

1217 NE BURNSIDE ROAD

GRESHAM, OREGON



LOCATION

1217 NE Burnside Rd, Suite 102, Building A
Gresham, OR 97030

AVAILABLE SPACE

1,419 SF – Suite is partially furnished and includes 6 offices /
2 restrooms / Breakroom/Storage / Open area with 2 cubicles

LEASE RATE

\$16.60/PSF – Current term ends 1/31/2027

TRAFFIC COUNTS

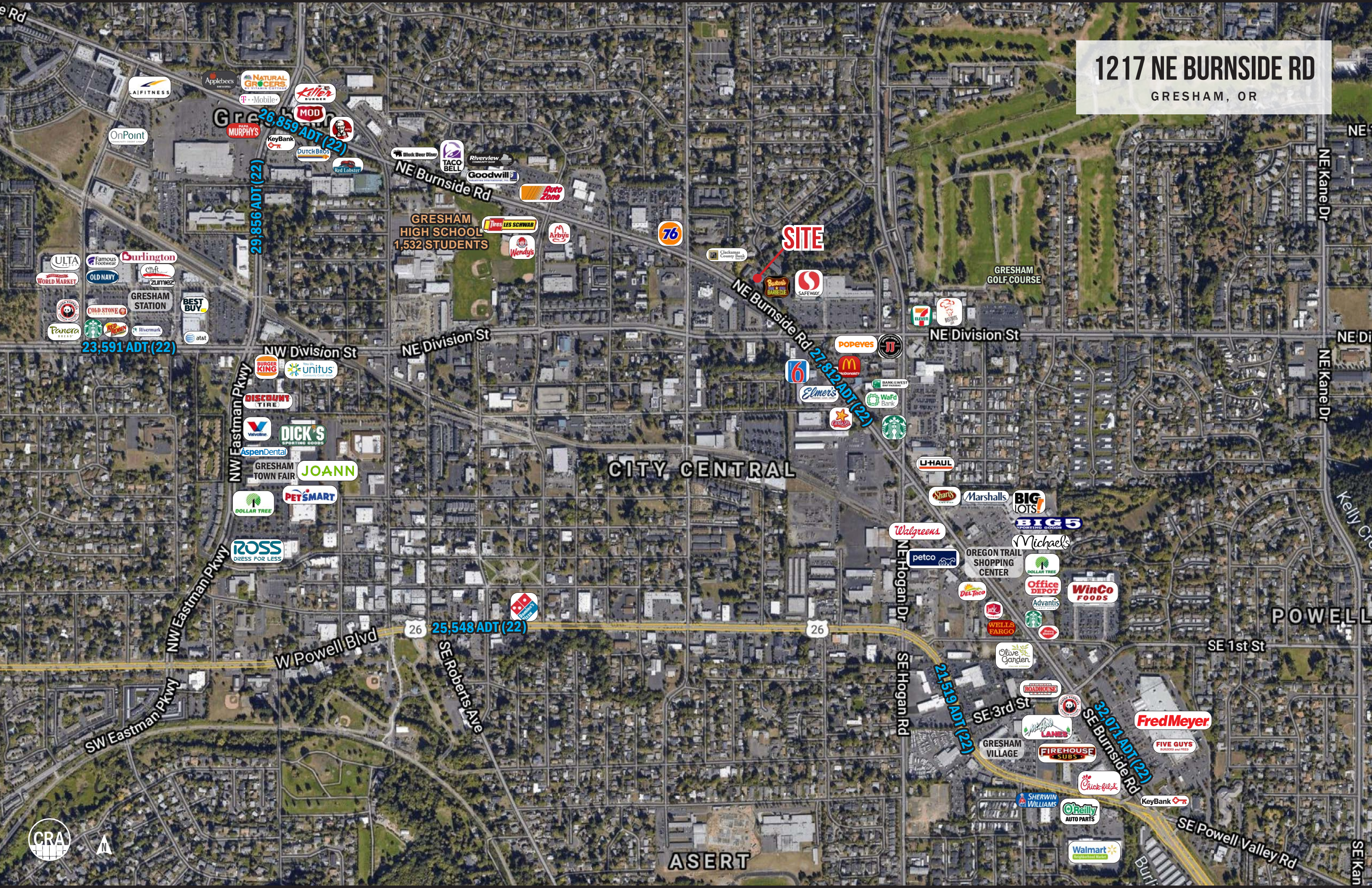
NE Burnside – 25,534 ADT ('22)

HIGHLIGHTS

- Conveniently located near the intersection of NE Division and NE Burnside.
- Easy access to I-84 and close to TriMet Bus Line and MAX Blue Line.
- Abundant parking.
- Nearby businesses includes Safeway, Starbucks, McDonald's, Elmer's, Biscuits Café and many more.



1217 NE BURNSIDE RD
GRESHAM, OR



SITE

GRESHAM HIGH SCHOOL
1,532 STUDENTS

CITY CENTRAL

POWELL

ASERT



26,859 ADT (22)

29,856 ADT (22)

23,591 ADT (22)

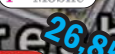
25,548 ADT (22)

26

27,812 ADT (22)

21,516 ADT (22)

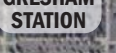
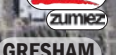
32,071 ADT (22)



GRESHAM GOLF COURSE



NE Division St



NW Division St



NW Eastman Pkwy



SW Eastman Pkwy



W Powell Blvd



25,548 ADT (22)

SE Roberts Ave

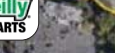
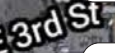
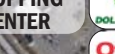


NE Hogan Dr

SE Hogan Rd

SE Hogan Rd

SE Hogan Rd



SE Powell Valley Rd

SE Kan

NE Kane Dr

NE Kane Dr

NE Kane Dr

SE 1st St

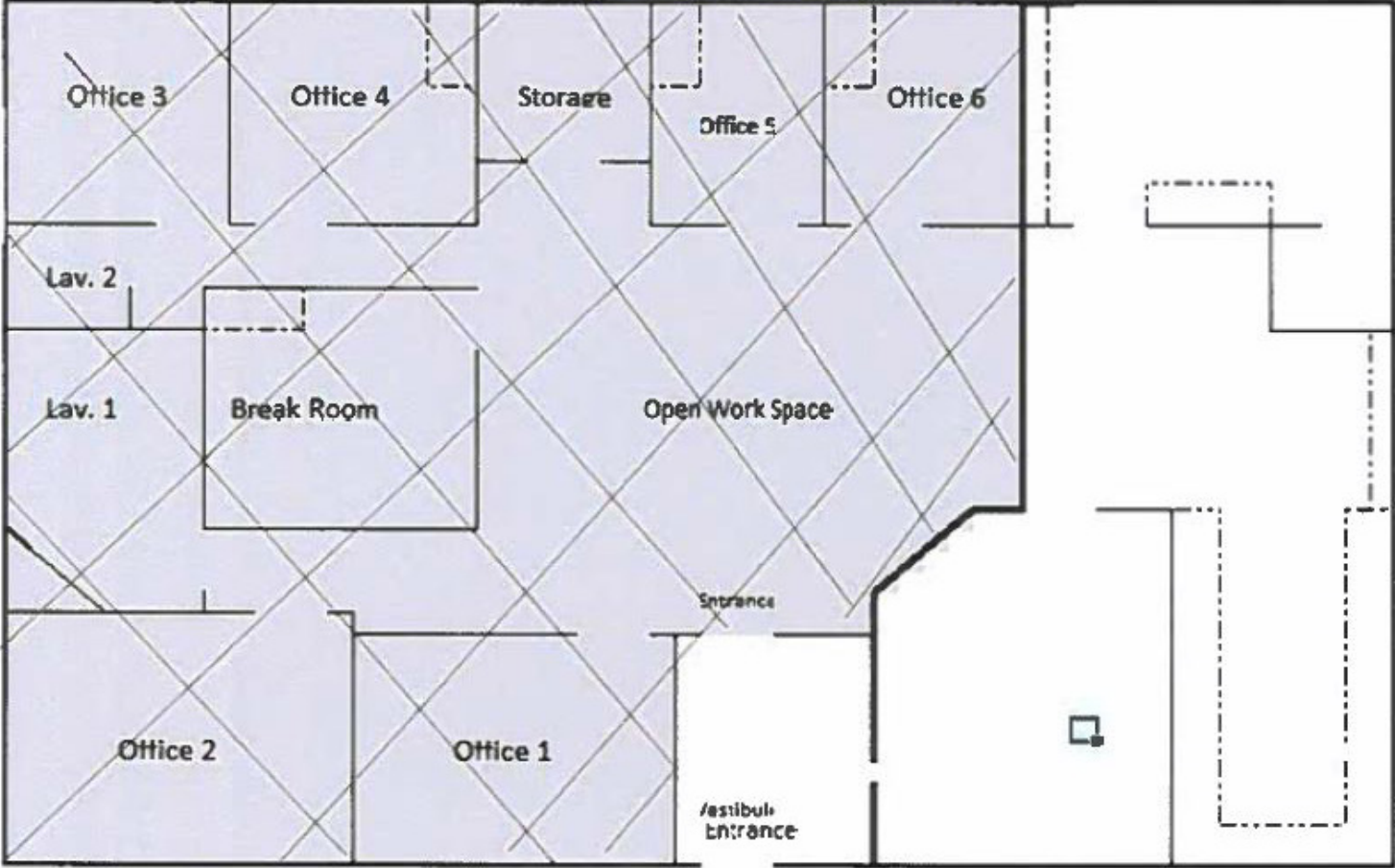
SE 3rd St

SE 5th St

1217 NE BURNSIDE RD

FLOOR PLAN

GRESHAM, OR



1217 NE BURNSIDE RD

GRESHAM, OR

DEMOGRAPHIC SUMMARY

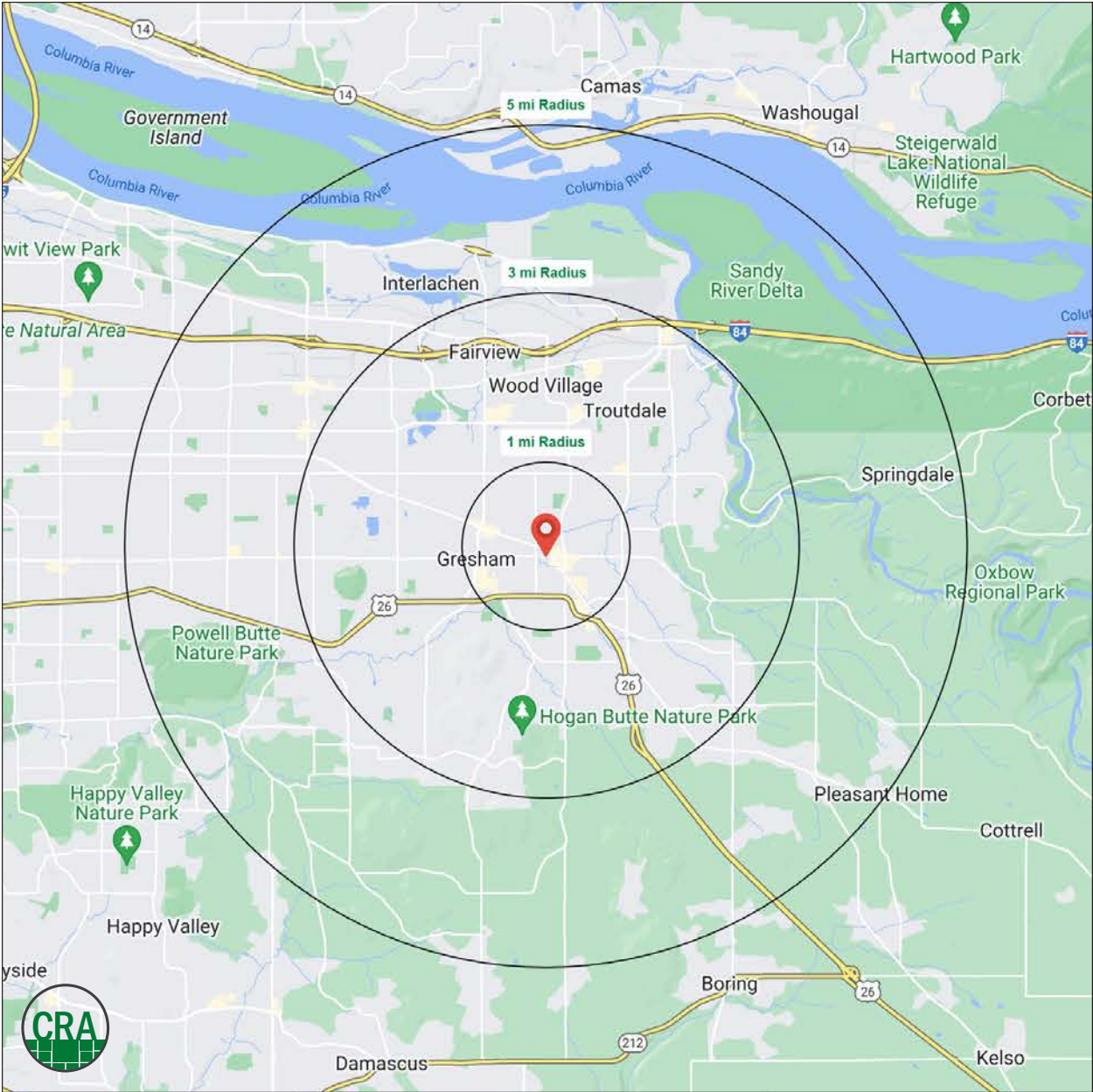
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,397	111,116	187,201
Estimated Households	7,487	41,388	69,073
Average HH Income	\$87,214	\$110,907	\$108,093
Median Home Value	\$404,862	\$428,545	\$446,076
Median Age	38.8	38.9	39.5
Total Businesses	1,427	4,356	7,132

18,397

Estimated 2024 Population
1 MILE RADIUS

\$110,907

Average Household Income
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5064/-122.4182

1217 NE Burnside Rd Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,397	111,116	187,201
2029 Projected Population	17,447	104,714	177,327
2020 Census Population	19,765	118,738	197,017
2010 Census Population	18,350	110,027	183,152
Projected Annual Growth 2024 to 2029	-1.0%	-1.2%	-1.1%
Historical Annual Growth 2010 to 2024	-	-	0.2%
2024 Median Age	38.8	38.9	39.5
Households			
2024 Estimated Households	7,487	41,388	69,073
2029 Projected Households	7,161	39,434	66,087
2020 Census Households	7,683	43,067	71,018
2010 Census Households	7,244	40,265	66,589
Projected Annual Growth 2024 to 2029	-0.9%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	67.9%	68.3%	68.9%
2024 Estimated Black or African American	7.0%	7.5%	6.8%
2024 Estimated Asian or Pacific Islander	9.0%	8.3%	8.5%
2024 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
2024 Estimated Other Races	15.0%	14.9%	14.8%
2024 Estimated Hispanic	14.5%	14.3%	14.4%
Income			
2024 Estimated Average Household Income	\$87,214	\$110,907	\$108,093
2024 Estimated Median Household Income	\$64,927	\$79,782	\$78,326
2024 Estimated Per Capita Income	\$35,781	\$41,506	\$40,078
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.9%	6.1%	6.8%
2024 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.5%	6.7%
2024 Estimated High School Graduate	32.4%	27.5%	27.2%
2024 Estimated Some College	23.2%	24.9%	24.9%
2024 Estimated Associates Degree Only	10.4%	10.1%	9.7%
2024 Estimated Bachelors Degree Only	12.6%	16.1%	16.3%
2024 Estimated Graduate Degree	9.8%	8.7%	8.5%
Business			
2024 Estimated Total Businesses	1,427	4,356	7,132
2024 Estimated Total Employees	9,768	30,525	51,770
2024 Estimated Employee Population per Business	6.8	7.0	7.3
2024 Estimated Residential Population per Business	12.9	25.5	26.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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