

GRESHAM DRIVE-THRU FORMER BANK



LOCATION

2445 SE 3rd Street, Gresham, OR

AVAILABLE SPACE

100% Leased!

RENTAL RATE

Please call for details

TRAFFIC COUNT

SE Burnside Rd - 30,728 ADT ('20)

SE Powell Blvd - 20,365 ADT ('20)

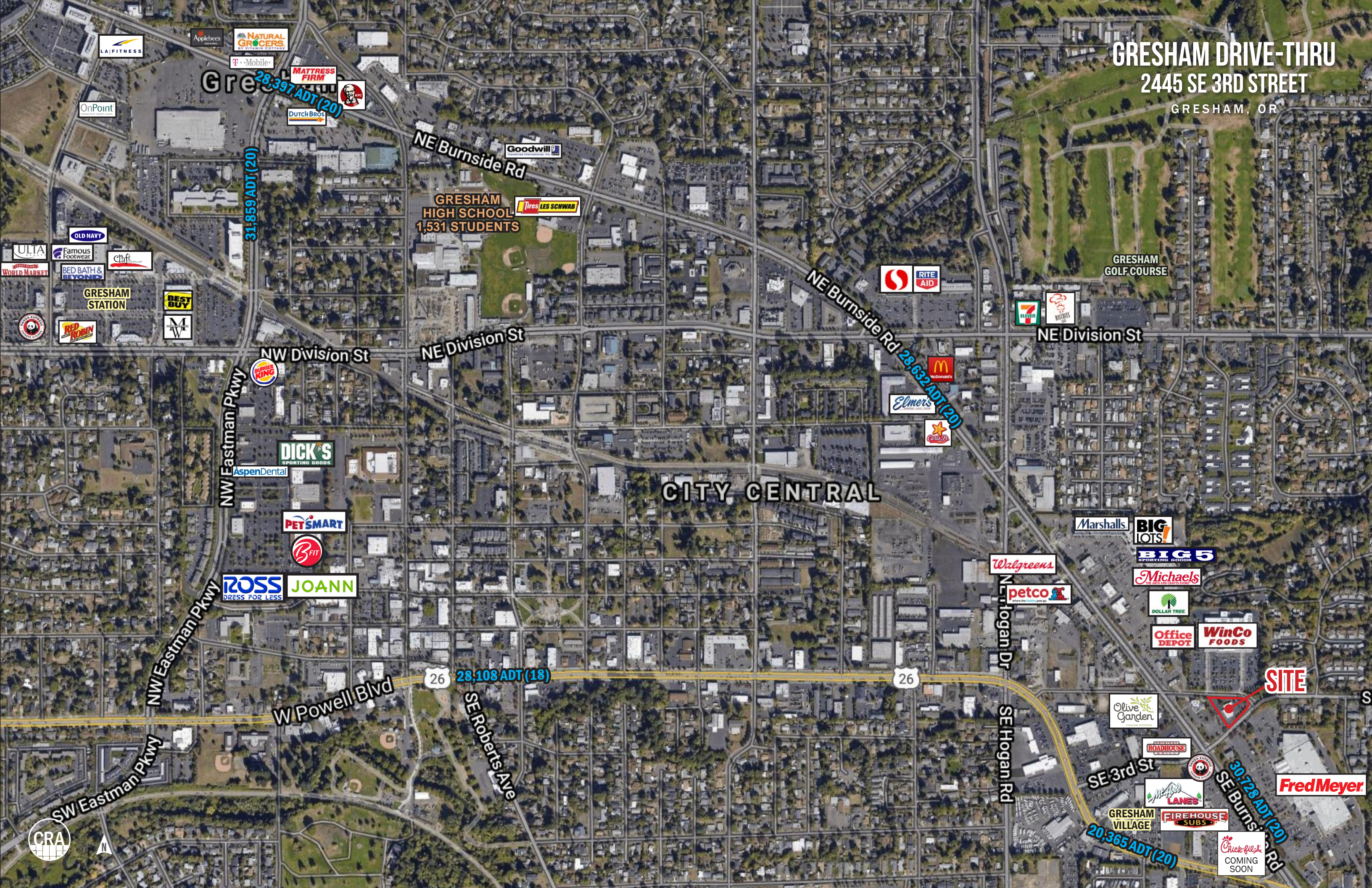
HIGHLIGHTS

- Prominent freestanding building with drive-thru in the heart of Gresham's retail corridor at the busy intersection of Burnside and E Powell Blvd (Highway 26).
- Major nearby retailers include Fred Meyer, WinCo, Walmart, Petco, Big 5 Sporting Goods, Walgreens, Office Depot, Michaels, Starbucks, Panda Express and many more.



GRESHAM DRIVE-THRU

2445 SE 3RD STREET
GRESHAM, OR



28,397 ADT (20)

31,859 ADT (20)

GRESHAM HIGH SCHOOL
1,531 STUDENTS



NE Division St



CITY CENTRAL

NW Eastman Pkwy

NW Division St

NE Division St

NE Burnside Rd 28,632 ADT (20)

NW Eastman Pkwy

W Powell Blvd

26 28,108 ADT (18)

SE Roberts Ave

NE Hogan Dr

SE Hogan Rd

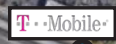
SE 3rd St

30,728 ADT (20)
SE BUTTS RD

SITE

Fred Meyer

Chick-fil-A
COMING SOON



GRESHAM STATION



GRESHAM DRIVE-THRU 2445 SE 3RD STREET GRESHAM, OR

23,414 ADT (20)

10,040 ADT (18)

30,728 ADT (20)

20,365 ADT (20)

SITE

- Walgreens
- CHASE
- BIG LOTS!
- BIG 5 SPORTING GOODS
- Michaels
- petco
- CHIPOTLE MEXICAN GRILL
- DOLLAR TREE
- Firestone
- FedEx Office
- Office DEPOT
- DEL TACO
- Starbucks
- WELLS FARGO
- THE BARBERS
- WinCo FOODS
- Olive Garden
- BURGER KING
- SUBARU
- ROADHOUSE GRILL
- PANDA EXPRESS CHINESE KITCHEN
- MEAT AND LANE'S
- GRESHAM VILLAGE
- Gresham Ford
- hillcrest old & board shop
- FIREHOUSE SUBS
- Chick-fil-A COMING SOON

Fred Meyer

FIVE GUYS BURGERS and FRIES



GRESHAM DRIVE-THRU 2445 SE 3RD STREET

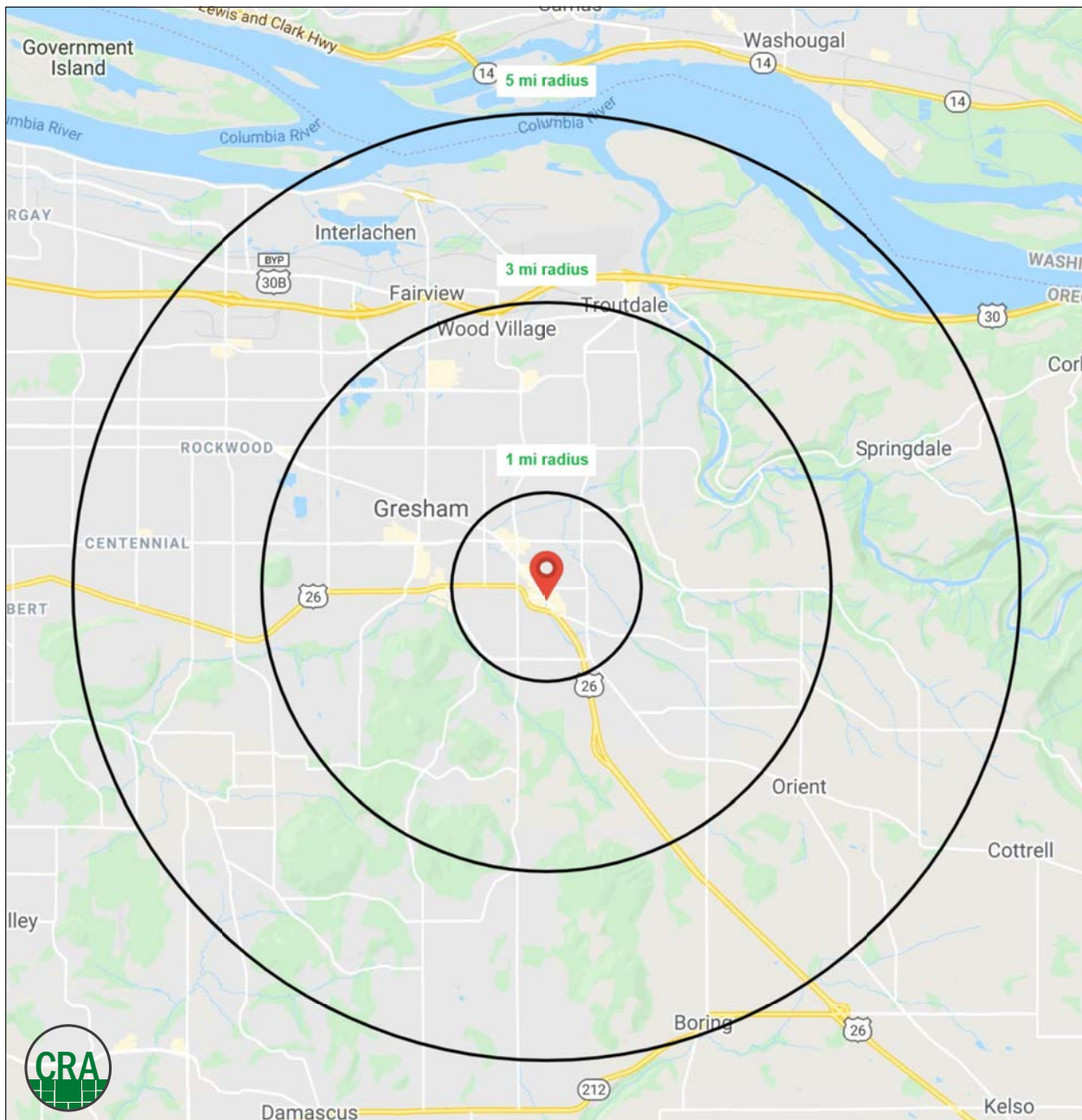
GRESHAM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	21,388	96,336	176,588
Projected Population 2025	21,779	98,605	180,698
Average HH Income	\$72,375	\$86,750	\$81,895
Median Home Value	\$335,324	\$355,551	\$357,344
Daytime Demographics 16+	13,240	58,649	109,462

37.1

Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4974/-122.4077

RS1

2445 SE 3rd St		1 mi radius	3 mi radius	5 mi radius
Gresham, OR 97080				
POPULATION	2020 Estimated Population	21,388	96,336	176,588
	2025 Projected Population	21,779	98,605	180,698
	2010 Census Population	20,693	93,128	168,446
	2000 Census Population	18,395	79,139	144,377
	Projected Annual Growth 2020 to 2025	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.8%	1.1%	1.1%
	2020 Median Age	37.1	37.8	38.1
HOUSEHOLDS	2020 Estimated Households	8,169	36,262	65,060
	2025 Projected Households	8,677	38,581	69,266
	2010 Census Households	7,772	34,407	60,979
	2000 Census Households	7,051	28,913	52,593
	Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	0.8%	1.3%	1.2%
RACE AND ETHNICITY	2020 Estimated White	78.1%	79.2%	74.6%
	2020 Estimated Black or African American	2.6%	2.7%	3.8%
	2020 Estimated Asian or Pacific Islander	2.7%	4.8%	7.1%
	2020 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.1%
	2020 Estimated Other Races	15.4%	12.2%	13.4%
	2020 Estimated Hispanic	19.6%	15.3%	17.0%
INCOME	2020 Estimated Average Household Income	\$72,375	\$86,750	\$81,895
	2020 Estimated Median Household Income	\$61,383	\$72,593	\$69,651
	2020 Estimated Per Capita Income	\$27,819	\$32,776	\$30,322
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.9%	5.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.8%	6.3%	6.9%
	2020 Estimated High School Graduate	27.2%	25.7%	26.5%
	2020 Estimated Some College	24.9%	26.8%	26.7%
	2020 Estimated Associates Degree Only	10.9%	11.0%	9.9%
	2020 Estimated Bachelors Degree Only	14.5%	17.7%	16.5%
	2020 Estimated Graduate Degree	9.2%	8.7%	8.2%
BUSINESS	2020 Estimated Total Businesses	856	3,077	5,403
	2020 Estimated Total Employees	6,381	28,500	50,879
	2020 Estimated Employee Population per Business	7.5	9.3	9.4
	2020 Estimated Residential Population per Business	25.0	31.3	32.7

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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