‹ FOR LEASE ›

GRESHAM TOWN FAIR







DICK'S SPORTING GOODS · PETSMART · DOLLAR TREE · ROSS DRESS FOR LESS · BURGER KING · AspenDental

LOCATION

NW Eastman Pkwy & NW Division St
Gresham, OR 97030

AVAILABLE SPACE

1,130 – 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)

Walk Score 88 · Bike Score 92 · Transit Score 86

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

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GRESHAM TOWN FAIR

GRESHAM, OR











CRA

GRESHAM TOWN FAIR

GRESHAM, OR

SITE

GRESHAM TOWN FAIR

19,735 ADT (25)

NW Eastman Pkwy

SE 257th Ave

NW Burnside Rd 27,058 ADT (25) NE Burnside Rd

29,952 ADT (25)

NW Division St 24,054 ADT (25)

NW Division St

NE Division St

20,705 ADT (25)

NE Division St

NE Cleveland Ave

NE Burnside Rd

NE Division St

NE Division St

NE Hogan Dr

NE Burnside Rd

NE Hogan Dr

SE Roberts Ave

26,177 ADT (25)

W Powell Blvd

26

26

MAX STATION

MAX STATION

MAX STATION

GRESHAM HIGH SCHOOL
1,698 STUDENTS

GRESHAM GOLF COURSE

Burlingame Creek

GRESHAM POLICE DEPT

GRESHAM CITY HALL

GRESHAM STATION

GRESHAM CINEMA & WUNDERLAND

FURNITURE CITY

GRESHAM AREA CHAMBER OF COMMERCE

MONTAVILLA SEWING CENTERS

GRESHAM ARMORY RENTAL VENUE

LA HERRADURA

NANNA'S PLACE

EL PUEBLITO MARKET

E & B MOTORS

AUTO VALUE GRESHAM

DECA DENTISTRY

THE LOW ROAD

THE LOCAL COW

BOCCELLI'S RISTORANTE

FRENZI

SECOND NATURE PET SUPPLY

GRESHAM SPLASH PAD

POST OFFICE

MULTNOMAH COUNTY LIBRARY

OREGON TRAIL SHOPPING CENTER

CRA

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GRESHAM TOWN FAIR

GRESHAM, OR

NW Division St

24,054 ADT (25)

NW Division St

NW Division St

20,705 ADT (25)

NE Division St

NW Eastman Pkwy

19,735 ADT (25)

FULL ACCESS

FULL ACCESS

FULL ACCESS

FULL ACCESS

FULL ACCESS

Providence

BEST BUY

Rivermark

H&R BLOCK

AT&T

verizon

Hallmark

BAJA FRESH

Panera

RED ROBIN

BURGER KING

unitus

Visionworks

DISCOUNT TIRE

Valvoline

AspenDental

DICK'S SPORTING GOODS

DOLLAR TREE

ROSS DRESS FOR LESS

MINISO COMING SOON

MULTNOMAH COUNTY LIBRARY

Rodda PAINT

Willoughby Hearing

BRICKS & MINIFIGS

GNC LIVE WELL.

Banfield PET HOSPITAL

PETSMART

snap 24/7 fitness

CRA

N

GRESHAM TOWN FAIR

GRESHAM, OR

SITE PLAN



#	TENANT	SQ FT
1	Ross	26,832
2	T4 Tea House and Mochinut	3,558
3	Miniso	6,215
4	Rodda Paint	5,040
5	Available	14,910
6	Willoughby Hearing	1,496
7	The Mane Haus Salon	735
8	ProActive Physical Therapy	3,607
9	Snap Fitness	19,741
10	PetSmart	21,600
11	Dollar Tree	8,999
12	Mathnasium	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	Available	1,130
31	Joy Teriyaki	1,200
32	PayMore	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

GRESHAM TOWN FAIR

GRESHAM, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	16,961	125,482	217,764
Estimated Households	7,016	47,400	81,244
Average HH Income	$100,750	$105,747	$105,816
Median Home Value	$448,053	$468,035	$484,956
Median Age	37.8	37.6	38.1
Daytime Demographics Age 16+	13,334	70,138	126,122

125,482

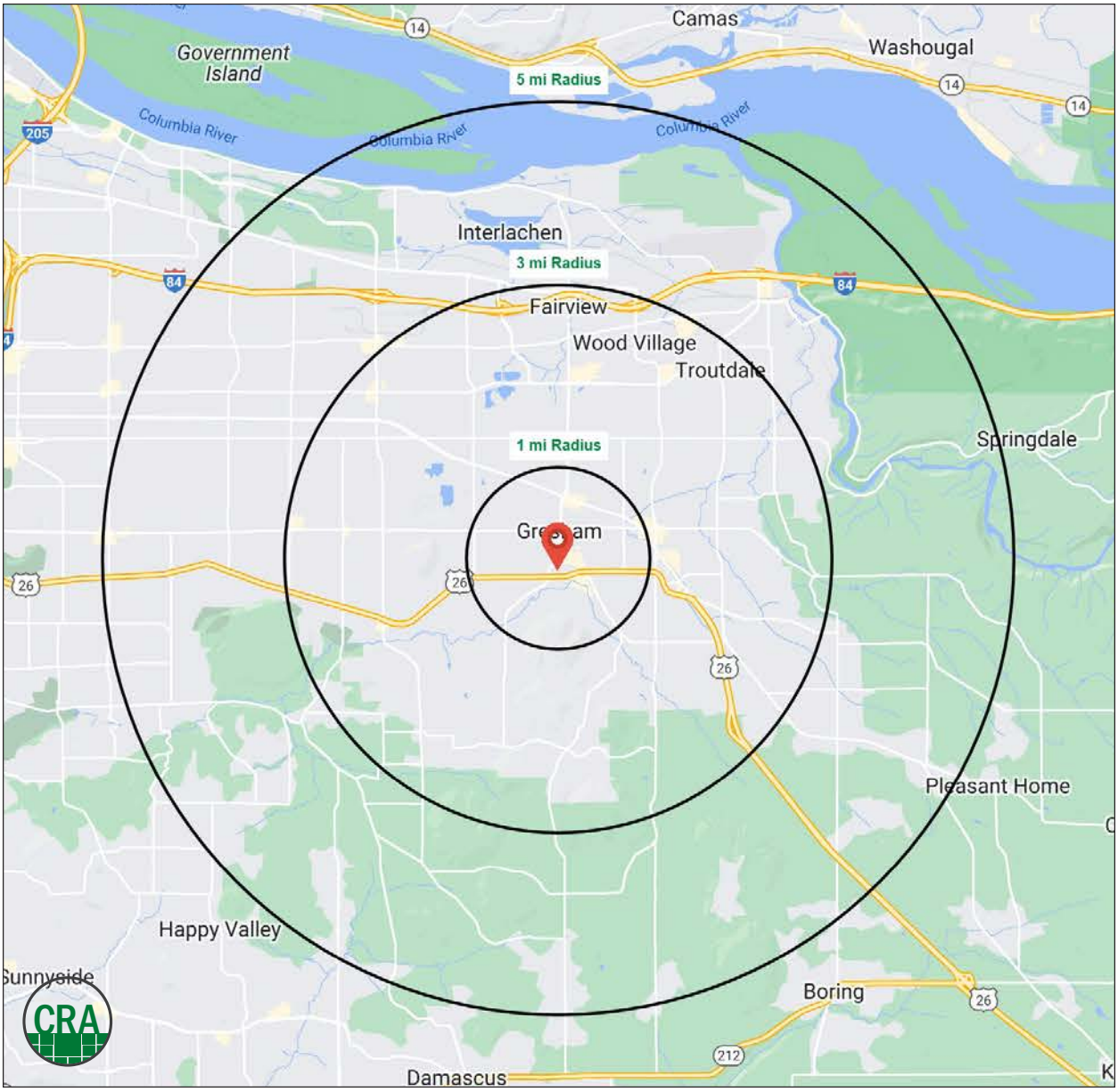
Estimated 2026 Population

3 MILE RADIUS

$100,750

Average Household Income

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5007/-122.4339

400 NW Eastman Pkwy Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	16,961	125,482	217,764
2031 Projected Population	17,237	122,143	212,325
2020 Census Population	16,420	132,994	228,439
2010 Census Population	15,381	122,930	212,194
Projected Annual Growth 2026 to 2031	0.3%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2026	0.6%	0.1%	0.2%
2026 Median Age	37.8	37.6	38.1
Households			
2026 Estimated Households	7,016	47,400	81,244
2031 Projected Households	7,140	45,902	78,785
2020 Census Households	6,510	47,926	81,550
2010 Census Households	6,172	44,745	76,377
Projected Annual Growth 2026 to 2031	0.4%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2026	0.9%	0.4%	0.4%
Race and Ethnicity			
2026 Estimated White	67.2%	64.9%	63.2%
2026 Estimated Black or African American	5.0%	5.6%	6.9%
2026 Estimated Asian or Pacific Islander	6.3%	8.1%	10.5%
2026 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.2%
2026 Estimated Other Races	20.0%	20.0%	18.2%
2026 Estimated Hispanic	20.9%	21.2%	19.2%
Income			
2026 Estimated Average Household Income	$100,750	$105,747	$105,816
2026 Estimated Median Household Income	$76,977	$86,769	$87,039
2026 Estimated Per Capita Income	$41,948	$40,163	$39,708
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.1%	6.3%	6.2%
2026 Estimated Some High School (Grade Level 9 to 11)	4.2%	6.2%	6.1%
2026 Estimated High School Graduate	27.9%	26.5%	27.0%
2026 Estimated Some College	24.9%	24.8%	24.5%
2026 Estimated Associates Degree Only	10.5%	10.7%	9.8%
2026 Estimated Bachelors Degree Only	16.9%	16.4%	17.1%
2026 Estimated Graduate Degree	11.5%	9.2%	9.3%
Business			
2026 Estimated Total Businesses	1,192	4,814	8,194
2026 Estimated Total Employees	8,420	33,022	59,383
2026 Estimated Employee Population per Business	7.1	6.9	7.2
2026 Estimated Residential Population per Business	14.2	26.1	26.6

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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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