

< FOR LEASE >

GRESHAM TOWN FAIR



LOCATION

NW Eastman Pkwy & NW Division St
Gresham, OR 97030

AVAILABLE SPACE

735 - 20,000 SF

ASKING RATE

Please call for details

TRAFFIC COUNTS

NW Eastman Parkway - 20,373 ADT ('21)

NW Division Street - 23,591 ADT ('22)

HIGHLIGHTS

- Anchored by Dick's Sporting Goods, JoAnn Fabrics, PetSmart and Ross Dress for Less. Additional co-tenants include Aspen Dental, Burger King, Discount Tire, Snap Fitness, Dollar Tree, Unitus Community Credit Union, VisionWorks and more.
- Ample customer parking with 1,291 spaces and multiple ingress/egress access points to the center.
- Conveniently located in the heart of Gresham, minutes from Downtown Gresham, and just down the street from the Gresham City Hall MAX Station with 7,038 daily riders (2019).
- Within close proximity to Gresham High School with over 1,500 students.



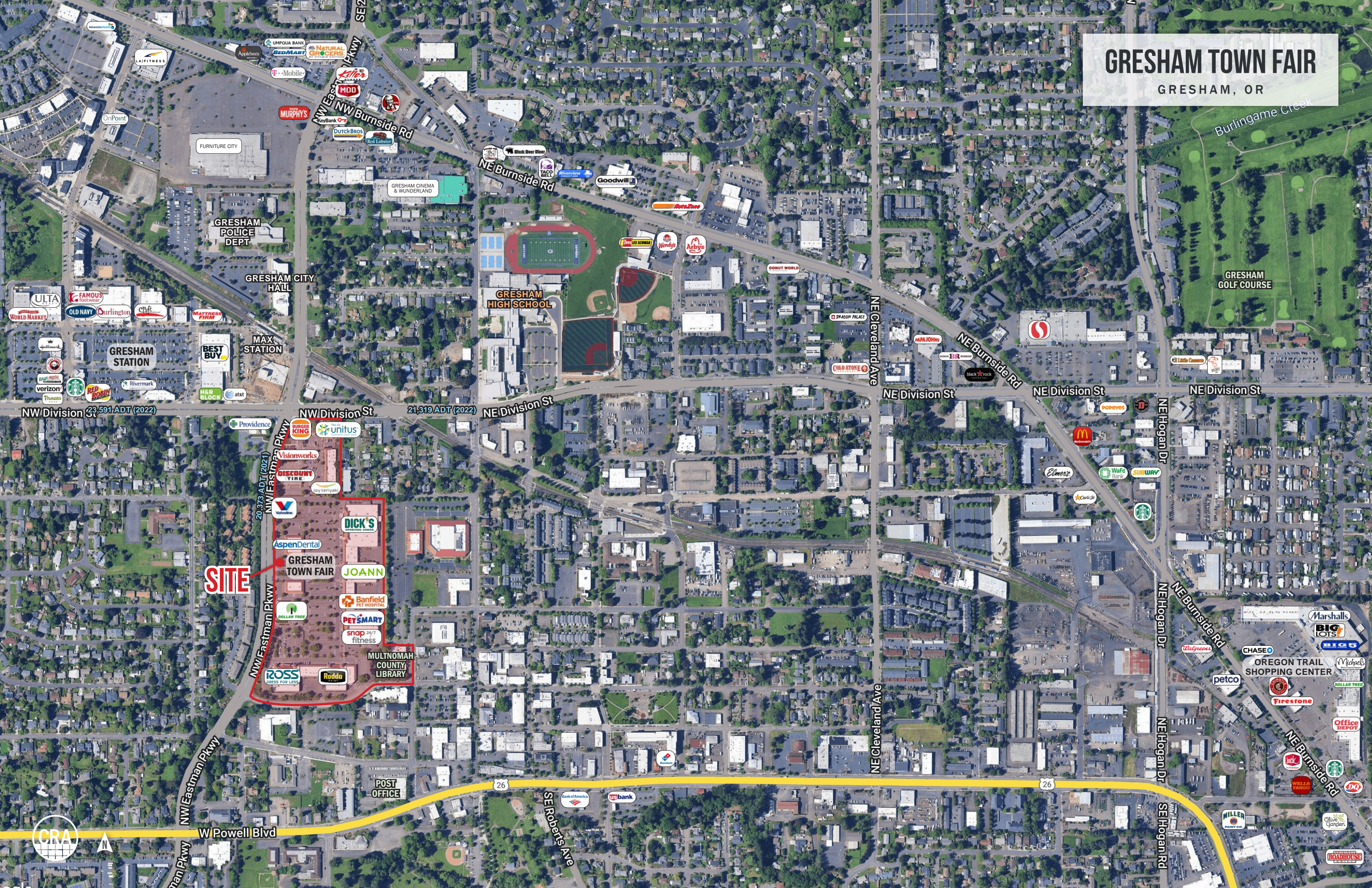
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GRESHAM TOWN FAIR

GRESHAM, OR



NW Division St 23,591 ADT (2022)

NW Division St 21,319 ADT (2022)

NW Eastman Pkwy 20,373 ADT (2021)

SITE



NW Eastman Pkwy

W Powell Blvd

SE Roberts Ave

NE Cleveland Ave

26

NE Hogan Dr

SE Hogan Rd

NE Burnside Rd

NE Burnside Rd

FURNITURE CITY

GRESHAM POLICE DEPT

GRESHAM CITY HALL

GRESHAM STATION

MAX STATION

GRESHAM HIGH SCHOOL

GRESHAM GOLF COURSE

Burlingame Creek

ULTA
FAMOUS FOOTWEAR
OLD NAVY
Surlington
MATTRESS FIRM

BEST BUY
H&R BLOCK
at&t

Providence
Burger King
unitus
VISIONWORKS
DISCOUNT TIRE
joy teriyaki
Valpak

AspenDental
DICK'S SPORTING GOODS
JOANN

Banfield PET HOSPITAL
PETSMART
snap 24/7 fitness

ROSS DRESS FOR LESS
Radda

MULTNOMAH COUNTY LIBRARY

POST OFFICE

Goodwill

AutoZone
Wendy's
Abby's

Dragon Palace
Cold Stone

NE Division St

NE Division St

NE Division St

McDonald's

Elmer's

Wafa Bank
SUBWAY

Starbucks

Marshall's
BIG LOTS
BIG B

CHASE
OREGON TRAIL SHOPPING CENTER

petco
Walgreens
Firestone

Office DEPOT

WILLIE WAGGERS
DO

MILLER PAINT CO.

OLIVE GARDEN

ROADHOUSE

GRESHAM TOWN FAIR

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NW Division St
23,591 ADT (22)

NW Division St
21,853 ADT (22)

NW Eastman Pkwy

N 20,373 ADT (21)

NE Division St

Providence

BURGER KING

unitus

Visionworks

DISCOUNT TIRE

Valvoline

DICK'S SPORTING GOODS

AspenDental

JOANN

FULL ACCESS

BRICKS & MINIFIGS

GRESHAM TOWN FAIR

GNC

DOLLAR TREE

Banfield PET HOSPITAL

NW Eastman Pkwy

ROSS DRESS FOR LESS

PETSMART

snap 24/7 fitness

MULTNOMAH COUNTY LIBRARY

FULL ACCESS

FULL ACCESS

Rodda PAINT

Willoughby Hearing



GRESHAM TOWN FAIR

GRESHAM, OR

SITE PLAN



#	TENANT	SQ FT
1	Ross	26,832
2	Available	3,558
3	Available	6,215
4	Rodda Paint	5,040
5	Available	14,910
6	Willoughby Hearing	1,496
7	Available	735
8	NW Creations & Collectibles	3,607
9	Snap Fitness	19,741
10	PetSmart	21,600
11	Dollar Tree	8,999
12	Metro Family Services	1,200
13	GNC	1,200
14	Bandit's Bar Annex	1,200
15	Nirvana Foot & Nail Spa	1,200
16	Bricks & Minifigs	2,400
17	Found on Fremont	2,400
18	Try Me - Ethiopian Restaurant	750
19	Available	5,919
21	JoAnn	24,000
23	Available	5,000
24	Don Ladis Taco Shop	2,716
25	Aspen Dental	3,200
26	Available	4,894
27	MadCow Brewing Co.	1,782
28	Dick's Sporting Goods	55,120
29	Valvoline	3,000
30	Available	1,130
31	Joy Teriyaki	1,200
32	Available	1,200
34	US Army	4,380
35	Rocking Crab and Boiling Pot	6,550
36	America's Tire Company	6,500
37	Unitus Community Credit Union	2,333
38	Available	3,591
39	Visionworks	4,388
40	Burger King	3,700



GRESHAM TOWN FAIR

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DEMOGRAPHIC SUMMARY

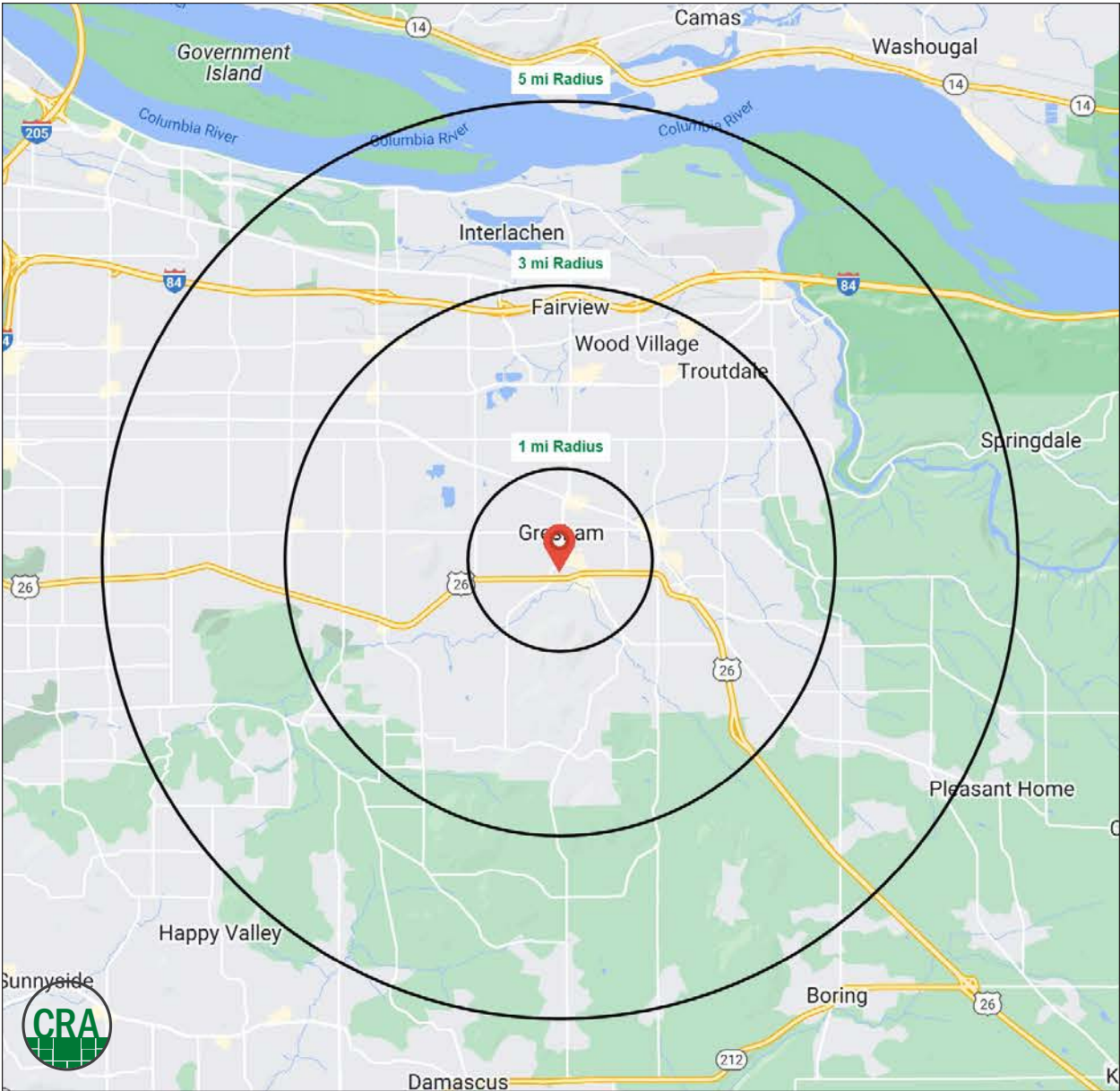
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,488	131,567	219,842
Estimated Households	7,571	48,594	80,452
Average HH Income	\$96,647	\$97,897	\$99,174
Median Home Value	\$433,385	\$425,342	\$447,088
Median Age	38.2	37.1	37.7
Total Employees	8,556	35,939	61,188

131,567

Estimated 2024 Population
3 MILE RADIUS

\$96,647

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5044/-122.4356

Gresham Town Fair	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,488	131,567	219,842
2029 Projected Population	17,636	124,439	208,457
2020 Census Population	19,196	139,254	231,011
2010 Census Population	17,658	128,787	214,666
Projected Annual Growth 2024 to 2029	-0.9%	-1.1%	-1.0%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.2%
2024 Median Age	38.2	37.1	37.7
Households			
2024 Estimated Households	7,571	48,594	80,452
2029 Projected Households	7,311	46,423	77,068
2020 Census Households	7,701	50,296	82,590
2010 Census Households	7,193	46,949	77,373
Projected Annual Growth 2024 to 2029	-0.7%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2024	0.4%	0.3%	0.3%
Race and Ethnicity			
2024 Estimated White	69.7%	66.0%	64.4%
2024 Estimated Black or African American	4.9%	5.6%	6.8%
2024 Estimated Asian or Pacific Islander	6.4%	8.1%	10.4%
2024 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.2%
2024 Estimated Other Races	17.7%	19.0%	17.2%
2024 Estimated Hispanic	17.9%	19.8%	17.8%
Income			
2024 Estimated Average Household Income	\$96,647	\$97,897	\$99,174
2024 Estimated Median Household Income	\$72,088	\$76,883	\$78,080
2024 Estimated Per Capita Income	\$39,813	\$36,356	\$36,514
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.5%	7.0%	6.7%
2024 Estimated Some High School (Grade Level 9 to 11)	5.8%	7.3%	6.7%
2024 Estimated High School Graduate	29.7%	27.5%	27.3%
2024 Estimated Some College	24.9%	25.0%	24.7%
2024 Estimated Associates Degree Only	9.9%	9.9%	9.8%
2024 Estimated Bachelors Degree Only	15.2%	15.3%	16.5%
2024 Estimated Graduate Degree	10.0%	8.0%	8.3%
Business			
2024 Estimated Total Businesses	1,265	5,061	8,324
2024 Estimated Total Employees	8,556	35,939	61,188
2024 Estimated Employee Population per Business	6.8	7.1	7.4
2024 Estimated Residential Population per Business	14.6	26.0	26.4

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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