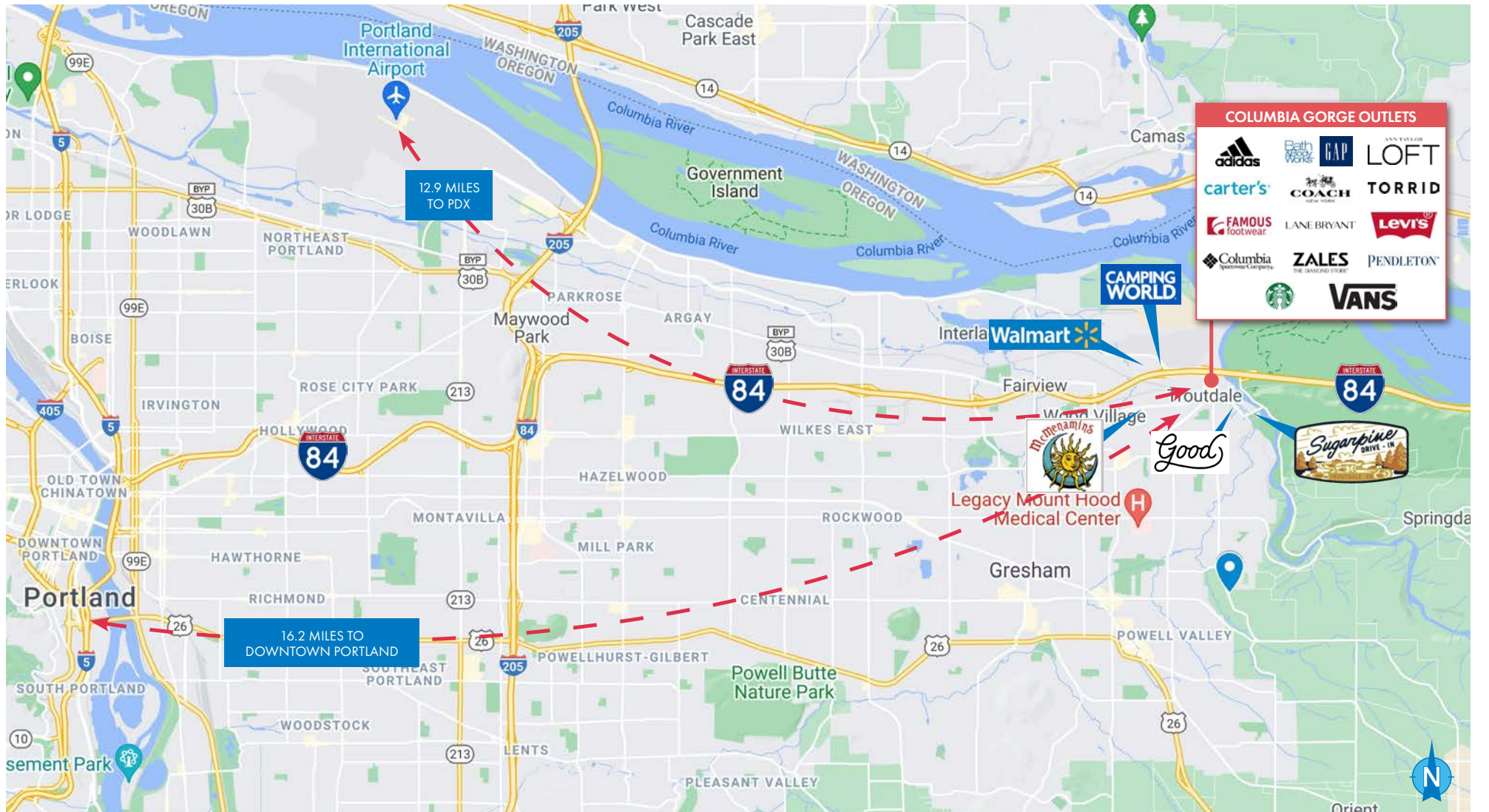
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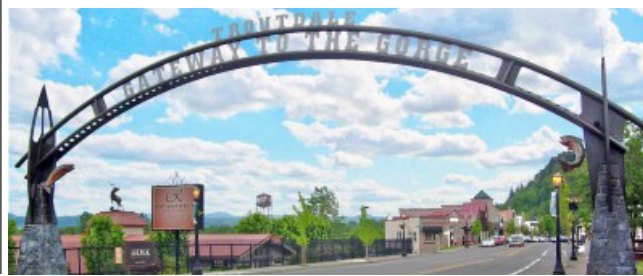
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TROUTDALE

Gateway to the Gorge

Troutdale offers close proximity to major metropolitan areas, a mix of lower-cost lands, more affordable housing and a capable labor force, making it an ideal location in which to live, work and play.



TROUTDALE DEMOGRAPHICS

| | |
|-----------------------------|-----------|
| Median Household Income: | \$75,451 |
| Average Household Income: | \$87,970 |
| Median Home Value: | \$343,030 |
| Owner Occupied Households: | 4,548 |
| Renter Occupied Households: | 2,799 |
| 2023 Population: | 20,902 |
| Total Number of Businesses: | 875 |

TROUTDALE ECONOMY

Recent industrial development related to the Port of Portland's Troutdale Reynolds Industrial Park has helped turn the community into a jobs center for the region.

MAJOR REGIONAL EMPLOYERS

- Amazon
- Bonneville Power
- FedEx Ground
- Hyster-Yale
- Legacy Mount Hood Medical Center
- McMenamins Edgefield
- On Semiconductor
- Port of Portland
- Reynolds School District
- Safeway
- Swift Transportation Inc.
- Tube Specialties
- Walsh Trucking
- Wolcott

TOURISM

The Columbia River Gorge tourism industry generates \$421 million in annual revenue.



Multnomah Falls

As the highest waterfall in the State of Oregon and second highest in the nation, Multnomah Falls attracts nearly two million visitors from around the world each year.



Hood to Coast

Known as "The Mother of All Relays," Hood to Coast is the largest relay in the world, spanning 199 miles from the top of Mt. Hood to the sandy beaches of the Pacific Ocean in Seaside, OR.



Wineries

Less than an hour east of Portland, the Columbia River Gorge features world-class wines from more than 30 wineries and 45+ vineyards.



Hiking

National Geographic rated the Pacific Crest Trail among the "Top 10 Mind Blowing Trails." The trail spans 2,650 miles, from Canada to Mexico and runs along Mt. Hood.

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