

FOR LEASE IN GRESHAM, OREGON

GRESHAM CROSSING PAD



NE 223RD AVE & GLISAN ST



LOCATION

NE 223rd Ave & NE Everett St
Gresham, OR 97030

AVAILABLE SPACE

Future Building Pad: ±4,000 SF

ASKING RATE

Please call for details

TRAFFIC COUNTS

NE 223rd Ave – 29,422 ADT ('25)

NE Glisan St – 24,295 ADT ('25)

HIGHLIGHTS

- Co-tenants include Walgreens, Pacific Dental, Legacy GoHealth, Sherwin Williams, Subway, Geico, Comcast Xfinity, Red Wing Shoes and Rock Haven Climbing Gym.
- Across from Wood Village Town Center, with Fred Meyer, Kohl's, Lowe's, Party City, Buffalo Wild Wings, The Rock Wood-Fired Pizza, Starbucks and more.
- Located at 223rd Avenue and NE Everett Street.



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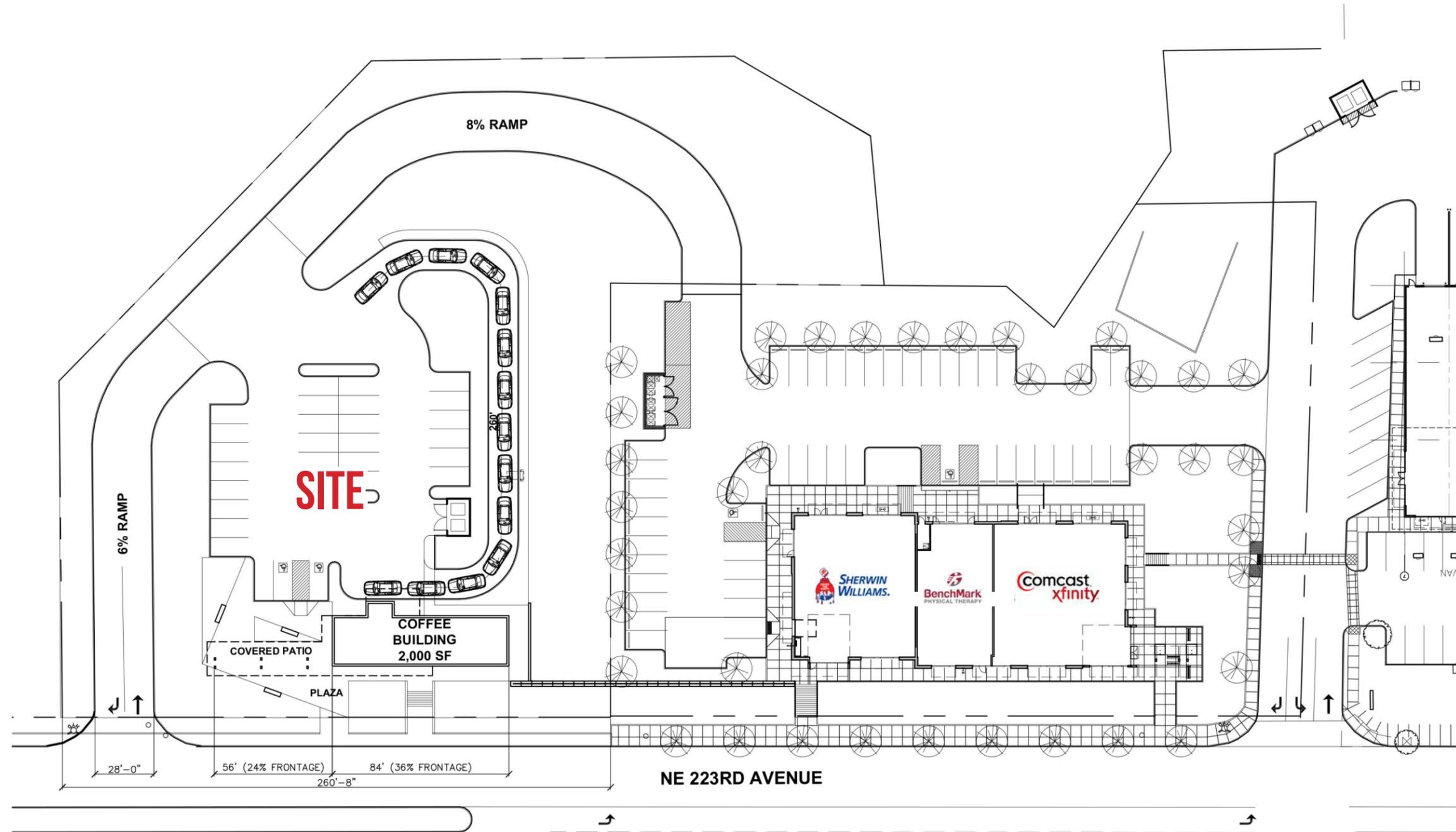
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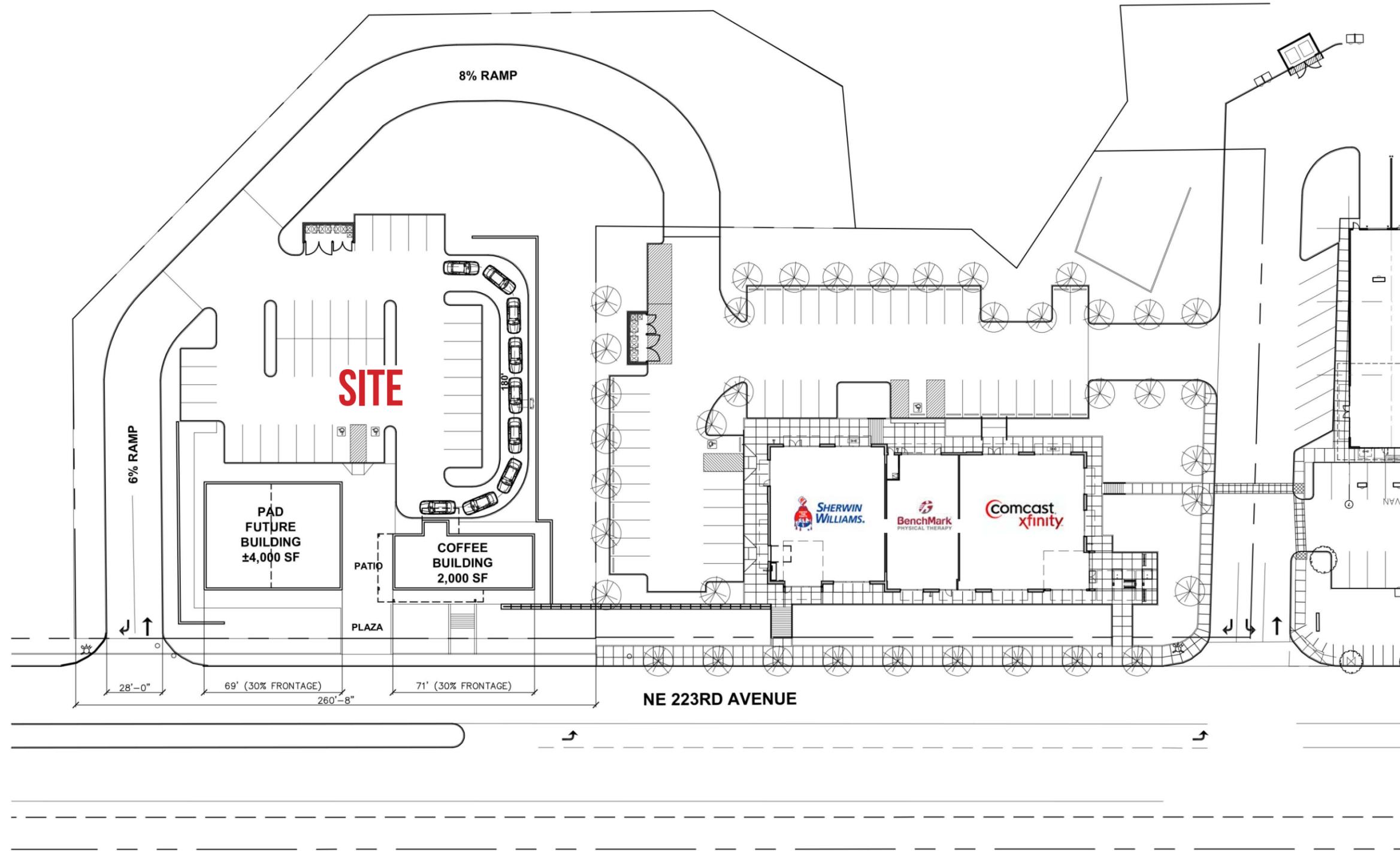
GRESHAM CROSSING PAD
223RD & EVERETT
GRESHAM, OR



SITE







GRESHAM CROSSING PAD

223RD & EVERETT
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DEMOGRAPHIC SUMMARY

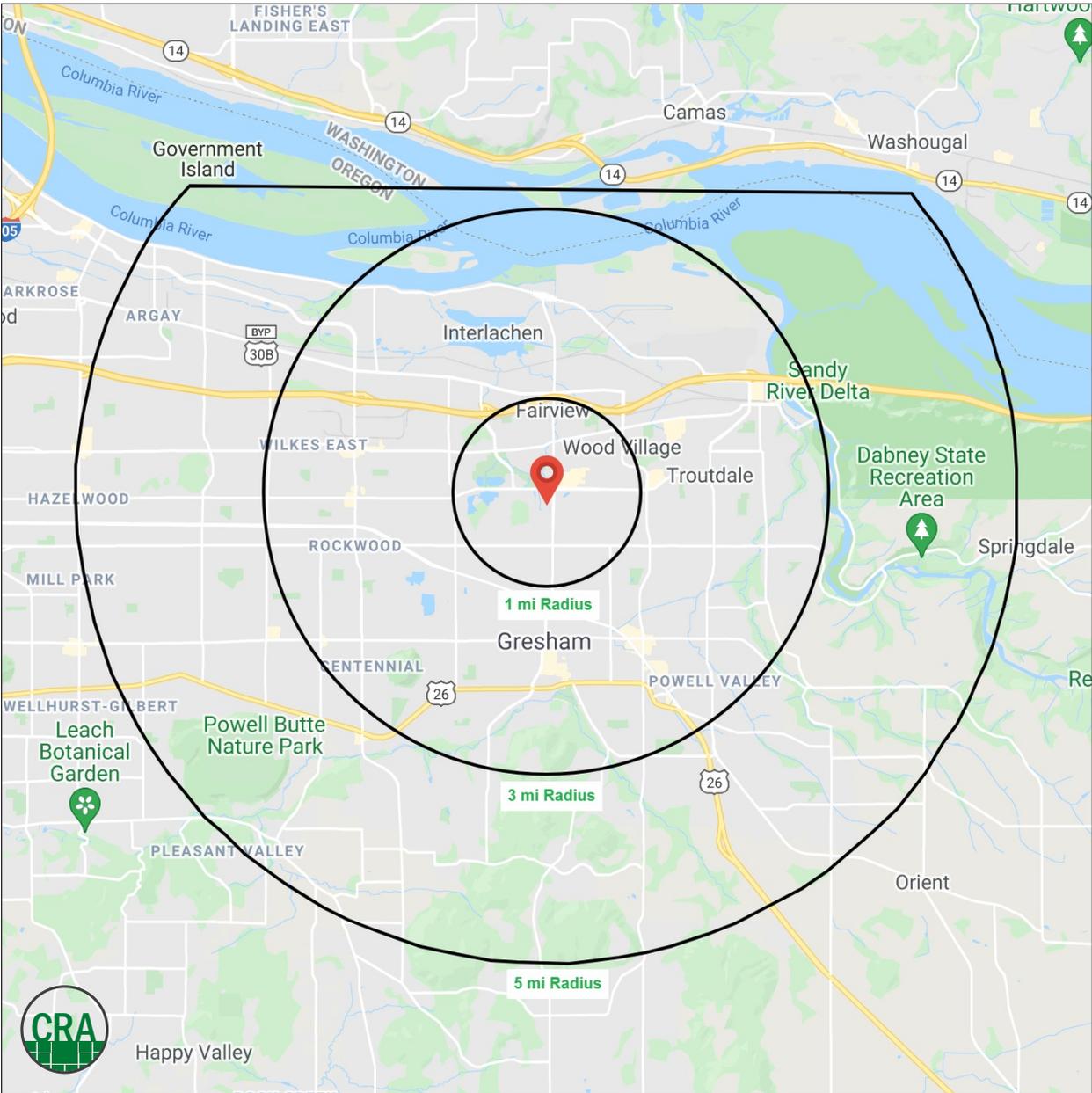
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,672	107,108	218,047
Estimated Households 2025	5,189	40,748	81,513
Average HH Income	\$97,296	\$91,915	\$104,167
Median Age	36.1	36.9	38.1
Total Businesses	555	4,845	8,846
Daytime Demographics 16+	7,861	73,140	133,862

107,108

Estimated 2025 Population
3 MILE RADIUS

\$97,296

Average Household Income
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5272/-122.4344

Gresham Crossing Pad Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,672	107,108	218,047
2030 Projected Population	13,517	102,648	209,174
2020 Census Population	14,233	115,973	231,349
2010 Census Population	12,409	108,039	215,039
Projected Annual Growth 2025 to 2030	-0.2%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2025	0.7%	-	-
2025 Median Age	36.1	36.9	38.1
Households			
2025 Estimated Households	5,189	40,748	81,513
2030 Projected Households	5,177	39,379	78,770
2020 Census Households	5,082	42,155	83,402
2010 Census Households	4,479	39,624	78,070
Projected Annual Growth 2025 to 2030	-	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	1.1%	0.2%	0.3%
Race and Ethnicity			
2025 Estimated White	62.5%	63.8%	64.7%
2025 Estimated Black or African American	5.2%	6.2%	6.6%
2025 Estimated Asian or Pacific Islander	6.6%	7.9%	9.9%
2025 Estimated American Indian or Native Alaskan	2.2%	1.4%	1.2%
2025 Estimated Other Races	23.5%	20.6%	17.5%
2025 Estimated Hispanic	26.8%	22.0%	18.2%
Income			
2025 Estimated Average Household Income	\$97,296	\$91,915	\$104,167
2025 Estimated Median Household Income	\$73,098	\$73,571	\$83,020
2025 Estimated Per Capita Income	\$37,154	\$35,176	\$39,143
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	10.2%	6.9%	6.0%
2025 Estimated Some High School (Grade Level 9 to 11)	7.8%	7.0%	6.4%
2025 Estimated High School Graduate	23.6%	26.5%	25.4%
2025 Estimated Some College	21.3%	24.2%	23.6%
2025 Estimated Associates Degree Only	10.9%	10.5%	10.0%
2025 Estimated Bachelors Degree Only	17.3%	16.5%	18.8%
2025 Estimated Graduate Degree	8.8%	8.4%	9.7%
Business			
2025 Estimated Total Businesses	555	4,845	8,846
2025 Estimated Total Employees	4,105	40,950	65,892
2025 Estimated Employee Population per Business	7.4	8.5	7.4
2025 Estimated Residential Population per Business	24.6	22.1	24.6

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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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