

# 1235 NE Hogan Dr.

GRESHAM, OR 97030



## RETAIL SPACE FOR LEASE

### CONTACT

**Teresa Peterson** 213 675 0990 / 971 341 5218 / [tpeterson@naielliott.com](mailto:tpeterson@naielliott.com)  
**Kris Hobson Vogt** 213 675 0990 / 503 224 6791 / [kvogt@naielliott.com](mailto:kvogt@naielliott.com)



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. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures)



# Property snapshot

Versatile 1,541 SF retail space in a well-located Gresham strip center with strong frontage and consistent daily traffic. The existing layout includes bar set-up, restrooms, storage, and flexible open areas that can be reconfigured for a variety of uses including medical, wellness, professional services, boutique retail, or hospitality concepts. Ownership is open to tenant improvement participation for qualified operators with strong credit and long-term lease commitments. An excellent opportunity for a chiropractor, med spa, salon, specialty retail, or neighborhood service user seeking visibility and accessibility in a growing residential corridor.

---

## CURRENT AVAILABILITY

- 1,541 SF

## RATE

- \$26/SF, NNN

## HIGHLIGHTS

- High-visibility frontage on NE Hogan Drive
- Strong daily traffic near Division & Burnside corridors
- Zoned CC (Community Commercial) – broad use flexibility
- Adaptable existing build-out
- Ideal for medical, wellness, or service users
- Ownership open to tenant improvement participation
- Located in a growing residential corridor
- Potential drive-thru opportunity (subject to City approval)
- Food cart spaces considered

## TRAFFIC COUNTS

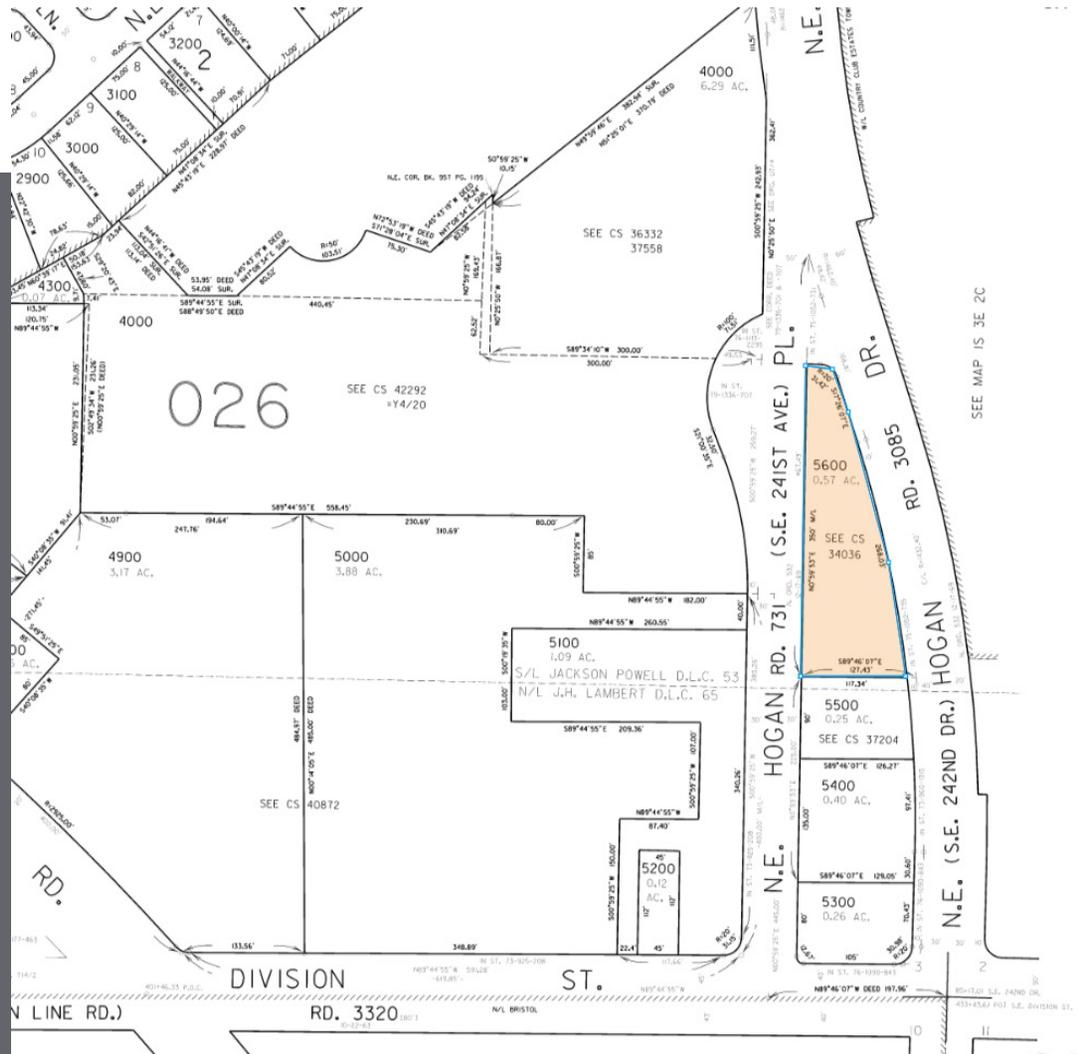
- NE Hogan Dr. & NE Division St. - 29,414 ADT (2023)

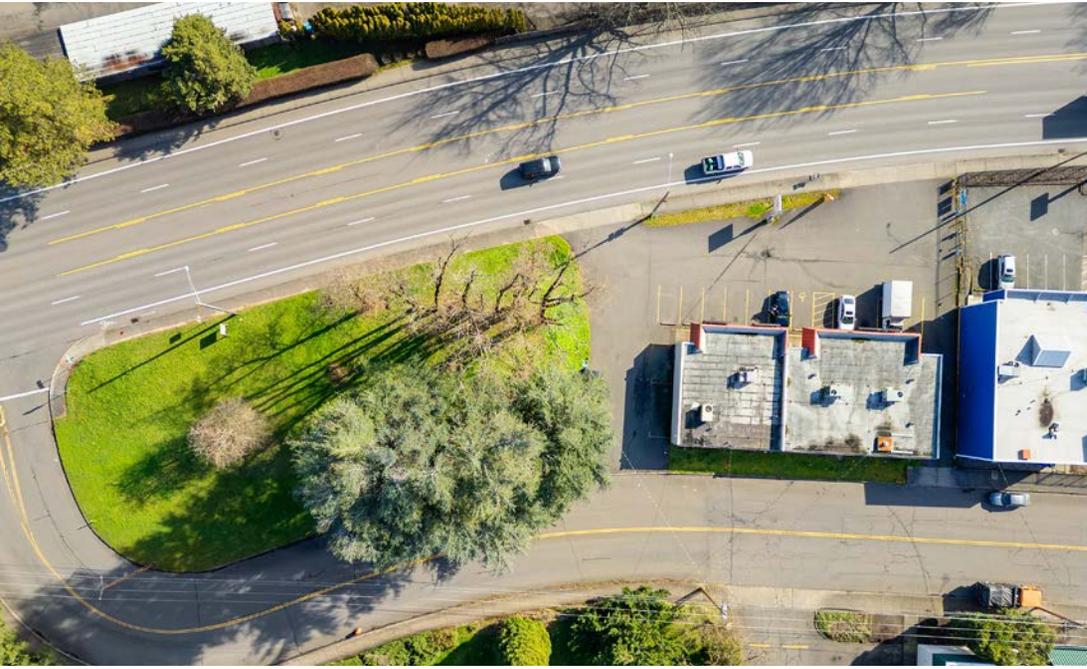


AVAILABILITY  
1,541 SF

LEASE TYPE  
NNN

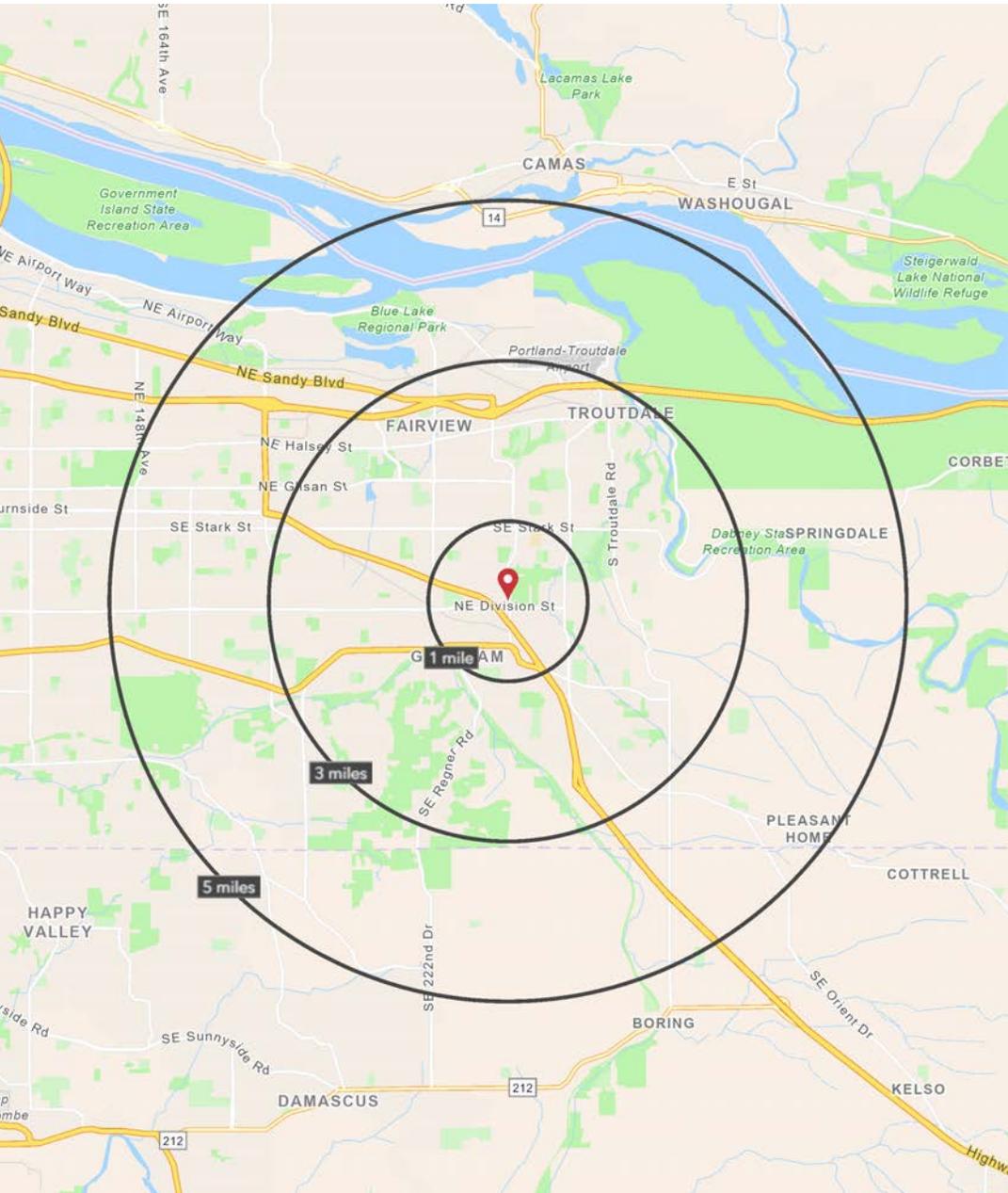
LEASE RATE  
\$26/SF





1235 NE HOGAN DR





	1 MILE	3 MILE	5 MILE
2025 TOTAL DAYTIME POPULATION	20,763	115,839	195,820
2030 EST. TOTAL POPULATION	20,858	117,240	198,090
2025 AVG HOUSEHOLD INCOME	\$79,077	\$101,377	\$100,175
2025 MEDIAN HOME VALUE	\$428,562	\$475,911	\$479,196
2025 TOTAL HOUSEHOLDS	8,000	41,666	69,633
2025 DAYTIME POPULATION	11,364	35,656	68,819
2025 SOME COLLEGE OR HIGHER	53%	63%	61%

Source: ©2024 Esri



**Executive Summary (Esri 2025)**

1235 NE Hogan Dr, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.50600  
Longitude: -122.41448

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	19,832	104,821	177,648
2020 Population	20,916	113,205	191,950
2025 Population	20,763	115,839	195,820
2030 Population	20,858	117,240	198,090
2010-2020 Annual Rate	0.53%	0.77%	0.78%
2020-2024 Annual Rate	-0.14%	0.44%	0.38%
2024-2029 Annual Rate	0.09%	0.24%	0.23%
2020 Male Population	48.2%	49.0%	49.2%
2020 Female Population	51.8%	51.0%	50.8%
2020 Median Age	36.2	36.7	37.1
2025 Male Population	48.9%	49.5%	49.7%
2025 Female Population	51.1%	50.5%	50.3%
2025 Median Age	37.2	37.8	38.2

In the identified area, the current year population is 20,763. In 2020, the Census count in the area was 20,916. The rate of change since 2020 was -0.14% annually. The five-year projection for the population in the area is 20,858 representing a change of 0.09% annually from 2025 to 2030. Currently, the population is 48.9% male and 51.1% female.

**Median Age**

The median age in this area is 37.2, compared to U.S. median age of 39.3.

**Race and Ethnicity**

2025 White Alone	61.1%	64.0%	60.2%
2025 Black Alone	4.0%	4.1%	5.5%
2025 American Indian/Alaska Native Alone	2.1%	1.8%	1.7%
2025 Asian Alone	3.1%	5.0%	7.7%
2025 Pacific Islander Alone	1.3%	0.9%	1.2%
2025 Other Race	15.0%	11.8%	11.7%
2025 Two or More Races	13.4%	12.5%	12.1%
2025 Hispanic Origin (Any Race)	26.2%	22.0%	21.5%

Persons of Hispanic origin represent 26.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.5 in the identified area, compared to 72.5 for the U.S. as a whole.

**Households**

2025 Wealth Index	50	79	80
2010 Households	7,691	38,502	64,540
2020 Households	8,157	41,211	69,013
2025 Households	8,000	41,666	69,633
2030 Households	7,987	41,908	69,954
2010-2020 Annual Rate	0.59%	0.68%	0.67%
2020-2024 Annual Rate	-0.37%	0.21%	0.17%
2024-2029 Annual Rate	-0.03%	0.12%	0.09%
2025 Average Household Size	2.53	2.74	2.77

The household count in this area has changed from 8,157 in 2020 to 8,000 in the current year, a change of -0.37% annually. The five-year projection of households is 7,987, a change of -0.03% annually from the current year total. Average household size is currently 2.53, compared to 2.50 in the year 2020. The number of families in the current year is 4,550 in the specified area.

RETAIL SPACE FOR LEASE

CONTACT

Teresa Peterson 213 675 0990 / 971 341 5218 / tpeterson@naielliott.com  
Kris Hobson Vogt 213 675 0990 / 503 224 6791 / kvogt@naielliott.com





## Executive Summary (Esri 2025)

1235 NE Hogan Dr, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.50600  
Longitude: -122.41448

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	44.3%	37.8%	39.2%
<b>Median Household Income</b>			
2025 Median Household Income	\$60,495	\$78,752	\$76,443
2030 Median Household Income	\$67,798	\$92,455	\$90,011
2024-2029 Annual Rate	2.31%	3.26%	3.32%
<b>Average Household Income</b>			
2025 Average Household Income	\$79,077	\$101,377	\$100,175
2030 Average Household Income	\$89,232	\$116,485	\$115,630
2024-2029 Annual Rate	2.45%	2.82%	2.91%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$30,598	\$36,499	\$35,677
2030 Per Capita Income	\$34,316	\$41,673	\$40,892
2024-2029 Annual Rate	2.32%	2.69%	2.77%
<b>GINI Index</b>			
2025 Gini Index	44.5	43.3	44.1

**Households by Income**  
Current median household income is \$60,495 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$67,798 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$79,077 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,232 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$30,598 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$34,316 in five years, compared to \$51,203 for all U.S. households.

	1 mile	3 miles	5 miles
<b>Housing</b>			
2025 Housing Affordability Index	53	62	60
2010 Total Housing Units	8,225	40,741	68,387
2010 Owner Occupied Housing Units	3,150	21,597	36,604
2010 Renter Occupied Housing Units	4,540	16,905	27,936
2010 Vacant Housing Units	534	2,239	3,847
2020 Total Housing Units	8,515	42,762	71,799
2020 Owner Occupied Housing Units	3,259	22,861	38,785
2020 Renter Occupied Housing Units	4,898	18,350	30,228
2020 Vacant Housing Units	371	1,552	2,736
2025 Total Housing Units	8,472	43,620	72,922
2025 Owner Occupied Housing Units	3,272	23,328	39,863
2025 Renter Occupied Housing Units	4,728	18,338	29,770
2025 Vacant Housing Units	472	1,954	3,289
2030 Total Housing Units	8,558	44,183	73,835
2030 Owner Occupied Housing Units	3,316	23,760	40,583
2030 Renter Occupied Housing Units	4,670	18,148	29,371
2030 Vacant Housing Units	571	2,275	3,881
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	40.1	43.9	42.4

Currently, 38.6% of the 8,472 housing units in the area are owner occupied; 55.8%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 8,515 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is -0.10%. Median home value in the area is \$428,562, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.63% annually to \$512,320.

## RETAIL SPACE FOR LEASE

### CONTACT

**Teresa Peterson** 213 675 0990 / 971 341 5218 / tpeterson@naielliott.com  
**Kris Hobson Vogt** 213 675 0990 / 503 224 6791 / kvogt@naielliott.com

