



FOR SALE

**16801 SOUTHEAST STARK STREET**

GRESHAM, OR 97233

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

Prime commercial development opportunity. Zoned CMU (Commercial Mixed Use), the site allows for a range of uses including residential, retail, food carts, and more.

The current owner has developed a site plan for a food cart pod, with design materials and pre-application notes available upon request.

## PROPERTY HIGHLIGHTS

- Ample street frontage
- Rectangular shape
- Some pre-development work completed by the seller

## OFFERING SUMMARY

<b>Sale Price:</b>	\$475,000
<b>Lot Size:</b>	0.45 Acres

## ADDITIONAL INFORMATION

- Full Design File
- Pre-Application Notes (City of Gresham)
- CMU Zoning Code

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## LOCATION OVERVIEW

Prime commercial location and frontage on SE Stark with an estimated daily traffic count of approximately 10,000 vehicles. The site is near I-205 and I-84.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	3,488	9,464	28,459
<b>Average Age</b>	36	36	37
<b>Average Age (Male)</b>	35	35	36
<b>Average Age (Female)</b>	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	1,137	3,223	9,681
<b># of Persons per HH</b>	3.1	2.9	2.9
<b>Average HH Income</b>	\$72,031	\$71,019	\$73,922
<b>Average House Value</b>	\$428,970	\$434,748	\$417,677

DRIVE TIMES	DISTANCE	TIME
<b>Interstate 84</b>	2.4 mi	7 min
<b>Interstate 205</b>	3.8 mi	10 min
<b>Portland International Airport</b>	7.1 mi	16 min
<b>Downtown Portland</b>	10.2 mi	32 min

2020 American Community Survey (ACS)

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