

FOR LEASE IN GRESHAM, OREGON

GRESHAM CROSSING



NE 223RD AVE & GLISAN ST



LOCATION

NE 223rd Ave & NE Glisan St in Gresham, Oregon
Across from the Wood Village Town Center

AVAILABLE SPACE

- 1,056 SF Endcap
- 1,509 SF
- 2,277 SF Endcap
 - Loading Dock
 - Pylon Signage

ASKING RATE

Please call for details

TRAFFIC COUNTS

NE 223rd Ave - 28,378 ADT ('25)
NE Glisan St - 25,678 ADT ('25)

HIGHLIGHTS

- Co-tenants include Walgreens, Pacific Dental, Legacy GoHealth, Sherwin Williams, Geico, Comcast Xfinity, Red Wing Shoes and Rock Haven Climbing Gym.
- Across from Wood Village Town Center, with Fred Meyer, Kohl's, Lowe's, Party City, Buffalo Wild Wings, The Rock Wood-Fired Pizza, Starbucks and more.
- Located at the signalized intersection of 223rd Avenue and NE Glisan Street.



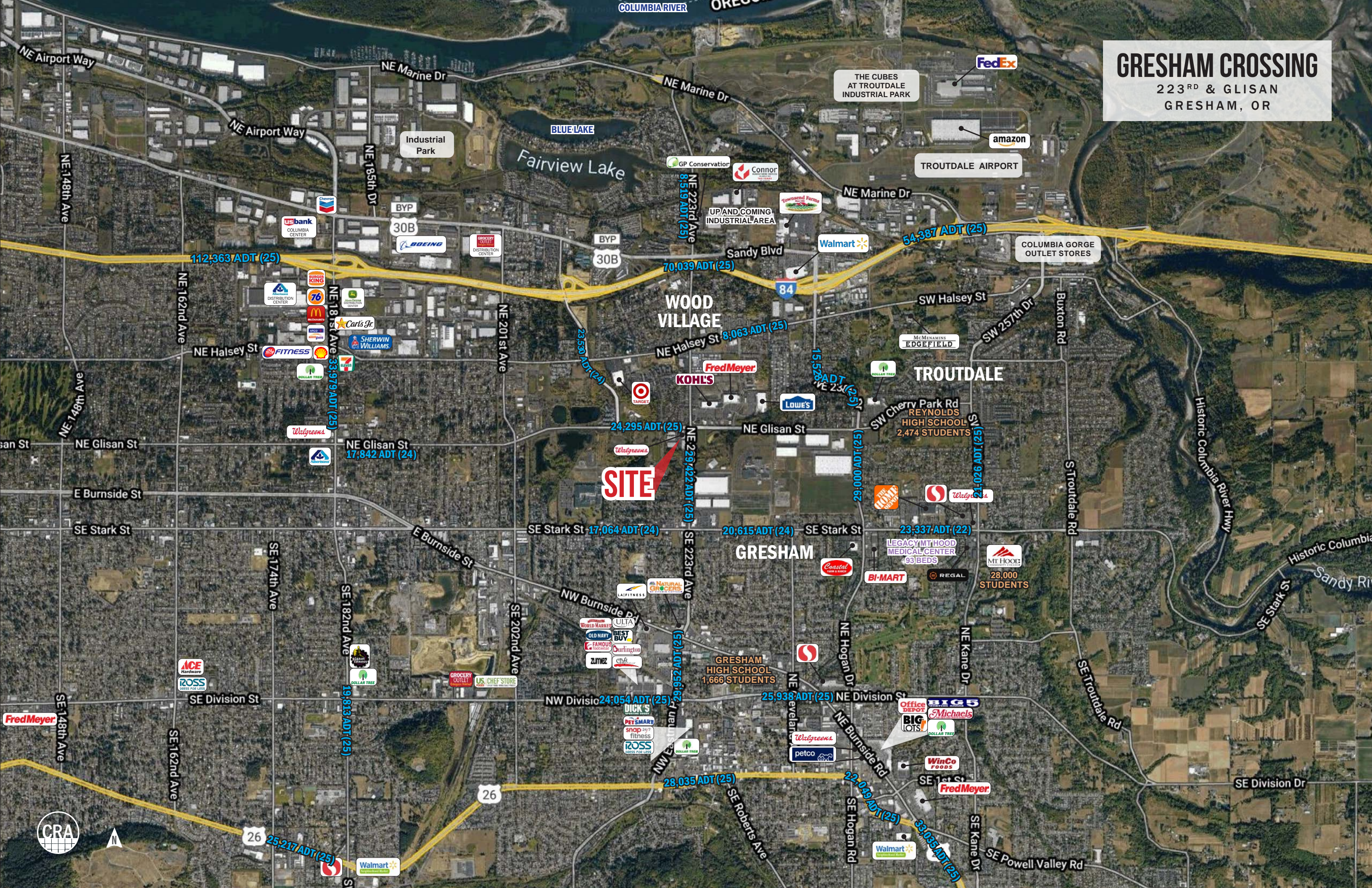
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GRESHAM CROSSING

223RD & GLISAN
GRESHAM, OR



112,363 ADT (25)

70,039 ADT (25)

54,387 ADT (25)

8,063 ADT (25)

24,295 ADT (25)

17,842 ADT (24)

SITE

17,064 ADT (24)

20,615 ADT (24)

23,337 ADT (22)

24,054 ADT (25)

25,938 ADT (25)

28,035 ADT (25)

22,069 ADT (25)

25,217 ADT (25)

33,035 ADT (25)



GRESHAM CROSSING

223RD & GLISAN
GRESHAM, OR

AVAILABLE
1,509 SF

AVAILABLE
1,056 SF

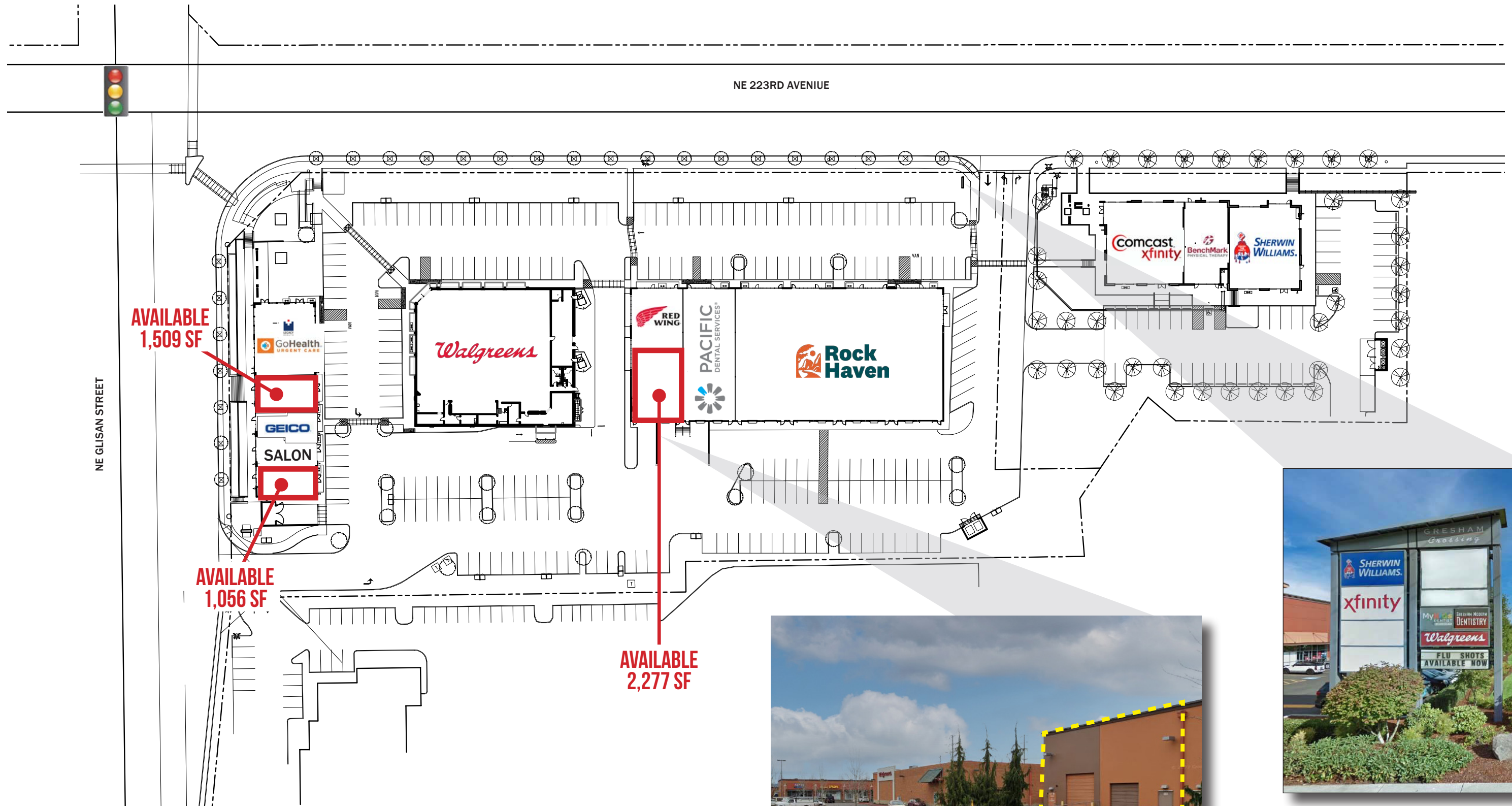
AVAILABLE
2,277 SF



SITE PLAN

GRESHAM CROSSING

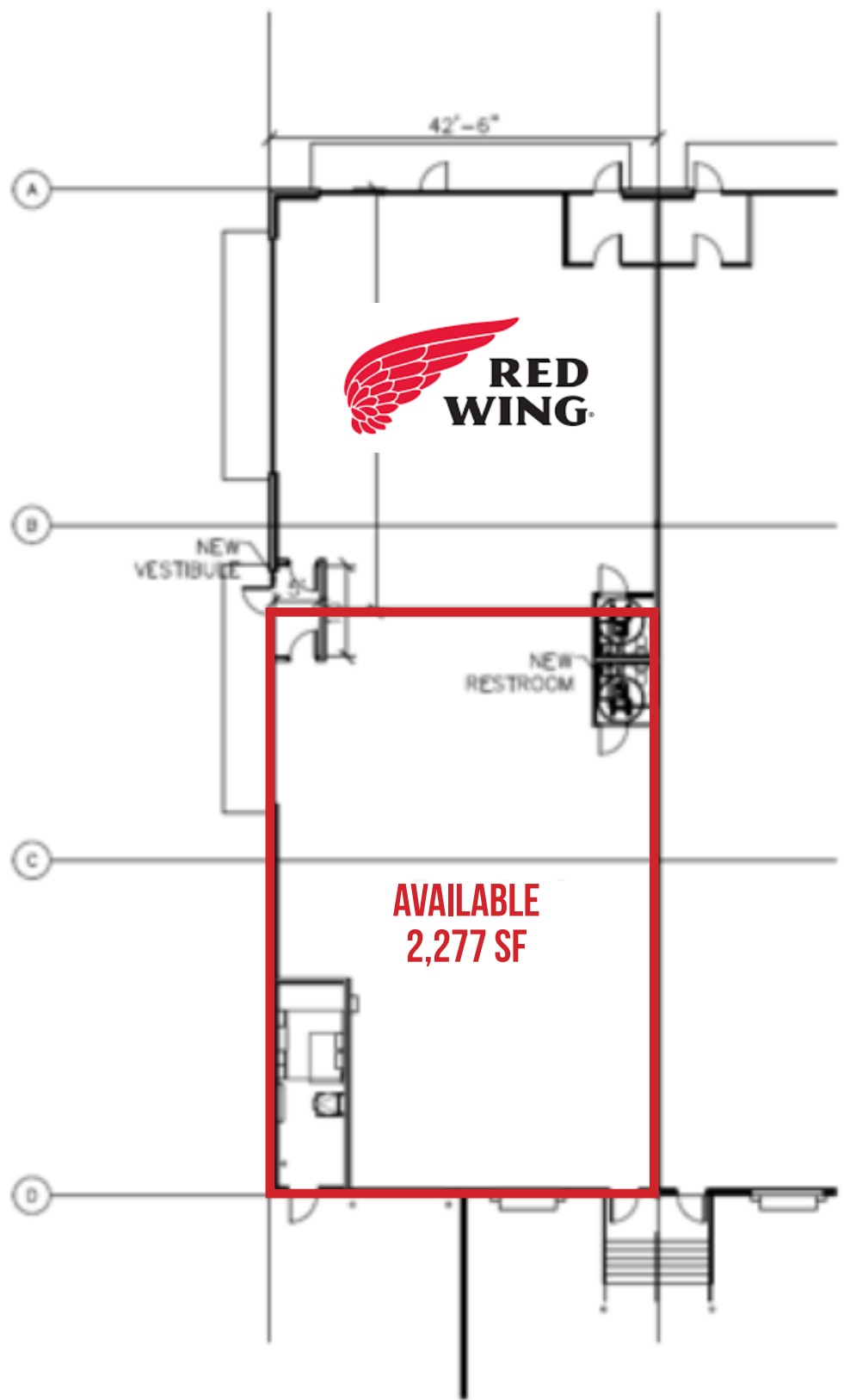
223RD & GLISAN
GRESHAM, OR



GRESHAM CROSSING

223RD & GLISAN
GRESHAM, OR

FLOOR PLAN



GRESHAM CROSSING

223RD & GLISAN
GRESHAM, OR

FLOOR PLAN



GRESHAM CROSSING RETAIL BUILDING PLAN
8,000 SF



GRESHAM CROSSING

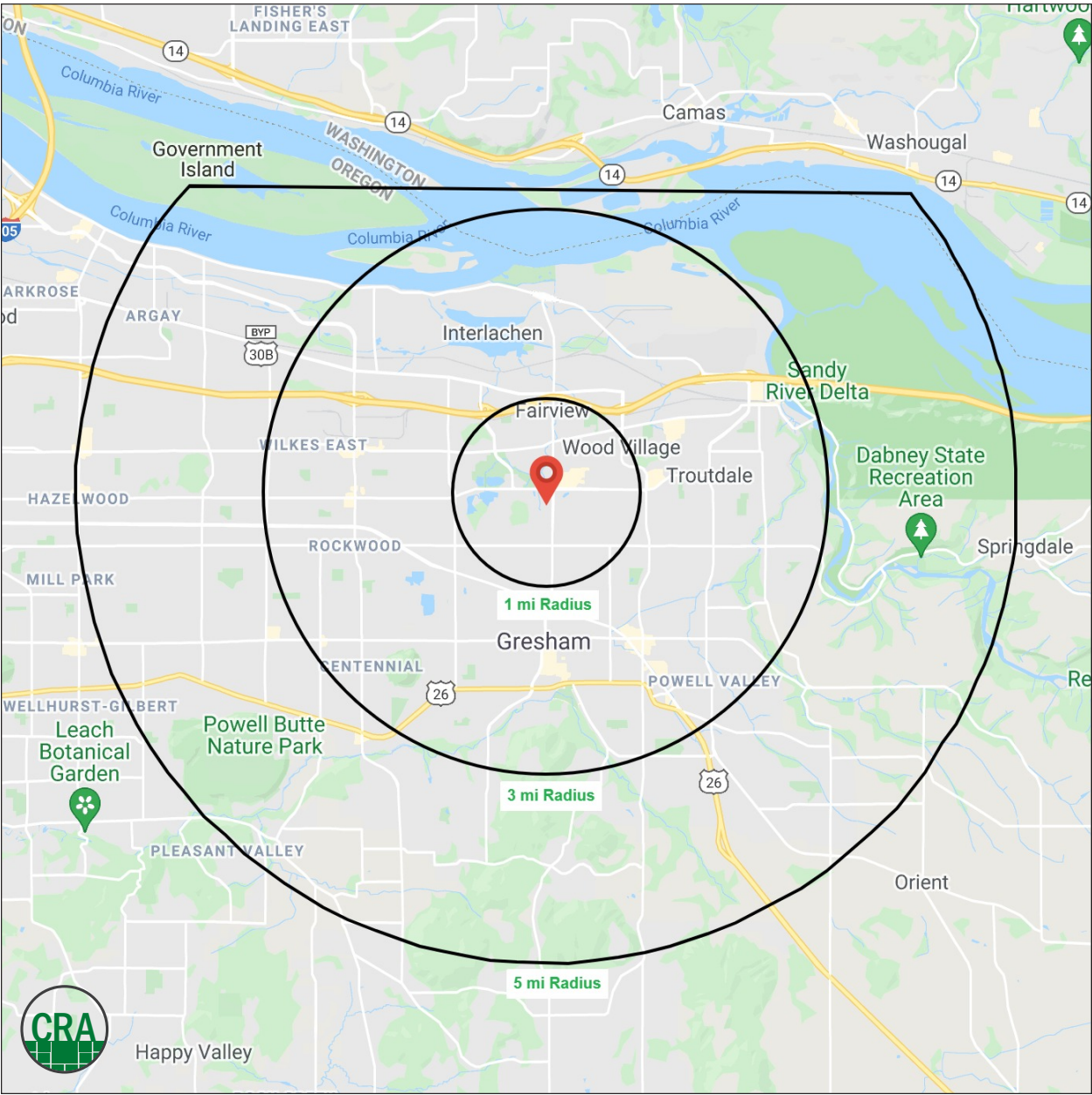
223RD & GLISAN
GRESHAM, OR

DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2025) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|----------|----------|-----------|
| Estimated Population 2025 | 13,672 | 107,108 | 218,047 |
| Estimated Households 2025 | 5,189 | 40,748 | 81,513 |
| Average HH Income | \$97,296 | \$91,915 | \$104,167 |
| Median Age | 36.1 | 36.9 | 38.1 |
| Total Businesses | 555 | 4,845 | 8,846 |
| Daytime Demographics 16+ | 7,861 | 73,140 | 133,862 |

107,108
Estimated 2025 Population
3 MILE RADIUS

\$97,296
Average Household Income
1 MILE RADIUS



Happy Valley

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5272/-122.4344

| Gresham Crossing | 1 mi | 3 mi | 5 mi |
|---|---------------|---------------|---------------|
| Gresham, OR 97030 | radius | radius | radius |
| Population | | | |
| 2025 Estimated Population | 13,672 | 107,108 | 218,047 |
| 2030 Projected Population | 13,517 | 102,648 | 209,174 |
| 2020 Census Population | 14,233 | 115,973 | 231,349 |
| 2010 Census Population | 12,409 | 108,039 | 215,039 |
| Projected Annual Growth 2025 to 2030 | -0.2% | -0.8% | -0.8% |
| Historical Annual Growth 2010 to 2025 | 0.7% | - | - |
| 2025 Median Age | 36.1 | 36.9 | 38.1 |
| Households | | | |
| 2025 Estimated Households | 5,189 | 40,748 | 81,513 |
| 2030 Projected Households | 5,177 | 39,379 | 78,770 |
| 2020 Census Households | 5,082 | 42,155 | 83,402 |
| 2010 Census Households | 4,479 | 39,624 | 78,070 |
| Projected Annual Growth 2025 to 2030 | - | -0.7% | -0.7% |
| Historical Annual Growth 2010 to 2025 | 1.1% | 0.2% | 0.3% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 62.5% | 63.8% | 64.7% |
| 2025 Estimated Black or African American | 5.2% | 6.2% | 6.6% |
| 2025 Estimated Asian or Pacific Islander | 6.6% | 7.9% | 9.9% |
| 2025 Estimated American Indian or Native Alaskan | 2.2% | 1.4% | 1.2% |
| 2025 Estimated Other Races | 23.5% | 20.6% | 17.5% |
| 2025 Estimated Hispanic | 26.8% | 22.0% | 18.2% |
| Income | | | |
| 2025 Estimated Average Household Income | \$97,296 | \$91,915 | \$104,167 |
| 2025 Estimated Median Household Income | \$73,098 | \$73,571 | \$83,020 |
| 2025 Estimated Per Capita Income | \$37,154 | \$35,176 | \$39,143 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 10.2% | 6.9% | 6.0% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 7.8% | 7.0% | 6.4% |
| 2025 Estimated High School Graduate | 23.6% | 26.5% | 25.4% |
| 2025 Estimated Some College | 21.3% | 24.2% | 23.6% |
| 2025 Estimated Associates Degree Only | 10.9% | 10.5% | 10.0% |
| 2025 Estimated Bachelors Degree Only | 17.3% | 16.5% | 18.8% |
| 2025 Estimated Graduate Degree | 8.8% | 8.4% | 9.7% |
| Business | | | |
| 2025 Estimated Total Businesses | 555 | 4,845 | 8,846 |
| 2025 Estimated Total Employees | 4,105 | 40,950 | 65,892 |
| 2025 Estimated Employee Population per Business | 7.4 | 8.5 | 7.4 |
| 2025 Estimated Residential Population per Business | 24.6 | 22.1 | 24.6 |

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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