

FOR LEASE

Gresham Crossing

Gresham, Oregon



Location: 223rd Ave & Glisan St in Gresham, Oregon
Across from the Wood Village Town Center

Available Space 1,059 SF – Asking \$24.00–\$26.00/SF/YR, NNN
& Rental Rate: 4,478 SF – Asking \$12.00–\$15.00/SF/YR, NNN

Traffic Count: 223rd Ave – 15,580 ADT (2004)
Glisan St – 28,279 ADT (2004)

Demographics:

	1 Mile	3 Mile	5 Mile
Population 2010	13,782	106,182	215,786
Population Forecast 2015	15,571	118,708	240,342
2010 Average HH Income	\$65,661	\$61,622	\$67,825
Employees	4,341	42,538	66,284

Source: Regis - SitesUSA

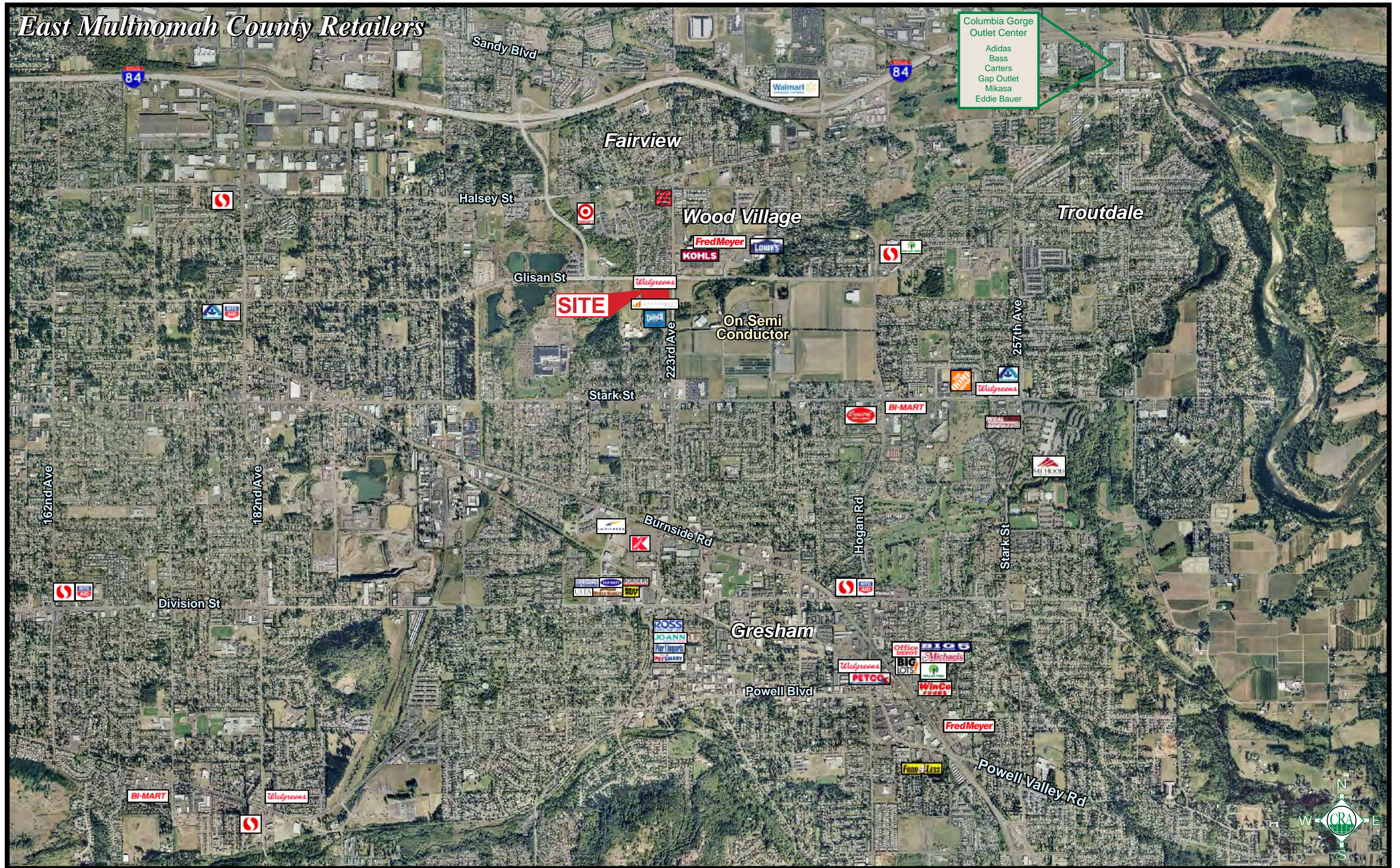


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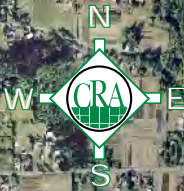
Tony Reser | treser@gvakm.com
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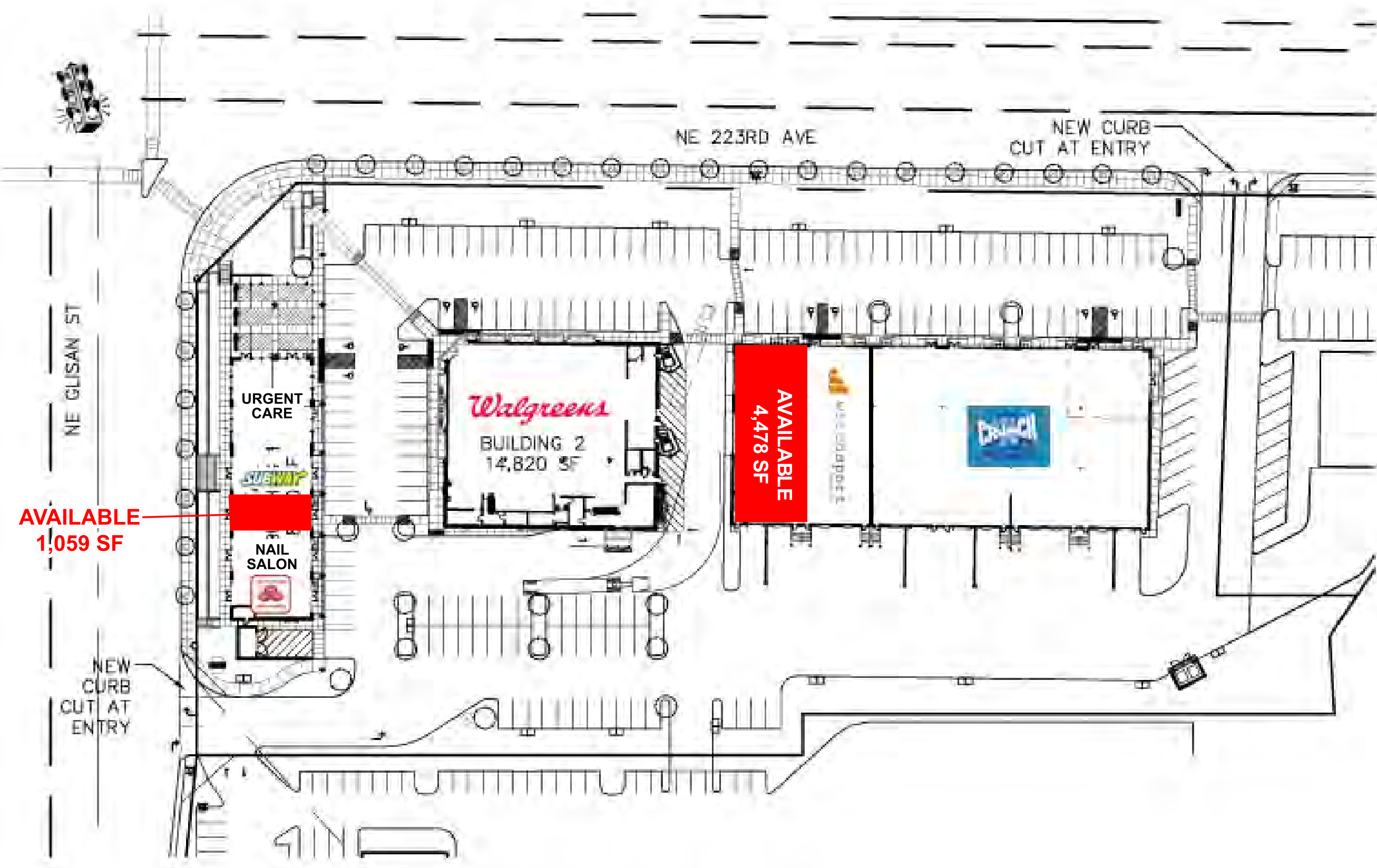
East Multnomah County Retailers



- Columbia Gorge Outlet Center
- Adidas
- Bass
- Carters
- Gap Outlet
- Mikasa
- Eddie Bauer

SITE





223RD AND GLISAN BUSINESS PARK BUILDING 1

SITE PLAN - PHASE 1

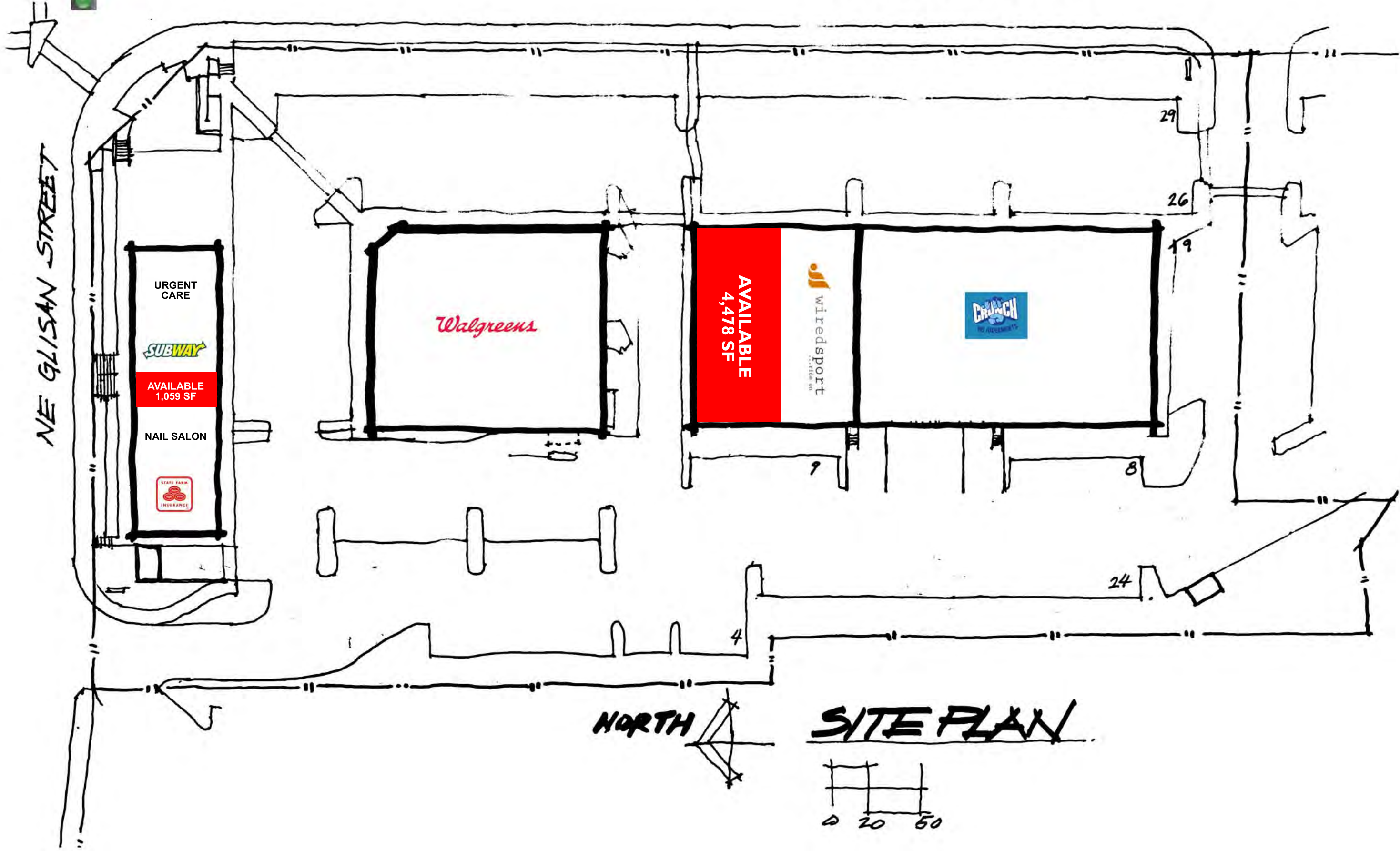
SCALE: 1" = 80'



NE 223RD AVENUE

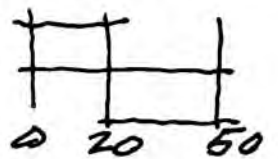


NE GLISAN STREET



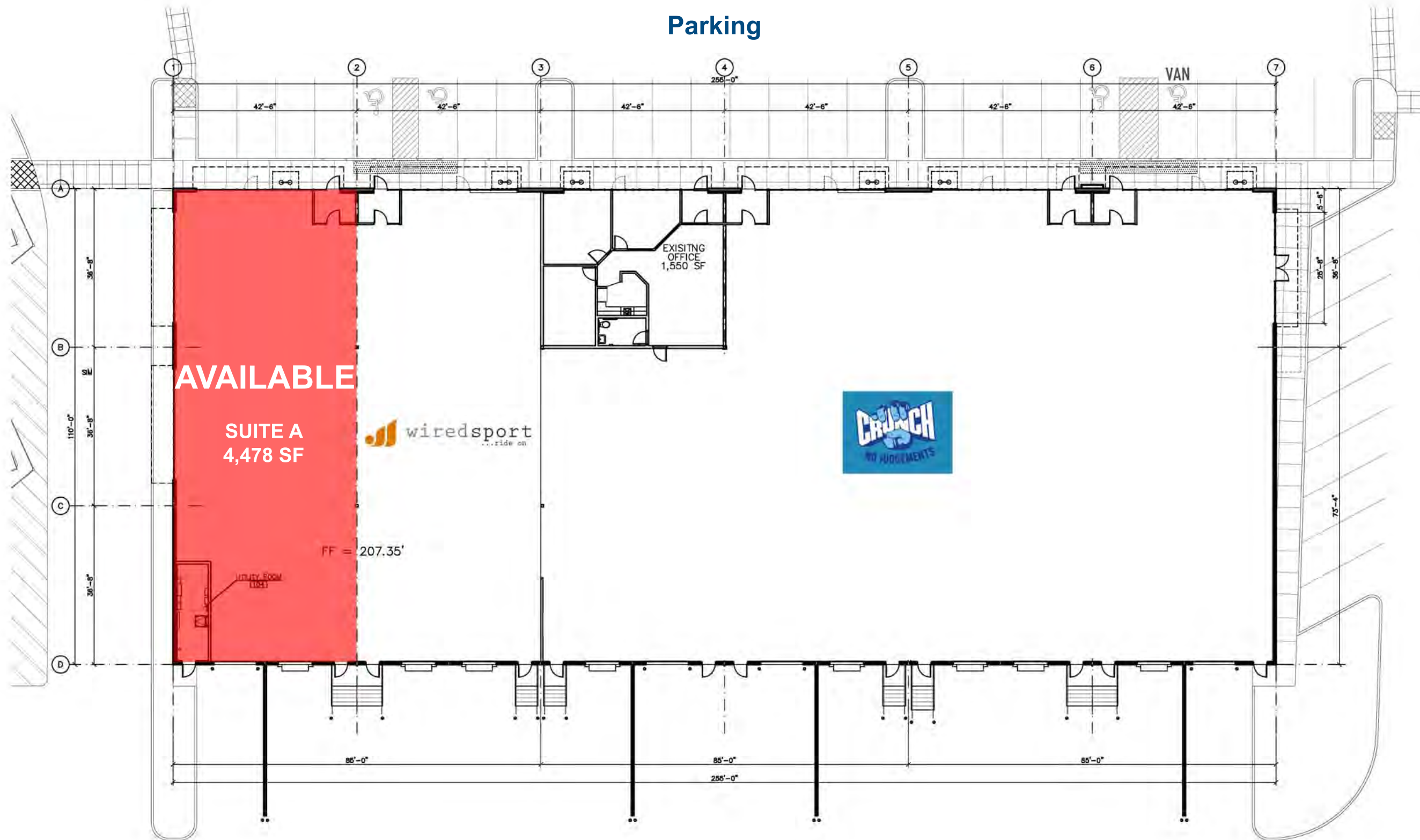
NORTH

SITE PLAN



223rd Ave

Parking



Parking

223rd and Glisan Business Park Building 3
 SH 0592
SEVEN HILLS PROPERTIES

BAYSINGER PARTNERS ARCHITECTURE PC
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ISSUED / REVISED	DATE
UPDATED LEASING AREAS	01.19.09

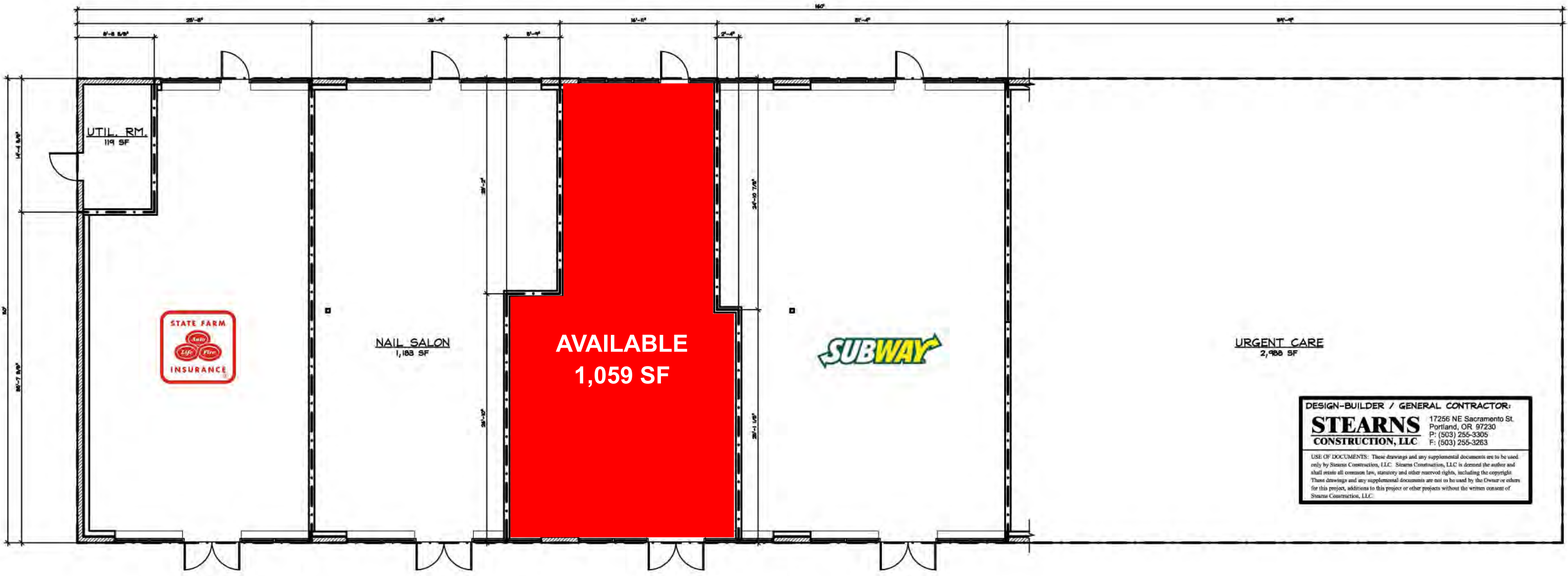
ORIGINAL ISSUE DATE	08.08.08
DRAWN BY	CHECKED BY WMR

BUILDING 3 LEASING PLAN

A111
 LEASING EXHIBIT

BUILDING 3 LEASING PLAN - 223RD & GLISAN
 SCALE: 3/32"=1'-0"
 A111

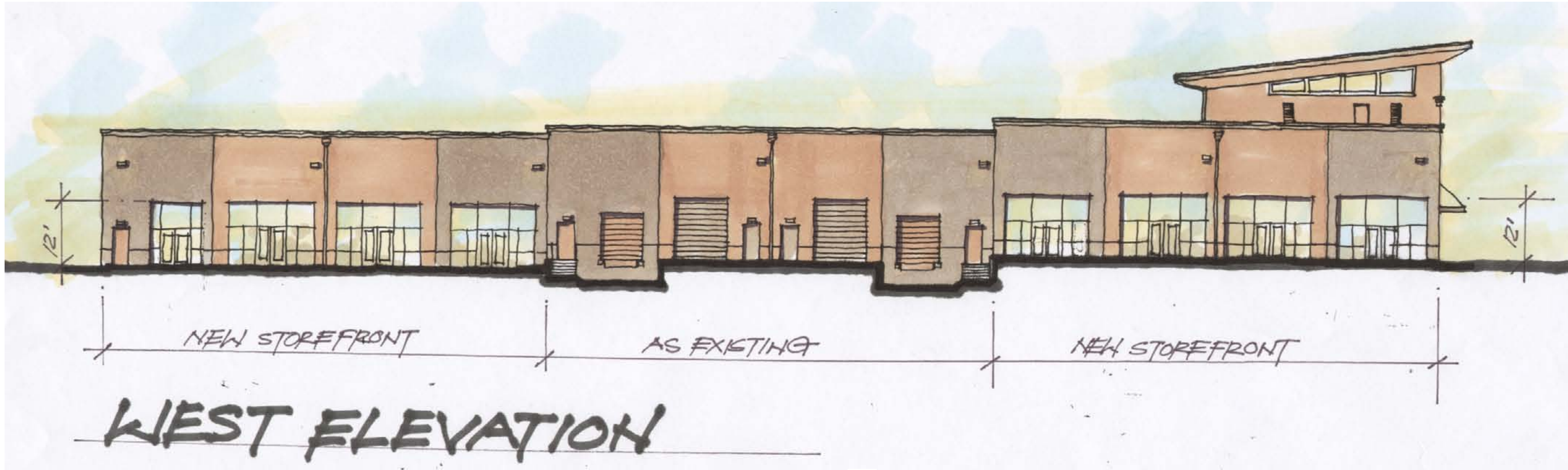


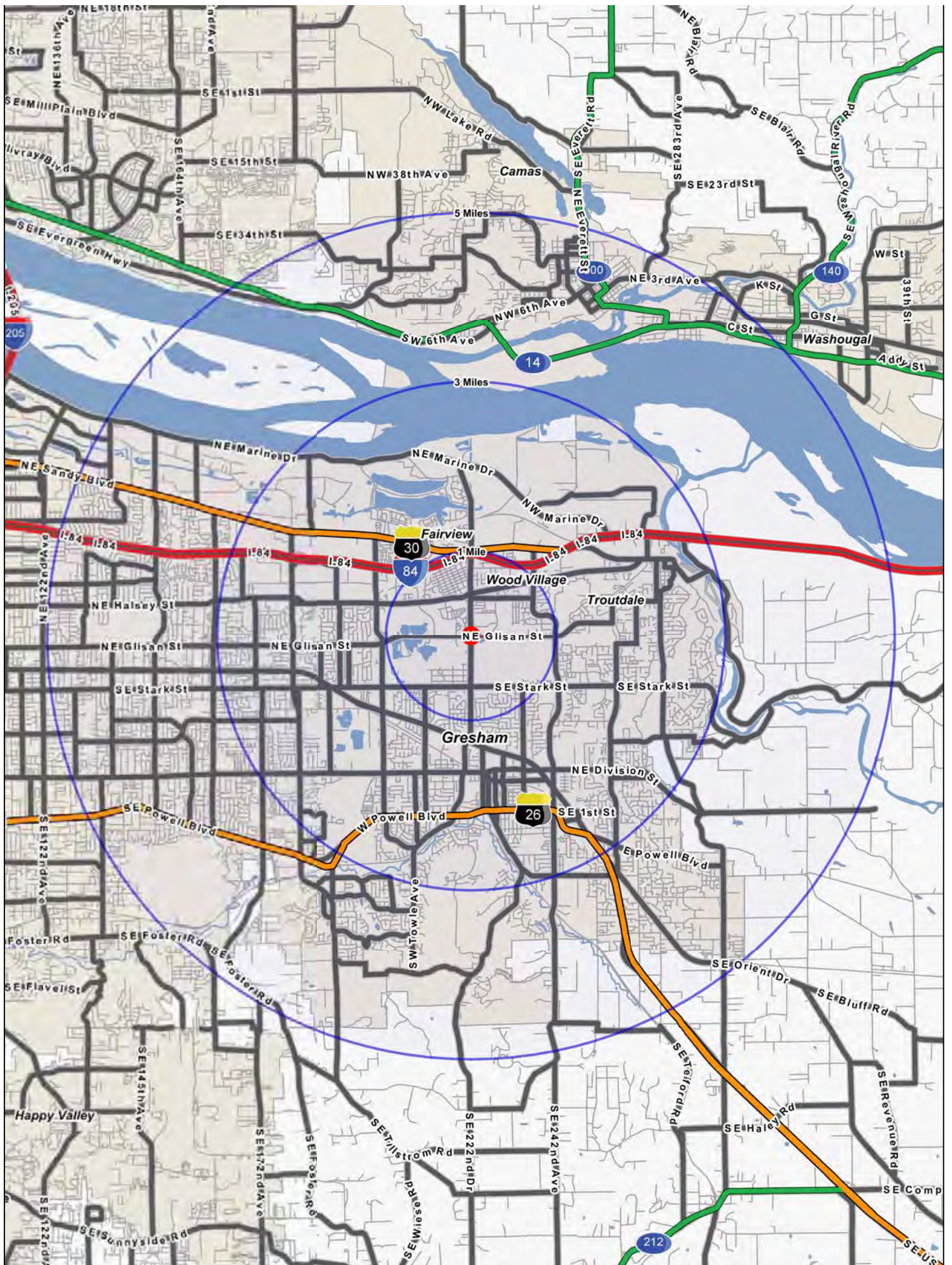


DESIGN-BUILDER / GENERAL CONTRACTOR:
STEARNS CONSTRUCTION, LLC
 17256 NE Sacramento St.
 Portland, OR 97230
 P: (503) 255-3305
 F: (503) 255-3263

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GRESHAM CROSSING RETAIL BUILDING PLAN
 8,000 SF





FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.52784/-122.4336

223rd & Glisan

Wood Village, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	13,782	106,182	215,786
	2015 Projected Population	15,571	118,708	240,342
	2000 Census Population	10,637	89,856	181,159
	1990 Census Population	7,791	65,905	137,377
	Historical Annual Growth 1990 to 2010	3.8%	3.1%	2.9%
	Projected Annual Growth 2010 to 2015	2.6%	2.4%	2.3%
HOUSEHOLDS	2010 Est. Households	4,809	38,161	77,372
	2015 Proj. Households	5,171	40,516	81,799
	2000 Census Households	3,775	33,056	66,926
	1990 Census Households	2,827	25,039	51,768
	Historical Annual Growth 1990 to 2010	3.5%	2.6%	2.5%
	Projected Annual Growth 2010 to 2015	1.5%	1.2%	1.1%
AGE	2010 Est. Population 0 to 9 Years	17.9%	17.1%	16.1%
	2010 Est. Population 10 to 19 Years	12.2%	12.2%	12.5%
	2010 Est. Population 20 to 29 Years	14.7%	14.3%	12.6%
	2010 Est. Population 30 to 44 Years	23.6%	24.0%	23.4%
	2010 Est. Population 45 to 59 Years	17.6%	18.0%	19.0%
	2010 Est. Population 60 to 74 Years	10.6%	10.5%	11.8%
	2010 Est. Population 75 Years Plus	3.3%	4.0%	4.6%
	2010 Est. Median Age	32.4	33.1	35.0
MARITAL STATUS & SEX	2010 Est. Male Population	49.9%	49.6%	49.3%
	2010 Est. Female Population	50.1%	50.4%	50.7%
	2010 Est. Never Married	25.4%	26.8%	25.2%
	2010 Est. Now Married	50.7%	49.4%	52.7%
	2010 Est. Separated or Divorced	18.8%	18.1%	16.3%
	2010 Est. Widowed	5.2%	5.6%	5.8%
INCOME	2010 Est. HH Income \$200,000 or More	1.3%	1.4%	2.3%
	2010 Est. HH Income \$150,000 to \$199,999	1.8%	2.2%	3.2%
	2010 Est. HH Income \$100,000 to \$149,999	10.9%	9.7%	10.9%
	2010 Est. HH Income \$75,000 to \$99,999	15.8%	13.8%	14.8%
	2010 Est. HH Income \$50,000 to \$74,999	21.1%	20.6%	21.0%
	2010 Est. HH Income \$35,000 to \$49,999	17.9%	16.7%	15.6%
	2010 Est. HH Income \$25,000 to \$34,999	11.2%	11.8%	11.0%
	2010 Est. HH Income \$15,000 to \$24,999	10.0%	11.0%	10.2%
	2010 Est. HH Income \$0 to \$14,999	10.0%	12.8%	11.0%
	2010 Est. Average Household Income	\$65,661	\$61,622	\$67,825
	2010 Est. Median HH Income	\$51,674	\$49,210	\$53,976
	2010 Est. Per Capita Income	\$23,111	\$22,930	\$24,948
	2010 Est. Number of Businesses	329	3,136	5,494
	2010 Est. Total Number of Employees	4,341	42,538	66,284

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223rd & Glisan

Wood Village, OR

	1 Mile	3 Miles	5 Miles
RACE			
2010 Est. White Population	80.9%	81.2%	82.3%
2010 Est. Black Population	1.6%	2.2%	2.2%
2010 Est. Asian & Pacific Islander	3.1%	3.8%	5.1%
2010 Est. American Indian & Alaska Native	1.0%	1.2%	1.1%
2010 Est. Other Races Population	13.4%	11.6%	9.2%
HISPANIC			
2010 Est. Hispanic Population	2,692	19,809	30,720
2010 Est. Hispanic Population Percent	19.5%	18.7%	14.2%
2015 Proj. Hispanic Population Percent	21.3%	20.3%	15.7%
2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)			
2010 Est. Adult Population (25 Years or Older)	8,757	68,272	142,030
2010 Est. Elementary (0 to 8)	5.7%	6.0%	5.1%
2010 Est. Some High School (9 to 11)	7.3%	7.1%	6.6%
2010 Est. High School Graduate (12)	27.2%	27.0%	26.6%
2010 Est. Some College (13 to 16)	26.9%	26.8%	26.6%
2010 Est. Associate Degree Only	8.7%	8.2%	8.4%
2010 Est. Bachelor Degree Only	15.6%	16.2%	17.2%
2010 Est. Graduate Degree	8.7%	8.6%	9.4%
HOUSING			
2010 Est. Total Housing Units	5,099	40,798	82,583
2010 Est. Owner Occupied Percent	59.0%	53.0%	60.1%
2010 Est. Renter Occupied Percent	35.3%	40.5%	33.6%
2010 Est. Vacant Housing Percent	5.7%	6.5%	6.3%
HOMES BUILT BY YEAR			
2000 Homes Built 1999 to 2000	1.9%	3.0%	3.5%
2000 Homes Built 1995 to 1998	15.4%	12.4%	12.6%
2000 Homes Built 1990 to 1994	11.4%	12.1%	10.6%
2000 Homes Built 1980 to 1989	15.1%	14.5%	13.1%
2000 Homes Built 1970 to 1979	29.3%	30.5%	26.6%
2000 Homes Built 1960 to 1969	14.6%	14.1%	15.4%
2000 Homes Built 1950 to 1959	5.2%	7.4%	10.2%
2000 Homes Built Before 1949	7.2%	5.9%	8.0%
HOME VALUES			
2000 Home Value \$1,000,000 or More	0.3%	0.2%	0.1%
2000 Home Value \$500,000 to \$999,999	-	0.2%	0.7%
2000 Home Value \$400,000 to \$499,999	-	0.2%	0.6%
2000 Home Value \$300,000 to \$399,999	2.0%	1.6%	2.7%
2000 Home Value \$200,000 to \$299,999	17.6%	13.0%	16.0%
2000 Home Value \$150,000 to \$199,999	35.1%	39.2%	37.9%
2000 Home Value \$100,000 to \$149,999	40.6%	39.7%	36.1%
2000 Home Value \$50,000 to \$99,999	3.9%	5.3%	5.2%
2000 Home Value \$25,000 to \$49,999	0.5%	0.5%	0.3%
2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
2000 Median Home Value	\$157,231	\$157,726	\$164,225
2000 Median Rent	\$631	\$604	\$601

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223rd & Glisan

Wood Village, OR

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	10,262	80,129	164,428
	2010 Est. Civilian Employed	62.7%	61.3%	60.9%
	2010 Est. Civilian Unemployed	9.6%	8.4%	7.5%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	27.7%	30.3%	31.5%
	2010 Labor Force: Males	49.1%	49.0%	48.7%
	2010 Labor Force: Females	50.9%	51.0%	51.3%
OCCUPATION	2000 Occupation: Population Age 16+	5,265	43,765	87,628
	2000 Mgmt, Business, & Financial Operations	9.5%	10.6%	11.6%
	2000 Professional & Related	13.3%	13.6%	14.6%
	2000 Service	16.5%	17.0%	16.0%
	2000 Sales and Office	29.7%	29.7%	29.5%
	2000 Farming, Fishing, and Forestry	1.6%	1.3%	0.8%
	2000 Construction, Extraction, & Maintenance	11.0%	10.7%	10.5%
	2000 Production, Transport, & Material Moving	18.5%	17.1%	17.1%
	2000 Percent White Collar Workers	52.5%	53.8%	55.6%
	2000 Percent Blue Collar Workers	47.5%	46.2%	44.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	73.4%	71.6%	73.4%
	2000 Drive to Work in Carpool	12.7%	14.0%	12.8%
	2000 Travel to Work by Public Transportation	7.3%	7.5%	6.7%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.1%
	2000 Walk or Bicycle to Work	1.4%	2.4%	2.2%
	2000 Other Means	1.1%	1.0%	1.1%
	2000 Work at Home	4.0%	3.3%	3.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	28.7%	26.6%	24.6%
	2000 Travel to Work in 15 to 29 Minutes	35.6%	34.3%	36.4%
	2000 Travel to Work in 30 to 59 Minutes	29.0%	32.3%	32.2%
	2000 Travel to Work in 60 Minutes or More	6.6%	6.8%	6.8%
	2000 Average Travel Time to Work	23.4	24.8	24.7
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$253 M	\$1.92 B	\$4.15 B
	2010 Est. Apparel	\$12.1 M	\$92.0 M	\$199 M
	2010 Est. Contributions & Gifts	\$15.0 M	\$115 M	\$256 M
	2010 Est. Education & Reading	\$6.50 M	\$49.9 M	\$110 M
	2010 Est. Entertainment	\$14.1 M	\$107 M	\$232 M
	2010 Est. Food, Beverages & Tobacco	\$41.1 M	\$312 M	\$668 M
	2010 Est. Furnishings & Equipment	\$11.0 M	\$83.0 M	\$182 M
	2010 Est. Health Care & Insurance	\$18.2 M	\$139 M	\$297 M
	2010 Est. Household Operations & Shelter & Utilities	\$75.4 M	\$573 M	\$1.24 B
	2010 Est. Miscellaneous Expenses	\$4.26 M	\$32.5 M	\$69.5 M
	2010 Est. Personal Care	\$3.70 M	\$28.1 M	\$60.4 M
	2010 Est. Transportation	\$51.6 M	\$389 M	\$838 M

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