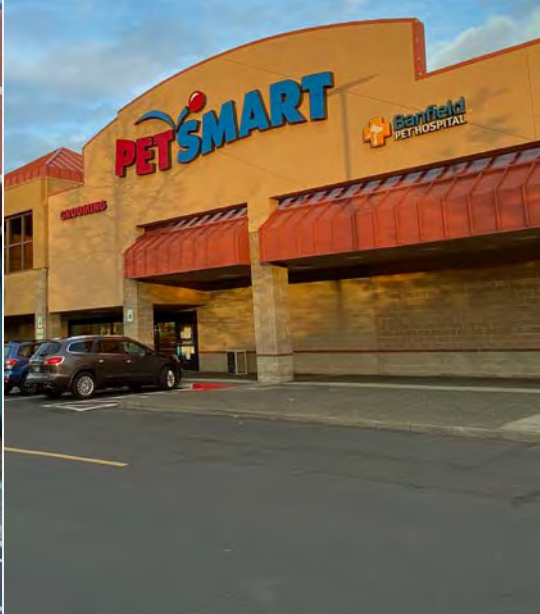


< FOR LEASE >

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

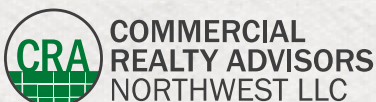
TRAFFIC COUNTS

NW Eastman Parkway - 19,735 ADT ('25)
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.
- Over 2.6 million visitors per year according to  Placer.ai
- Miniso coming soon!



Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

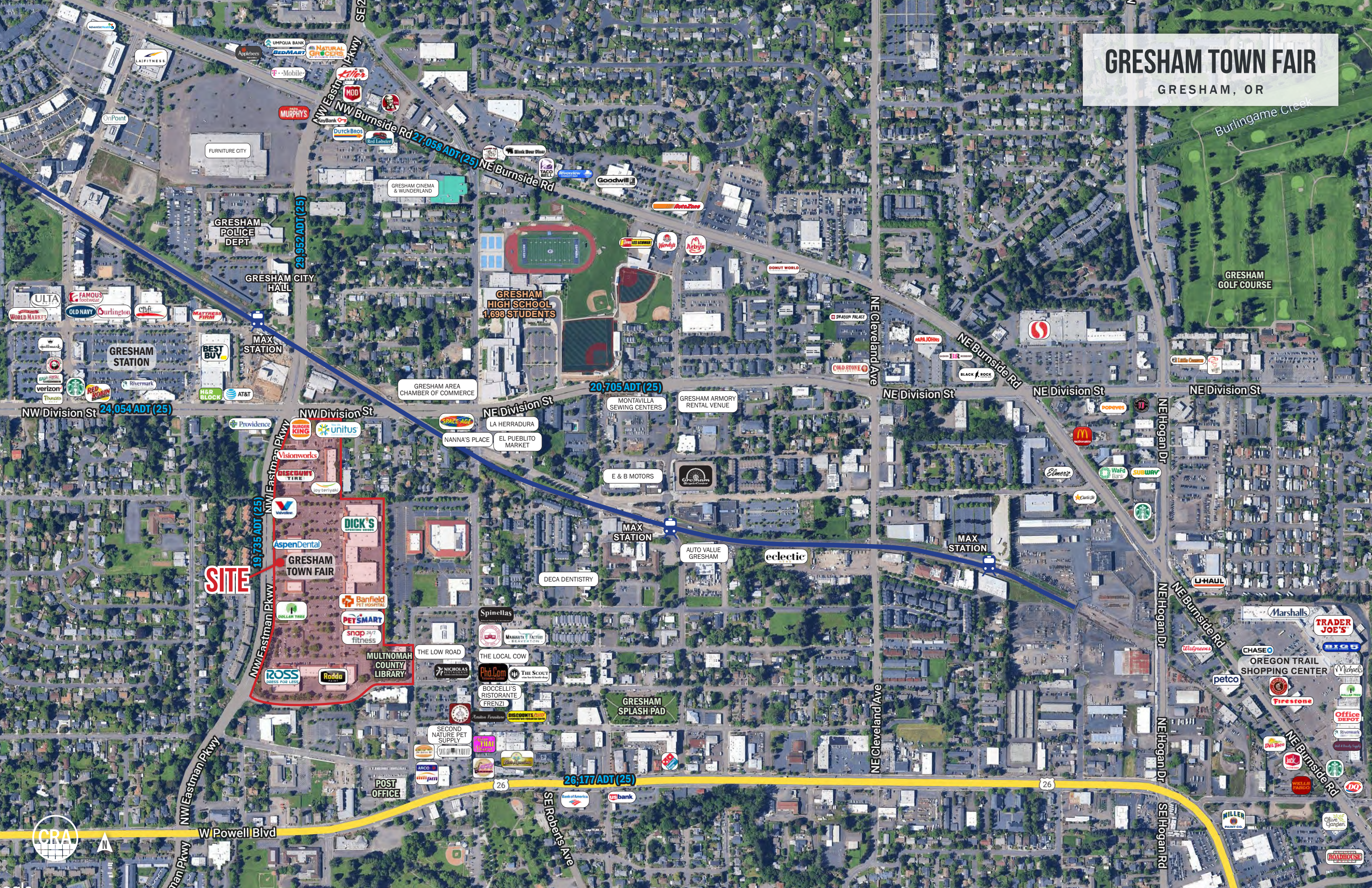
503.274.0211
www.cra-nw.com

NEW LOOK COMING SOON!



GRESHAM TOWN FAIR

GRESHAM, OR



GRESHAM TOWN FAIR

GRESHAM, OR



NW Division St
24,054 ADT (25)

NW Division St
20,705 ADT (25)

NW Eastman Pkwy
19,735 ADT (25)

Providence

BURGER KING

unitus

Visionworks

DISCOUNT TIRE

Valvoline

DICK'S SPORTING GOODS

AspenDental

BRICKS & MINIFIGS

GNC LIVE WELL

GRESHAM TOWN FAIR

Banfield PET HOSPITAL

DOLLAR TREE

PETSMART

ROSS DRESS FOR LESS

MINI SOU COMING SOON

snap 24/7 fitness

MULTNOMAH COUNTY LIBRARY

Willoughby Hearing

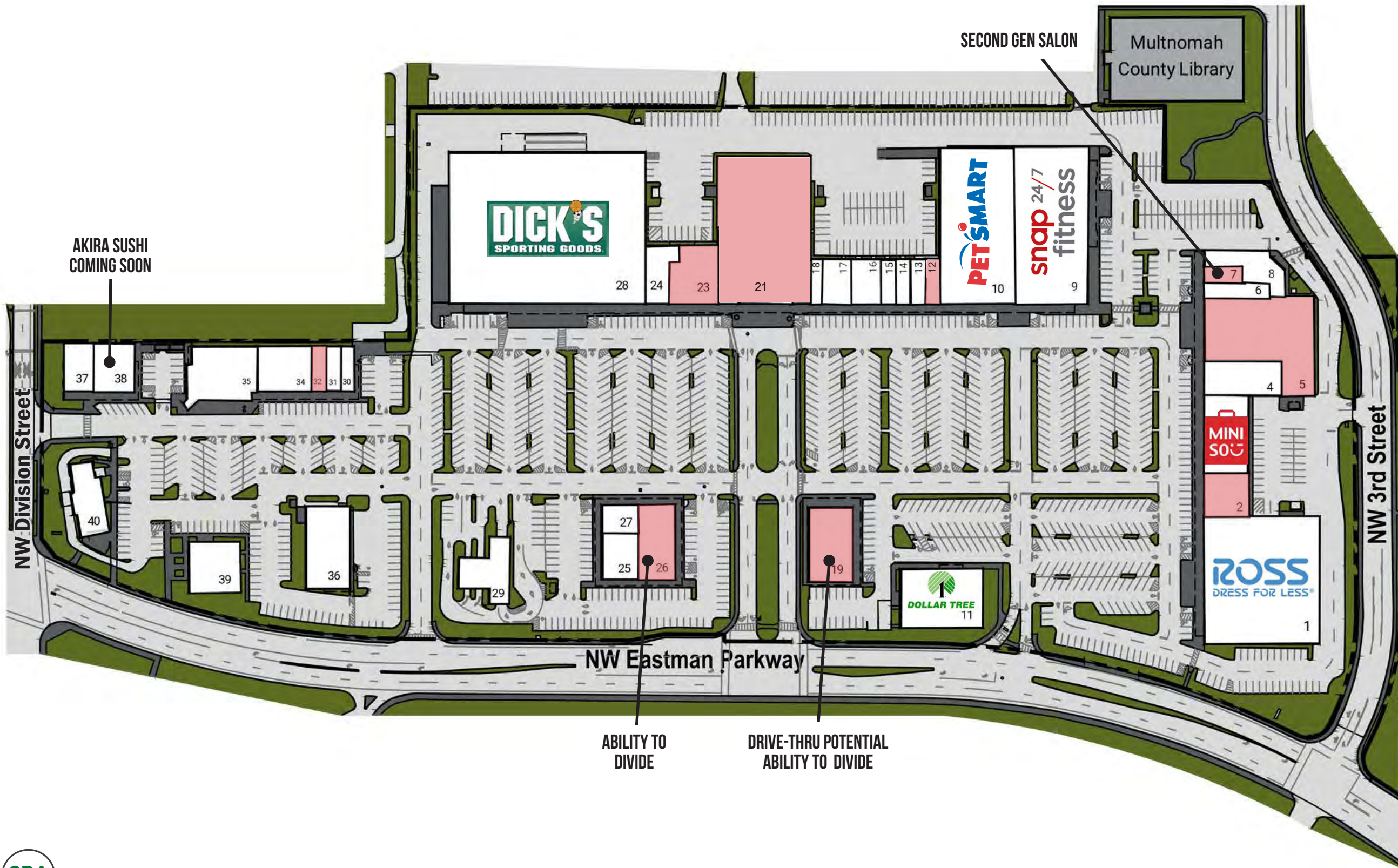
Rodda PAINT



GRESHAM TOWN FAIR

GRESHAM, OR

SITE PLAN



#	TENANT	SQ FT
1	Ross	26,832
2	Available	3,558
3	Miniso Coming Soon!	6,215
4	Rodda Paint	5,040
5	Available	14,910
6	Willoughby Hearing	1,496
7	Available - 2nd Gen Salon	735
8	ProActive Physical Therapy	3,607
9	Snap Fitness	19,741
10	PetSmart	21,600
11	Dollar Tree	8,999
12	Available	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 - Drive-Thru Potential	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	Calie's Custom Hat Wigs	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	Akira Sushi	3,591
39	Visionworks	4,388
40	Burger King	3,700



DEMOGRAPHIC SUMMARY

GRESHAM TOWN FAIR

GRESHAM, OR

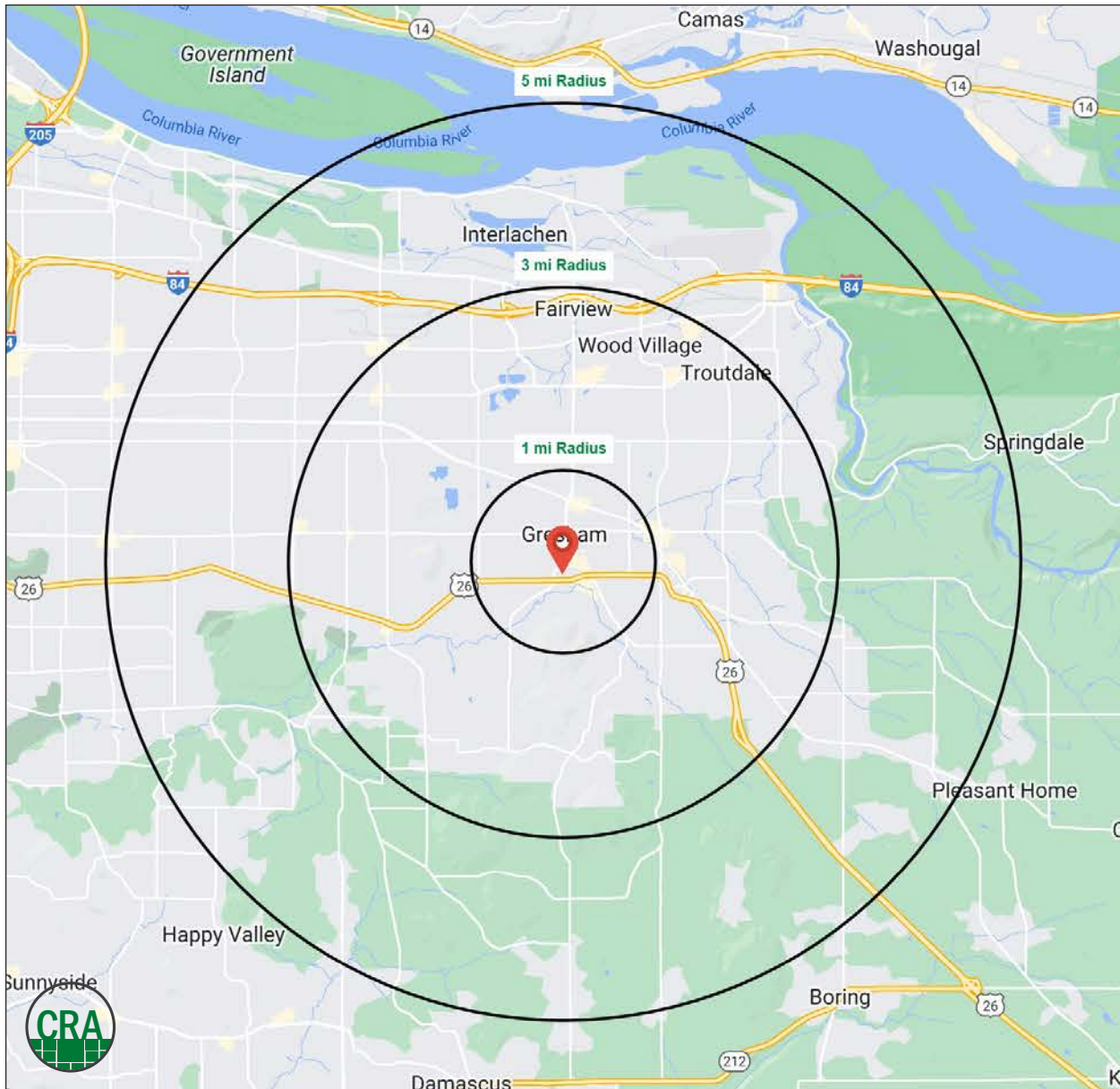
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	16,203	124,427	215,096
Estimated Households	6,744	46,731	79,694
Average HH Income	\$93,287	\$100,994	\$101,149
Median Home Value	\$429,882	\$440,195	\$456,140
Median Age	37.7	37.4	37.9
Daytime Demographics Age 16+	13,611	71,114	126,114

124,427

Estimated 2025 Population
3 MILE RADIUS

\$93,287

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: 45.5007/-122.4339

400 NW Eastman Pkwy Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	16,203	124,427	215,096
2030 Projected Population	16,229	119,605	207,199
2020 Census Population	16,353	133,019	228,488
2010 Census Population	15,320	122,952	212,240
Projected Annual Growth 2025 to 2030	-	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.4%	-	-
2025 Median Age	37.7	37.4	37.9
Households			
2025 Estimated Households	6,744	46,731	79,694
2030 Projected Households	6,856	45,261	77,294
2020 Census Households	6,484	47,935	81,571
2010 Census Households	6,147	44,753	76,397
Projected Annual Growth 2025 to 2030	0.3%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	0.6%	0.3%	0.3%
Race and Ethnicity			
2025 Estimated White	68.6%	65.9%	64.0%
2025 Estimated Black or African American	4.9%	5.4%	6.7%
2025 Estimated Asian or Pacific Islander	6.0%	7.9%	10.3%
2025 Estimated American Indian or Native Alaskan	1.4%	1.3%	1.2%
2025 Estimated Other Races	19.0%	19.4%	17.8%
2025 Estimated Hispanic	19.5%	20.5%	18.6%
Income			
2025 Estimated Average Household Income	\$93,287	\$100,994	\$101,149
2025 Estimated Median Household Income	\$70,062	\$80,965	\$81,190
2025 Estimated Per Capita Income	\$39,069	\$38,116	\$37,673
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	6.6%	6.4%
2025 Estimated Some High School (Grade Level 9 to 11)	5.9%	7.1%	6.7%
2025 Estimated High School Graduate	27.8%	25.6%	25.9%
2025 Estimated Some College	24.1%	24.2%	24.1%
2025 Estimated Associates Degree Only	10.6%	10.7%	10.4%
2025 Estimated Bachelors Degree Only	15.7%	17.0%	17.6%
2025 Estimated Graduate Degree	11.4%	8.8%	8.9%
Business			
2025 Estimated Total Businesses	1,200	4,882	8,260
2025 Estimated Total Employees	8,503	33,435	59,191
2025 Estimated Employee Population per Business	7.1	6.8	7.2
2025 Estimated Residential Population per Business	13.5	25.5	26.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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