



KING
Commercial Real Estate

FOR LEASE

1190 NE Division St. Gresham, OR 97030

~0.5 Acres

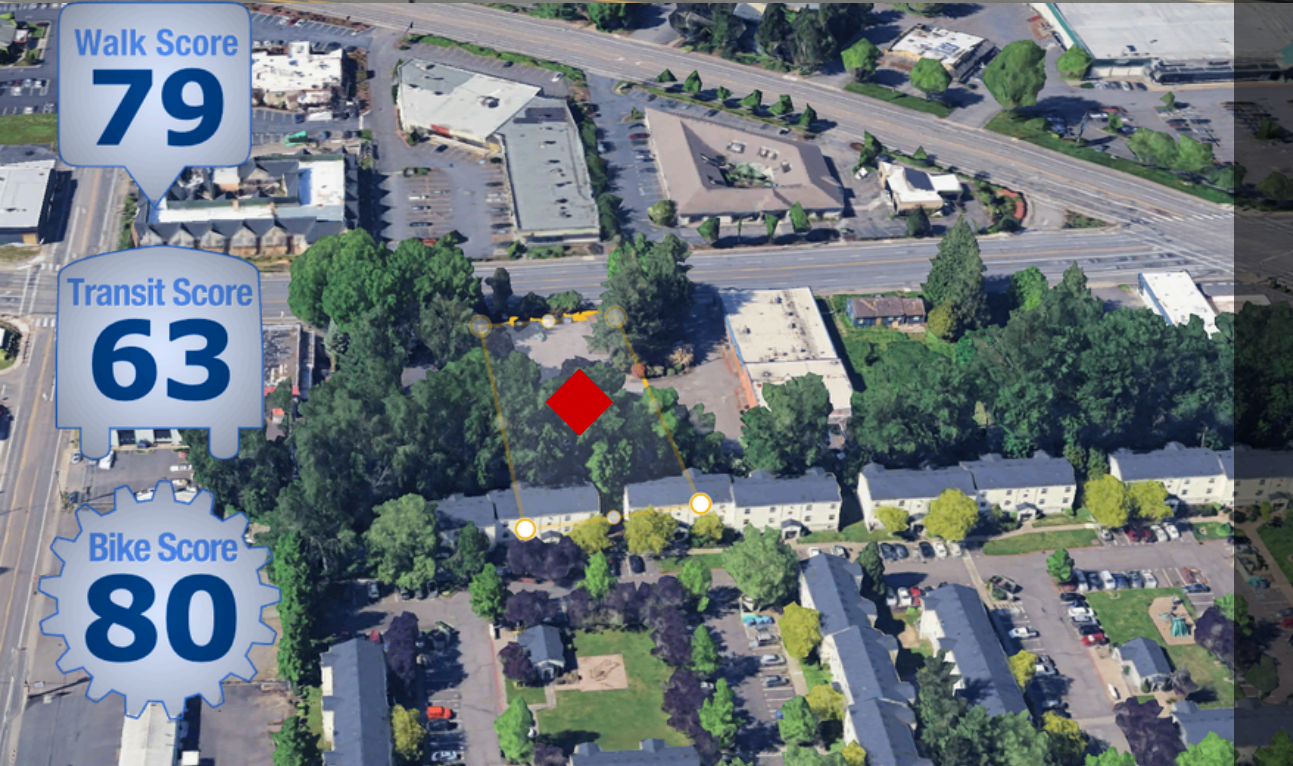
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Build-to-suit
Ground Lease



Property Highlights



- Roughly 0.5 acres available
- Flexible Terms
- Downtown Gresham
- High drive-by traffic
- Exceptional visibility & frontage
- Fully paved with utilities
- Flexible zoning
- QOZ (opportunity zone)
- New investments, under certain conditions, may be eligible for preferential tax treatment

CALL FOR LEASE RATE

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

Demographics

Prime Pad Site Available

Rare ground lease opportunity on NE Division St in downtown Gresham. A+ retail location perfect for quick service retail, medical, your business, and more!



Subject Property

MAJOR BUSINESSES IN THE AREA (1 MILE)



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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.