



..... OFFERING MEMORANDUM .....

# GRESHAM MEDICAL OFFICE BUILDING

*Owner/User Opportunity to Purchase Turn-Key Medical Office Building*

Marcus & Millichap

..... 1274-1288 SE 182ND AVE

EXCLUSIVELY  
LISTED BY

**NATHAN DRAKE**

Senior Director Investments

Portland

Direct: 503.200.2046

Nathan.Drake@marcusmillichap.com

OR #201218242



Marcus & Millichap



# OFFERING SUMMARY

1274-1288 SE 182ND AVE



Total List Price  
**\$1,200,000**



Building Area  
**2,879 SF**



Total Land Area  
**29,208 SF**

## PROPERTY INFORMATION

List Price	\$1,200,000
Gross Building Area	2,879 SF
Price Per Sq. Ft.	\$416.81
Lot Size (Both Parcels)	29,208 SF
Year Built / Renovated	2002 / 2019
Zoning	CMU - Corridor Mixed-Use

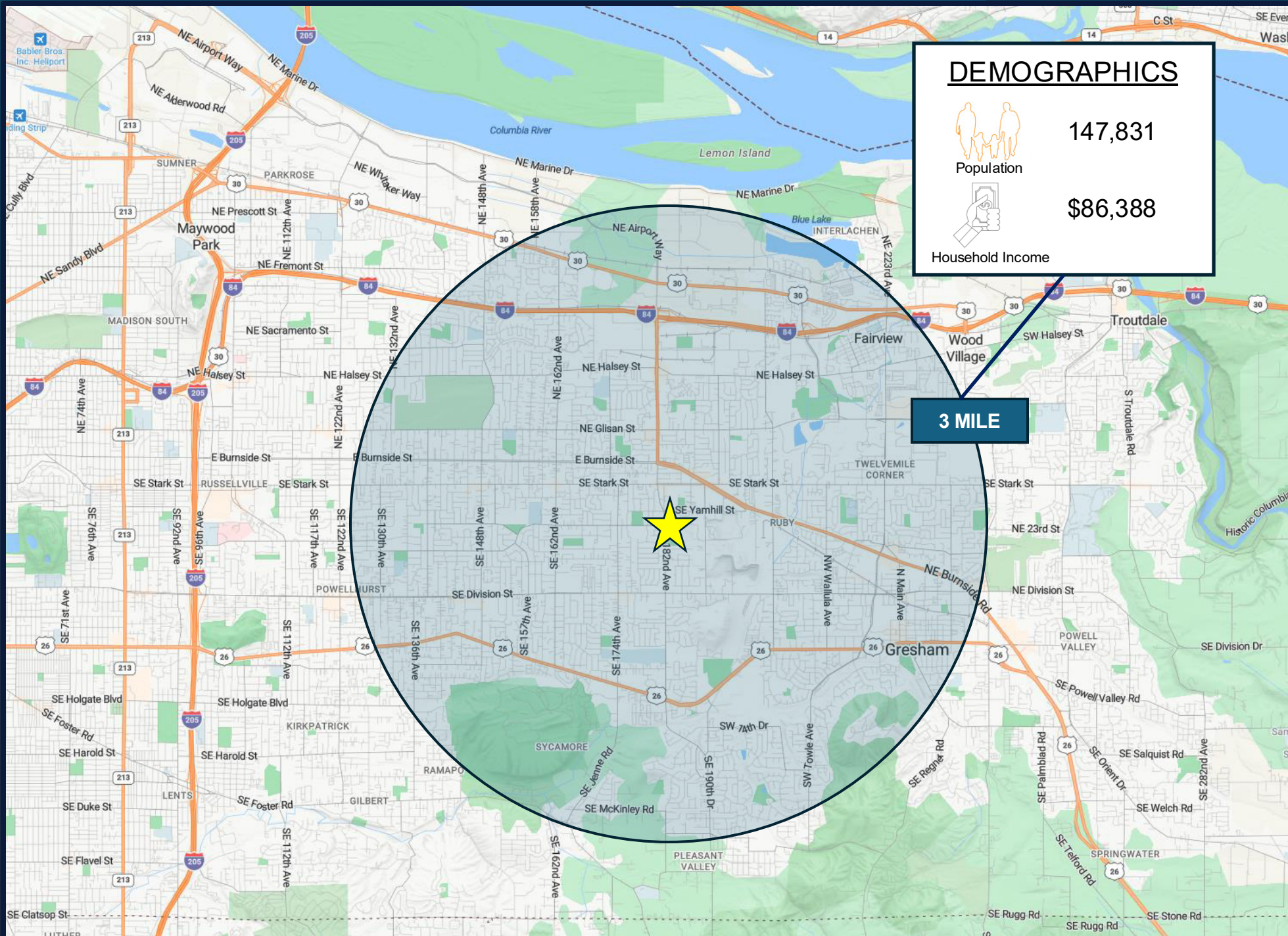
## \$1 MILLION IN RECENT CAPITAL EXPENDITURES

Significant Sewer System & Electrical Upgrades
New HVAC and Ducting Throughout Building
Full Interior Remodel   Exterior Paint in 2024
Complete Redesign of Interior Office Layout
All Work Permitted (if required by City)
Move-In Ready Medical Office Building





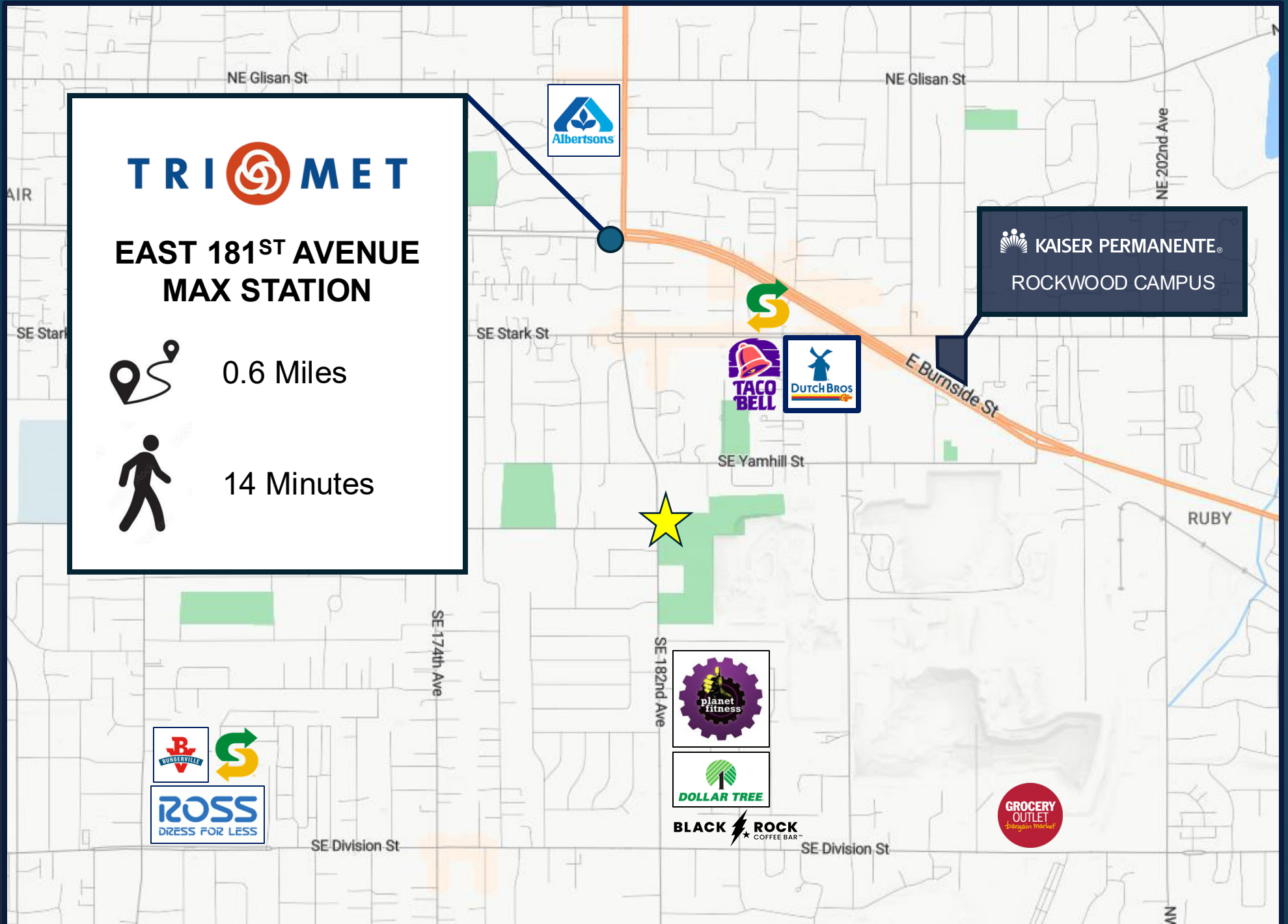
## REGIONAL OVERVIEW



Gresham Medical Office Building | 1274-1288 SE 182<sup>nd</sup> Ave

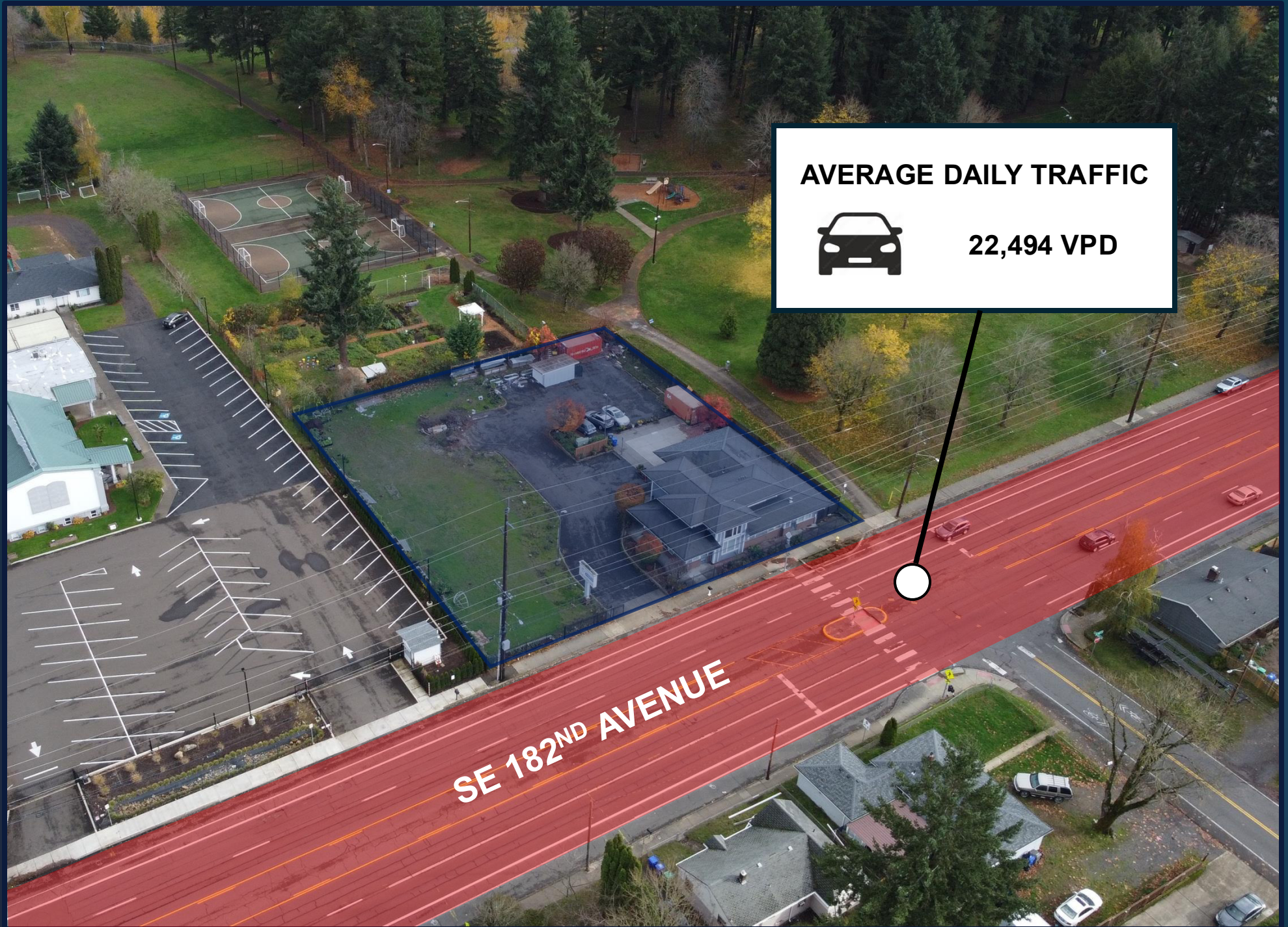


## LOCAL OVERVIEW





## ARTERIAL OVERVIEW





## PARCEL OVERVIEW



**1274-1288 SE 182<sup>nd</sup> Ave**

Building Area: 2,879 SF

Parcel Size: 15,843 SF

**Parcel #: 1S3E05BC-03901**

Parcel Size: 13,277 SF

Zoning: CMU



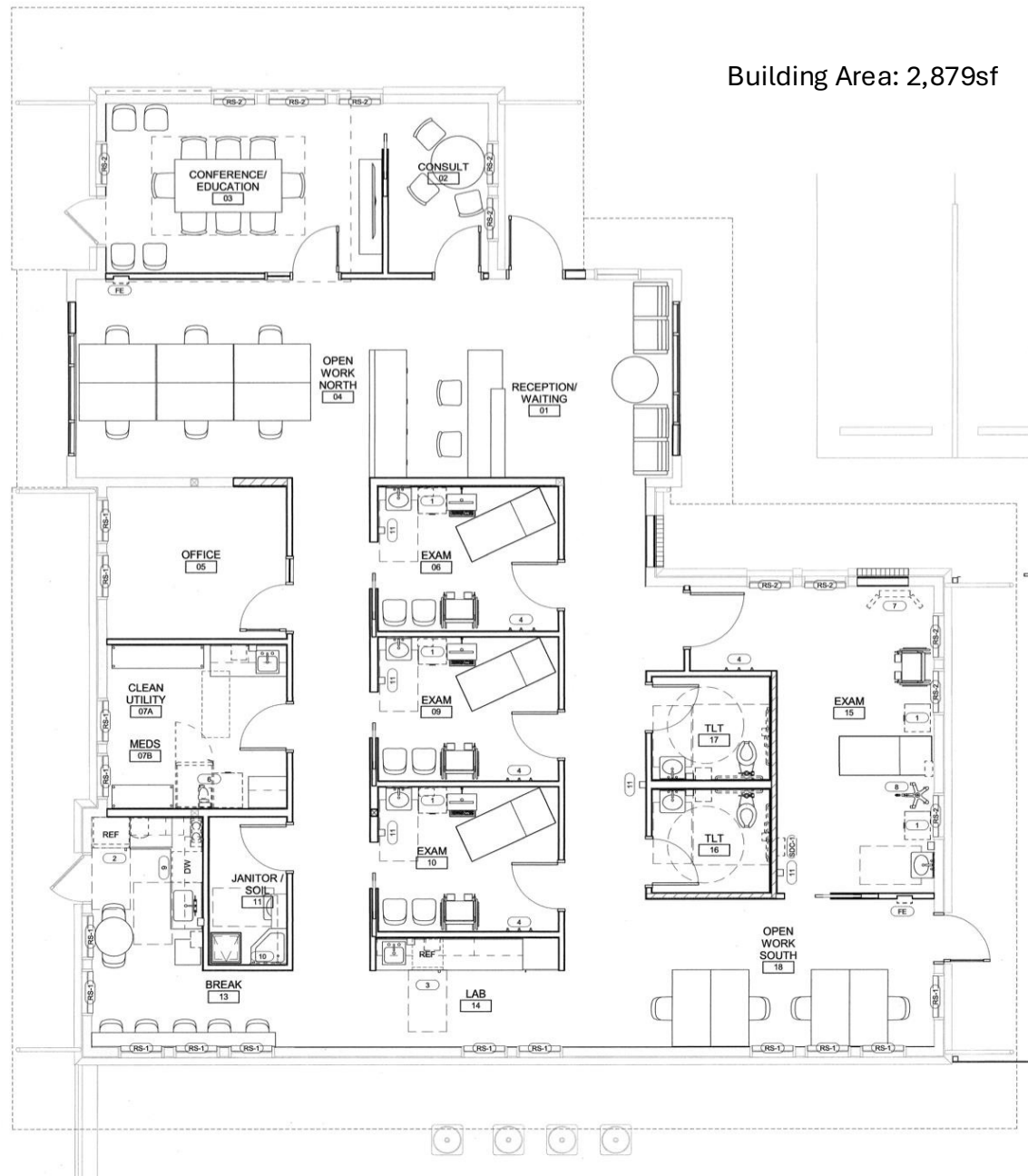
## PROPERTY PHOTO



Gresham Medical Office Building | 1274-1288 SE 182<sup>nd</sup> Ave



# OFFICE FLOOR PLAN





# GRESHAM MEDICAL OFFICE BUILDING

## MARKET OVERVIEW

### PORTLAND-VANCOUVER

The Portland-Vancouver metro is located near the confluence of the Columbia and Willamette rivers, and it stretches across the Oregon border into Washington. The region comprises Multnomah, Clackamas, Columbia, Washington and Yamhill counties in Oregon, as well as Clark and Skamania counties in Washington state. Mount Hood and the Cascade Range are situated nearby to the east, and the Oregon Coast Range lies to the west. The metro contains approximately 2.5 million residents, with over 630,000 people residing in Portland — the area's most populous city and the seat of Multnomah County. A multitude of world-renowned footwear and apparel companies, software providers, and advanced manufacturing companies support a steadily growing employment base. Cool weather and picturesque mountains and forests appeal to outdoor-lovers and have helped to build a reputation of a health-conscious culture in Portland.

#### METRO HIGHLIGHTS



##### STEADY HOUSEHOLD GROWTH

The Portland-Vancouver metro has recorded household growth in all of the last 24 years, aside from 2020. The metro's cost of living is more affordable than many other major West Coast cities.



##### ADVANCED MANUFACTURING INDUSTRIES

The market's educated workforce and the presence of Intel and Lam Research have attracted advanced semiconductor and electronics manufacturers to the region.



##### INTERNATIONAL MARKET ACCESS

The Port of Portland serves automobile imports and agricultural exports from the northwestern United States. Terminals are located on the Columbia and Willamette rivers.



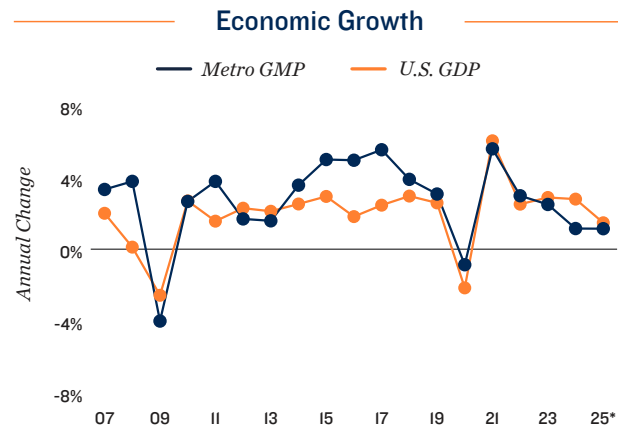


# GRESHAM MEDICAL OFFICE BUILDING

## MARKET OVERVIEW

### ECONOMY

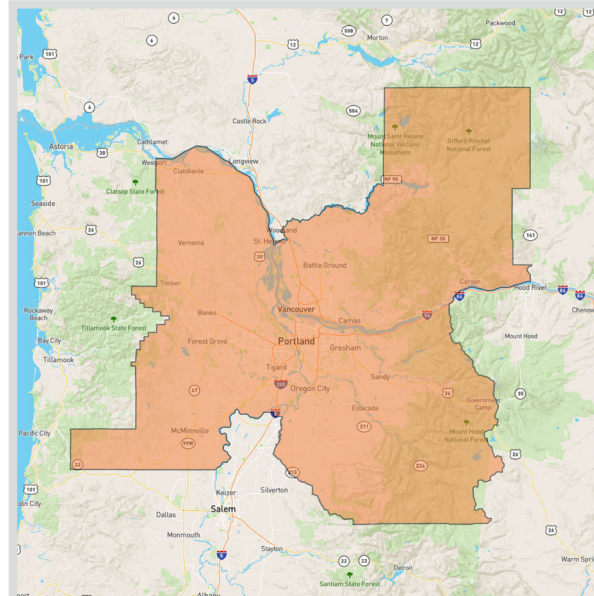
- The metro's economy has shifted from primarily exporting timber and raw materials to a high focus on outdoor apparel, clean tech, electronics manufacturing and software.
- A diverse group of companies headquartered in the market include Nike, Daimler and Columbia Sportswear. Intel and IBM also occupy large manufacturing and research sites on the western side of the Portland metro.
- Hospitality employment in the Portland area is supported by nearby hiking trails, as well as restaurants and bars downtown.



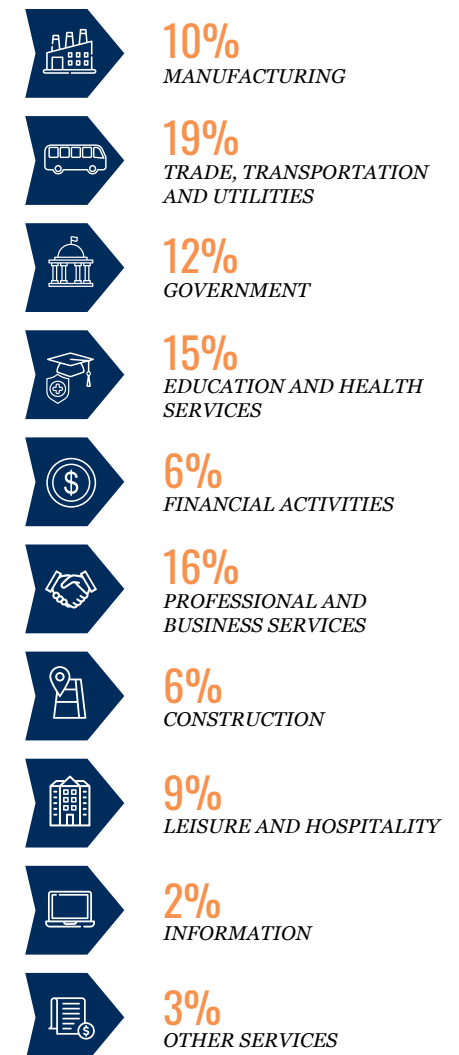
\* Forecast

### MAJOR AREA EMPLOYERS

- Providence Health
- Intel
- Oregon Health & Science University
- Nike
- Legacy Health
- Kaiser Permanente
- Fred Meyer Stores
- Portland State University
- PeaceHealth
- Lam Research



### SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point



# GRESHAM MEDICAL OFFICE BUILDING

## MARKET OVERVIEW

### DEMOGRAPHICS

- The metro is expected to add nearly 77,000 people over the next five years, contributing to the formation of over 33,000 households.
- Of residents aged 25 and older, roughly 41 percent hold at least a bachelor's degree, and of those, nearly 16 percent have also obtained a graduate or professional degree.
- In 2024, about 65 percent of Portland residents worked in white-collar fields — above the U.S. average.

### QUALITY OF LIFE

The metro contains more than 18,000 acres of parks and provides numerous outdoor opportunities within walking distance to residential areas, including Hoyt Arboretum and the city's two international gardens. Portland has professional basketball, soccer and hockey teams, but the local culinary, fashion and arts scenes tend to draw the most engagement. Cultural activities can be found at various local venues, including the Portland Art Museum and the World Forestry Center Discovery Museum. Plays are staged at the Portland's Centers for the Arts. Major colleges and universities include Lewis & Clark College, Pacific University, the University of Portland and Portland State University.

### SPORTS

Basketball | **NBA** | Trail Blazers  
Soccer | **MLS** | Portland Timbers  
Hockey | **NHL** | Portland Winterhawks



### EDUCATION

- University of Portland
- Portland State University
- Lewis & Clark College
- Reed College



### ARTS & ENTERTAINMENT

- Portland Japanese Garden
- Oregon Zoo
- Portland Art Museum
- Oregon Historical Society



### QUICK FACTS



POPULATION  
**2.5M**  
Growth 2025-2029\*  
3.1%



HOUSEHOLDS  
**1M**  
Growth 2025-2029\*  
3.3%



MEDIAN AGE  
**40**  
U.S. Median:  
39

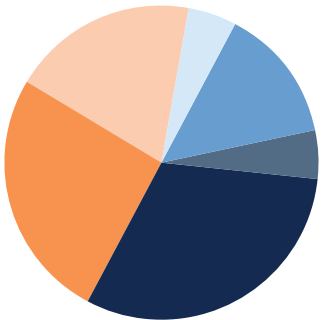


MEDIAN HOUSEHOLD INCOME  
**\$101,000**  
U.S. Median:  
\$76,000

\* Forecast

### 2025 Population by Age

5%	0-4 years
17%	5-19 years
6%	20-24 years
30%	25-44 years
25%	45-64 years
16%	65+ years



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



..... 1274-1288 SE 182ND AVE

EXCLUSIVELY  
LISTED BY

**NATHAN DRAKE**

Senior Director Investments

Portland

Direct: 503.200.2046

Nathan.Drake@marcusmillichap.com

OR #201218242



Marcus & Millichap