

CEDAR LINE

NEW MIXED-USE RETAIL IN GRESHAM



FOR LEASE ► GRESHAM, OR

ADDRESS

1002 NE Roberts Ave, Gresham, OR 97030

AVAILABLE SPACE

1,552 SF - 3,594 SF

ASKING RATE

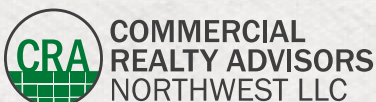
Please call for rates and details.

TRAFFIC COUNTS

NE Division St – 20,705 ADT ('25)

HIGHLIGHTS

- Located at the north end of Gresham's historic downtown on the MAX Transit Line, and directly adjacent to the light rail station, Cedarline merges modern living with the vibrant charm of the city's past. The 5-story mixed-use development features 117 market-rate apartments ranging from studios to 1 and 2-bedrooms, and includes ground level units, retail and service commercial spaces.
- Cedarline is located just blocks from Gresham's historic downtown commercial district and across from the high school (open campus) and is nearby the Tamale Factory, La Herradura, Margarita Factory, Nicholas Restaurant, the Local Cow and others.
- Delivery Late Summer 2026.



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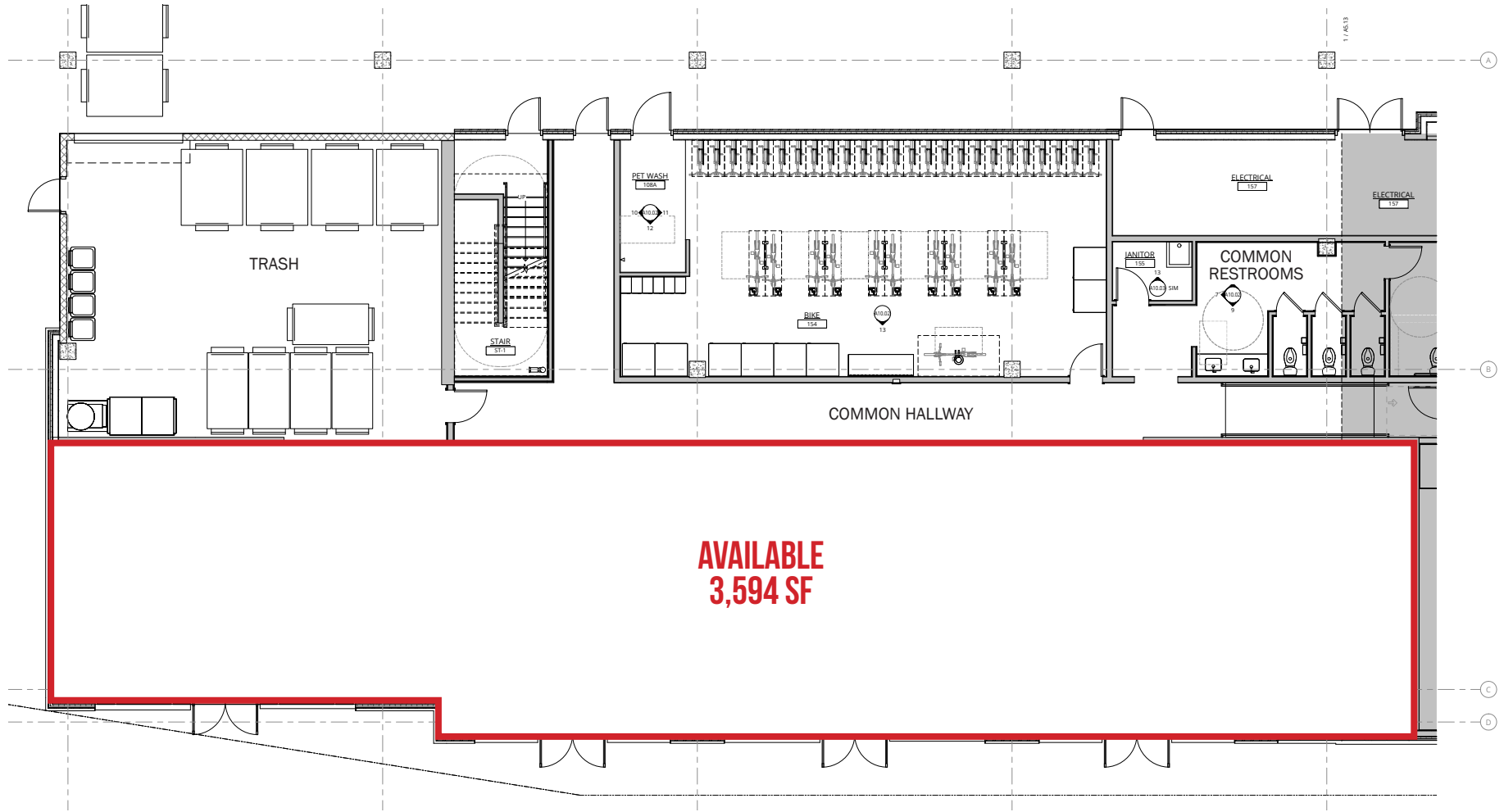
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GRESHAM, OR

SITE PLAN

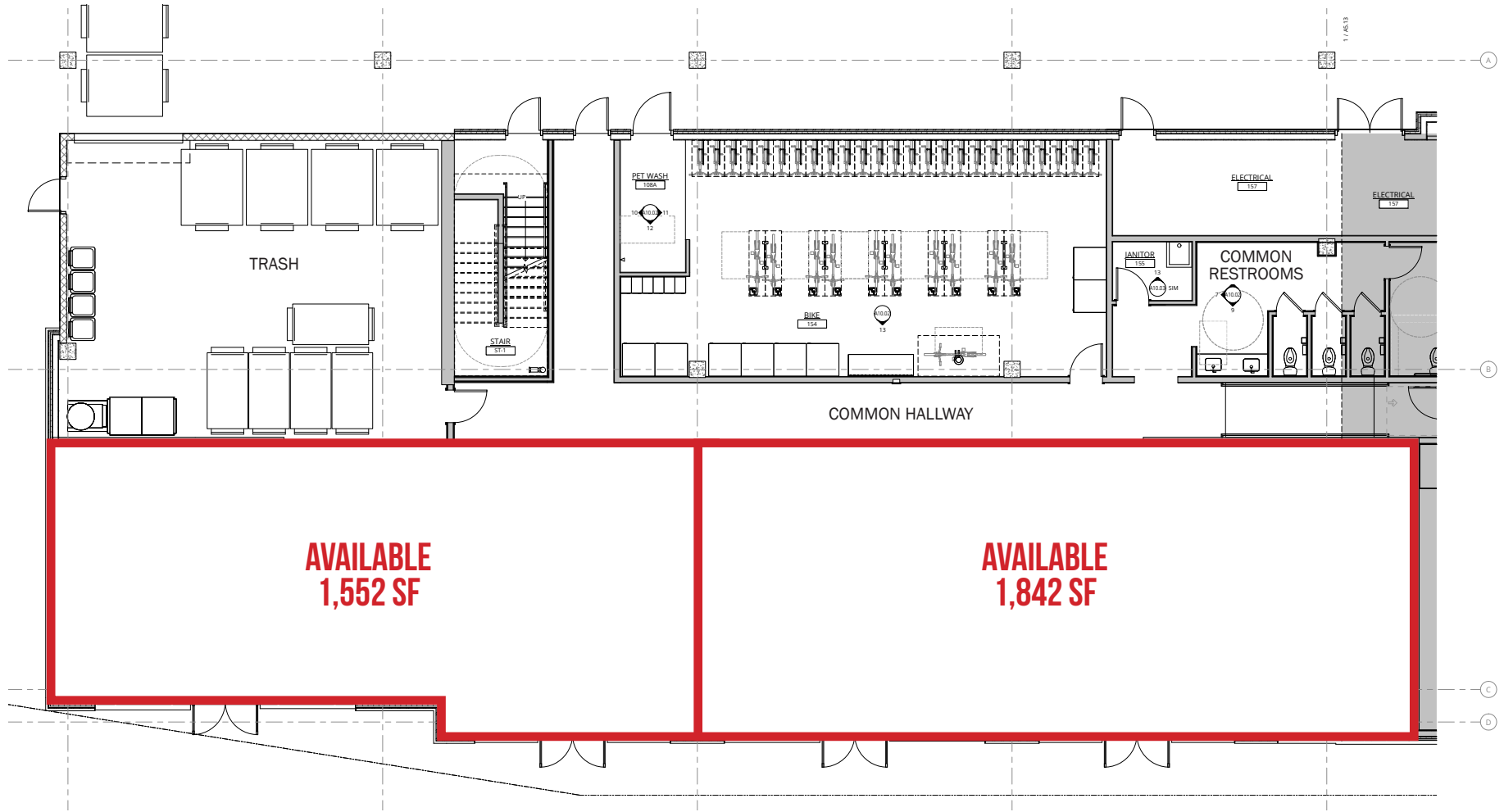


FLOOR PLAN



NE ROBERTS AVE 

FLOOR PLAN - DEMISED



NE ROBERTS AVE

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5041/-122.4294

Cedarline Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	17,982	127,081	204,384
2030 Projected Population	18,375	122,698	197,338
2020 Census Population	17,594	135,693	215,997
2010 Census Population	16,215	125,459	201,034
Projected Annual Growth 2025 to 2030	0.4%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	0.7%	-	0.1%
2025 Median Age	38.4	37.7	38.2
Households			
2025 Estimated Households	7,556	47,805	75,908
2030 Projected Households	7,863	46,537	73,840
2020 Census Households	7,016	49,043	77,421
2010 Census Households	6,571	45,792	72,692
Projected Annual Growth 2025 to 2030	0.8%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	1.0%	0.3%	0.3%
Race and Ethnicity			
2025 Estimated White	67.1%	65.4%	63.5%
2025 Estimated Black or African American	5.2%	5.4%	6.7%
2025 Estimated Asian or Pacific Islander	6.2%	7.9%	10.2%
2025 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.2%
2025 Estimated Other Races	20.1%	19.9%	18.4%
2025 Estimated Hispanic	20.8%	21.1%	19.4%
Income			
2025 Estimated Average Household Income	\$88,461	\$102,256	\$102,007
2025 Estimated Median Household Income	\$65,339	\$82,806	\$82,224
2025 Estimated Per Capita Income	\$37,417	\$38,648	\$38,072
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.8%	6.5%	6.3%
2025 Estimated Some High School (Grade Level 9 to 11)	6.4%	6.9%	6.7%
2025 Estimated High School Graduate	28.0%	25.5%	25.9%
2025 Estimated Some College	23.3%	24.3%	24.2%
2025 Estimated Associates Degree Only	11.4%	10.8%	10.3%
2025 Estimated Bachelors Degree Only	14.6%	17.2%	17.5%
2025 Estimated Graduate Degree	11.4%	8.8%	9.0%
Business			
2025 Estimated Total Businesses	1,277	4,878	7,798
2025 Estimated Total Employees	9,063	33,700	56,541
2025 Estimated Employee Population per Business	7.1	6.9	7.3
2025 Estimated Residential Population per Business	14.1	26.1	26.2

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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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