

FOR SALE

1190 NE Division St, Gresham, OR 97030

STNL
7.00% Cap Rate



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COMMERCIALSM

PROPERTY OVERVIEW



1190 NE Division St, Gresham, OR 97030

Parcel: R121672

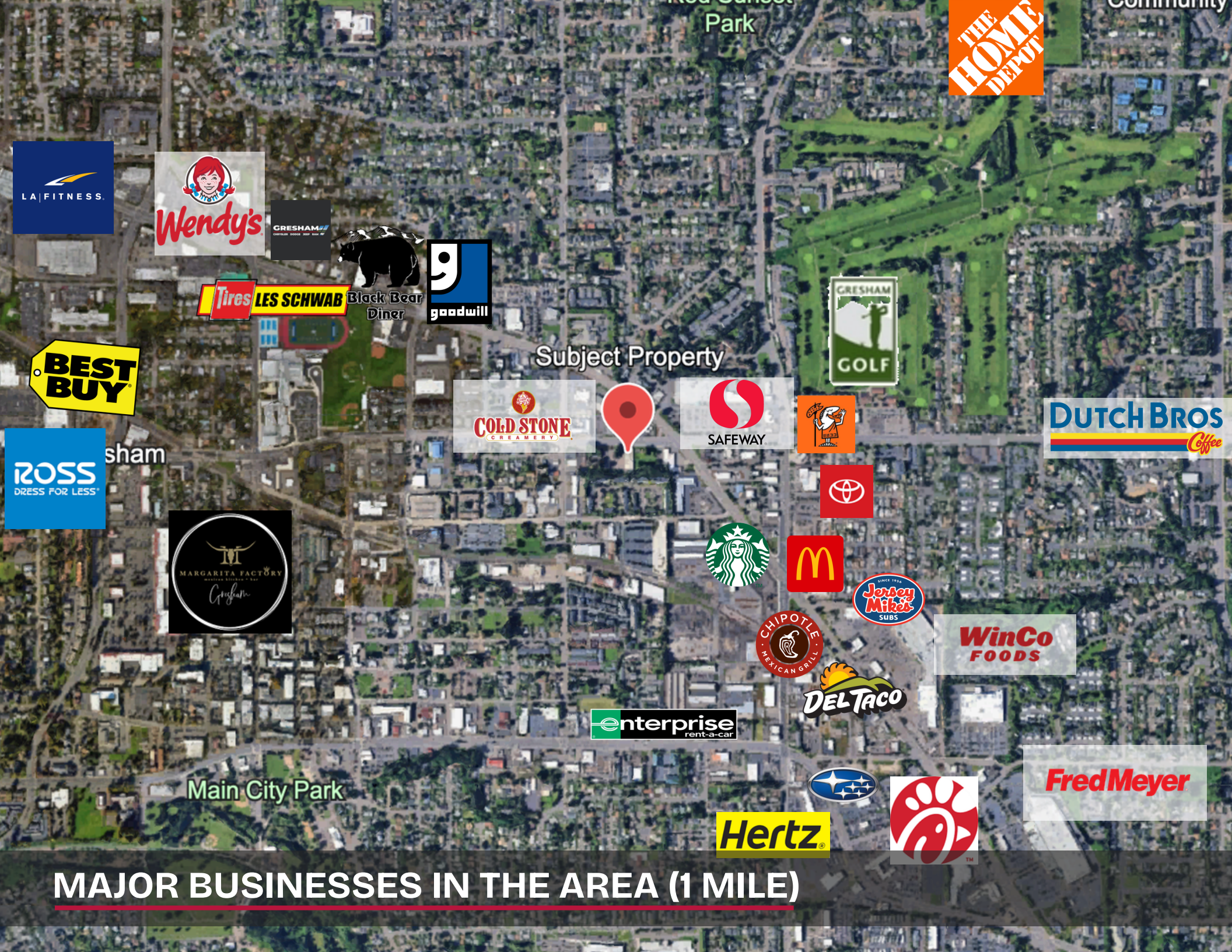
\$2,592,000

DEM | Downtown Employment Mid-Rise

1190 NE Division St is a 12,091 SF single-tenant industrial/flex building on 1.21 acres, offered at \$2,592,000 (7.0% cap). NNN lease with a strong in-place tenant, 3 years remaining plus a 2-year renewal option.

Zoning	DEM
Year 3 Cap:	7.4%
Lot(s) Size	1.21 Acres
Year Built	1973
County	Multnomah

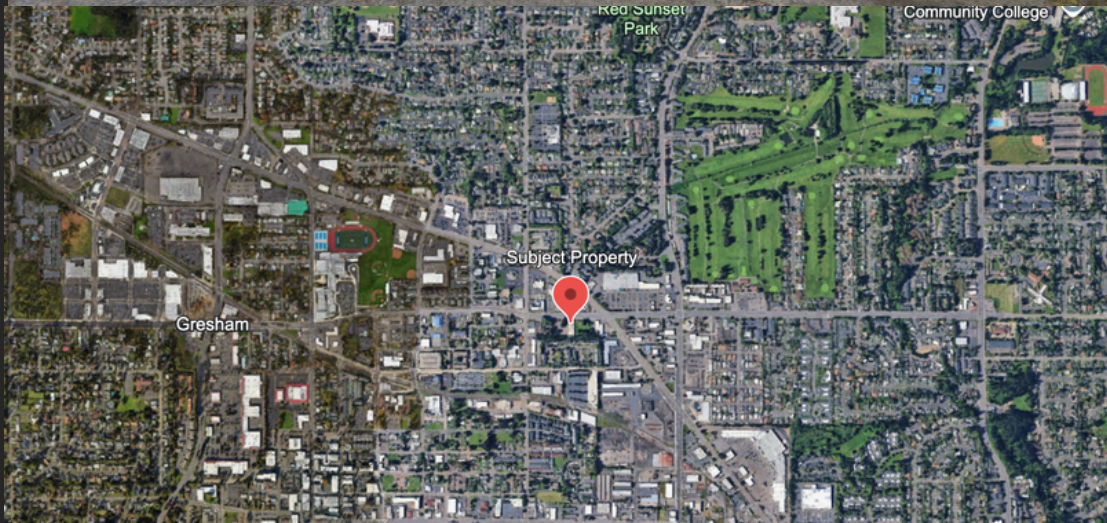




Subject Property

MAJOR BUSINESSES IN THE AREA (1 MILE)

DEMOGRAPHICS



POPULATION

	1 mile	3 mile	5 mile
Male	11,488	58,898	100,324
Female	11,669	60,056	102,215
Total Population	23,157	118,954	202,539

AGE

	1 mile	3 mile	5 mile
Ages 0-14	5,319	26,941	45,525
Ages 15-24	3,036	16,982	28,621
Ages 25-54	9,886	47,481	78,862
Ages 55-64	2,377	13,468	23,147
Ages 65+	2,539	14,082	26,384

INCOME

	1 mile	3 mile	5 mile
Median	\$36,467	\$51,926	\$48,354
< \$15,000	1,590	4,597	8,633
\$15,000-\$24,999	1,688	4,948	8,446
\$25,000-\$34,999	1,255	4,648	8,414
\$35,000-\$49,999	1,583	7,167	11,459
\$50,000-\$74,999	1,614	9,123	15,212
\$75,000-\$99,999	768	5,926	9,415
\$100k-\$149,999	538	5,341	8,640
\$150k-\$199,999	179	990	1,821
> \$200,000	44	580	1,082

HOUSING

	1 mile	3 mile	5 mile
Occupied	9,009	42,605	71,873
Owner Occupied	3,607	23,882	41,238
Renter Occupied	5,402	18,723	30,635
Vacant	658	2,452	4,212



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MAJOR EMPLOYERS IN THE REGION



The Portland metropolitan area features a diverse and dynamic economy, with major employers spanning healthcare, athletic apparel, financial services, education, and technology. This diversity helps provide economic resilience and a wide range of career opportunities for residents.