

HIGHLAND FAIR

FOR LEASE ► GRESHAM, OR

LOCATION

901-999 SW Highland Dr, Gresham, OR 97030

AVAILABLE SPACE

- 595 SF - 2,621 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Powell Blvd & Highland Dr – 20,597 ADT ('25)

HIGHLIGHTS

- Safeway Anchored neighborhood center on Powell Blvd and Highland Drive
- Strong visibility and easy access
- Multiple suites available
- New ownership!

OWNED AND OPERATED BY ► **HYPERION**



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

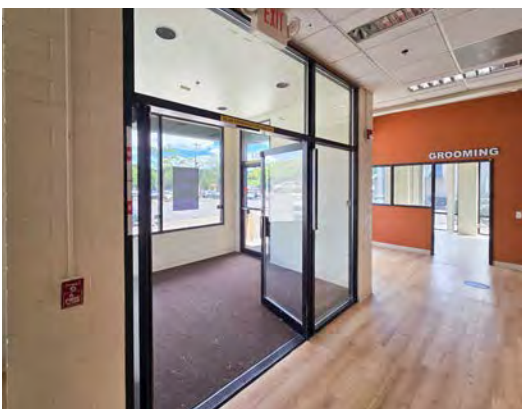
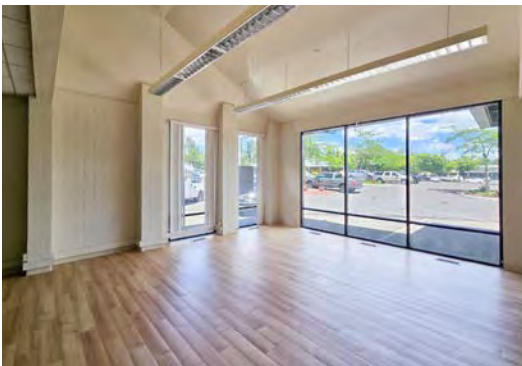
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PHOTOS: SUITE 00050

HIGHLAND FAIR

901-999 SW HIGHLAND DR
GRESHAM, OR



PHOTOS FOR REFERENCE ONLY. TENANT TO VERIFY ALL FF&E.

HIGHLAND FAIR
901-999 SW HIGHLAND DR
GRESHAM, OR



SITE

26

26

26

W Pow

SE 182nd Ave

SW Highland Dr 14,740 ADT (24)

20,597 ADT (25)

W Powell Blvd

W Powell Blvd

Jersey Mike's Subs

Great Clips

Joy Teriyaki

Wings 'n' Things

Sally Beauty

Dotty's

SAFeway

Starbucks

Jackson Hewitt Tax Service

PLATINUM PUB

Edward Jones

THAI CURRY

PAPA MURPHY'S

TACO BELL

Huckleberry's

McDonald's

WORLD CHAMPION TAEKWONDO

YAMI SUSHI & TERIYAKI

Cascade Family Dental

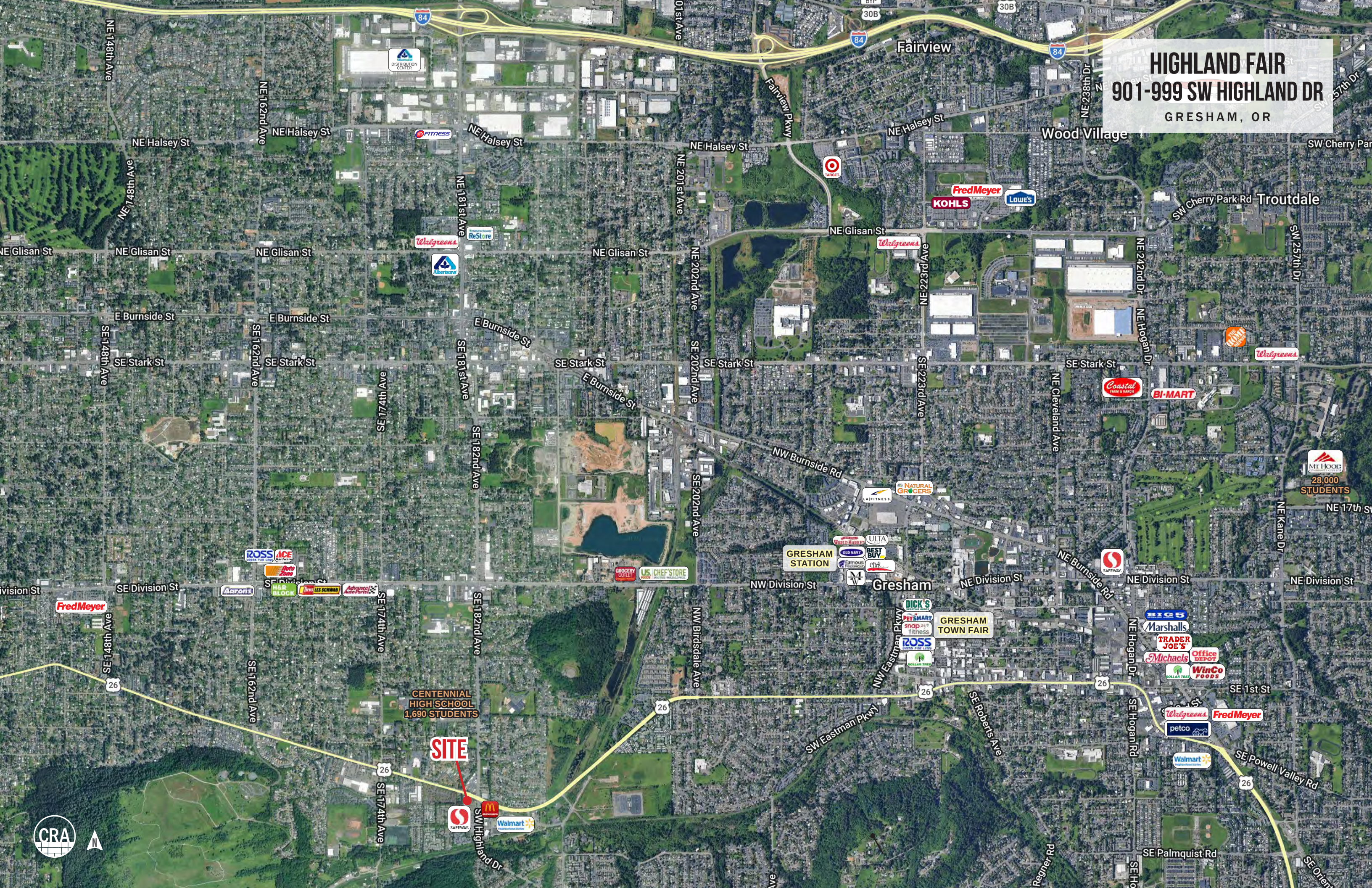
GRESHAM AUTO GLASS

Walmart Neighborhood Market

N

CRA

HIGHLAND FAIR
901-999 SW HIGHLAND DR
GRESHAM, OR



SITE PLAN

HIGHLAND FAIR
901-999 SW HIGHLAND DR
 GRESHAM, OR

Highland Fair Site Plan

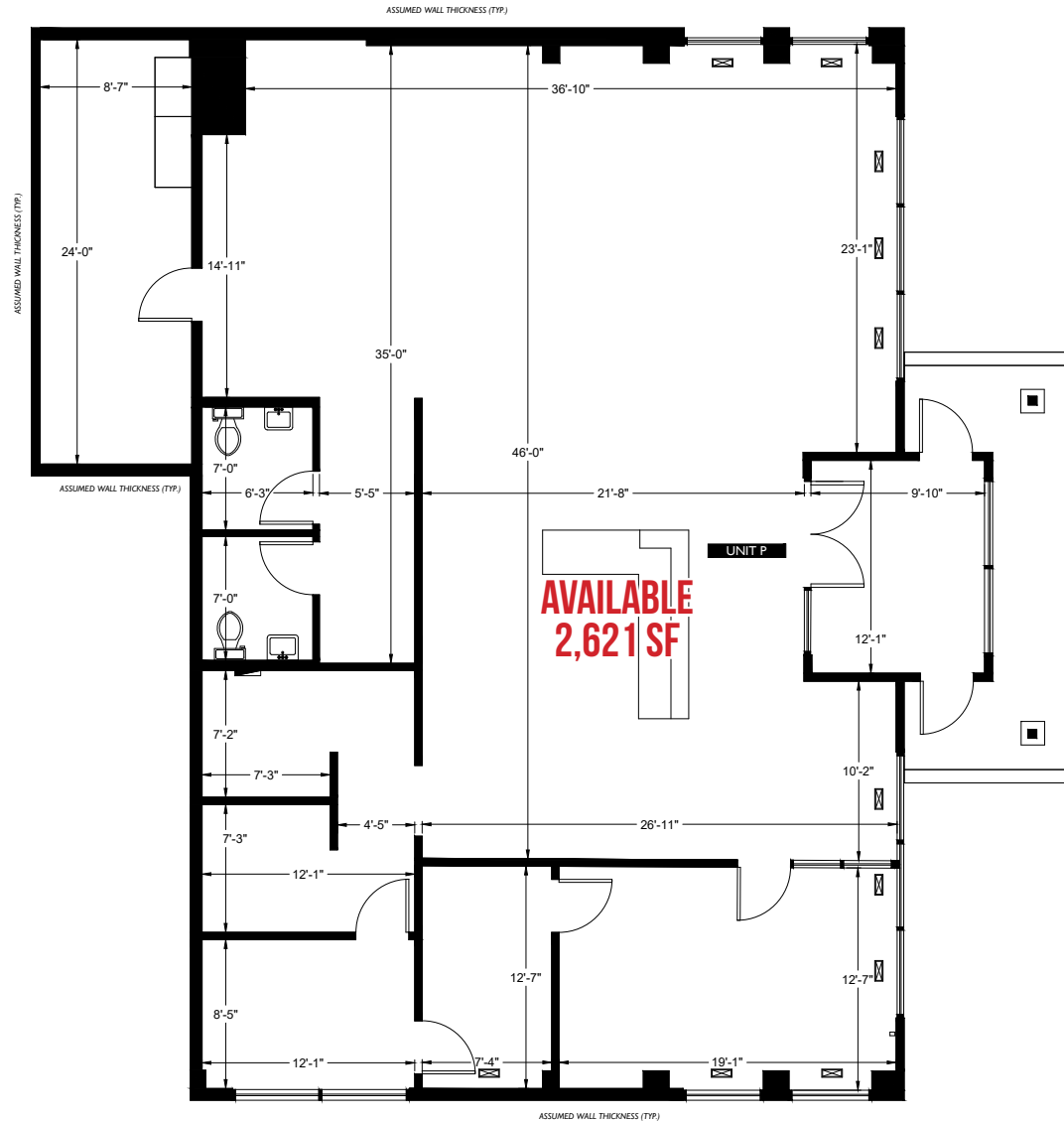
Suite	Tenant	SF
00010	Safeway	46,673
00050	Available	2,621
00060	Brothers Barbershop	500
00070	Available	595
00090	Quick Stop Smoke Shop	2,139
00100	Sally Beauty	1,700
00110	Dotty's Deli	1,856
00120	US Nails	1,750
00130	Wingstop	1,250
00140	Available	1,000
00150	Joy Teriyaki	2,026
00160	Great Clips	1,050
00170	Roll N Bowl	1,770
00180	Jersey Mikes	1,600
OP1	Huckleberry's	4,265
00020	Available (2 nd Floor)	1,857
00030	Available (2 nd Floor)	1,858



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

HIGHLAND FAIR
901-999 SW HIGHLAND DR
GRESHAM, OR

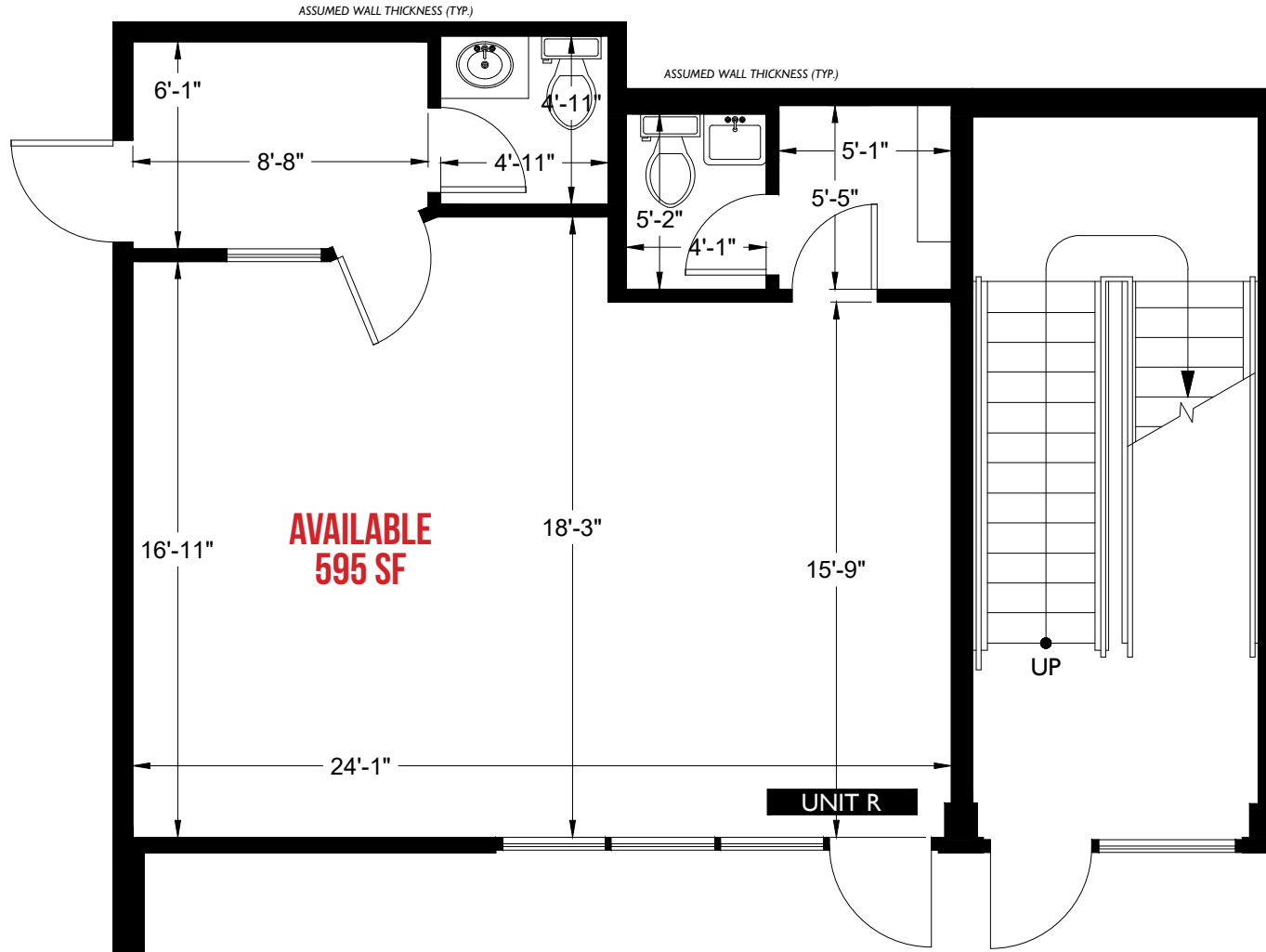
FLOOR PLAN: 00050



FLOOR PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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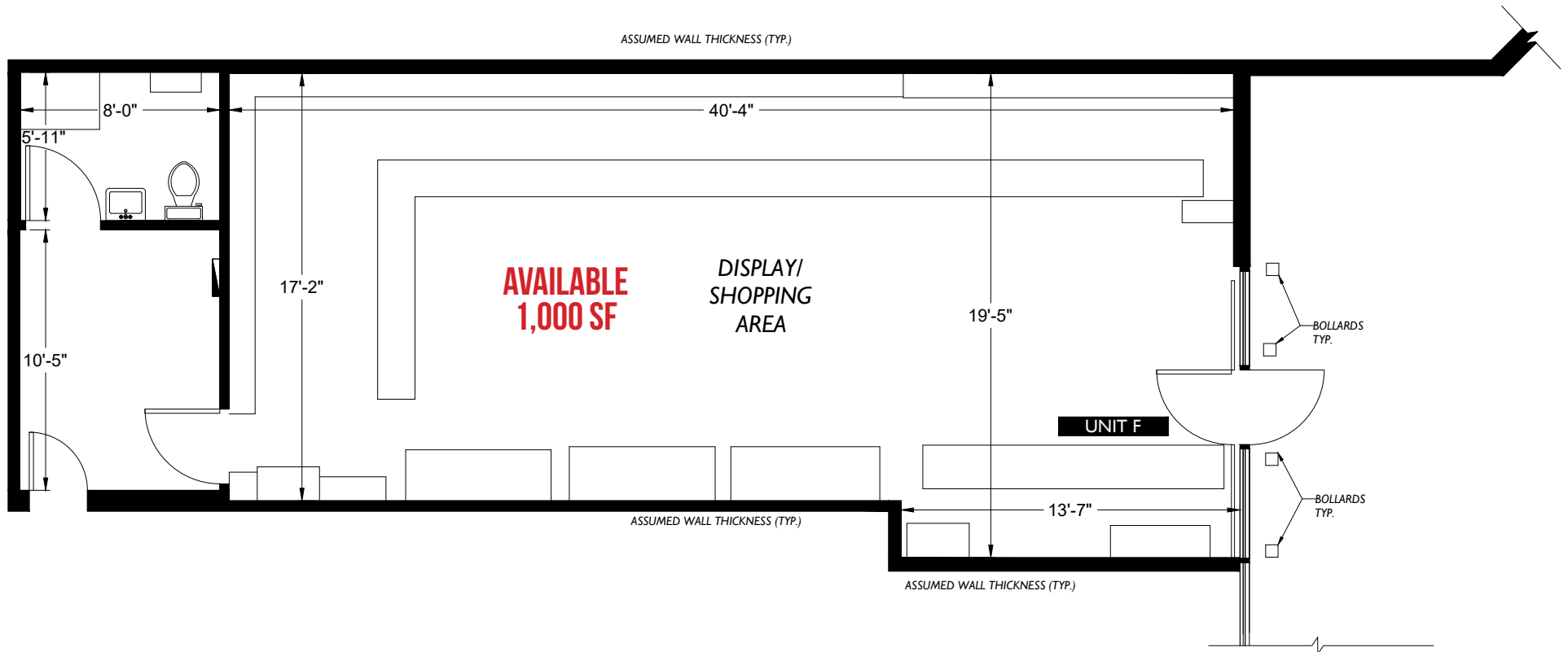
FLOOR PLAN: 00070



FLOOR PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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GRESHAM, OR

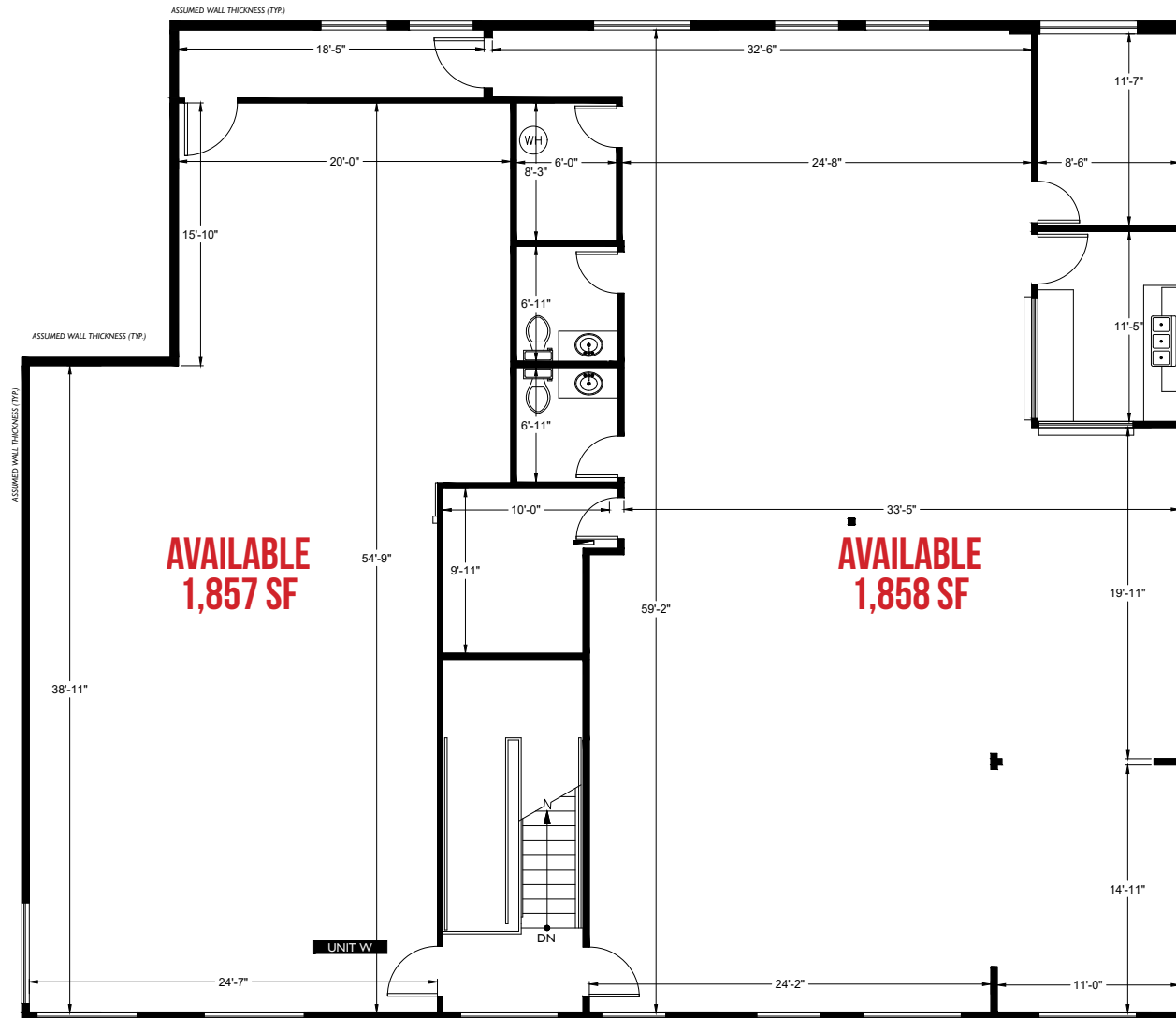
FLOOR PLAN: 00140



FLOOR PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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FLOOR PLAN: 2ND FLOOR



FLOOR PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

HIGHLAND FAIR

901-999 SW HIGHLAND DR

GRESHAM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	14,680	131,368	306,891
Estimated Households	5,493	47,727	113,415
Average HH Income	\$98,248	\$99,481	\$106,777
Median Home Value	\$464,460	\$455,771	\$481,656
Daytime Demographics 16+	6,909	68,433	182,079

\$106,777

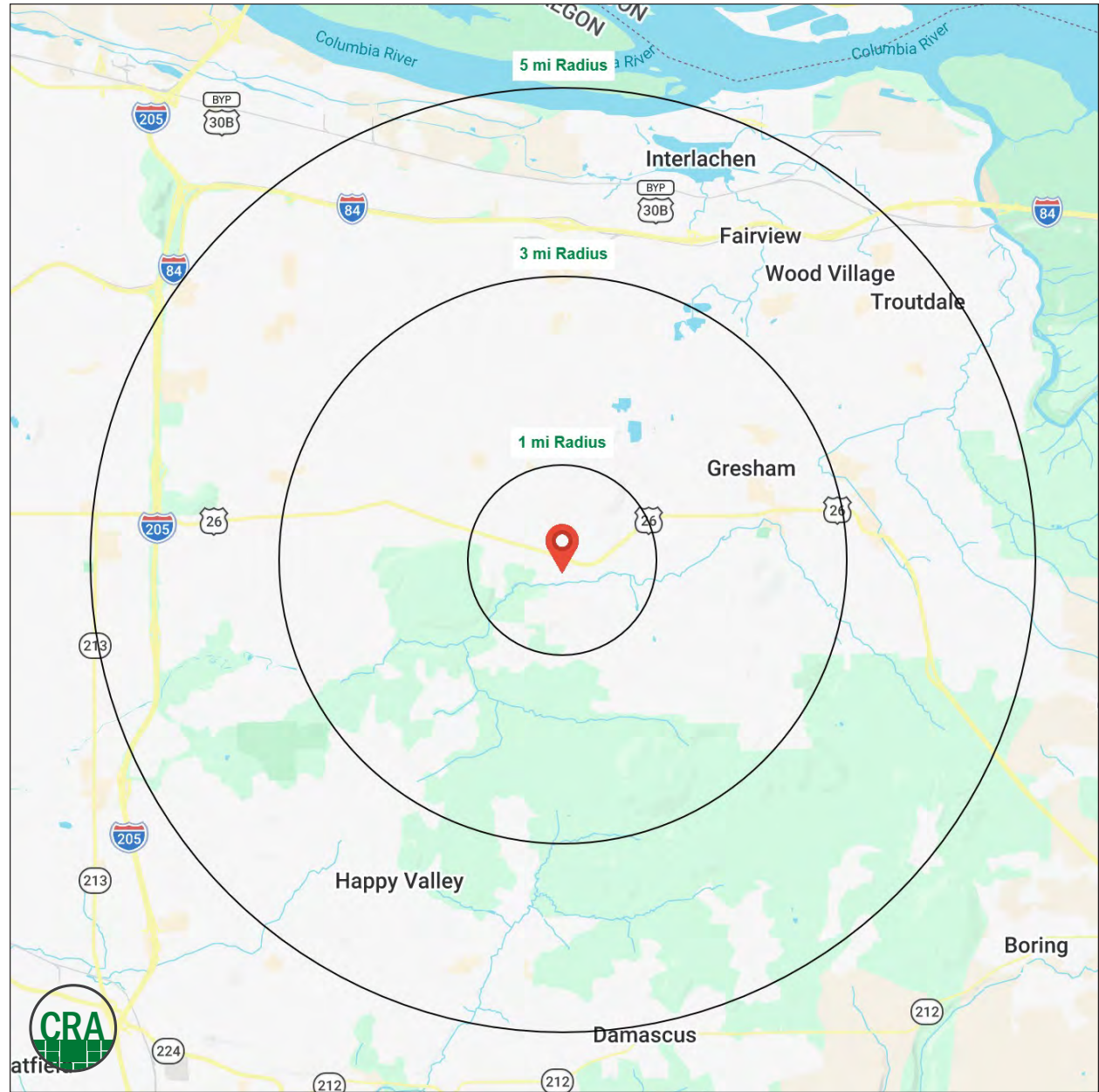
Average HH Income

5 MILE RADIUS

39.1

Median Age

1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4901/-122.4768

901 SW Highland Dr Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,680	131,368	306,891
2030 Projected Population	13,738	127,296	300,465
2020 Census Population	16,054	138,019	317,586
2010 Census Population	15,617	128,007	289,968
Projected Annual Growth 2025 to 2030	-1.3%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	-0.4%	0.2%	0.4%
2025 Median Age	39.1	37.2	38.2
Households			
2025 Estimated Households	5,493	47,727	113,415
2030 Projected Households	5,167	46,645	111,870
2020 Census Households	5,891	48,145	113,197
2010 Census Households	5,731	44,979	104,641
Projected Annual Growth 2025 to 2030	-1.2%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	-0.3%	0.4%	0.6%
Race and Ethnicity			
2025 Estimated White	64.2%	60.5%	62.6%
2025 Estimated Black or African American	6.0%	7.8%	7.1%
2025 Estimated Asian or Pacific Islander	11.2%	12.2%	12.4%
2025 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.2%
2025 Estimated Other Races	17.5%	18.4%	16.7%
2025 Estimated Hispanic	17.7%	19.4%	17.5%
Income			
2025 Estimated Average Household Income	\$98,248	\$99,481	\$106,777
2025 Estimated Median Household Income	\$84,233	\$78,054	\$85,231
2025 Estimated Per Capita Income	\$36,947	\$36,333	\$39,712
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	8.1%	7.1%	5.9%
2025 Estimated Some High School (Grade Level 9 to 11)	8.8%	7.1%	6.5%
2025 Estimated High School Graduate	21.2%	26.2%	24.9%
2025 Estimated Some College	25.6%	23.7%	22.7%
2025 Estimated Associates Degree Only	12.4%	10.3%	10.3%
2025 Estimated Bachelors Degree Only	17.1%	16.7%	19.9%
2025 Estimated Graduate Degree	6.7%	8.9%	9.7%
Business			
2025 Estimated Total Businesses	437	4,723	12,290
2025 Estimated Total Employees	2,414	27,672	89,710
2025 Estimated Employee Population per Business	5.5	5.9	7.3
2025 Estimated Residential Population per Business	33.6	27.8	25.0

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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



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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