

FOR LEASE IN GRESHAM, OREGON

# GRESHAM CROSSING PAD



## NE 223RD AVE & GLISAN ST



### LOCATION

NE 223rd Ave & NE Everett St  
Gresham, OR 97030

### AVAILABLE SPACE

Future Building Pad: ±4,000 SF

### ASKING RATE

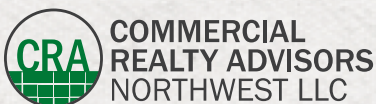
Please call for details

### 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, Red Wing Shoes 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 223rd Avenue and NE Everett Street.



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# GRESHAM CROSSING PAD

223<sup>RD</sup> & EVERETT  
GRESHAM, OR



LOWE'S

Fred Meyer

KOHL'S

Fred Meyer

BUFFALO WILD WINGS



gentle dental

Auto Zone

IHop



THE ROCK WOOD FIRED PIZZA

Walgreens



PACIFIC DENTAL SERVICES

Rock Haven

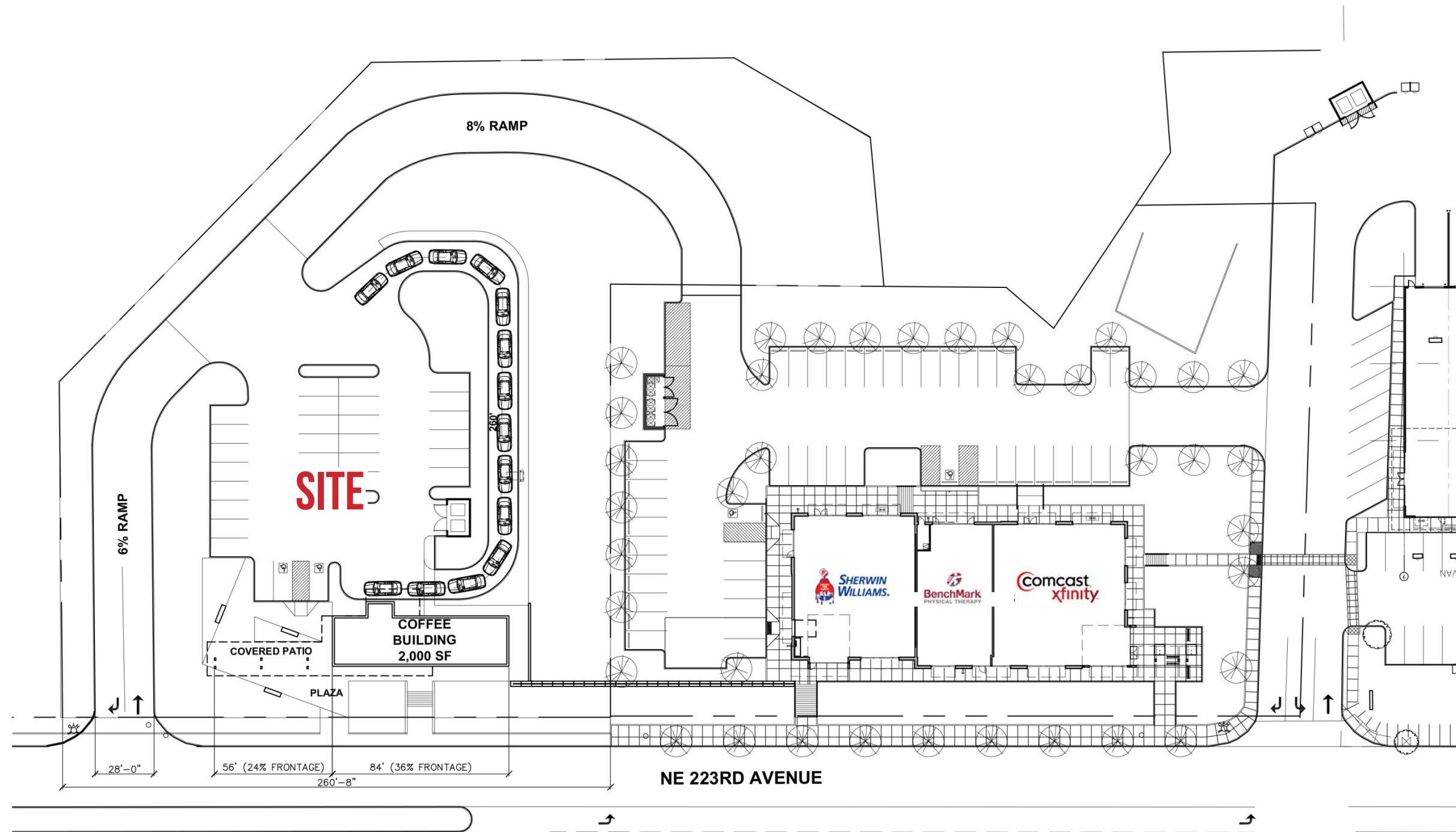
Comcast xfinity

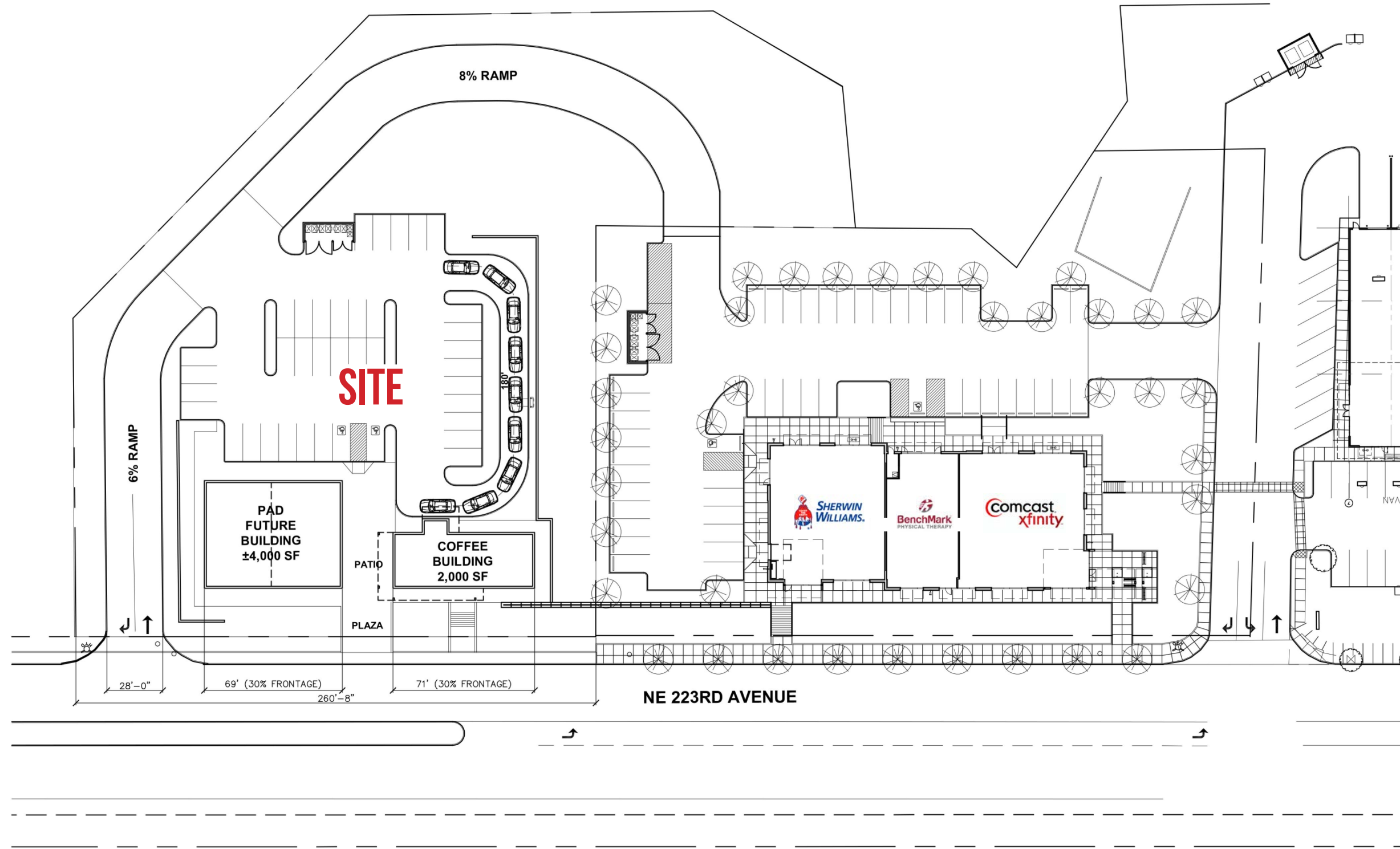
BenchMark PHYSICAL THERAPY



SITE







# GRESHAM CROSSING PAD

223<sup>RD</sup> & EVERETT  
GRESHAM, OR

## DEMOGRAPHIC SUMMARY

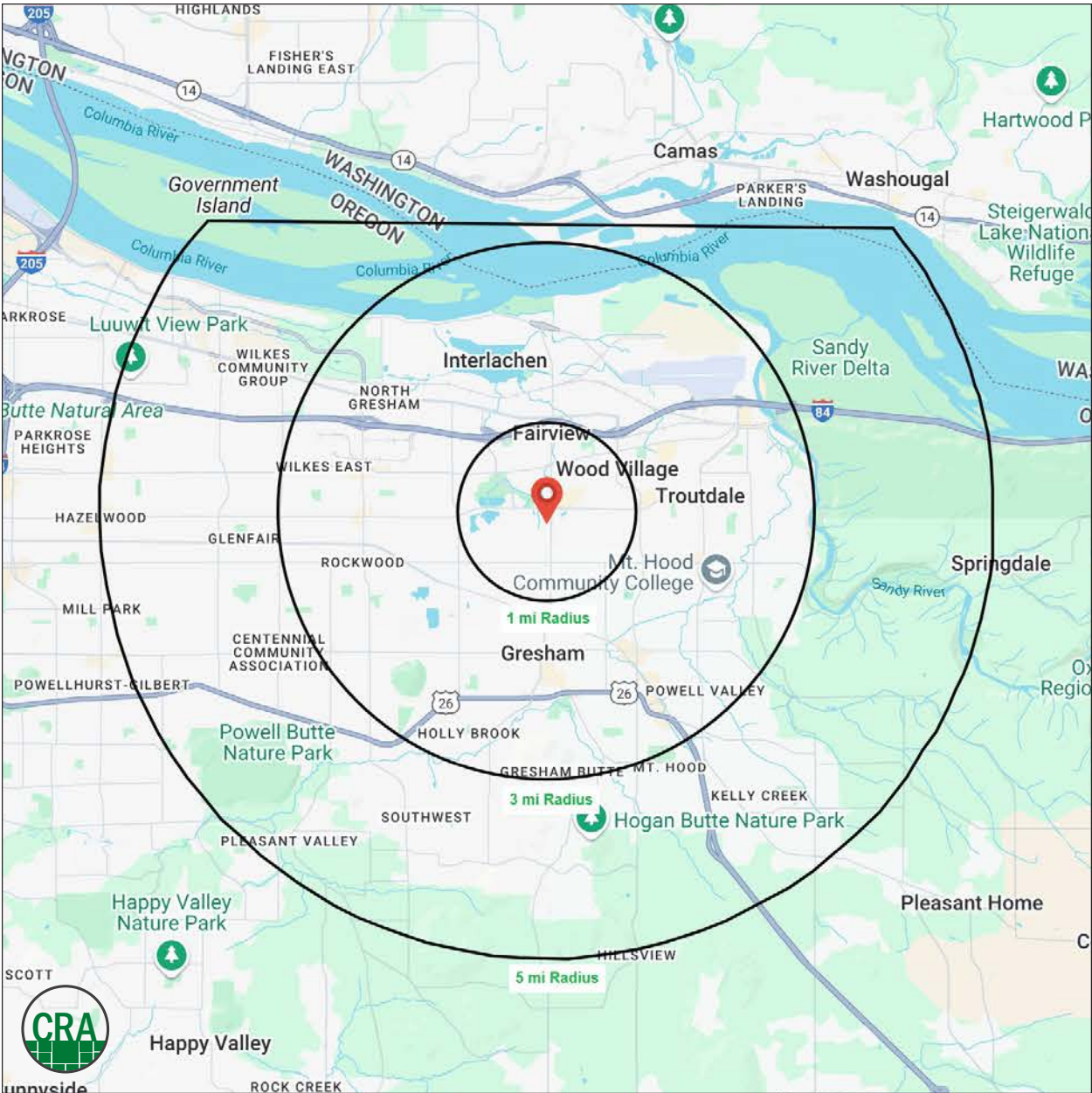
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,158	109,841	205,928
Estimated Households 2024	5,288	41,003	76,126
Average HH Income	\$95,416	\$91,700	\$97,274
Median Age	36.3	36.8	37.7
Total Businesses	558	4,786	8,036

**109,841**

Estimated 2024 Population  
3 MILE RADIUS

**\$95,416**

Average Household Income  
1 MILE RADIUS



# Summary Profile

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



Lat/Lon: 45.5271/-122.4344

<b>Gresham Crossing Pad Gresham, OR 97030</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	14,158	109,841	205,928
2029 Projected Population	13,830	104,030	194,810
2020 Census Population	14,799	116,860	216,764
2010 Census Population	12,925	108,874	202,193
Projected Annual Growth 2024 to 2029	-0.5%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2024	0.7%	-	0.1%
2024 Median Age	36.3	36.8	37.7
<b>Households</b>			
2024 Estimated Households	5,288	41,003	76,126
2029 Projected Households	5,195	39,245	72,768
2020 Census Households	5,312	42,442	78,246
2010 Census Households	4,695	39,898	73,564
Projected Annual Growth 2024 to 2029	-0.4%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2024	0.9%	0.2%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	63.5%	64.7%	64.4%
2024 Estimated Black or African American	5.1%	6.1%	7.0%
2024 Estimated Asian or Pacific Islander	6.6%	8.0%	9.9%
2024 Estimated American Indian or Native Alaskan	2.1%	1.4%	1.2%
2024 Estimated Other Races	22.6%	19.8%	17.5%
2024 Estimated Hispanic	25.7%	21.0%	18.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$95,416	\$91,700	\$97,274
2024 Estimated Median Household Income	\$68,725	\$71,690	\$76,542
2024 Estimated Per Capita Income	\$35,886	\$34,452	\$36,189
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	9.8%	7.5%	6.8%
2024 Estimated Some High School (Grade Level 9 to 11)	8.5%	7.1%	6.8%
2024 Estimated High School Graduate	26.3%	28.1%	27.3%
2024 Estimated Some College	22.0%	25.3%	24.6%
2024 Estimated Associates Degree Only	10.0%	9.8%	9.6%
2024 Estimated Bachelors Degree Only	14.5%	14.6%	16.7%
2024 Estimated Graduate Degree	8.8%	7.6%	8.3%
<b>Business</b>			
2024 Estimated Total Businesses	558	4,786	8,036
2024 Estimated Total Employees	4,307	40,797	61,276
2024 Estimated Employee Population per Business	7.7	8.5	7.6
2024 Estimated Residential Population per Business	25.4	22.9	25.6

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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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