

< FOR LEASE >

# GRESHAM TOWN FAIR



## LOCATION

NW Eastman Pkwy & NW Division St  
Gresham, OR 97030

## AVAILABLE SPACE

735 – 24,000 SF

## ASKING RATE

Please call for details

## TRAFFIC COUNTS

NW Eastman Parkway – 20,863 ADT ('24)

NW Division Street – 25,054 ADT ('25)

## HIGHLIGHTS

- Anchored by Dick's Sporting Goods, 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.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

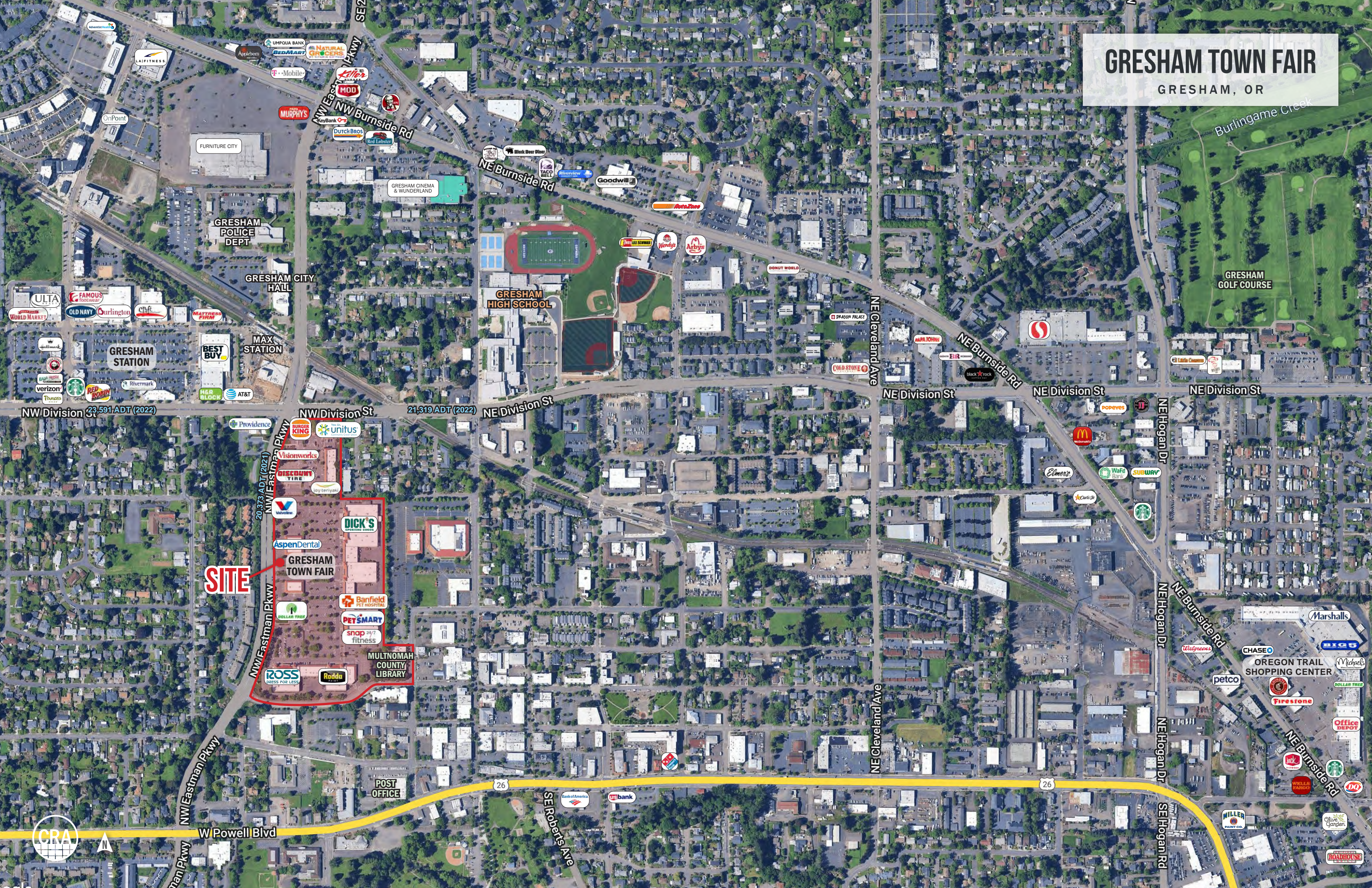
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# GRESHAM TOWN FAIR

GRESHAM, OR



**SITE**

GRESHAM TOWN FAIR

MULTNOMAH COUNTY LIBRARY

GRESHAM HIGH SCHOOL

GRESHAM POLICE DEPT

GRESHAM CITY HALL

GRESHAM GOLF COURSE

Burlingame Creek

21,319 ADT (2022)

20,373 ADT (2021)

23,591 ADT (2022)

CRA

W Powell Blvd

NW Eastman Pkwy

POST OFFICE

SE Roberts Ave

NE Cleveland Ave

26

NE Hogan Dr

NE Burnside Rd

NE Burnside Rd

OREGON TRAIL SHOPPING CENTER

CHASE

petco

Walgreens

Marshall's

Office Depot

Firestone

Michaels

Walmart

Target

Best Buy

Home Depot

Lowes

Costco

Sam's Club

Kroger

Publix

Wendy's

McDonald's

Subway

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Jack-in-the-Box

Wendy's

McDonald's

Subway

Wawa

Starbucks

Elmer's

Popeyes

Jack-in-the-Box

Wendy's

McDonald's





# GRESHAM TOWN FAIR

GRESHAM, OR

NW Division St  
25,054 ADT (25)

NW Division St 21,657 ADT (25)

NW Eastman Pkwy  
20,863 ADT (25)

GRESHAM  
TOWN FAIR

MULTNOMAH  
COUNTY  
LIBRARY

ROSS  
DRESS FOR LESS

DOLLAR TREE

AspenDental

Providence

BURGER  
KING

unitus  
Community Credit Union

Visionworks

DISCOUNT  
TIRE

DICK'S  
SPORTING GOODS

BRICKS & MINIFIGS

GNC  
LIVE WELL

Banfield  
PET HOSPITAL

PETSMART

snap 24/7  
fitness

Willoughby  
Hearing

Rodda  
PAINT

FULL ACCESS

FULL ACCESS

FULL ACCESS

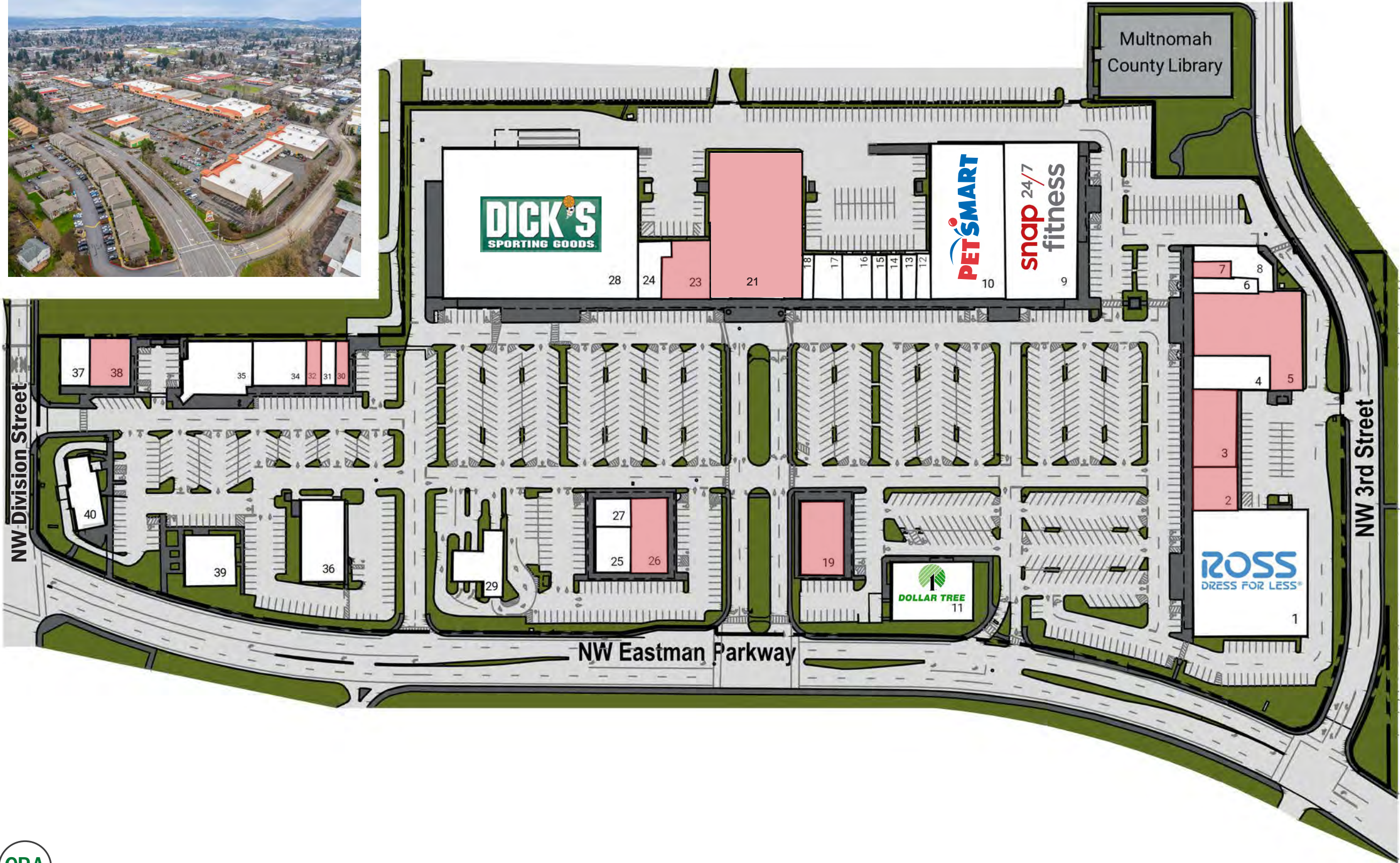
FULL ACCESS





SITE PLAN

GRESHAM TOWN FAIR  
GRESHAM, OR



#	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	Available	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





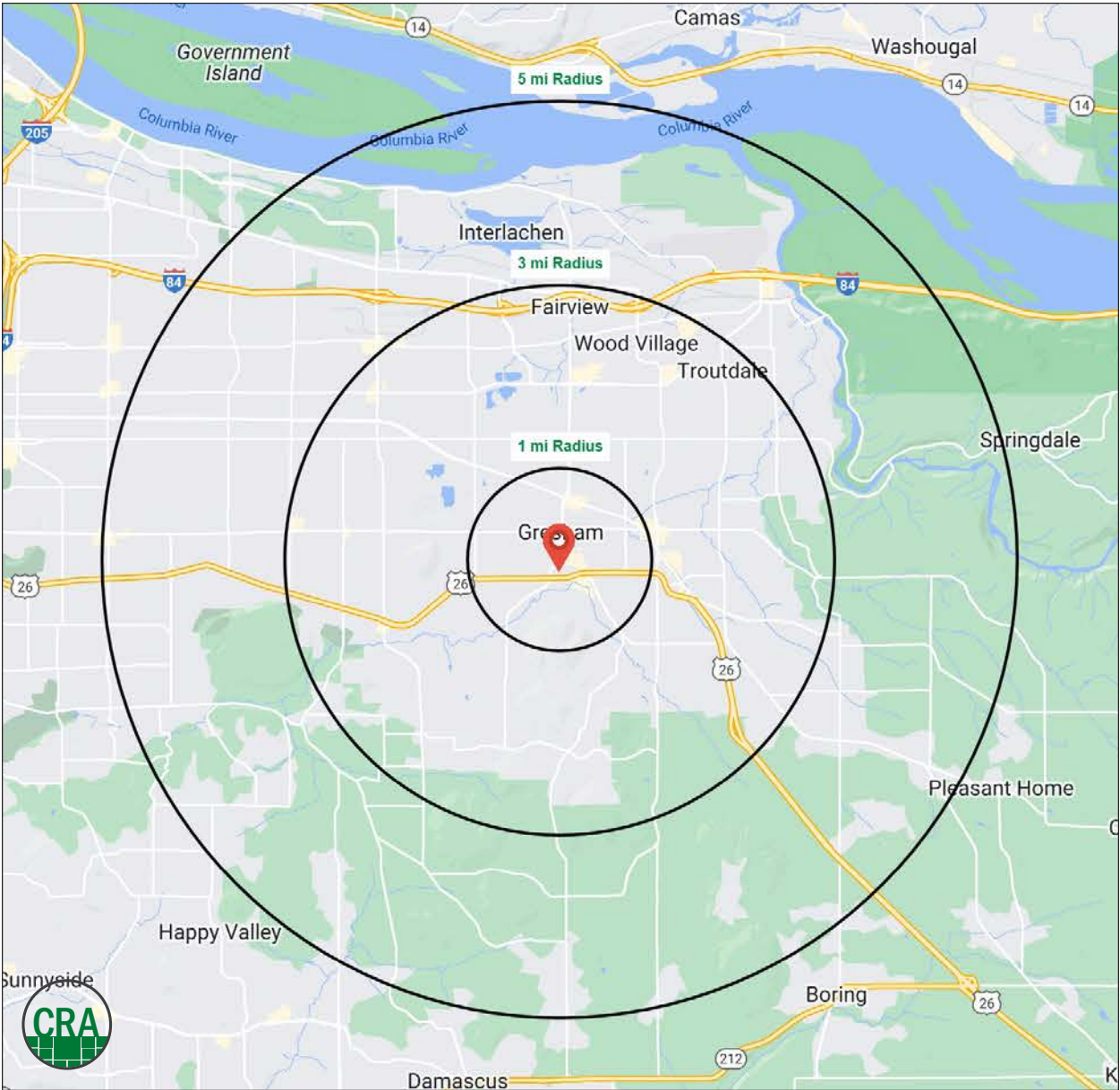
DEMOGRAPHIC SUMMARY

GRESHAM TOWN FAIR  
GRESHAM, OR

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	15,779	123,844	214,625
Estimated Households	6,465	46,517	79,666
Average HH Income	\$95,850	\$100,979	\$101,608
Median Home Value	\$433,973	\$430,361	\$450,937
Median Age	37.5	37.3	37.9
Daytime Demographics Age 16+	12,865	69,467	122,109

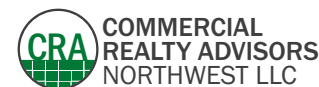
**123,844**  
Estimated 2024 Population  
3 MILE RADIUS

**\$95,850**  
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: 45.5007/-122.4339

Gresham Town Fair Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	15,779	123,844	214,625
2029 Projected Population	15,095	117,440	204,846
2020 Census Population	16,353	133,019	228,488
2010 Census Population	15,320	122,952	212,240
Projected Annual Growth 2024 to 2029	-0.9%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2024	0.2%	-	-
2024 Median Age	37.5	37.3	37.9
<b>Households</b>			
2024 Estimated Households	6,465	46,517	79,666
2029 Projected Households	6,212	44,152	76,086
2020 Census Households	6,484	47,935	81,571
2010 Census Households	6,147	44,753	76,397
Projected Annual Growth 2024 to 2029	-0.8%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2024	0.4%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	68.5%	65.8%	63.9%
2024 Estimated Black or African American	4.9%	5.4%	6.7%
2024 Estimated Asian or Pacific Islander	6.0%	8.0%	10.3%
2024 Estimated American Indian or Native Alaskan	1.4%	1.3%	1.2%
2024 Estimated Other Races	19.2%	19.5%	17.8%
2024 Estimated Hispanic	19.6%	20.5%	18.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$95,850	\$100,979	\$101,608
2024 Estimated Median Household Income	\$72,279	\$80,452	\$81,355
2024 Estimated Per Capita Income	\$39,539	\$38,130	\$37,929
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.0%	6.0%	5.9%
2024 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.8%	6.4%
2024 Estimated High School Graduate	28.2%	25.5%	25.3%
2024 Estimated Some College	23.8%	24.3%	24.0%
2024 Estimated Associates Degree Only	10.4%	10.4%	10.3%
2024 Estimated Bachelors Degree Only	17.0%	17.9%	18.8%
2024 Estimated Graduate Degree	11.1%	9.1%	9.3%
<b>Business</b>			
2024 Estimated Total Businesses	1,197	4,835	8,116
2024 Estimated Total Employees	8,242	33,447	58,350
2024 Estimated Employee Population per Business	6.9	6.9	7.2
2024 Estimated Residential Population per Business	13.2	25.6	26.4

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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