

# TROUTDALE COMMONS

RETAIL OPPORTUNITIES | TROUTDALE, OREGON



## LOCATION

3125–3163 SW 257th Ave, Troutdale, OR 97060

## AVAILABLE SPACE

- Suite A200 - 991 SF - available now
- Suite A200 - 1,000 SF - available now
- Suite A400 - 1,300 SF - available now
- Suite B250 - 1,200 SF - available now

## RENTAL RATE

Call for details

## TRAFFIC COUNTS

SW 257th Ave - 21,206 ADT ('25)

SE Stark St - 23,373 ADT ('25)

## HIGHLIGHTS

Troutdale Commons is a Safeway and Walgreens anchored shopping center conveniently located at the corner of SE Stark Street and 257th Drive. Situated NE of Gresham and 2 miles south of I-84, considered the gateway to the Columbia River Gorge. This center has strong traffic with 23,373 vehicles along SE Stark at 257th and aided by Legacy Mt Hood Medical Center with 115 beds and Mt Hood Community College with 6,400 students, both located next to the shopping center, one on either side.



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# TROUTDALE COMMONS

3125-3163 SW 257TH AVENUE

PHOTOS

Troutdale, OR



# TROUTDALE COMMONS

## 3125-3163 SW 257TH AVENUE

### SITE PLAN

Troutdale, OR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

# TROUTDALE COMMONS

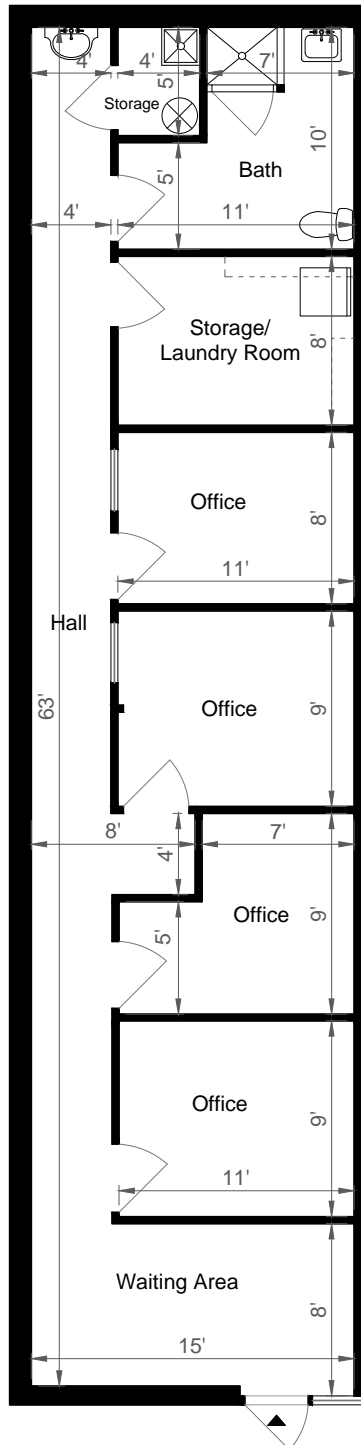
3125-3163 SW 257TH AVENUE

FLOOR PLAN

Troutdale, OR

## 25643 SE STARK STREET

TROUTDALE, OR 97060



FLOOR PLAN



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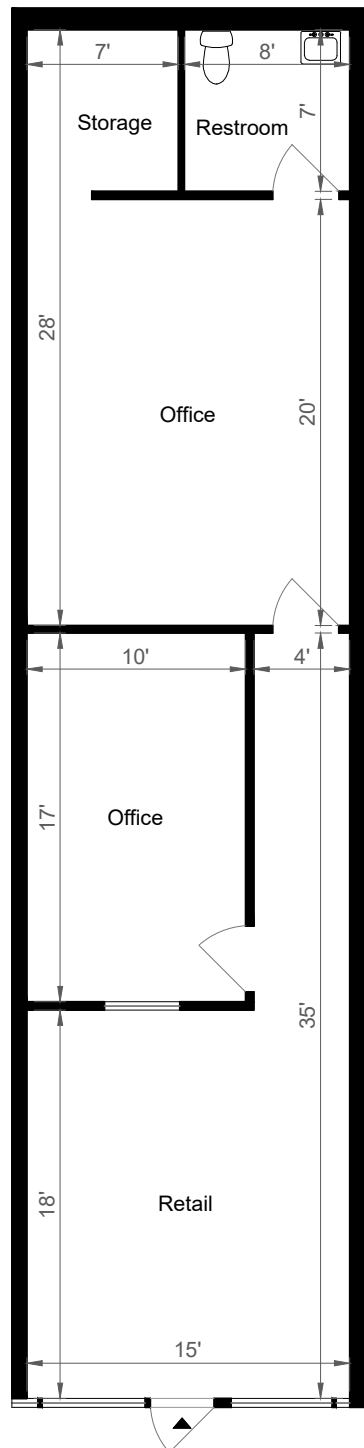
# TROUTDALE COMMONS

3125-3163 SW 257TH AVENUE  
Troutdale, OR

## FLOOR PLAN

### 25651 SE STARK STREET

TROUTDALE, OR 97060



FLOOR PLAN



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# TROUTDALE COMMONS

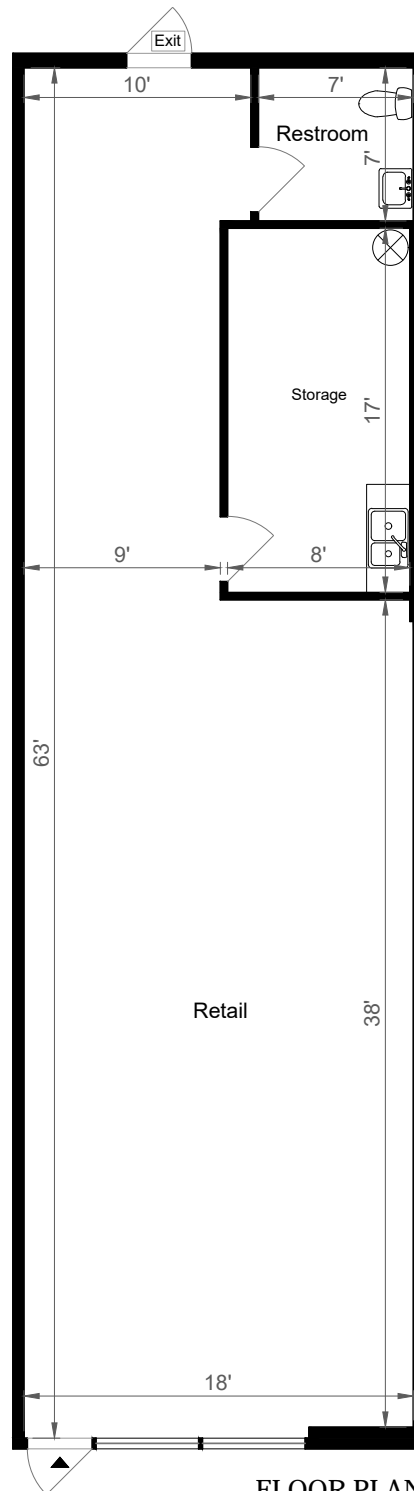
## 3125-3163 SW 257TH AVENUE

FLOOR PLAN

Troutdale, OR

### 3151 SW 257TH DRIVE

TROUTDALE, OR 97060



FLOOR PLAN



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# TROUTDALE COMMONS

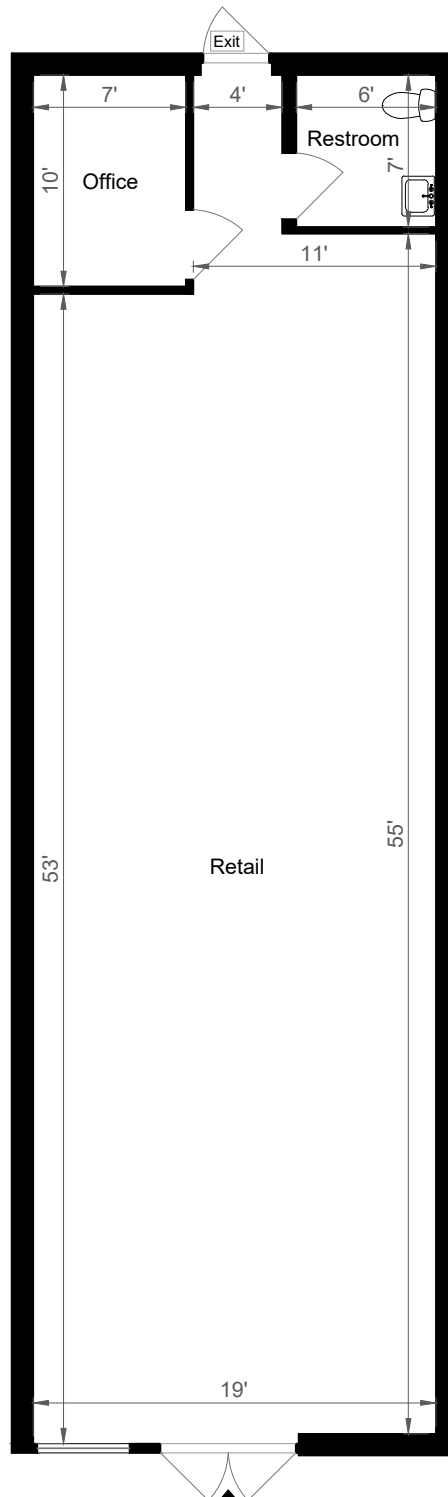
3125-3163 SW 257TH AVENUE

FLOOR PLAN

Troutdale, OR

## 25683 SE STARK STREET

TROUTDALE, OR 97060



FLOOR PLAN



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# TROUTDALE COMMONS

## 3125-3163 SW 257TH AVENUE

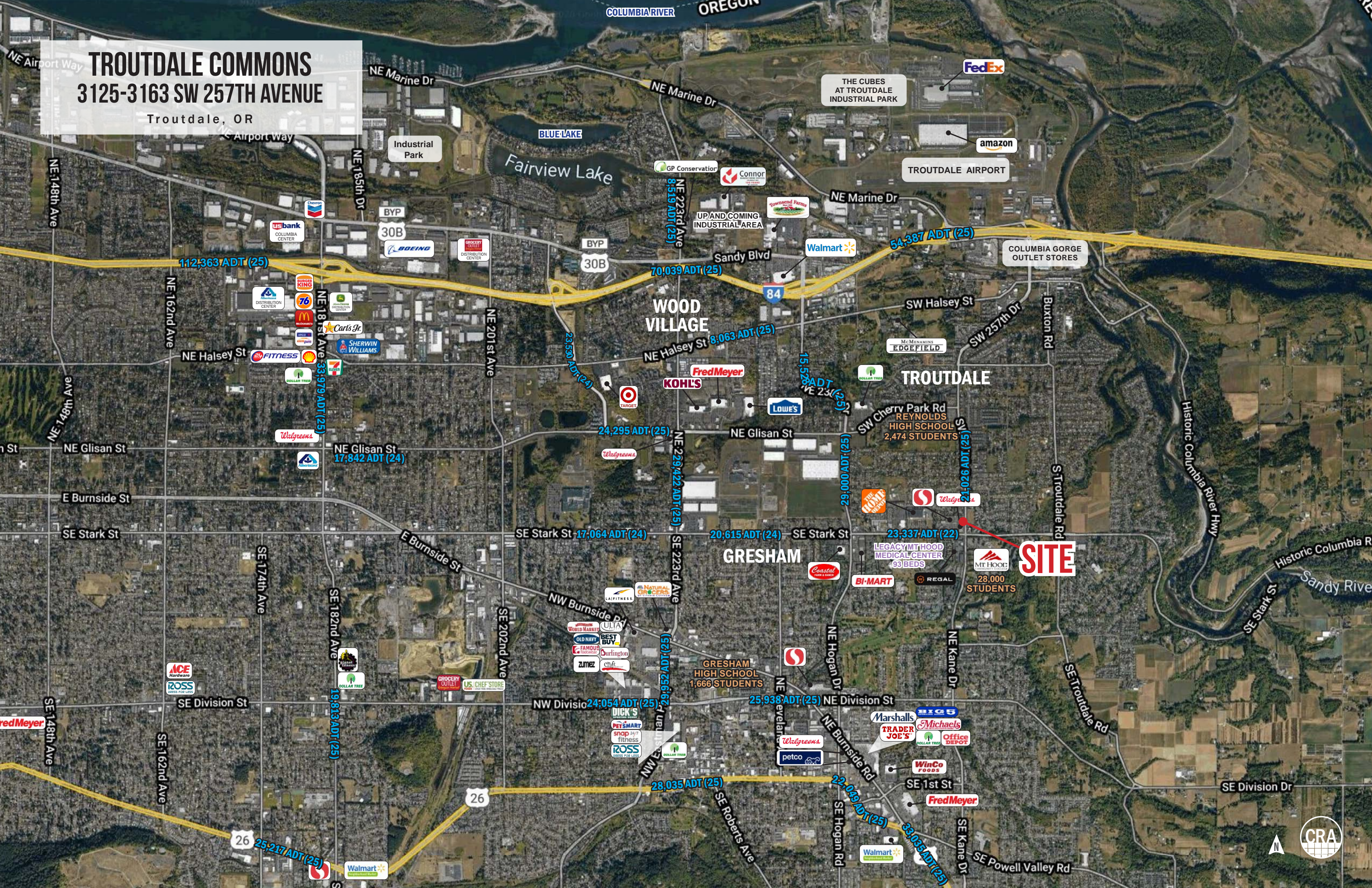
Troutdale, OR



# TROUTDALE COMMONS

## 3125-3163 SW 257TH AVENUE

Troutdale, OR



**SITE**



# TROUTDALE COMMONS

## 3125-3163 SW 257TH AVENUE

### DEMOGRAPHIC SUMMARY

Troutdale, OR

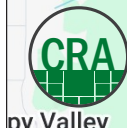
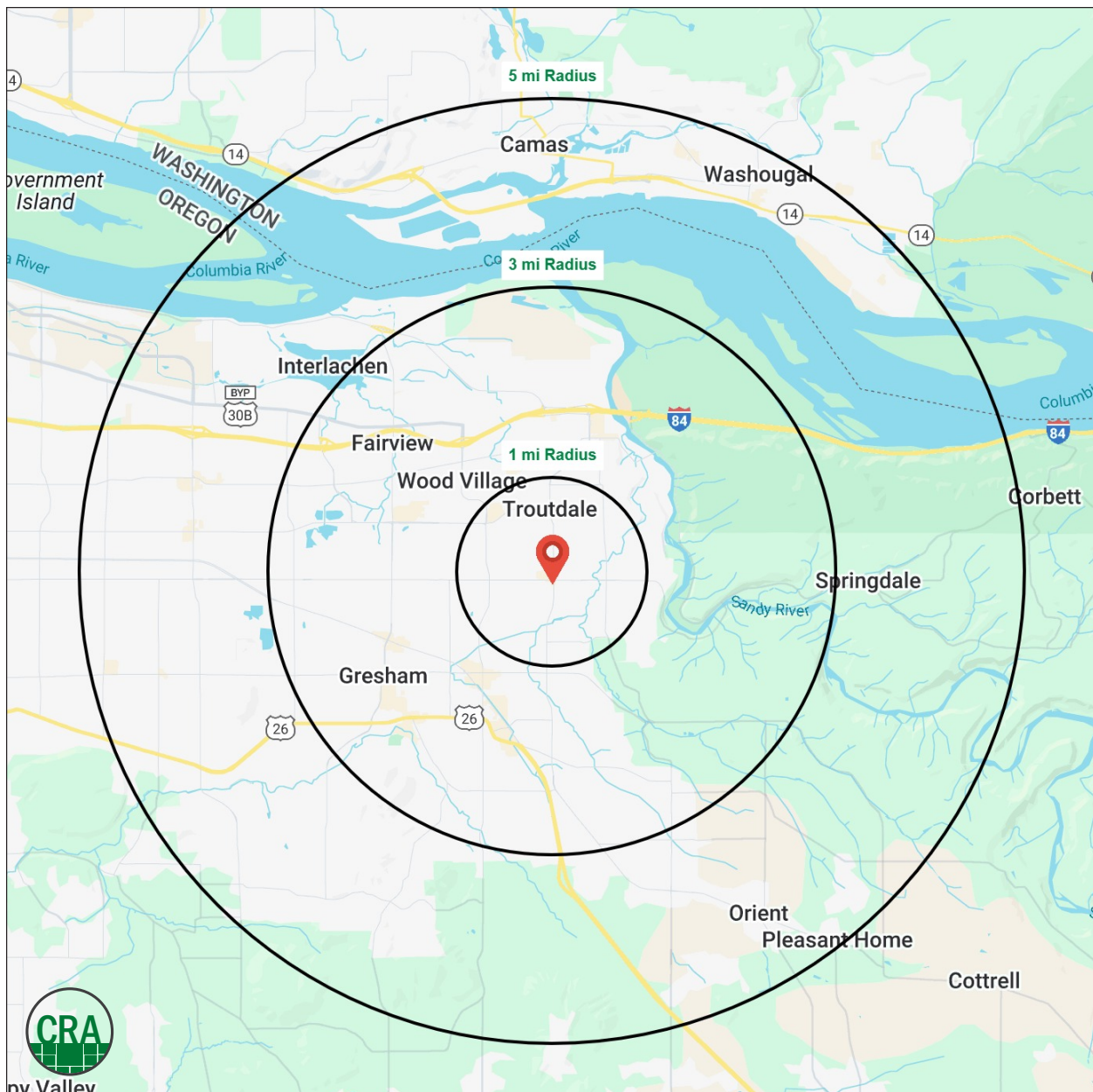
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	16,266	83,505	167,438
Estimated Households 2025	6,276	32,326	62,965
Average HH Income	\$87,274	\$98,517	\$103,685
Median Home Value	\$440,844	\$425,511	\$458,509
Daytime Demographics 16+	9,075	53,164	104,385
Some College or Higher	61.1%	61.8%	61.6%

## \$98,517

Average Household Income  
3 MILE RADIUS

## 36.7

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: 45.5201/-122.3988

<b>Troutdale Commons</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Troutdale, OR 97060</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	16,266	83,505	167,438
2030 Projected Population	15,707	80,416	160,699
2020 Census Population	17,537	89,278	177,933
2010 Census Population	16,755	82,407	165,148
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2025	-0.2%	-	-
2025 Median Age	36.7	37.7	37.9
<b>Households</b>			
2025 Estimated Households	6,276	32,326	62,965
2030 Projected Households	6,076	31,408	60,895
2020 Census Households	6,466	33,087	64,475
2010 Census Households	6,151	30,851	60,396
Projected Annual Growth 2025 to 2030	-0.6%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	68.7%	68.6%	67.0%
2025 Estimated Black or African American	4.6%	4.5%	5.5%
2025 Estimated Asian or Pacific Islander	7.1%	6.3%	8.0%
2025 Estimated American Indian or Native Alaskan	1.3%	1.4%	1.2%
2025 Estimated Other Races	18.3%	19.2%	18.3%
2025 Estimated Hispanic	19.0%	20.2%	19.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$87,274	\$98,517	\$103,685
2025 Estimated Median Household Income	\$74,388	\$80,242	\$83,587
2025 Estimated Per Capita Income	\$33,783	\$38,336	\$39,170
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.1%	5.7%	5.9%
2025 Estimated Some High School (Grade Level 9 to 11)	6.1%	6.3%	6.9%
2025 Estimated High School Graduate	28.7%	26.2%	25.6%
2025 Estimated Some College	25.0%	24.3%	24.2%
2025 Estimated Associates Degree Only	9.9%	10.6%	10.5%
2025 Estimated Bachelors Degree Only	17.6%	17.5%	17.9%
2025 Estimated Graduate Degree	8.6%	9.4%	9.1%
<b>Business</b>			
2025 Estimated Total Businesses	500	3,782	7,120
2025 Estimated Total Employees	4,531	28,654	52,958
2025 Estimated Employee Population per Business	9.1	7.6	7.4
2025 Estimated Residential Population per Business	32.5	22.1	23.5

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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