

< FOR LEASE >

GRESHAM TOWN FAIR



LOCATION

NW Eastman Pkwy & NW Division St
Gresham, OR 97030

AVAILABLE SPACE

1,130 SF - 14,910 SF

ASKING RATE

Please call for details

TRAFFIC COUNTS

NW Eastman Parkway - 20,373 ADT ('21)

NW Division Street - 23,591 ADT ('22)

HIGHLIGHTS

- Anchored by Dick's Sporting Goods, JoAnn Fabrics, 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.



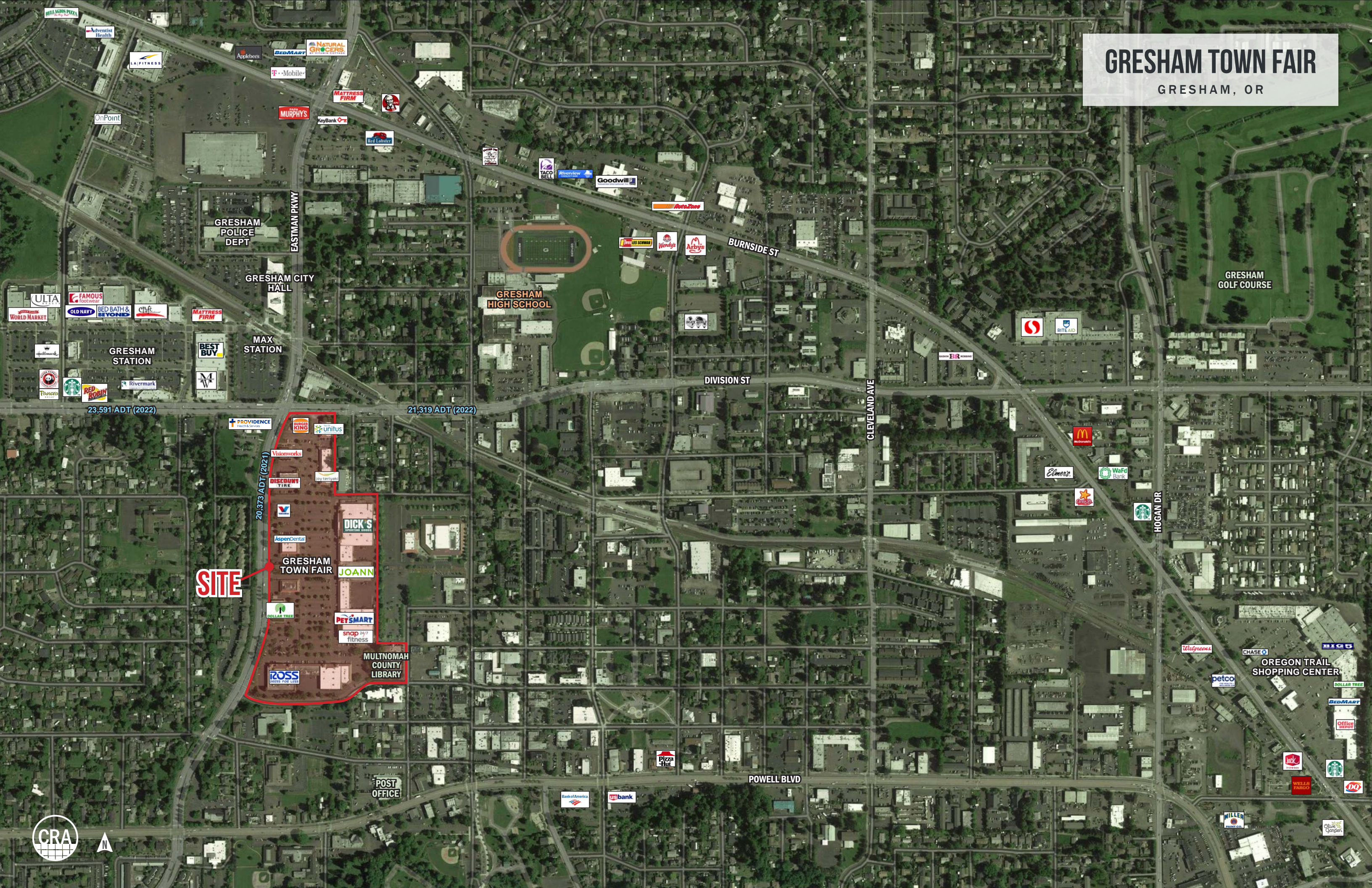
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GRESHAM TOWN FAIR

GRESHAM, OR



SITE

20,373 ADT (2021)

21,319 ADT (2022)

23,591 ADT (2022)

GRESHAM POLICE DEPT
GRESHAM CITY HALL
MAX STATION

GRESHAM HIGH SCHOOL

GRESHAM GOLF COURSE



GRESHAM STATION
ULTRA
FAMOUS FOOTWEAR
OLD NAVY
BED BATH & BEYOND
MATTRESS FIRM
BEST BUY
STARBUCKS
PANERA
RIVERMARK

PROVIDENCE
VISIONWORKS
DISCOUNT TIRE
AspenDental
DICK'S SPORTING GOODS
JOANN
PETSMART
snap 24/7 fitness
ROSS DRESS FOR LESS
MULTNOMAH COUNTY LIBRARY

Applebees
BEDMART
NATURAL GROCERS
T-Mobile
MURPHYS
KeyBank
Red Lobster

TACO BELL
Riverside
Goodwill
AutoZone

LES SCHWARZ
Wendys
Arbys

RITEAID

McDonald's

Elmer's

Waffle Bank

Starbucks

WALGREENS
CHASE
petco
OREGON TRAIL SHOPPING CENTER

Pizza Hut

Bank of America
Bank

WORLD OF WARE

DO

MILLER

Office DEPOT

GRESHAM TOWN FAIR

GRESHAM, OR

SITE PLAN



#	TENANT	SQ FT
1	Ross	26,832
2	Available	3,558
3	rue21	6,215
4	Rodda Paint	5,040
5	Available	14,910
6	Willoughby Hearing	1,496
7	Opal Salon	735
8	NW Creations & Collectibles	3,607
9	Snap Fitness	19,741
10	PetSmart	21,600
11	Dollar Tree	8,999
12	Metro Family Services	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	5,919
21	JoAnn	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	Available	1,200
34	US Army	4,380
35	Leased	6,550
36	America's Tire Company	6,500
37	Unitus Community Credit Union	2,333
38	Available	3,591
39	Visionworks	4,388
40	Burger King	3,700



DEMOGRAPHIC SUMMARY

GRESHAM TOWN FAIR

GRESHAM, OR

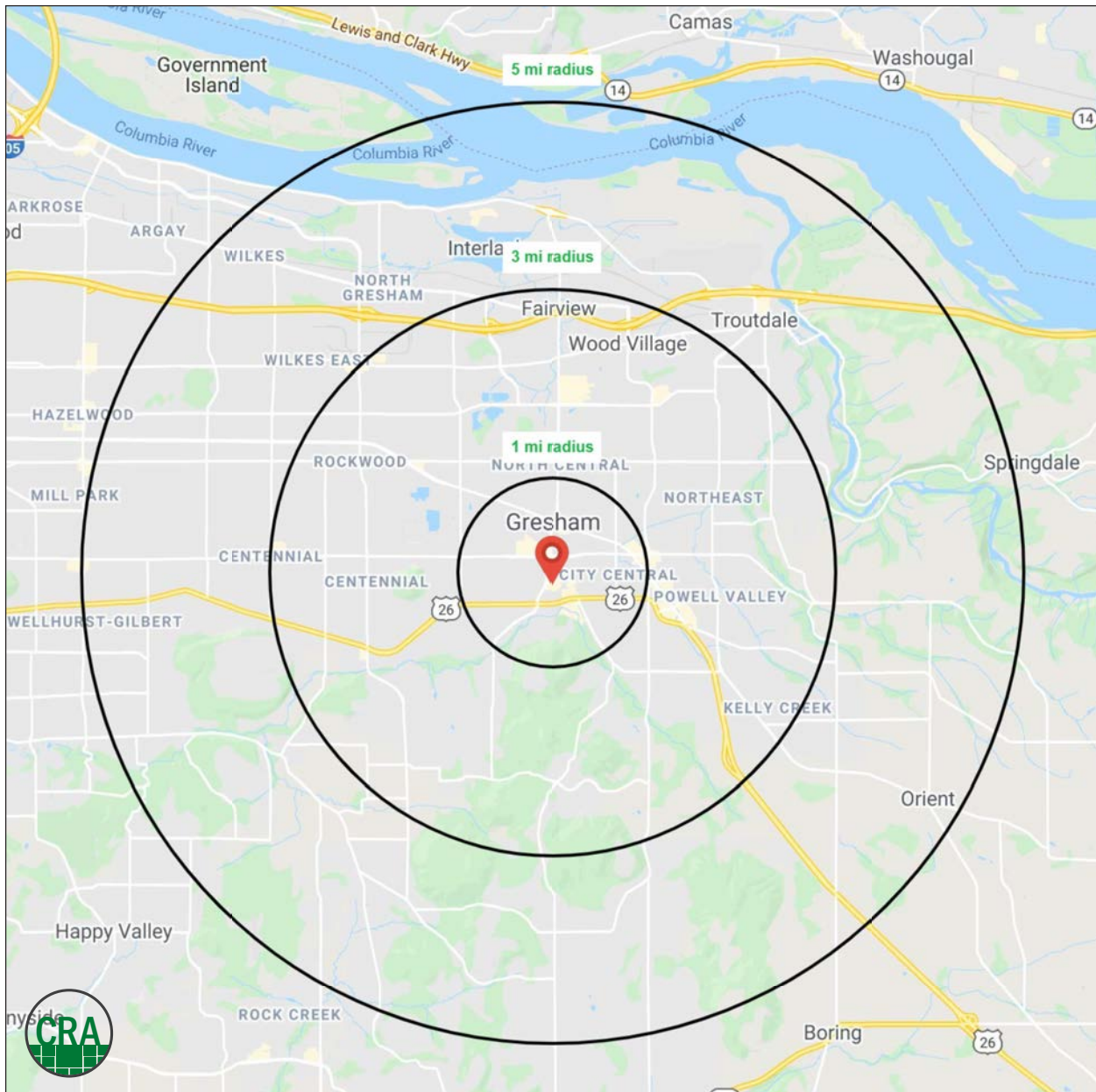
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	16,963	134,064	226,633
Projected Population 2027	16,978	134,849	228,078
Average HH Income	\$77,093	\$78,106	\$79,810
Median Age	36.3	35.6	36.1
Total Employees	11,030	42,647	68,613

134,064

Estimated 2022 Population
3 MILE RADIUS

\$78,106

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: 45.5012/-122.4347

Gresham Town Fair	1 mi radius	3 mi radius	5 mi radius
Gresham, OR 97030			
Population			
2022 Estimated Population	16,963	134,064	226,633
2027 Projected Population	16,978	134,849	228,078
2020 Census Population	17,173	135,737	230,325
2010 Census Population	16,019	125,438	213,966
Projected Annual Growth 2022 to 2027	-	0.1%	0.1%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.5%
2022 Median Age	36.3	35.6	36.1
Households			
2022 Estimated Households	6,736	48,241	80,829
2027 Projected Households	6,785	48,767	81,836
2020 Census Households	6,819	48,938	82,252
2010 Census Households	6,441	45,671	77,044
Projected Annual Growth 2022 to 2027	0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	0.4%	0.5%	0.4%
Race and Ethnicity			
2022 Estimated White	66.1%	63.5%	61.4%
2022 Estimated Black or African American	4.1%	4.7%	6.0%
2022 Estimated Asian or Pacific Islander	5.2%	7.0%	9.7%
2022 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.5%
2022 Estimated Other Races	23.0%	23.2%	21.5%
2022 Estimated Hispanic	21.7%	22.1%	20.1%
Income			
2022 Estimated Average Household Income	\$77,093	\$78,106	\$79,810
2022 Estimated Median Household Income	\$61,067	\$66,814	\$67,133
2022 Estimated Per Capita Income	\$30,891	\$28,300	\$28,686
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	4.4%	6.1%	5.9%
2022 Estimated Some High School (Grade Level 9 to 11)	5.8%	7.1%	7.1%
2022 Estimated High School Graduate	28.4%	27.2%	27.1%
2022 Estimated Some College	25.4%	26.7%	26.4%
2022 Estimated Associates Degree Only	10.3%	10.5%	10.4%
2022 Estimated Bachelors Degree Only	15.7%	14.6%	15.0%
2022 Estimated Graduate Degree	9.9%	7.8%	8.2%
Business			
2022 Estimated Total Businesses	1,251	4,833	8,063
2022 Estimated Total Employees	11,030	42,647	68,613
2022 Estimated Employee Population per Business	8.8	8.8	8.5
2022 Estimated Residential Population per Business	13.6	27.7	28.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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