

GRESHAM CROSSING

AT NE 223RD AVE & GLISAN ST
FOR LEASE IN GRESHAM, OREGON



**COMING
SOON!**



LOCATION

NE 223rd Ave & NE Glisan St in Gresham, Oregon
Across from the Wood Village Town Center

AVAILABLE SPACE

2,277 SF Endcap

- Loading Dock
- Pylon Signage

ASKING RATE

Please call for details

TRAFFIC COUNTS

NE 223rd Ave - 29,322 ADT ('22)

NE Glisan St - 24,415 ADT ('21)

HIGHLIGHTS

- Co-tenants include Walgreens, Pacific Dental, Legacy GoHealth, Sherwin Williams, Subway, Geico, Comcast Xfinity, and Rock Haven Climbing Gym.
- Across from Wood Village Town Center, with Fred Meyer, Kohl's, Lowe's, Party City, Buffalo Wild Wings, The Rock Wood-Fired Pizza, Starbucks and more.
- Located at the signalized intersection of 223rd Avenue and NE Glisan Street.



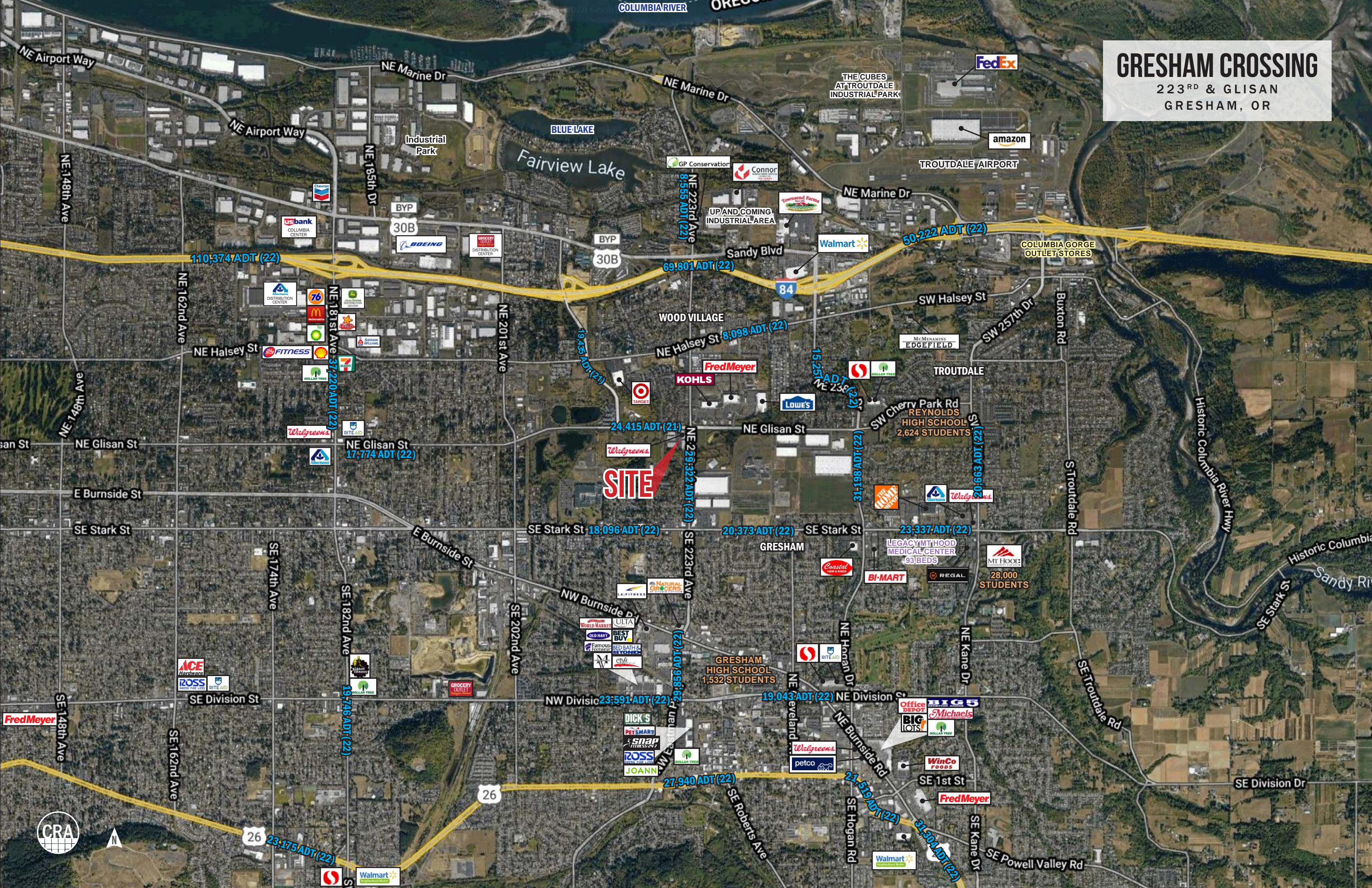
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GRESHAM CROSSING

223RD & GLISAN
GRESHAM, OR



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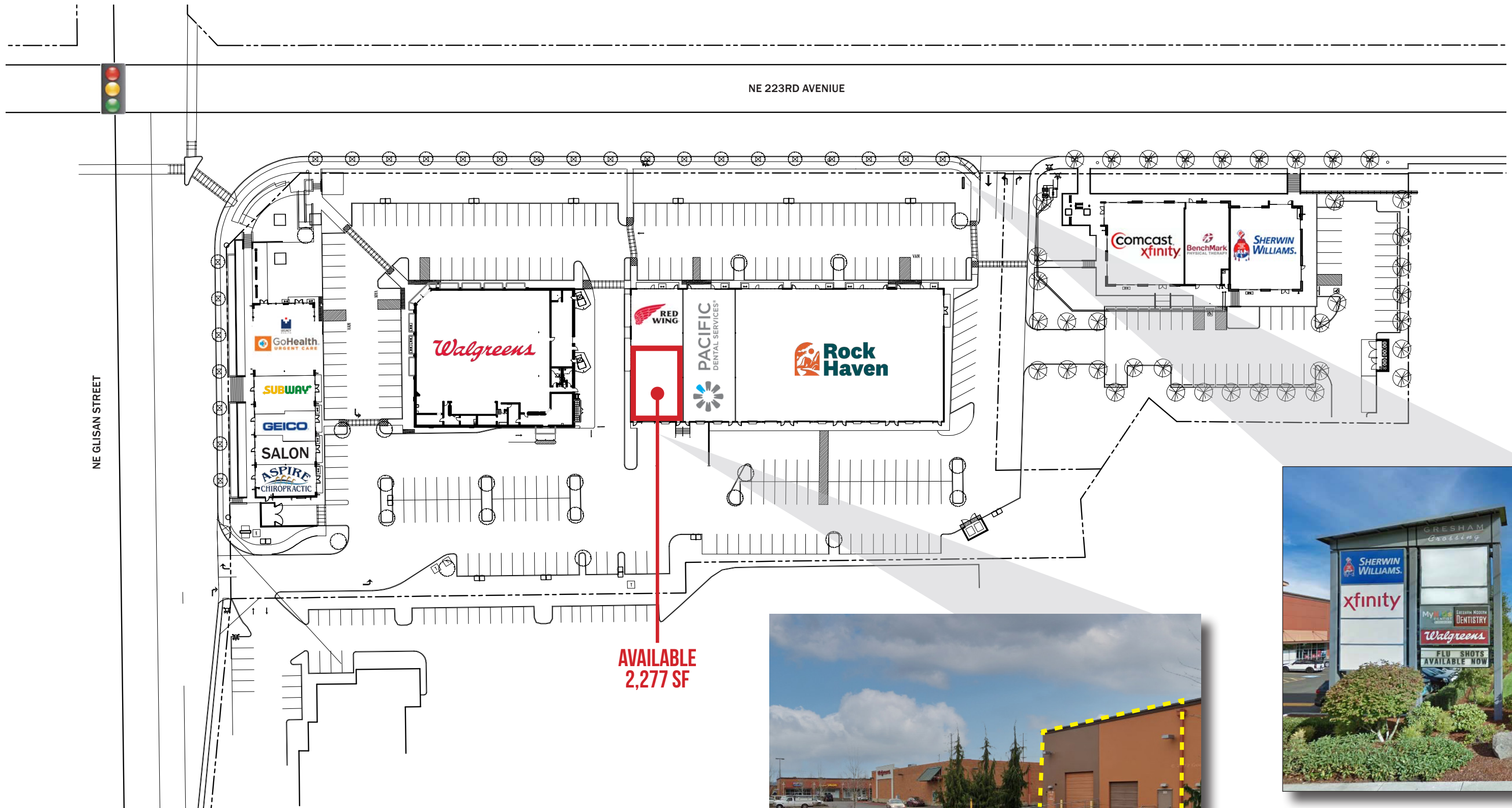
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SITE PLAN

GRESHAM CROSSING

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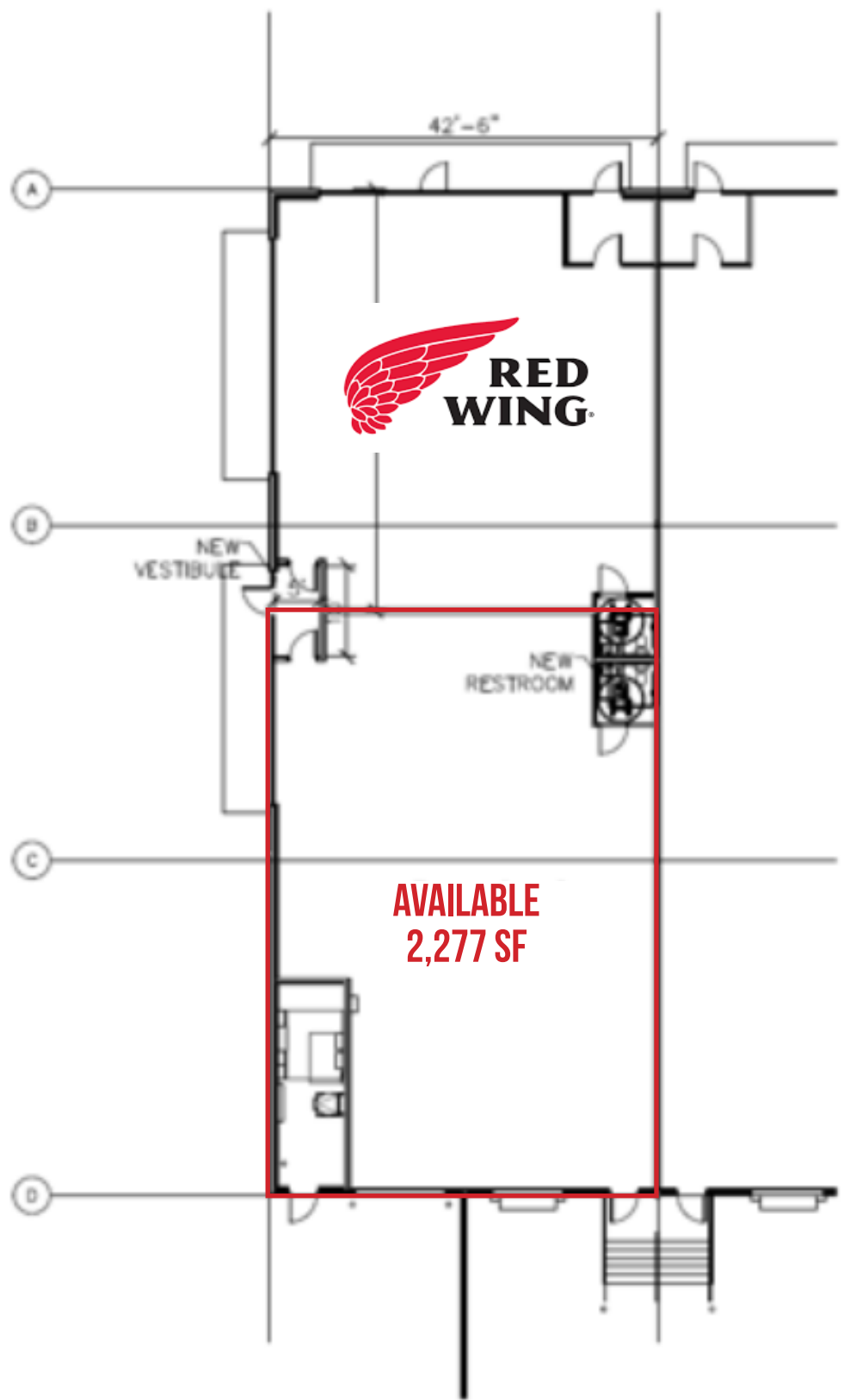
**AVAILABLE
2,277 SF**



GRESHAM CROSSING

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FLOOR PLAN



GRESHAM CROSSING

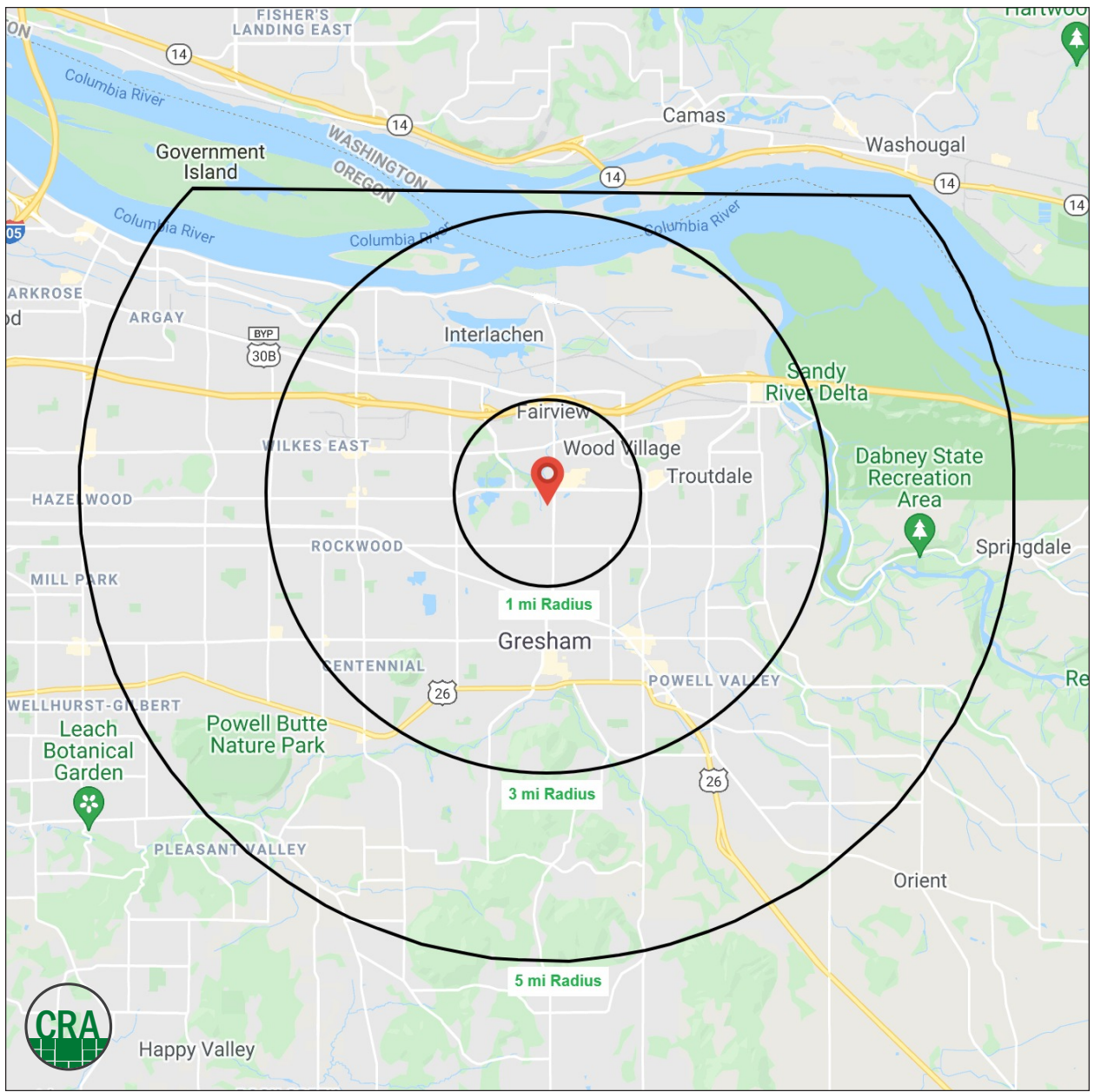
223RD & GLISAN
GRESHAM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	14,098	115,044	214,814
Estimated Households 2022	5,040	41,742	77,392
Average HH Income	\$72,669	\$72,511	\$79,061
Median Age	34.5	35.1	36.2
Total Businesses	546	4,763	7,925

115,044
Estimated 2022 Population
3 MILE RADIUS

\$72,511
Average Household Income
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5271/-122.4348

387 NE 223rd Ave	1 mi	3 mi	5 mi
Gresham, OR 97030	radius	radius	radius
Population			
2022 Estimated Population	14,098	115,044	214,814
2027 Projected Population	14,300	115,572	215,737
2020 Census Population	14,319	116,578	218,089
2010 Census Population	12,487	108,614	203,458
Projected Annual Growth 2022 to 2027	0.3%	-	-
Historical Annual Growth 2010 to 2022	1.1%	0.5%	0.5%
2022 Median Age	34.5	35.1	36.2
Households			
2022 Estimated Households	5,040	41,742	77,392
2027 Projected Households	5,148	42,170	78,129
2020 Census Households	5,117	42,354	78,683
2010 Census Households	4,512	39,814	73,991
Projected Annual Growth 2022 to 2027	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	1.0%	0.4%	0.4%
Race and Ethnicity			
2022 Estimated White	60.8%	61.5%	61.1%
2022 Estimated Black or African American	4.4%	5.3%	6.3%
2022 Estimated Asian or Pacific Islander	5.7%	7.1%	9.3%
2022 Estimated American Indian or Native Alaskan	2.6%	1.7%	1.5%
2022 Estimated Other Races	26.6%	24.4%	21.8%
2022 Estimated Hispanic	27.7%	23.8%	20.5%
Income			
2022 Estimated Average Household Income	\$72,669	\$72,511	\$79,061
2022 Estimated Median Household Income	\$62,985	\$62,630	\$66,477
2022 Estimated Per Capita Income	\$26,214	\$26,531	\$28,727
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	7.0%	6.5%	5.9%
2022 Estimated Some High School (Grade Level 9 to 11)	7.3%	7.2%	7.1%
2022 Estimated High School Graduate	28.3%	28.4%	27.1%
2022 Estimated Some College	26.3%	26.7%	26.4%
2022 Estimated Associates Degree Only	10.8%	10.2%	10.2%
2022 Estimated Bachelors Degree Only	12.4%	13.8%	15.3%
2022 Estimated Graduate Degree	7.9%	7.1%	8.0%
Business			
2022 Estimated Total Businesses	546	4,763	7,925
2022 Estimated Total Employees	4,891	49,527	72,113
2022 Estimated Employee Population per Business	9.0	10.4	9.1
2022 Estimated Residential Population per Business	25.8	24.2	27.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.