

HOOD CENTER



FOR LEASE > GRESHAM, OR

**DICKERHOOF
PROPERTIES**

ADDRESS

1455 NE Division Street, Gresham, Oregon

AVAILABLE SPACE

- 1,280 SF
 - 1,720 SF
- CAN COMBINE
FOR 3,000 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

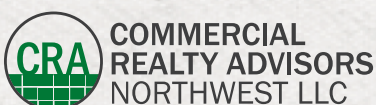
NE Division St - 19,043 ADT ('22)

NE Burnside Rd - 27,812 ADT ('22)

NE Hogan Dr - 27,176 ADT ('22)

HIGHLIGHTS

- Anchored by Safeway and Rite Aid.
- Co-tenants include Buster's BBQ, KC's Smoke & Vape, Dotty's Deli, Hood Centers Cleaners, Spa Nails, Chinese Happiness Restaurant, NW Cellular and Hood Coin Laundry.
- Located at the busy intersections of NE Division, Burnside and Hogan Drive with high traffic counts.

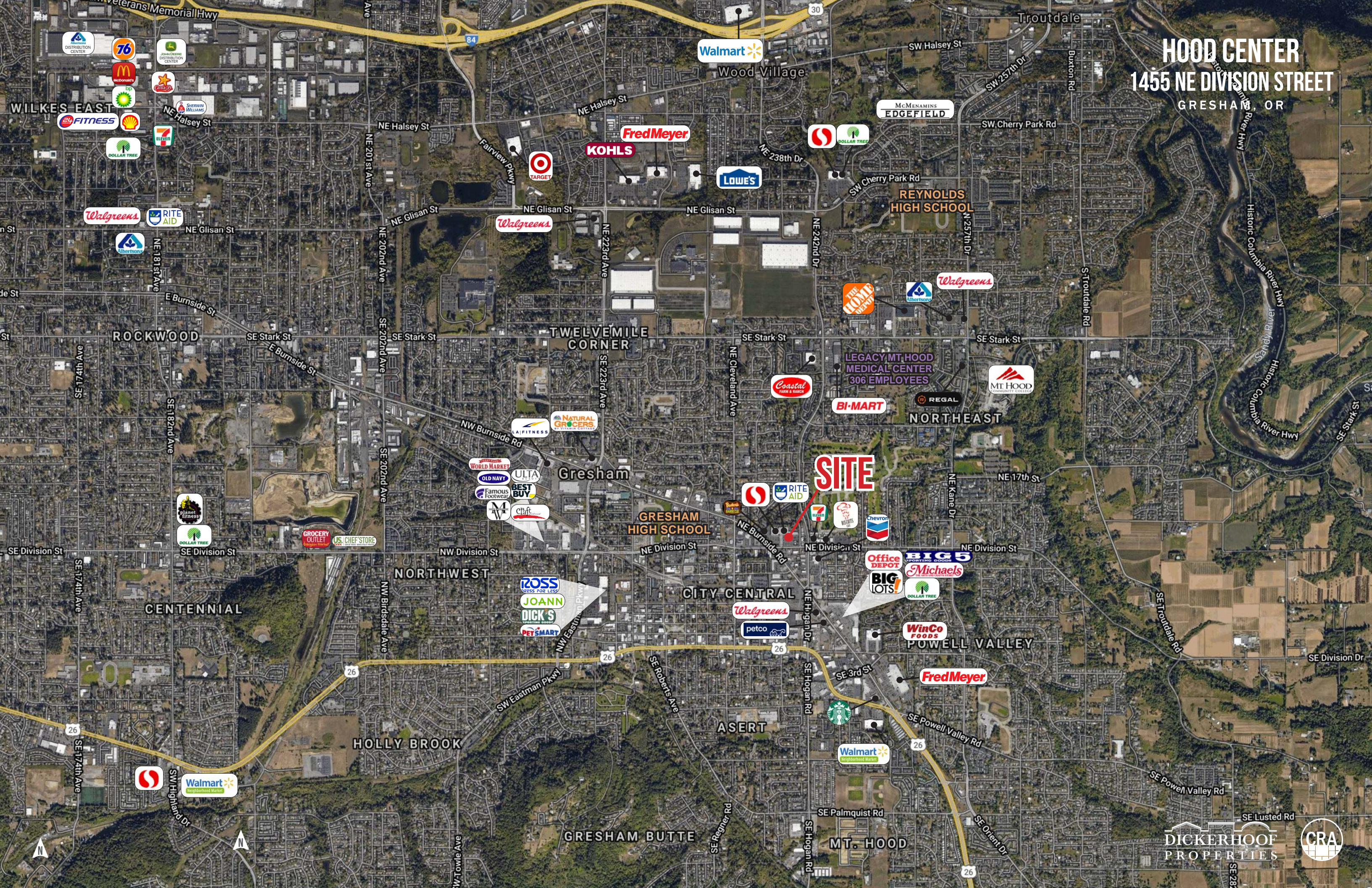


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503.274.0211
www.cra-nw.com



HOOD CENTER 1455 NE DIVISION STREET GRESHAM, OR



Walmart

KOHL'S

Fred Meyer

LOWE'S

McMENAMINS
EDGEFIELD

REYNOLDS
HIGH SCHOOL

TARGET

Walgreens

Walgreens

BI-MART

LEGACY MT. HOOD
MEDICAL CENTER
306 EMPLOYEES

MT HOOD
COMMUNITY COLLEGE

TWELVEMILE
CORNER

Gresham

GRESHAM
HIGH SCHOOL

SITE

NORTHEAST

CITY CENTRAL

Office DEPOT

BIG 5

Michaels

BIG LOIS!

WinCo
FOODS

Fred Meyer

POWELL VALLEY

ASERT

Walmart

MT. HOOD

GRESHAM BUTTE

DICKERHOOF
PROPERTIES



76

McDonald's

Shell

Walgreens

RITE AID

Albertsons

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HOOD CENTER
1455 NE DIVISION STREET
GRESHAM, OR



AVAILABLE
1,280 SF - 1,720 SF
CAN COMBINE
FOR 3,000 SF

25,534 ADT ('22)

NE Burnside Rd

NE Hogan Pl

NE Hogan Dr

20,634 ADT ('22)

NE Division St

NE Division St

19,043 ADT ('22)

27,812 ADT ('22)

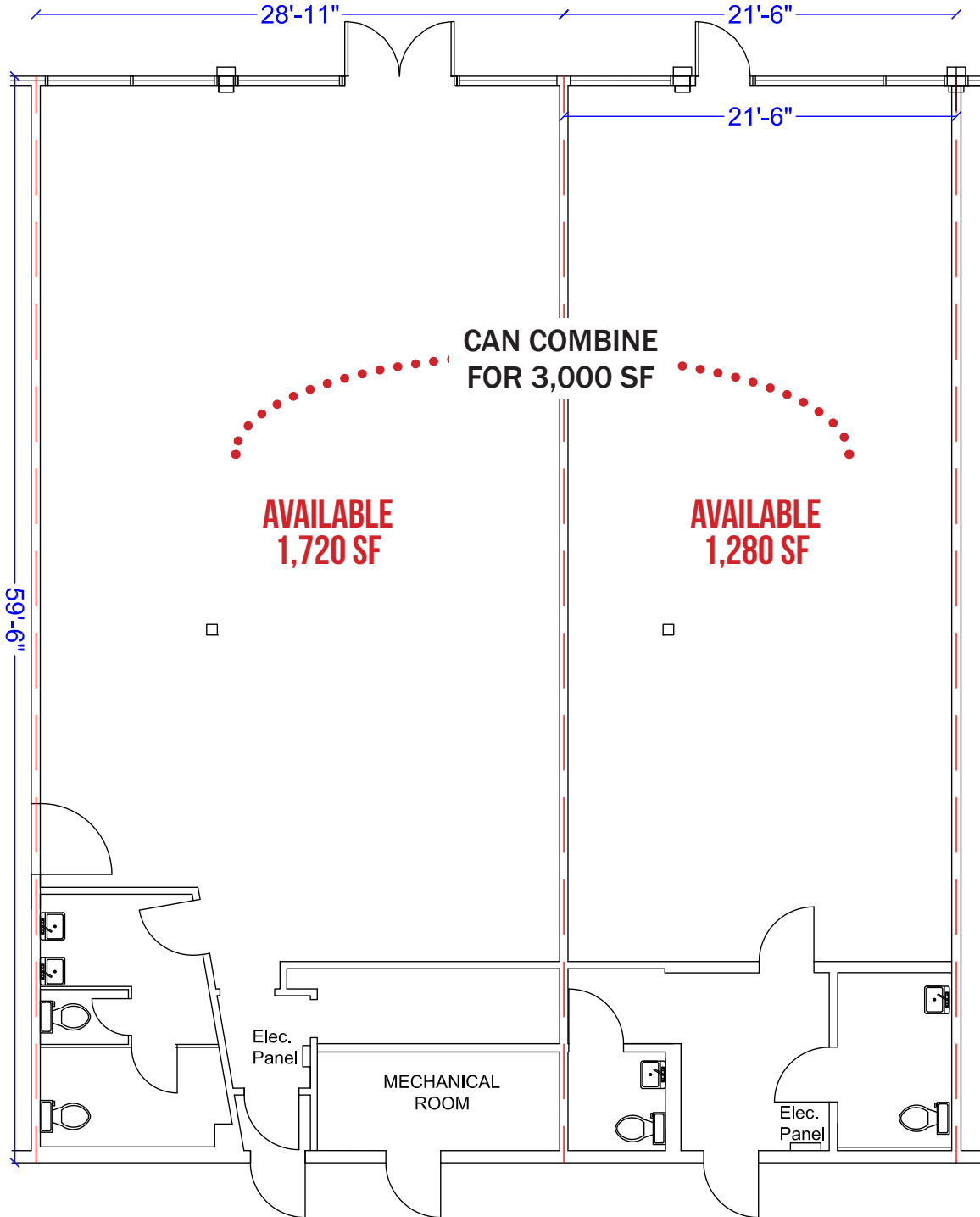
27,176 ADT ('22)



HOOD CENTER

1455 NE DIVISION STREET
GRESHAM, OR

FLOOR PLAN



HOOD CENTER

1455 NE DIVISION STREET

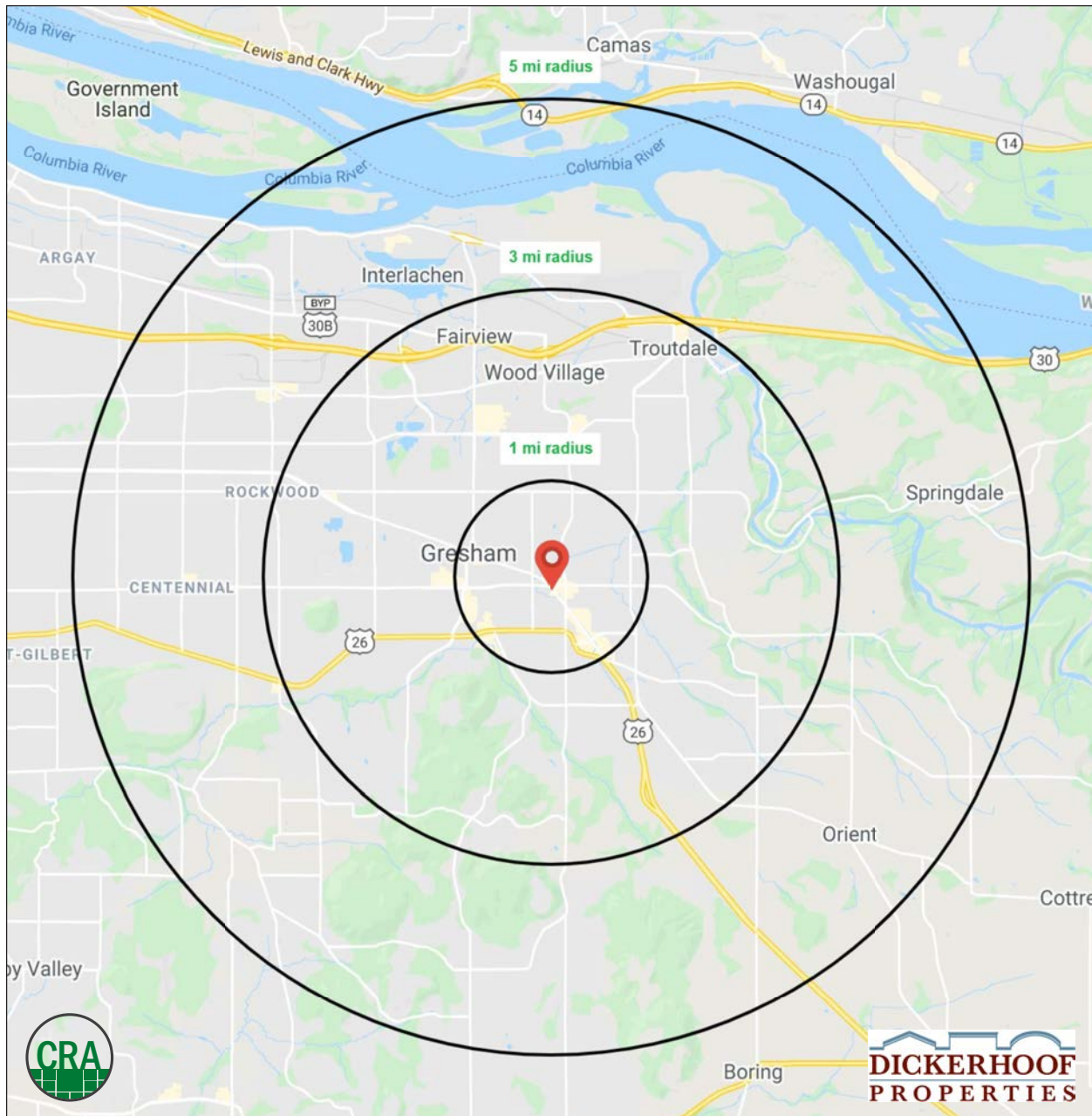
GRESHAM, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	19,890	113,802	191,008
Estimated Households	7,664	41,708	69,485
Average HH Income	\$78,254	\$103,519	\$101,826
Median Home Value	\$379,609	\$400,820	\$411,731
Daytime Demographics 16+	14,533	62,030	109,137

36.3

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5058/-122.4165

Hood Center	1 mi radius	3 mi radius	5 mi radius
Gresham, OR 97030			
Population			
2023 Estimated Population	19,890	113,802	191,008
2028 Projected Population	19,603	113,439	190,239
2020 Census Population	20,105	115,759	193,803
2010 Census Population	18,613	107,192	180,140
Projected Annual Growth 2023 to 2028	-0.3%	-	-
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
2023 Median Age	36.3	36.9	37.3
Households			
2023 Estimated Households	7,664	41,708	69,485
2028 Projected Households	7,645	42,034	69,996
2020 Census Households	7,669	42,032	69,820
2010 Census Households	7,230	39,278	65,452
Projected Annual Growth 2023 to 2028	-	0.2%	0.1%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	66.6%	68.8%	65.2%
2023 Estimated Black or African American	4.4%	4.5%	6.0%
2023 Estimated Asian or Pacific Islander	4.7%	6.2%	8.9%
2023 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.3%
2023 Estimated Other Races	22.6%	19.1%	18.6%
2023 Estimated Hispanic	24.4%	20.4%	19.8%
Income			
2023 Estimated Average Household Income	\$78,254	\$103,519	\$101,826
2023 Estimated Median Household Income	\$61,068	\$79,226	\$77,111
2023 Estimated Per Capita Income	\$30,482	\$38,127	\$37,232
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.9%	5.8%
2023 Estimated Some High School (Grade Level 9 to 11)	6.9%	5.9%	6.2%
2023 Estimated High School Graduate	31.1%	26.9%	26.1%
2023 Estimated Some College	24.5%	25.7%	26.3%
2023 Estimated Associates Degree Only	11.4%	11.0%	10.4%
2023 Estimated Bachelors Degree Only	14.2%	16.9%	16.5%
2023 Estimated Graduate Degree	8.5%	8.6%	8.5%
Business			
2023 Estimated Total Businesses	1,313	4,267	7,056
2023 Estimated Total Employees	8,510	29,710	51,056
2023 Estimated Employee Population per Business	6.5	7.0	7.2
2023 Estimated Residential Population per Business	15.2	26.7	27.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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