

RETAIL FOR LEASE

Burnside Eastman Crossing

471 NW BURNSIDE RD, GRESHAM, OR 97030



High-visibility retail at the heart of Gresham

AVAILABLE SPACE

- 1,975 SF

LEASE RATE

- Call for details

TRAFFIC COUNTS

- NW Burnside Rd – 27,285 ADT ('25)
- NW Eastman Parkway – 21,081 ADT ('24)

HIGHLIGHTS

- Signalized corner of Burnside Rd & Eastman Pkwy in Gresham
- High traffic counts: $\pm 27,792$ ADT (Burnside) & $\pm 30,968$ ADT (Eastman Pkwy)
- $\pm 1,975$ SF endcap retail available
- Anchored by Natural Grocers and surrounded by national retailers including Best Buy, Old Navy, Ulta Beauty, Craft Warehouse & Burlington Coat Factory
- Growing trade area with expanding population and workforce

CONTACT

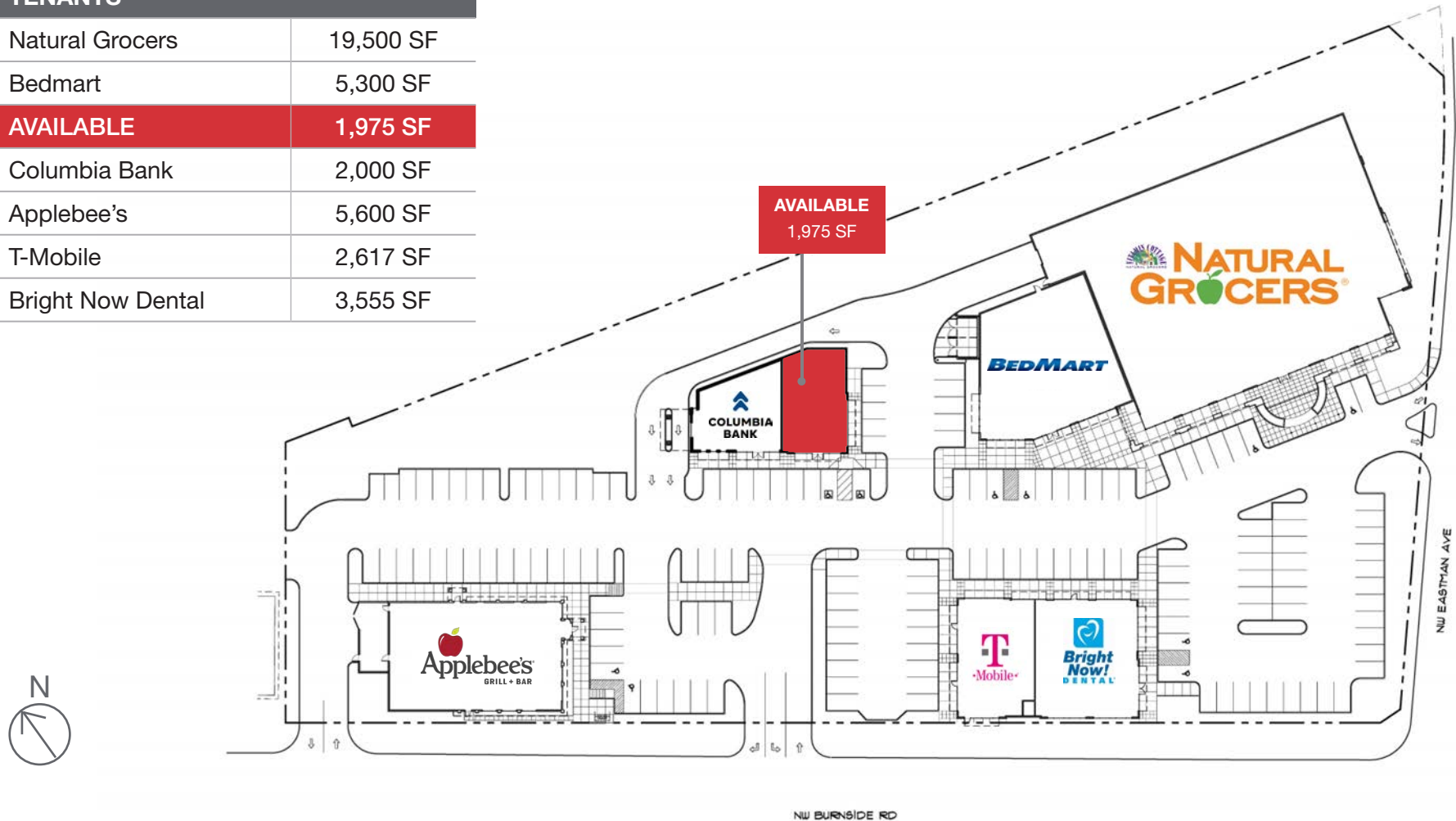
George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Site plan

TENANTS

Natural Grocers	19,500 SF
Bedmart	5,300 SF
AVAILABLE	1,975 SF
Columbia Bank	2,000 SF
Applebee's	5,600 SF
T-Mobile	2,617 SF
Bright Now Dental	3,555 SF

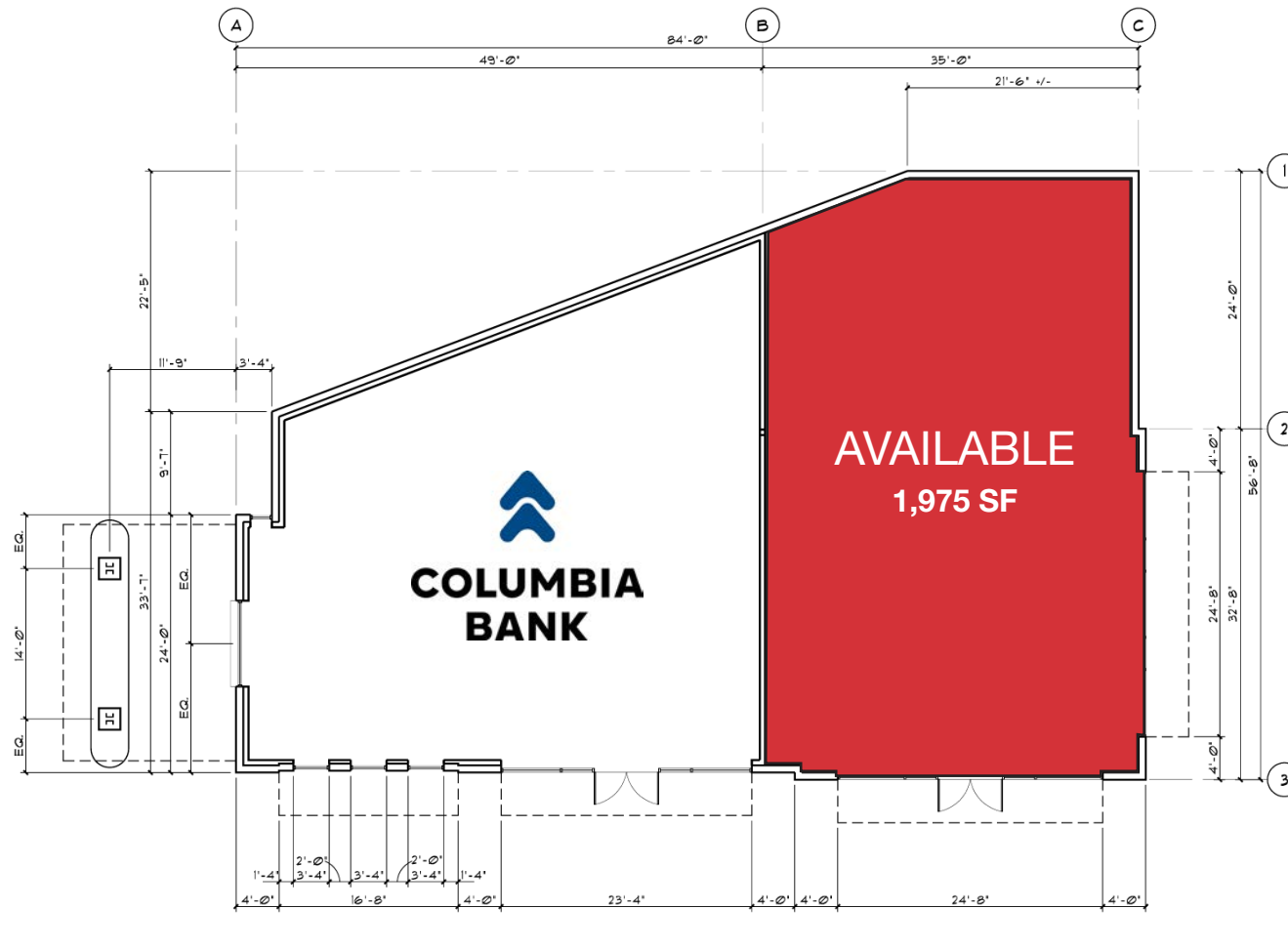


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Floor plan

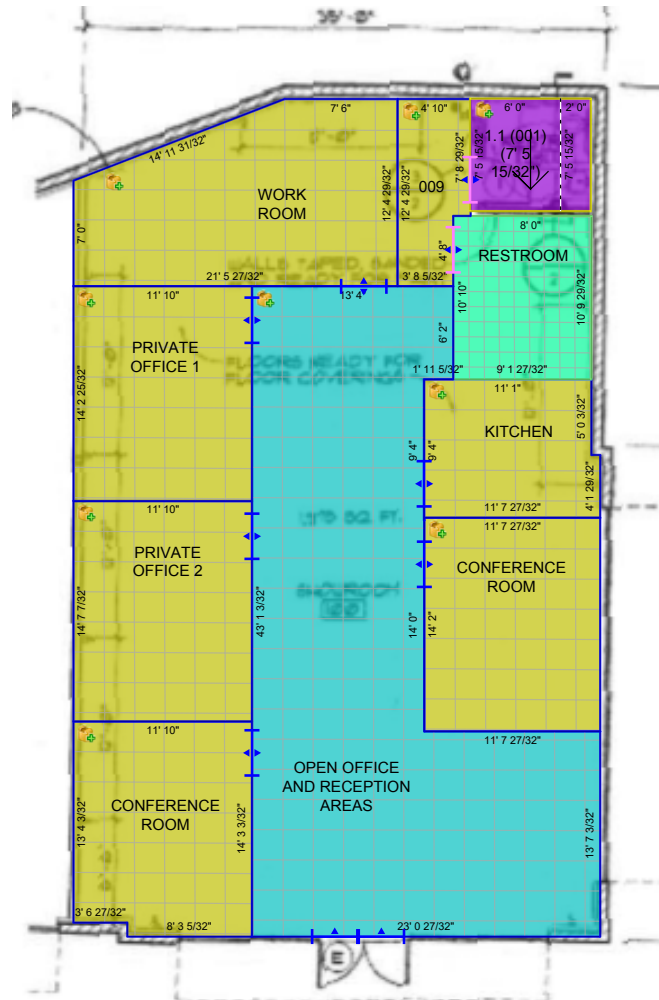


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Space plan



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Trade Map



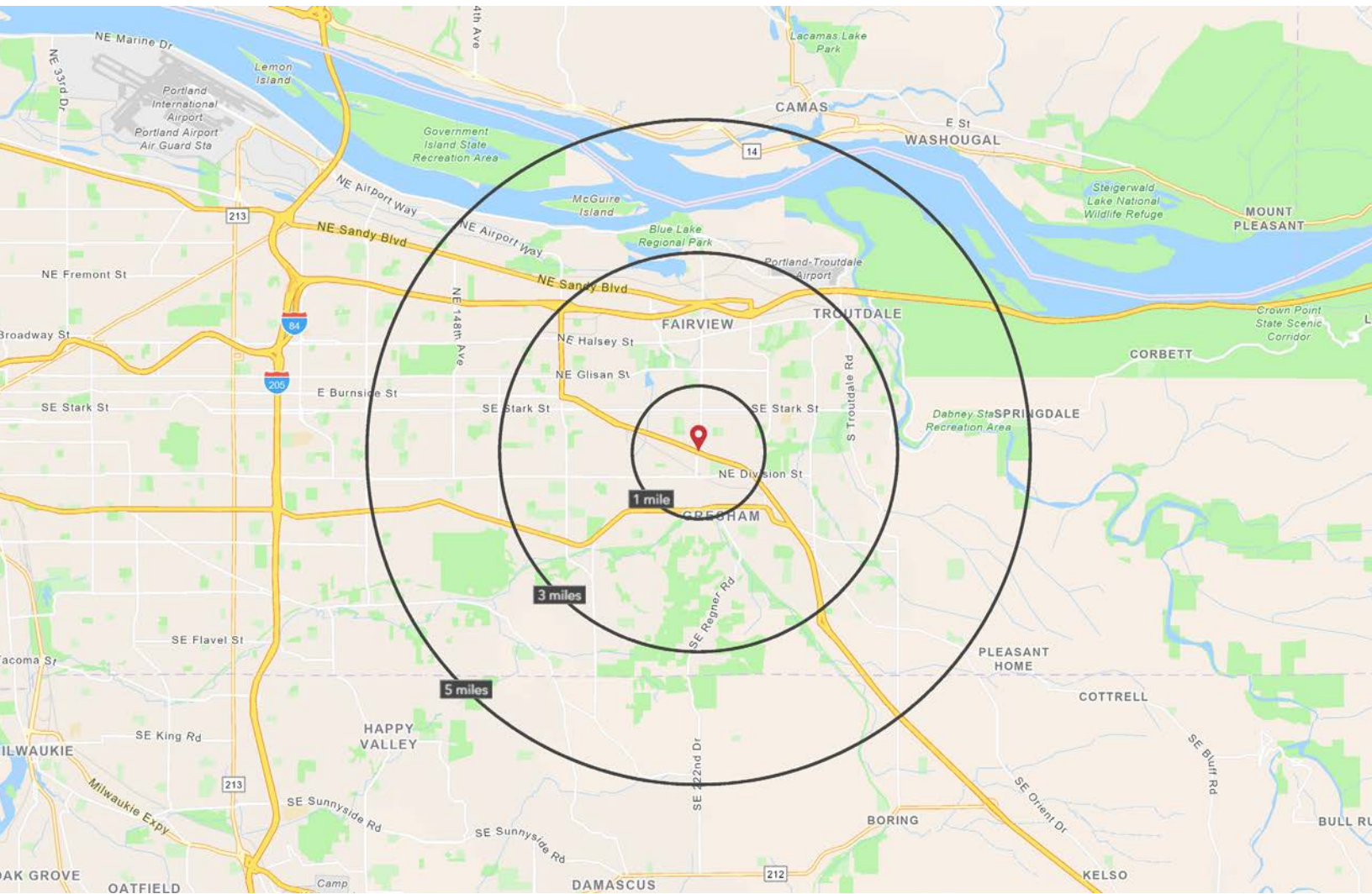
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Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	19,077	142,870	233,459
2030 Projected Total Population	19,450	144,177	235,853
2025 Average HH Income	\$85,478	\$96,460	\$99,439
2025 Median Home Value	\$461,162	\$462,306	\$478,907
2025 Estimated Total Households	7,567	51,312	82,539
2025 Daytime Demographics 16+	10,357	52,811	77,571
2025 Some College or Higher	64%	60%	60%

Source: ESRI (2025)

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Demographics—full profile

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Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



Executive Summary (Esri 2025)

NW Burnside Rd & NW Eastman Pkwy, Gresham, Oregon,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.50985
Longitude: -122.43462

	1 mile	3 miles	5 miles
Population			
2010 Population	16,897	130,719	211,623
2020 Population	18,506	141,130	229,324
2025 Population	19,077	142,870	233,459
2030 Population	19,450	144,177	235,853
2010-2020 Annual Rate	0.91%	0.77%	0.81%
2020-2024 Annual Rate	0.58%	0.23%	0.34%
2024-2029 Annual Rate	0.39%	0.18%	0.20%
2020 Male Population	47.7%	49.1%	49.2%
2020 Female Population	52.3%	50.9%	50.8%
2020 Median Age	37.8	36.4	37.1
2025 Male Population	48.3%	49.6%	49.8%
2025 Female Population	51.7%	50.4%	50.2%
2025 Median Age	39.1	37.6	38.1

In the identified area, the current year population is 19,077. In 2020, the Census count in the area was 18,506. The rate of change since 2020 was 0.58% annually. The five-year projection for the population in the area is 19,450 representing a change of 0.39% annually from 2025 to 2030. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	63.2%	60.1%	58.3%
2025 Black Alone	4.7%	5.0%	6.3%
2025 American Indian/Alaska Native Alone	1.8%	1.8%	1.6%
2025 Asian Alone	4.5%	6.4%	9.3%
2025 Pacific Islander Alone	1.2%	1.1%	1.2%
2025 Other Race	11.7%	13.1%	11.3%
2025 Two or More Races	12.8%	12.6%	11.9%
2025 Hispanic Origin (Any Race)	22.0%	23.7%	20.9%

Persons of Hispanic origin represent 22.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	59	72	78
2010 Households	6,854	47,898	76,436
2020 Households	7,370	51,205	81,887
2025 Households	7,567	51,312	82,539
2030 Households	7,700	51,453	82,832
2010-2020 Annual Rate	0.73%	0.67%	0.69%
2020-2024 Annual Rate	0.50%	0.04%	0.15%
2024-2029 Annual Rate	0.35%	0.05%	0.07%
2025 Average Household Size	2.48	2.75	2.78

The household count in this area has changed from 7,370 in 2020 to 7,567 in the current year, a change of 0.50% annually. The five-year projection of households is 7,700, a change of 0.35% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2020. The number of families in the current year is 4,244 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	45.8%	38.8%	39.7%
Median Household Income			
2025 Median Household Income	\$63,086	\$74,523	\$75,593
2030 Median Household Income	\$74,224	\$87,008	\$89,206
2024-2029 Annual Rate	3.31%	3.15%	3.37%
Average Household Income			
2025 Average Household Income	\$85,478	\$96,460	\$99,439
2030 Average Household Income	\$97,203	\$111,270	\$115,025
2024-2029 Annual Rate	2.60%	2.90%	2.95%
Per Capita Income			
2025 Per Capita Income	\$34,232	\$34,563	\$35,249
2030 Per Capita Income	\$38,831	\$39,605	\$40,491
2024-2029 Annual Rate	2.55%	2.76%	2.81%
GINI Index			
2025 Gini Index	46.7	43.7	44.1
Households by Income			

Current median household income is \$63,086 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$74,224 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$85,478 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$97,203 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,232 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$38,831 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	51	60	59
2010 Total Housing Units	7,299	50,660	80,949
2010 Owner Occupied Housing Units	2,936	26,016	43,487
2010 Renter Occupied Housing Units	3,918	21,882	32,949
2010 Vacant Housing Units	445	2,762	4,513
2020 Total Housing Units	7,661	53,116	85,201
2020 Owner Occupied Housing Units	3,095	27,440	46,052
2020 Renter Occupied Housing Units	4,275	23,765	35,835
2020 Vacant Housing Units	273	1,953	3,320
2025 Total Housing Units	8,053	53,634	86,463
2025 Owner Occupied Housing Units	3,134	27,822	47,306
2025 Renter Occupied Housing Units	4,433	23,490	35,233
2025 Vacant Housing Units	486	2,322	3,924
2030 Total Housing Units	8,183	54,216	87,482
2030 Owner Occupied Housing Units	3,223	28,231	48,103
2030 Renter Occupied Housing Units	4,477	23,222	34,728
2030 Vacant Housing Units	483	2,763	4,650
Socioeconomic Status Index			
2025 Socioeconomic Status Index	42.5	41.8	41.7

Currently, 38.9% of the 8,053 housing units in the area are owner occupied; 55.0%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 7,661 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.96%. Median home value in the area is \$461,162, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.33% annually to \$543,182.

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