



think COMMERCIAL
REAL ESTATE

FOR SALE

RARE SE STARK CORRIDOR INVESTMENT OPPORTUNITY
TWO BUILDINGS, ENDLESS UPSIDE

17641-17645 SE Stark Street, Gresham, OR 97233

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PROPERTY OVERVIEW

17641-17645 SE STARK ST. GRESHAM, OR 97233

Welcome to a rare opportunity on SE Stark, offered at \$740,000 with seller-carried financing available for the right buyer.

Located in the heart of the Rockwood neighborhood in unincorporated Multnomah County, this two-building commercial property sits on one of the East County's busiest and most-traveled corridors — and that means visibility, foot traffic, and convenience your business and tenants will love. Just minutes from I-205 and Highway 26, a quick hop to downtown Gresham, and an easy commute into Portland. TriMet's MAX Blue Line and frequent bus service are right around the corner, making this a genuinely accessible location for customers, employees, and tenants alike.

Whether you're an owner-user looking to plant roots, an investor hunting for steady income, or a long-game land player betting on the corridor's future, this property has something for you. The site features two separate commercial buildings plus a garage, sitting on a 7,823 SF lot with strong frontage and visibility along SE Stark. Worth taking a look at, as opportunities like this in this area don't come around often.





Address: 17641-17645 SE Stark St. Gresham, OR 97233

Asking Price: \$740,000

Tenant: Luxotron Tattoo+Day Spa

Building Size: 2,060 SqFt

Lot Size: 7,823 SqFt

Zoning: CMU

Tax Lots: R496169

Year Built: 1979

Taxes: \$3,428.37

Parking: Private Parking Lot 12+ Spots

- Seller carried financing available for a qualified buyer
- Two commercial units offer a flexible footprint for owner-users or pure investment plays
- Separate garage provides bonus storage, workshop, or supplemental rental potential
- Small-scale retail and service-oriented commercial
- Office and professional space
- Moderate-density residential
- Mixed-use development (commercial ground floor with residential above)
- Future land play — well-positioned for redevelopment as the SE Stark corridor densifies
- The property sits within Corridor Mixed Use (CMU) zoning, one of the most flexible designations in the area.



DEMOGRAPHICS INFO

17641-17645 SE STARK ST. GRESHAM, OR 97233

97233 POPULATION

TOTAL POPULATION	41,625
MEDIAN AGE	34
COLLEGE GRADUATE	18.9%
UNEMPLOYMENT RATE	6.5%

97233 HOUSEHOLD & INCOME

	TOTAL HOUSEHOLDS	14,283
	#OF PERSON PER HH	2.87
	AVERAGE HH INCOME	\$74,508

97233 BUSINESS SUMMARY AND HOUSEHOLD SPENDING

\$78K

Annual HH
Spending

672

Total Business

97233 HOUSING AND COST OF LIVING

\$414,600

Median Home
Value

103.6

Cost of Living Index
(above U.S. Average)



Walk Score
80



Bike Score
82



Transit Score
55



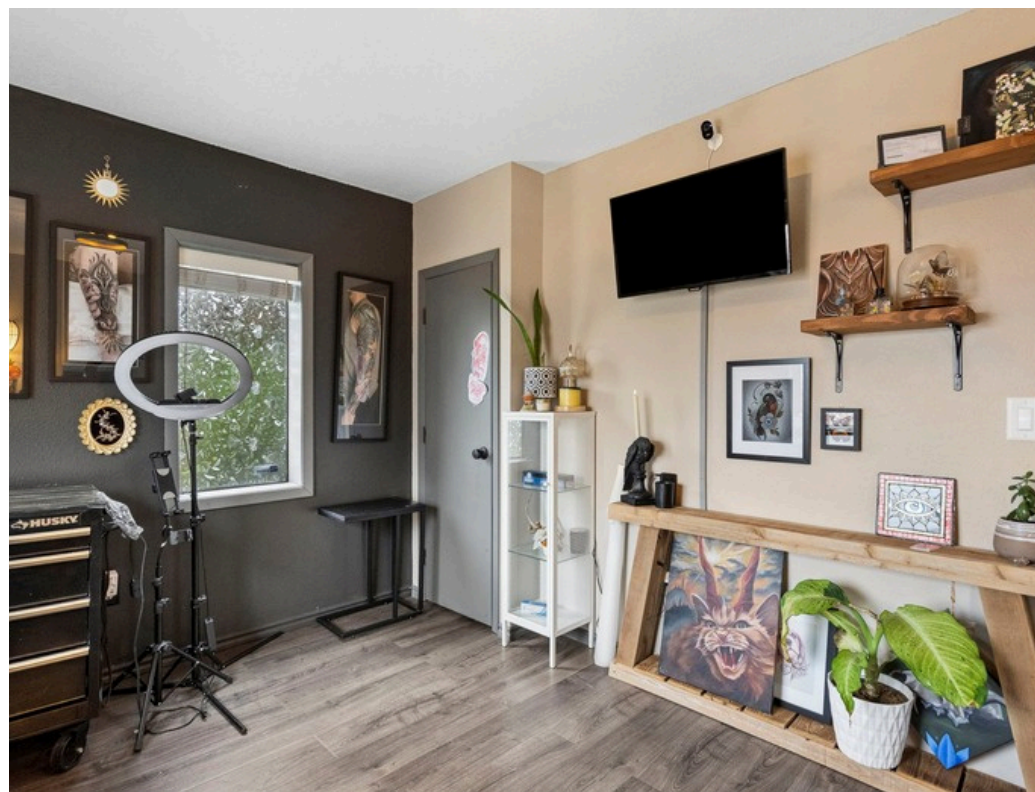
Located near restaurants,
shops, and schools.

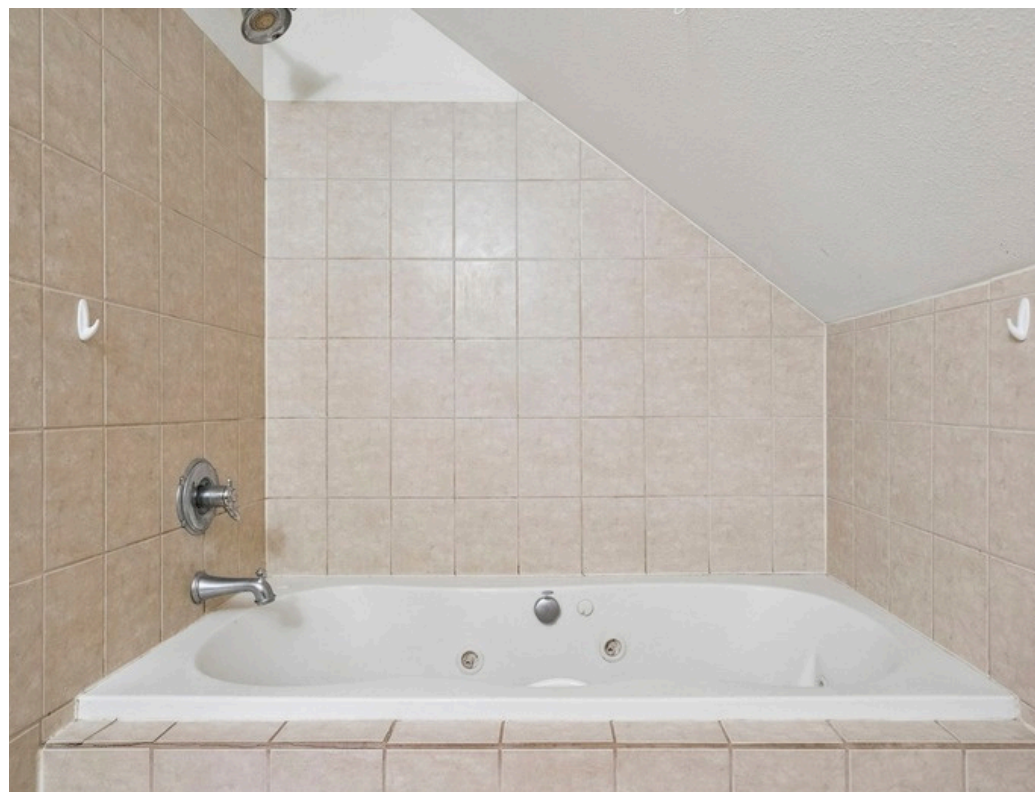


BUILDING #1

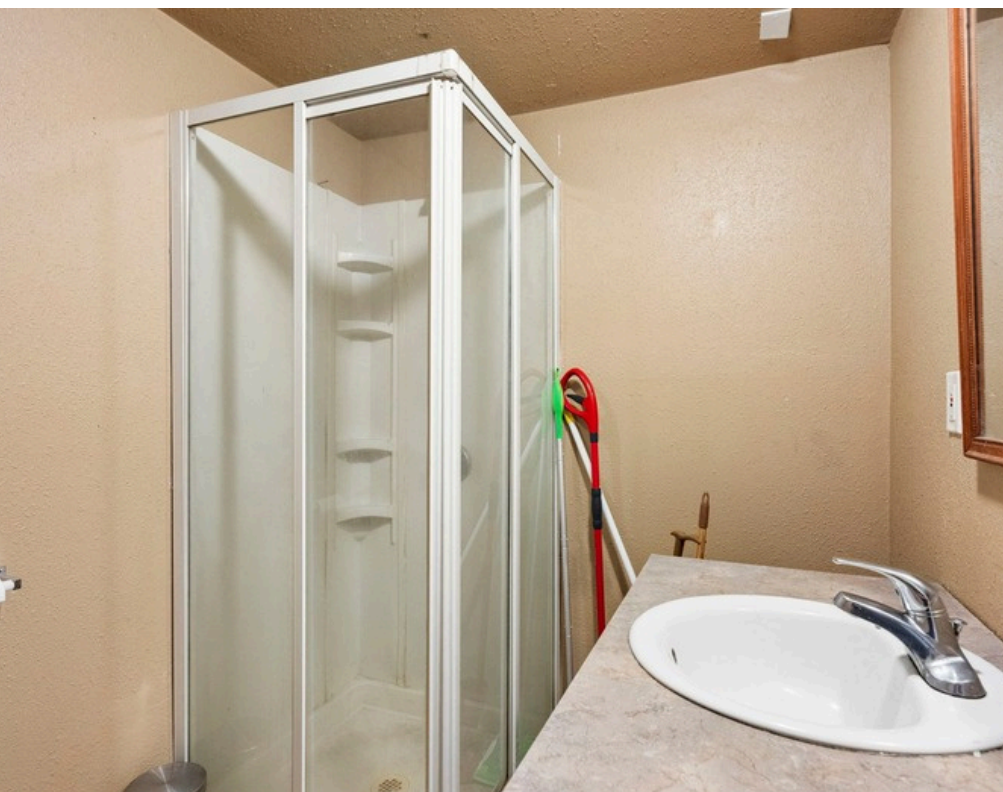
































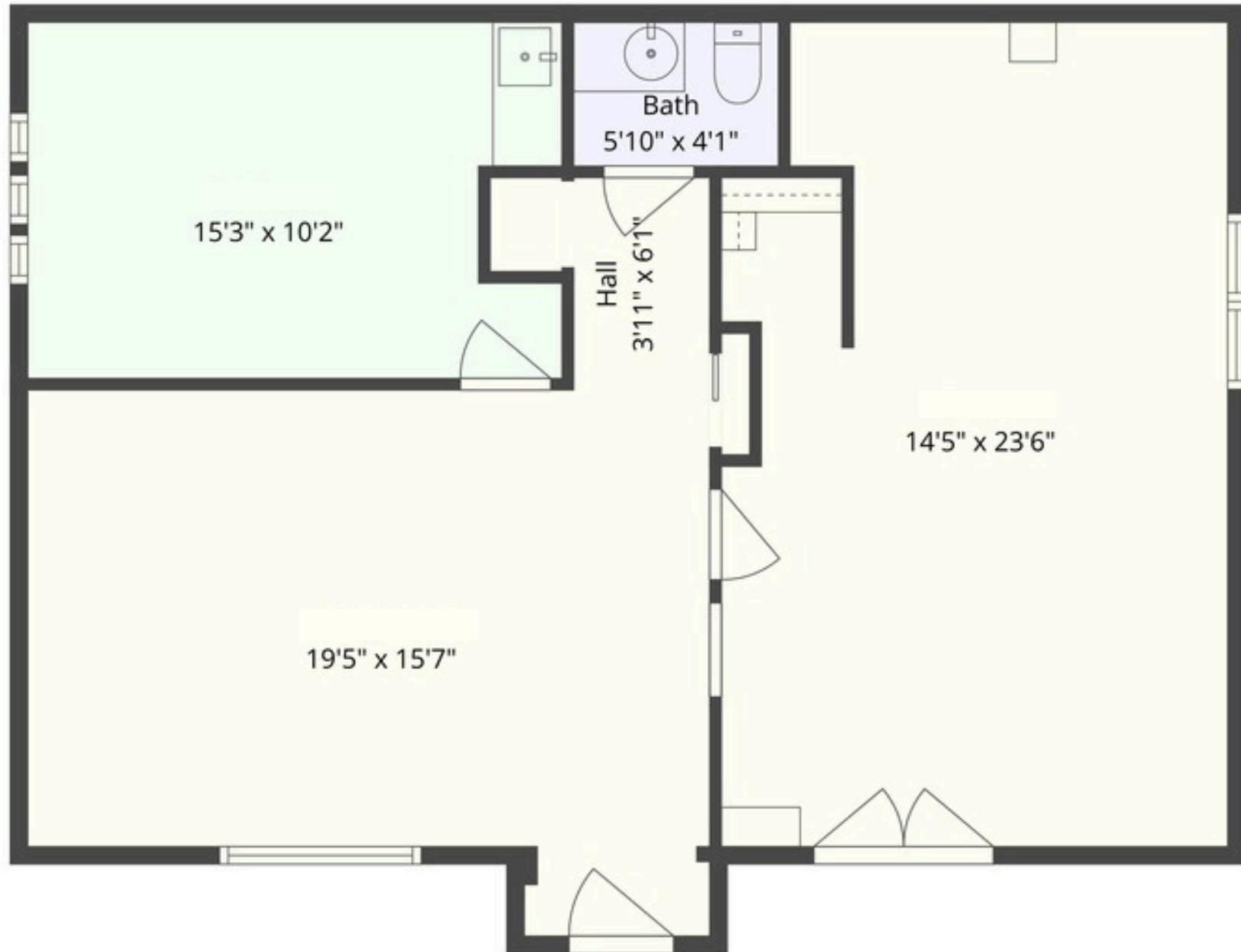
FLOOR PLAN BLDG. #1

17641-17645 SE STARK ST. GRESHAM, OR 97233



FLOOR PLAN BLDG. #2

17641-17645 SE STARK ST. GRESHAM, OR 97233



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CLIENT FOCUSED.

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