



FOR SALE • 33,967 SF 75-ROOM FORMER HOTEL • \$1,900,000

NAiElliott

Rockwood Tower

2261 NE 181ST AVE, GRESHAM, OR 97230

Teresa Peterson

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.
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Property details

Rockwood Tower is a 33,967 SF, four-story, 75-room facility uniquely positioned for non-profit and human services organizations. Built in 1997 and converted to emergency shelter under Oregon's Project Turnkey program in 2021, the property features program improvements in place. Located on NE 181st Ave in Gresham at the I-84 interchange (Exit 13) with 39,000 daily vehicles, it offers immediate I-84 access, proximity to Portland International Airport (16 minutes), and nearby MAX transit. Offered AS-IS through court-appointed receivership at \$1,900,000—\$25,000 per room, far below replacement cost. A housing-use restriction requires continued shelter or housing operations. A cost-effective opportunity combining significant savings, existing infrastructure, and proven program framework for organizations seeking to expand shelter or supportive housing capacity.

PRICE	\$1,900,000
ADDRESS	2261 NE 181st Ave, Gresham, OR 97230
AVAILABLE SF	33,967 SF (typical floor +/-8,491 SF)
NO. OF FLOORS	(4) Four
SITE	1.09 AC
YEAR BUILT	1996

Photos



Aerial

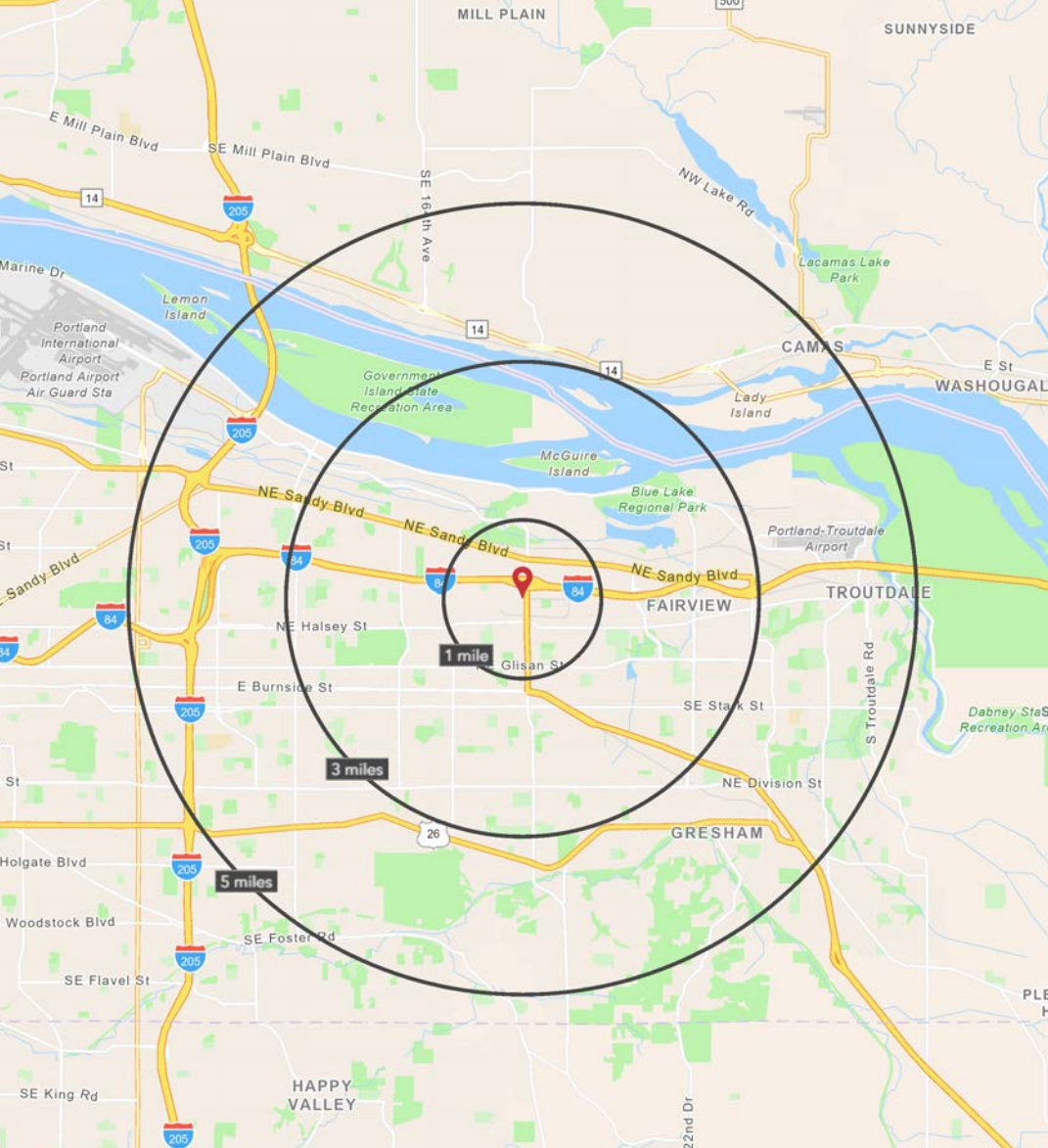


ROSEWOOD
HOTEL GROUP



BRIDGEWAY
INN & SUITES





	1 MILE	3 MILE	5 MILE
2026 TOTAL DAYTIME POPULATION	11,228	117,719	313,523
2031 EST. TOTAL POPULATION	11,424	119,709	320,423
2026 AVG HOUSEHOLD INCOME	\$88,115	\$92,951	\$104,879
2026 MEDIAN HOME VALUE	\$462,445	\$459,058	\$489,418
2026 TOTAL HOUSEHOLDS	3,962	42,453	113,817
2026 DAYTIME POPULATION	9,026	52,461	129,692
2026 SOME COLLEGE OR HIGHER	56%	57%	62%

Source: ©2026 Esri

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