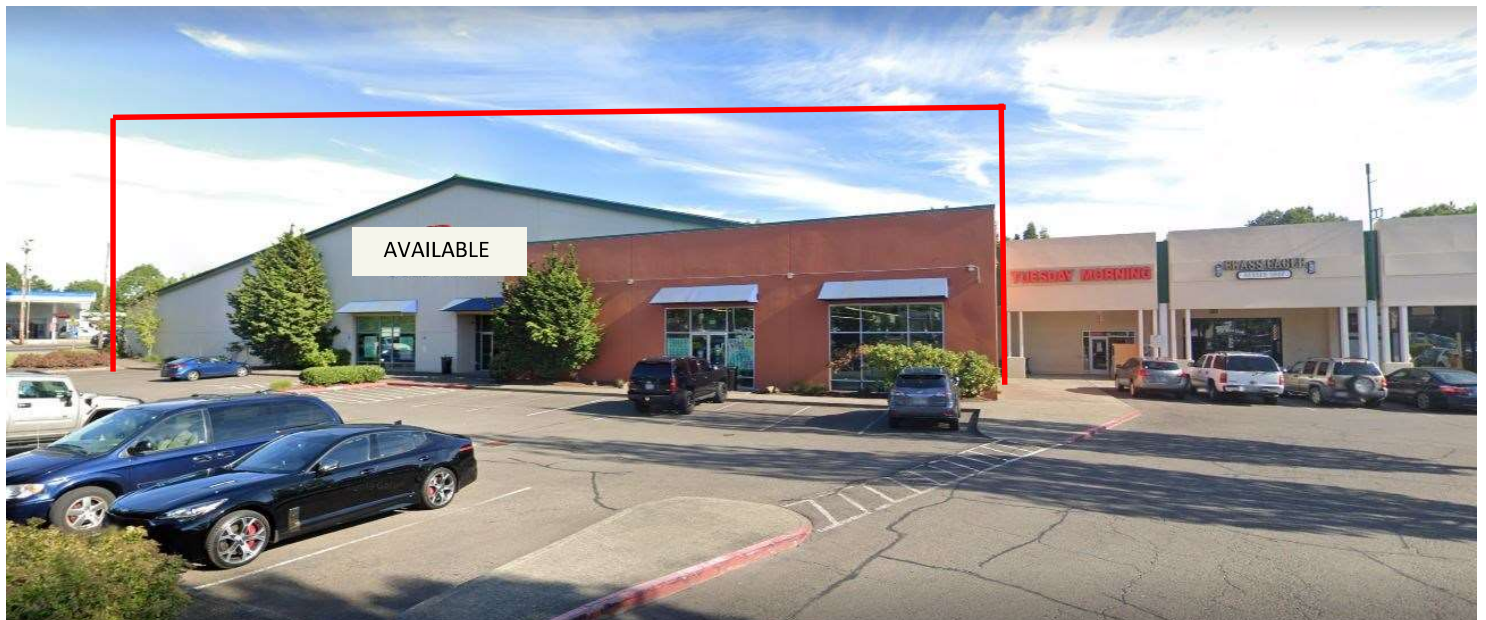


ANCHOR AND SHOP SPACE FOR LEASE



- Address:** NW Burnside & Eastman Pkwy
- Available Space:** 16,707 SF and 37,566 SF Anchor space
- Traffic Counts:** E. Burnside - 25,699 CPD
Eastman Pkwy. - 31,701 CPD
- Features:**
- Under New Ownership
 - Renovated Facade
 - High visibility and multiple access points
 - Abundant Parking—426 spaces
 - Excellent Signage
 - New landscaping, lighting, common area improvements and signage



<u>Demographics (2019 Est.)</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	17,771	134,636	222,778
Daytime Employees	8,803	40,905	64,301
Avg. Household Income	\$69,593	\$75,265	\$76,875

GRESHAM SQUARE

GRESHAM, OREGON

David Demers
503-245-1400 Ext 521
david@hsmPacific.com

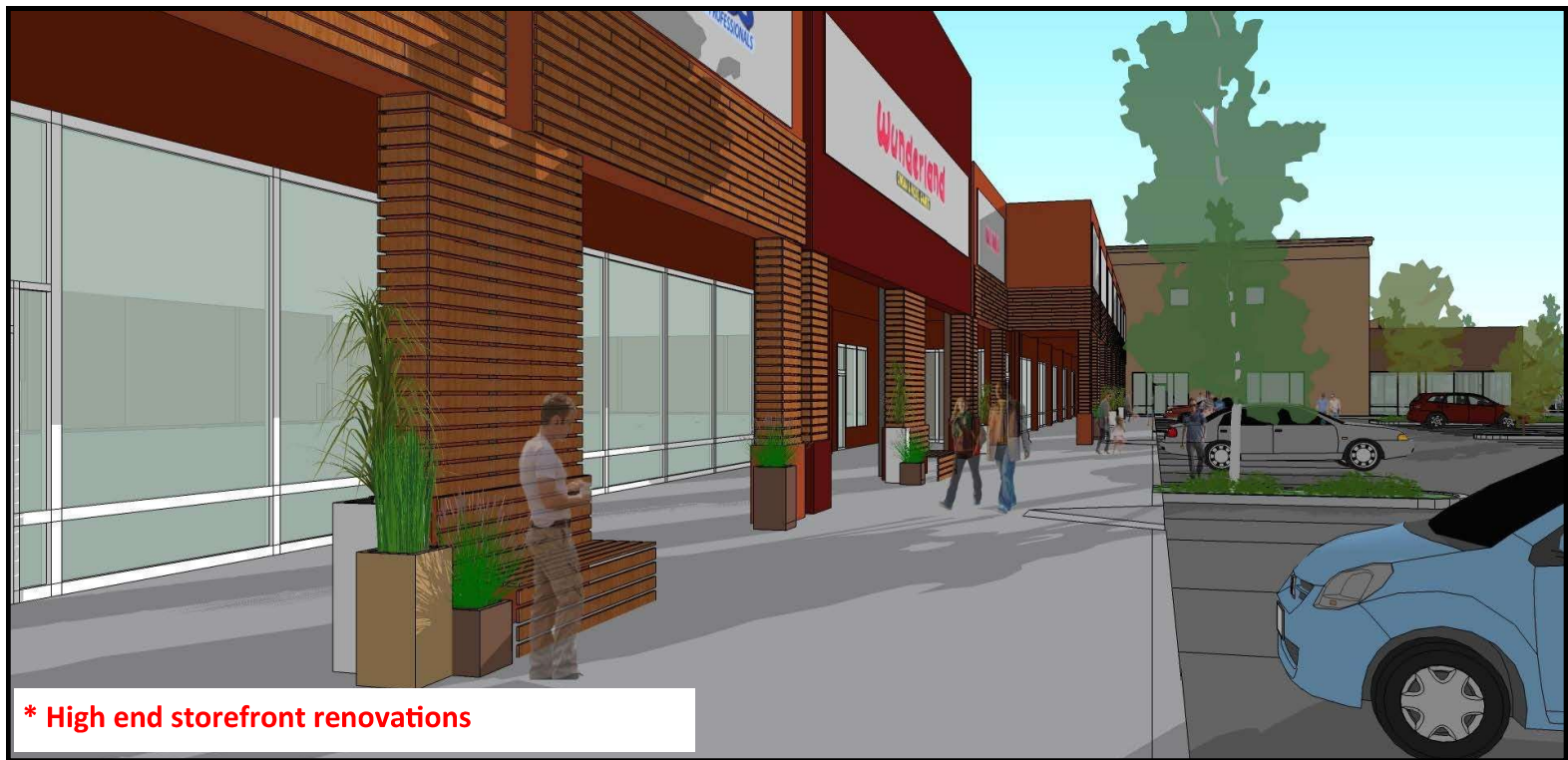
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PROSPECTIVE RENOVATION PLANS



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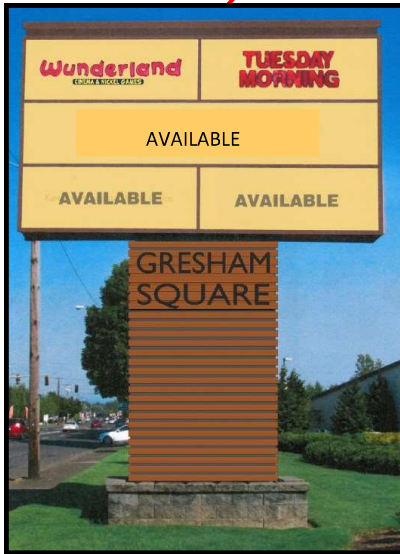
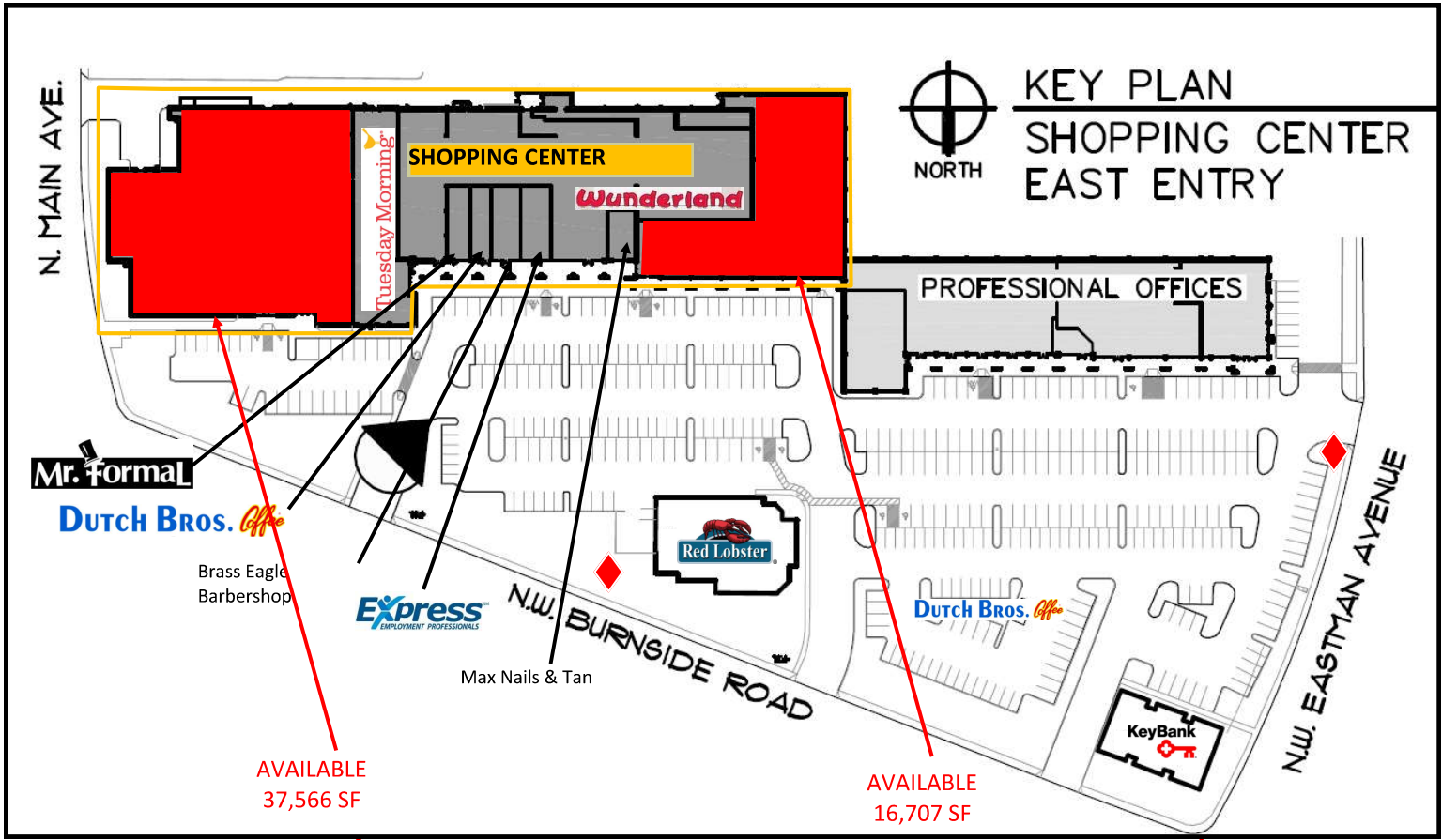
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RETAIL SHOP SPACE FOR LEASE



PYLON SIGNAGE



GRESHAM SQUARE

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AERIALS



GRESHAM SQUARE

GRESHAM, OREGON

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FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5094/-122.4343

RF1

390 NW Burnside Rd

Gresham, OR 97030

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2021 Estimated Population	17,771	134,636	222,778
	2026 Projected Population	17,696	133,499	222,408
	2010 Census Population	17,273	130,478	210,890
	2000 Census Population	13,856	112,527	178,589
	Projected Annual Growth 2021 to 2026	-	-0.2%	-
	Historical Annual Growth 2000 to 2021	1.3%	0.9%	1.2%
HOUSEHOLDS	2021 Estimated Households	7,522	50,466	82,547
	2026 Projected Households	7,696	51,796	85,403
	2010 Census Households	7,094	47,667	76,249
	2000 Census Households	5,344	41,130	65,724
	Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.7%
	Historical Annual Growth 2000 to 2021	1.9%	1.1%	1.2%
AGE	2021 Est. Population Under 10 Years	11.2%	12.2%	12.0%
	2021 Est. Population 10 to 19 Years	11.5%	13.0%	12.8%
	2021 Est. Population 20 to 29 Years	13.4%	12.4%	12.1%
	2021 Est. Population 30 to 44 Years	22.2%	22.5%	22.3%
	2021 Est. Population 45 to 59 Years	19.0%	19.5%	19.5%
	2021 Est. Population 60 to 74 Years	16.1%	15.0%	15.3%
	2021 Est. Population 75 Years or Over	6.7%	5.5%	6.0%
	2021 Est. Median Age	38.3	37.4	38.0
MARITAL STATUS & GENDER	2021 Est. Male Population	47.8%	49.2%	49.2%
	2021 Est. Female Population	52.2%	50.8%	50.8%
	2021 Est. Never Married	36.4%	35.3%	36.1%
	2021 Est. Now Married	36.6%	42.0%	41.3%
	2021 Est. Separated or Divorced	20.0%	17.9%	17.7%
	2021 Est. Widowed	7.0%	4.8%	5.0%
INCOME	2021 Est. HH Income \$200,000 or More	2.9%	3.5%	4.1%
	2021 Est. HH Income \$150,000 to \$199,999	4.4%	5.1%	5.6%
	2021 Est. HH Income \$100,000 to \$149,999	14.3%	16.6%	16.8%
	2021 Est. HH Income \$75,000 to \$99,999	14.8%	14.5%	14.5%
	2021 Est. HH Income \$50,000 to \$74,999	18.3%	20.9%	19.5%
	2021 Est. HH Income \$35,000 to \$49,999	13.7%	13.6%	13.0%
	2021 Est. HH Income \$25,000 to \$34,999	10.7%	9.0%	9.1%
	2021 Est. HH Income \$15,000 to \$24,999	11.0%	7.3%	7.6%
	2021 Est. HH Income Under \$15,000	9.9%	9.5%	9.8%
	2021 Est. Average Household Income	\$69,593	\$75,265	\$76,875
	2021 Est. Median Household Income	\$56,601	\$64,300	\$65,437
	2021 Est. Per Capita Income	\$29,613	\$28,350	\$28,653
	2021 Est. Total Businesses	1,188	4,733	7,518
2021 Est. Total Employees	8,803	40,905	64,301	

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Gresham, OR 97030

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2021 Est. White	76.9%	73.8%	71.1%
	2021 Est. Black	3.2%	3.7%	4.7%
	2021 Est. Asian or Pacific Islander	4.7%	6.3%	9.0%
	2021 Est. American Indian or Alaska Native	1.3%	1.2%	1.1%
	2021 Est. Other Races	13.9%	15.0%	14.0%
HISPANIC	2021 Est. Hispanic Population	3,381	26,308	39,154
	2021 Est. Hispanic Population	19.0%	19.5%	17.6%
	2026 Proj. Hispanic Population	20.0%	20.5%	18.4%
	2010 Hispanic Population	18.3%	18.7%	16.9%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	12,676	93,380	155,698
	2021 Est. Elementary (Grade Level 0 to 8)	5.0%	6.2%	6.2%
	2021 Est. Some High School (Grade Level 9 to 11)	6.8%	7.2%	7.4%
	2021 Est. High School Graduate	25.3%	26.8%	26.5%
	2021 Est. Some College	25.0%	26.9%	26.3%
	2021 Est. Associate Degree Only	11.4%	9.5%	9.6%
	2021 Est. Bachelor Degree Only	17.4%	15.3%	15.8%
	2021 Est. Graduate Degree	9.0%	8.0%	8.2%
HOUSING	2021 Est. Total Housing Units	7,769	52,182	85,484
	2021 Est. Owner-Occupied	39.0%	52.0%	54.6%
	2021 Est. Renter-Occupied	57.8%	44.7%	42.0%
	2021 Est. Vacant Housing	3.2%	3.3%	3.4%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	3.3%	2.7%	3.1%
	2021 Homes Built 2000 to 2009	13.6%	11.2%	11.5%
	2021 Homes Built 1990 to 1999	16.2%	18.5%	17.0%
	2021 Homes Built 1980 to 1989	14.7%	16.1%	14.8%
	2021 Homes Built 1970 to 1979	18.8%	22.7%	20.7%
	2021 Homes Built 1960 to 1969	14.1%	10.6%	12.2%
	2021 Homes Built 1950 to 1959	6.2%	6.6%	8.5%
	2021 Homes Built Before 1949	9.8%	8.2%	8.7%
HOME VALUES	2021 Home Value \$1,000,000 or More	1.6%	1.5%	1.6%
	2021 Home Value \$500,000 to \$999,999	12.5%	11.8%	13.6%
	2021 Home Value \$400,000 to \$499,999	12.2%	14.7%	16.1%
	2021 Home Value \$300,000 to \$399,999	36.3%	36.5%	36.1%
	2021 Home Value \$200,000 to \$299,999	25.7%	21.1%	20.1%
	2021 Home Value \$150,000 to \$199,999	4.2%	3.5%	3.5%
	2021 Home Value \$100,000 to \$149,999	0.8%	1.1%	1.0%
	2021 Home Value \$50,000 to \$99,999	1.1%	1.4%	1.2%
	2021 Home Value \$25,000 to \$49,999	2.4%	4.4%	3.5%
	2021 Home Value Under \$25,000	3.2%	4.0%	3.2%
	2021 Median Home Value	\$331,196	\$329,784	\$345,692
	2021 Median Rent	\$1,128	\$1,122	\$1,101

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Gresham, OR 97030

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	14,553	107,455	178,478
	2021 Est. Civilian Employed	58.8%	61.5%	60.0%
	2021 Est. Civilian Unemployed	5.3%	5.1%	5.1%
	2021 Est. in Armed Forces	-	-	0.2%
	2021 Est. not in Labor Force	35.9%	33.3%	34.8%
	2021 Labor Force Males	47.0%	48.5%	48.6%
	2021 Labor Force Females	53.0%	51.5%	51.4%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	8,560	66,107	107,048
	2021 Mgmt, Business, & Financial Operations	12.0%	12.6%	12.7%
	2021 Professional, Related	23.7%	20.2%	20.3%
	2021 Service	20.2%	21.9%	22.2%
	2021 Sales, Office	18.6%	19.4%	19.1%
	2021 Farming, Fishing, Forestry	1.7%	1.4%	1.2%
	2021 Construction, Extraction, Maintenance	7.4%	7.9%	7.8%
	2021 Production, Transport, Material Moving	16.4%	16.6%	16.8%
	2021 White Collar Workers	54.3%	52.2%	52.1%
	2021 Blue Collar Workers	45.7%	47.8%	47.9%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	70.0%	69.2%	68.8%
	2021 Drive to Work in Carpool	10.6%	11.3%	11.7%
	2021 Travel to Work by Public Transportation	9.7%	8.7%	8.6%
	2021 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2021 Walk or Bicycle to Work	5.1%	4.6%	4.0%
	2021 Other Means	1.0%	1.2%	1.1%
	2021 Work at Home	3.6%	4.8%	5.6%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	24.5%	21.8%	19.4%
	2021 Travel to Work in 15 to 29 Minutes	30.2%	28.7%	31.5%
	2021 Travel to Work in 30 to 59 Minutes	30.6%	35.4%	34.3%
	2021 Travel to Work in 60 Minutes or More	9.7%	10.8%	9.8%
	2021 Average Travel Time to Work	24.5	26.6	26.4
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$411.81 M	\$2.9 B	\$4.81 B
	2021 Est. Apparel	\$14.4 M	\$101.78 M	\$169.08 M
	2021 Est. Contributions, Gifts	\$22.43 M	\$159.48 M	\$266.27 M
	2021 Est. Education, Reading	\$12.36 M	\$88.29 M	\$148.28 M
	2021 Est. Entertainment	\$22.75 M	\$162 M	\$269.46 M
	2021 Est. Food, Beverages, Tobacco	\$64.17 M	\$449.58 M	\$744.12 M
	2021 Est. Furnishings, Equipment	\$14.16 M	\$100.83 M	\$167.63 M
	2021 Est. Health Care, Insurance	\$38.02 M	\$266.94 M	\$442.33 M
	2021 Est. Household Operations, Shelter, Utilities	\$135.39 M	\$943.87 M	\$1.56 B
	2021 Est. Miscellaneous Expenses	\$7.74 M	\$54.46 M	\$90.42 M
	2021 Est. Personal Care	\$5.54 M	\$38.91 M	\$64.56 M
	2021 Est. Transportation	\$74.86 M	\$531.58 M	\$880.22 M

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