

FOR LEASE IN GRESHAM, OREGON

GRESHAM CROSSING



NE 223RD AVE & GLISAN ST



LOCATION

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

AVAILABLE SPACE

- 1,056 SF Endcap
- 2,277 SF Endcap
 - Loading Dock
 - Pylon Signage

ASKING RATE

Please call for details

TRAFFIC COUNTS

NE 223rd Ave - 28,378 ADT ('25)
NE Glisan St - 25,678 ADT ('25)

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 the signalized intersection of 223rd Avenue and NE Glisan Street.



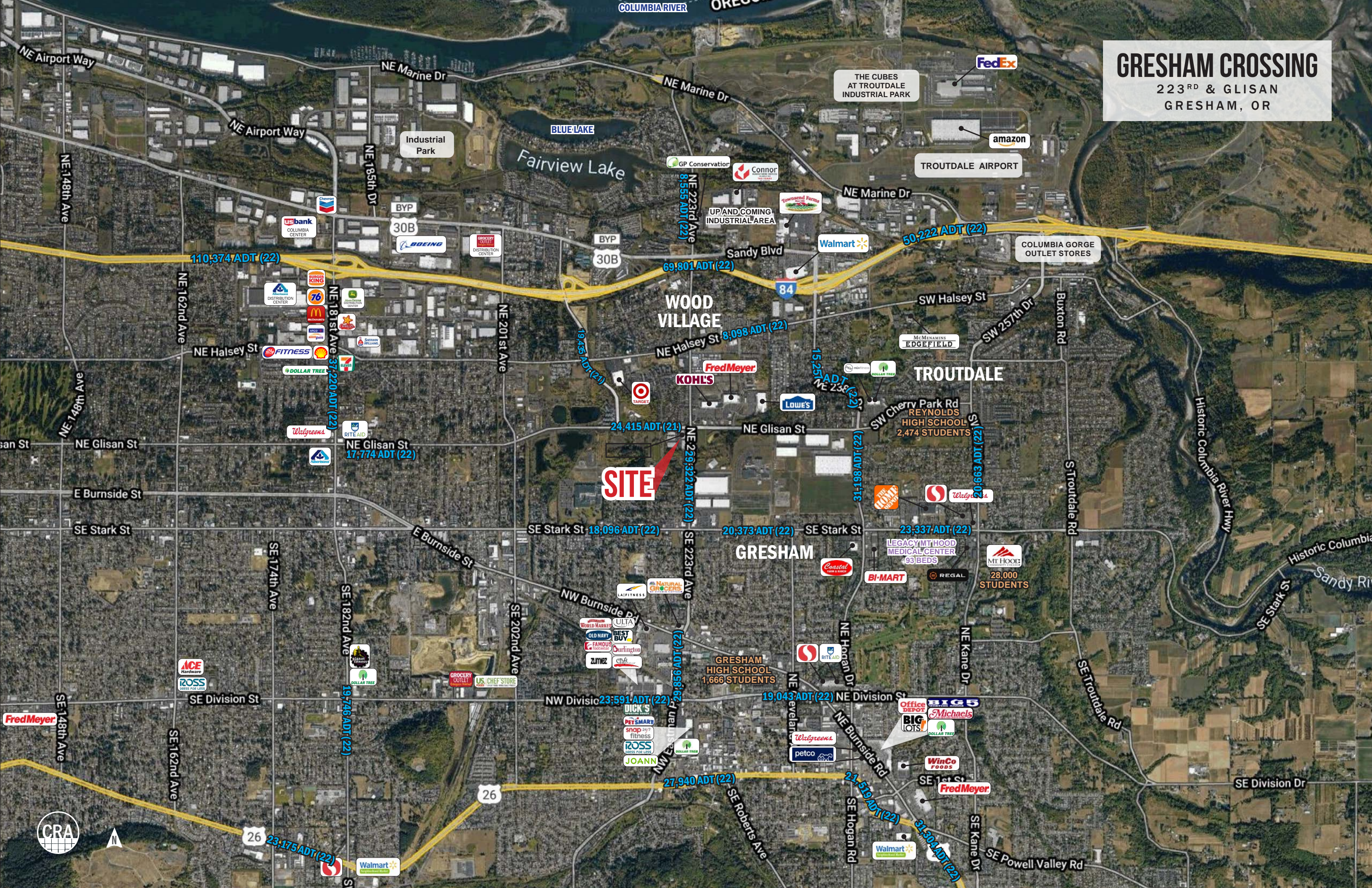
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GRESHAM, OR



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AVAILABLE
1,056 SF



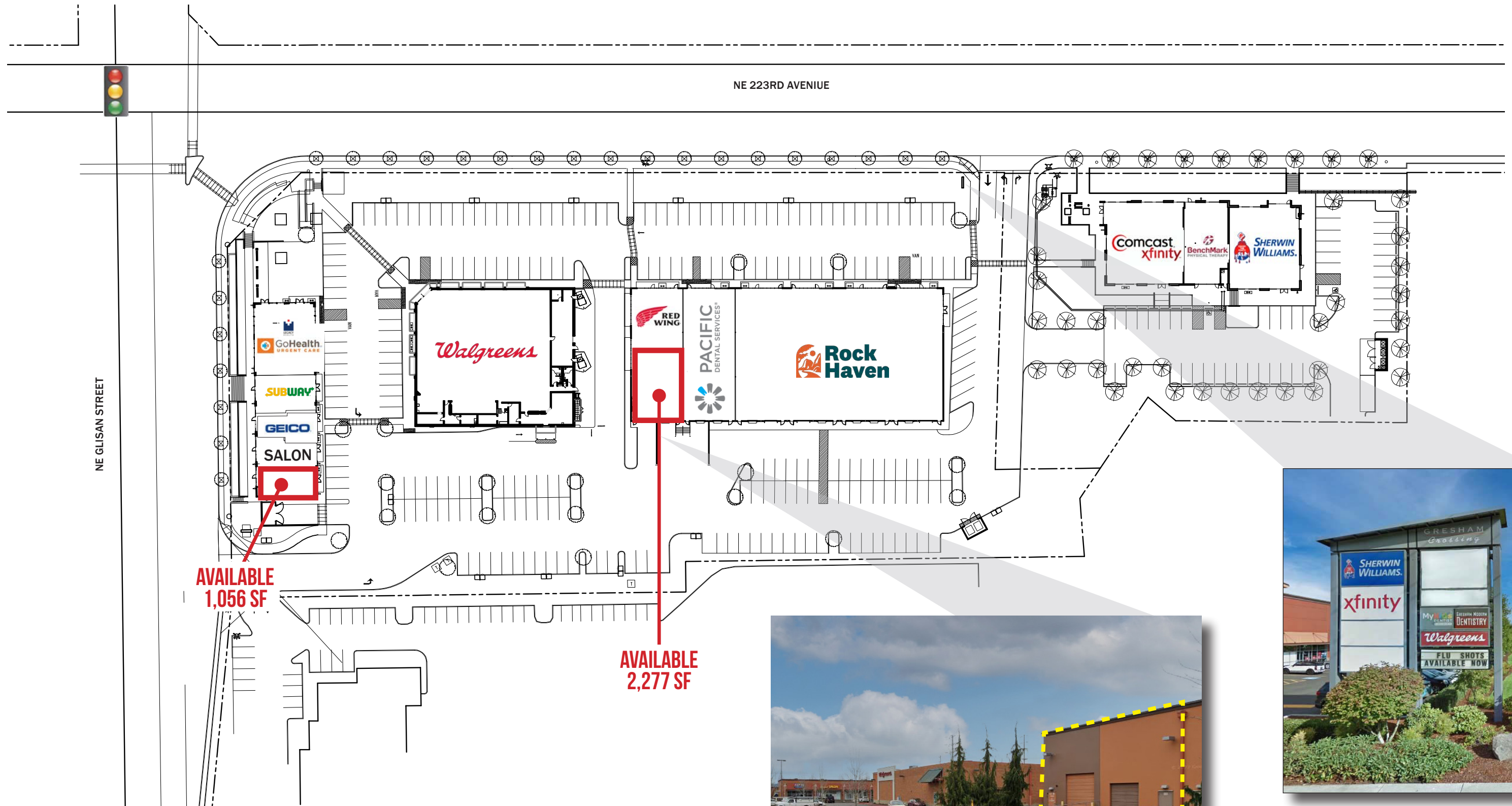
AVAILABLE
2,277 SF



SITE PLAN

GRESHAM CROSSING

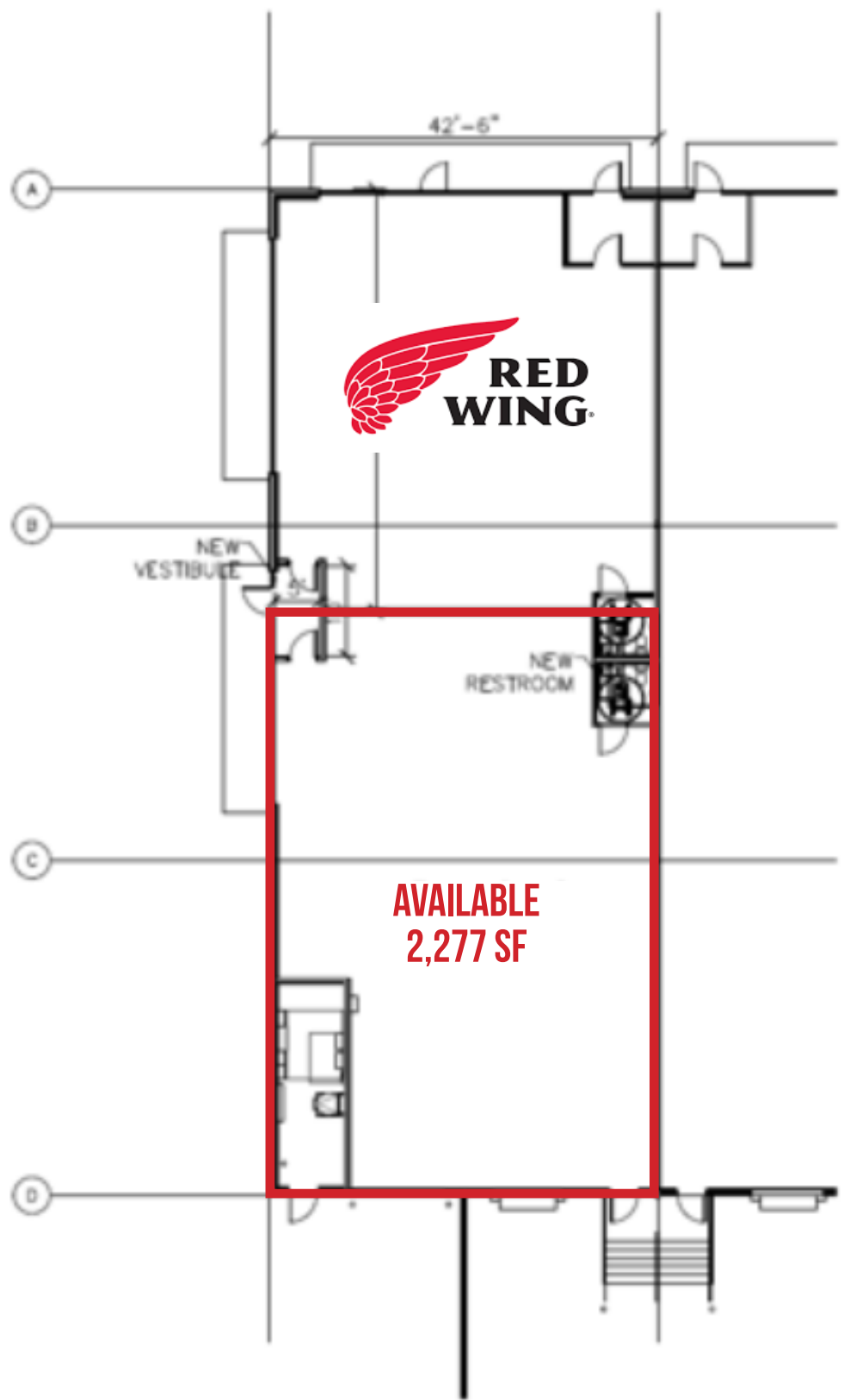
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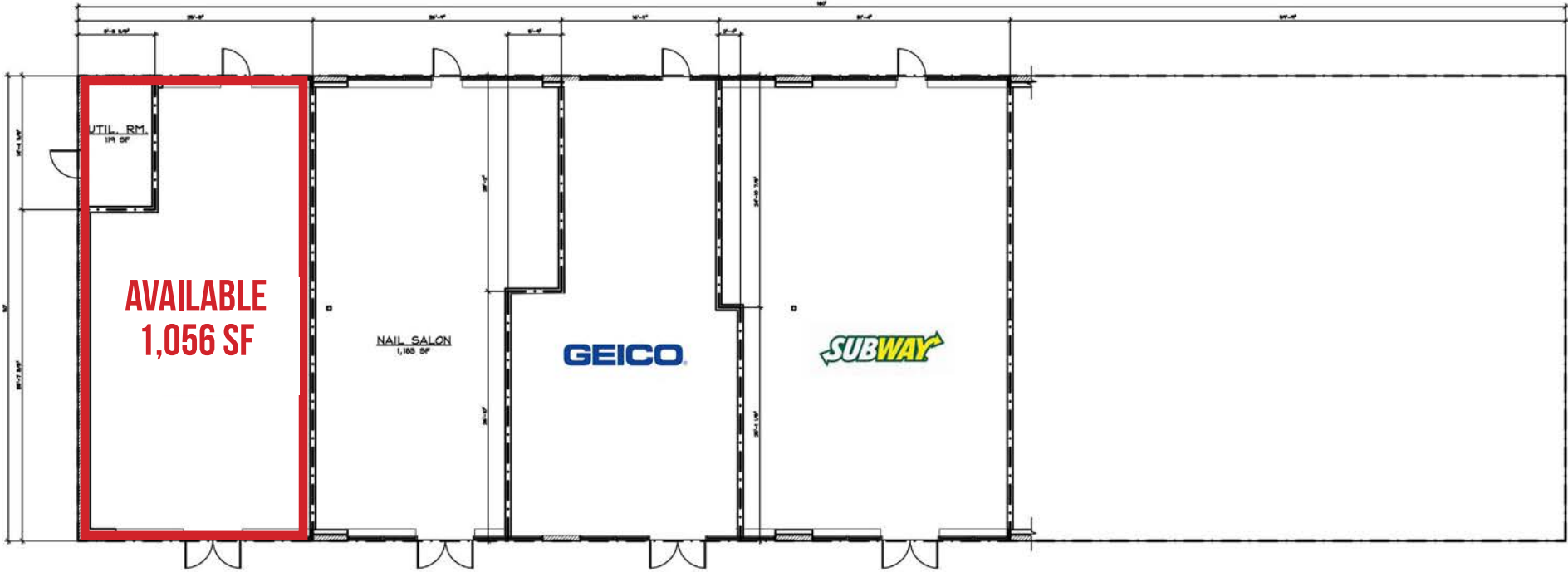
FLOOR PLAN



GRESHAM CROSSING

223RD & GLISAN
GRESHAM, OR

FLOOR PLAN



GRESHAM CROSSING RETAIL BUILDING PLAN
8,000 SF



GRESHAM CROSSING

223RD & GLISAN
GRESHAM, OR

DEMOGRAPHIC SUMMARY

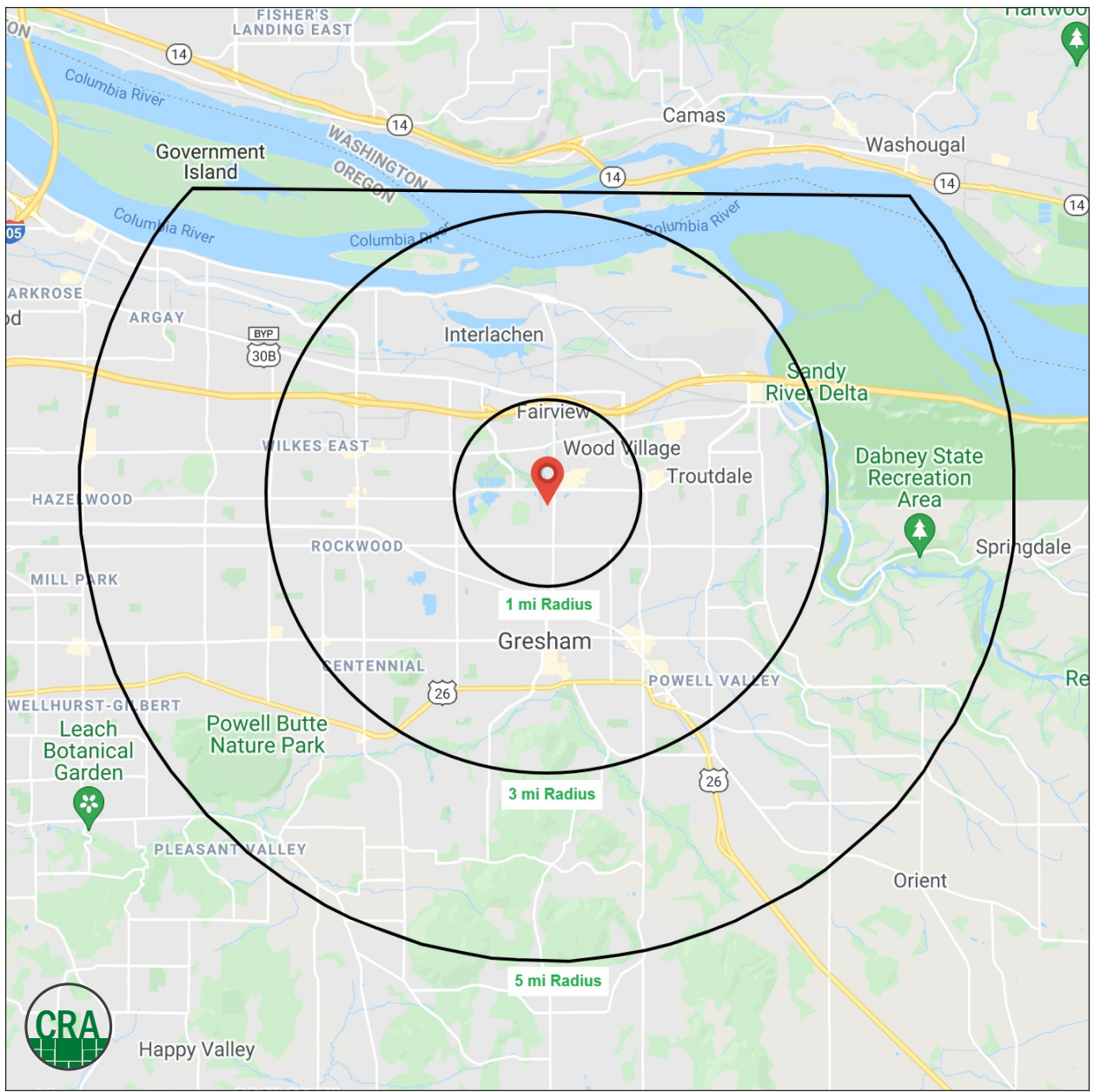
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,305	106,567	217,607
Estimated Households 2024	5,052	40,521	81,523
Average HH Income	\$98,034	\$93,079	\$104,275
Median Age	36.1	36.9	38
Total Businesses	546	4,753	8,703

106,567

Estimated 2024 Population
3 MILE RADIUS

\$98,034

Average Household Income
1 MILE RADIUS



Happy Valley

Summary Profile

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



Lat/Lon: 45.5272/-122.4344

387 NE 223rd Ave	1 mi	3 mi	5 mi
Gresham, OR 97030	radius	radius	radius
Population			
2024 Estimated Population	13,305	106,567	217,607
2029 Projected Population	12,904	100,599	207,226
2020 Census Population	14,233	115,973	231,349
2010 Census Population	12,409	108,039	215,039
Projected Annual Growth 2024 to 2029	-0.6%	-1.1%	-1.0%
Historical Annual Growth 2010 to 2024	0.5%	-	-
2024 Median Age	36.1	36.9	38.0
Households			
2024 Estimated Households	5,052	40,521	81,523
2029 Projected Households	4,897	38,318	77,710
2020 Census Households	5,082	42,155	83,402
2010 Census Households	4,479	39,624	78,070
Projected Annual Growth 2024 to 2029	-0.6%	-1.1%	-0.9%
Historical Annual Growth 2010 to 2024	0.9%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	62.4%	63.7%	64.6%
2024 Estimated Black or African American	5.2%	6.2%	6.6%
2024 Estimated Asian or Pacific Islander	6.7%	8.0%	10.0%
2024 Estimated American Indian or Native Alaskan	2.2%	1.4%	1.2%
2024 Estimated Other Races	23.6%	20.6%	17.5%
2024 Estimated Hispanic	26.9%	22.0%	18.2%
Income			
2024 Estimated Average Household Income	\$98,034	\$93,079	\$104,275
2024 Estimated Median Household Income	\$71,574	\$74,030	\$82,484
2024 Estimated Per Capita Income	\$37,469	\$35,619	\$39,285
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	9.1%	6.5%	5.7%
2024 Estimated Some High School (Grade Level 9 to 11)	8.0%	6.8%	6.2%
2024 Estimated High School Graduate	24.0%	26.2%	25.0%
2024 Estimated Some College	21.6%	24.6%	23.4%
2024 Estimated Associates Degree Only	10.1%	10.3%	10.0%
2024 Estimated Bachelors Degree Only	17.3%	16.9%	19.8%
2024 Estimated Graduate Degree	10.0%	8.7%	10.0%
Business			
2024 Estimated Total Businesses	546	4,753	8,703
2024 Estimated Total Employees	4,211	40,194	65,168
2024 Estimated Employee Population per Business	7.7	8.5	7.5
2024 Estimated Residential Population per Business	24.4	22.4	25.0

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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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