

OFFICE SPACE FOR LEASE

Rockwood - Building D

454 SE 187TH AVE / BUILDING D / GRESHAM, OR 97233



Versatile office building in the heart of Rockwood

CONTACT

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Standalone building with parking and flexible use options

AVAILABLE SPACE

- 8,193 SF includes 3,720 SF workshop space

LEASE RATE

- Call for details

TRAFFIC COUNTS

- E Burnside & 185th - 13,222
- SE Stark & 185th - 24,100
- E Burnside & 188th - 20,805
- SE Stark & 188th - 21,796

PROPERTY HIGHLIGHTS

- 8,193 SF adaptable space ideal for office, training, or educational use
- 3,720 SF workshop designed for hands-on instruction
- Flexible interior with offices, classrooms, and collaborative areas
- Welcoming entry featuring a professional lobby and reception
- Ample on-site parking



Rockwood is one of the youngest, most diverse neighborhoods in Oregon, and a big opportunity for new development.

HERE, 60+ LANGUAGES ARE SPOKEN, AND A THRIVING FOOD SCENE IS AS DIVERSE AS THE MANY CULTURES THAT CALL THIS PLACE HOME.



Located in the heart of Rockwood, one of Gresham's fastest-growing districts, this property sits directly across from The Rockwood Building, a hub for workforce development and community services. The area blends educational, professional, and industrial uses, making it an ideal location for organizations seeking visibility, accessibility, and connection to the community. With nearby retail, transit access, and ongoing neighborhood investment, this location is positioned for both opportunity and growth.



NEIGHBORHOOD HIGHLIGHTS

- High exposure at the corner of 187th & Burnside
- Excellent accessibility to MAX line – MAX station just steps away
- Close proximity to I-84 and downtown Gresham
- New 108-unit mixed-use development and Rockwood Market Hall located across the street

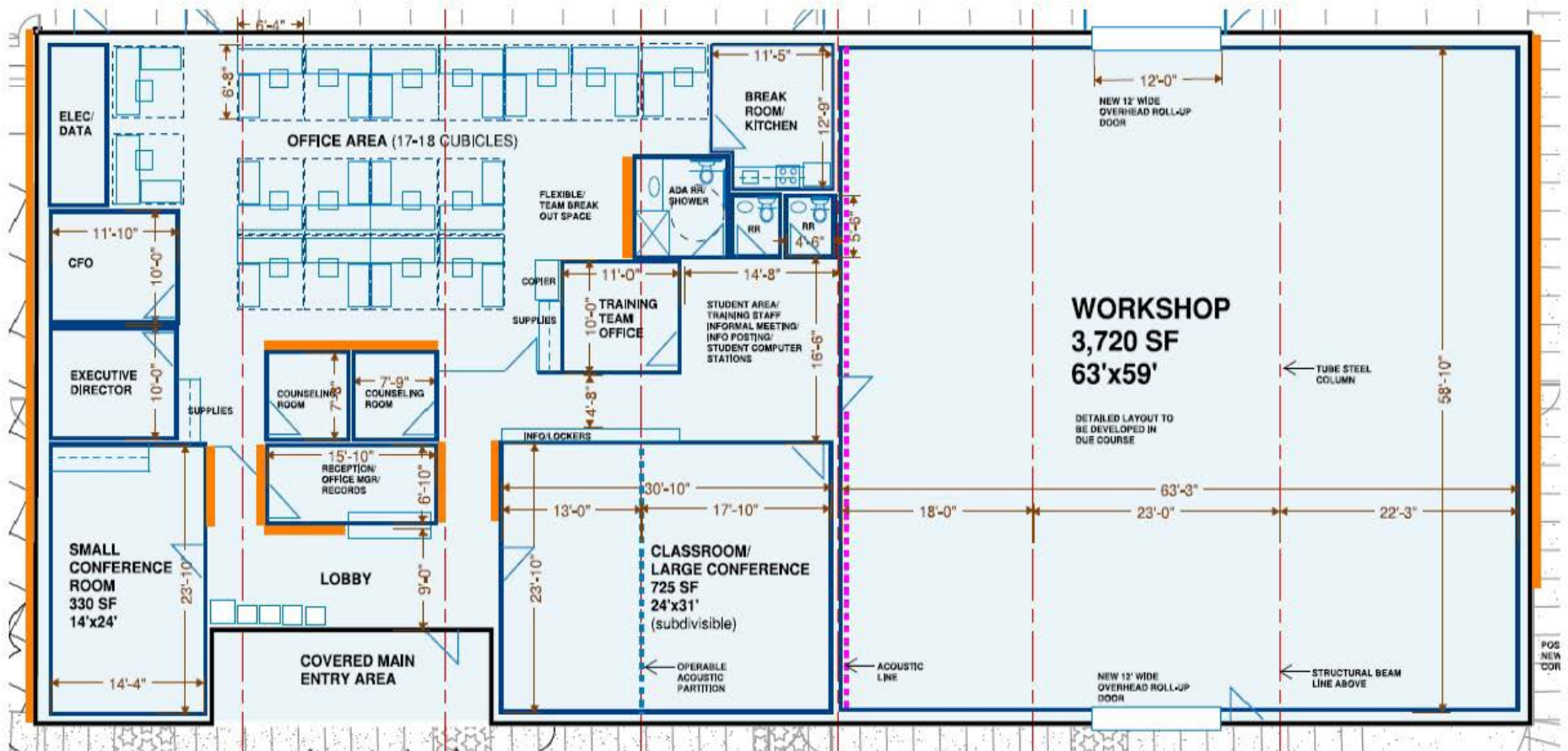


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Site plan

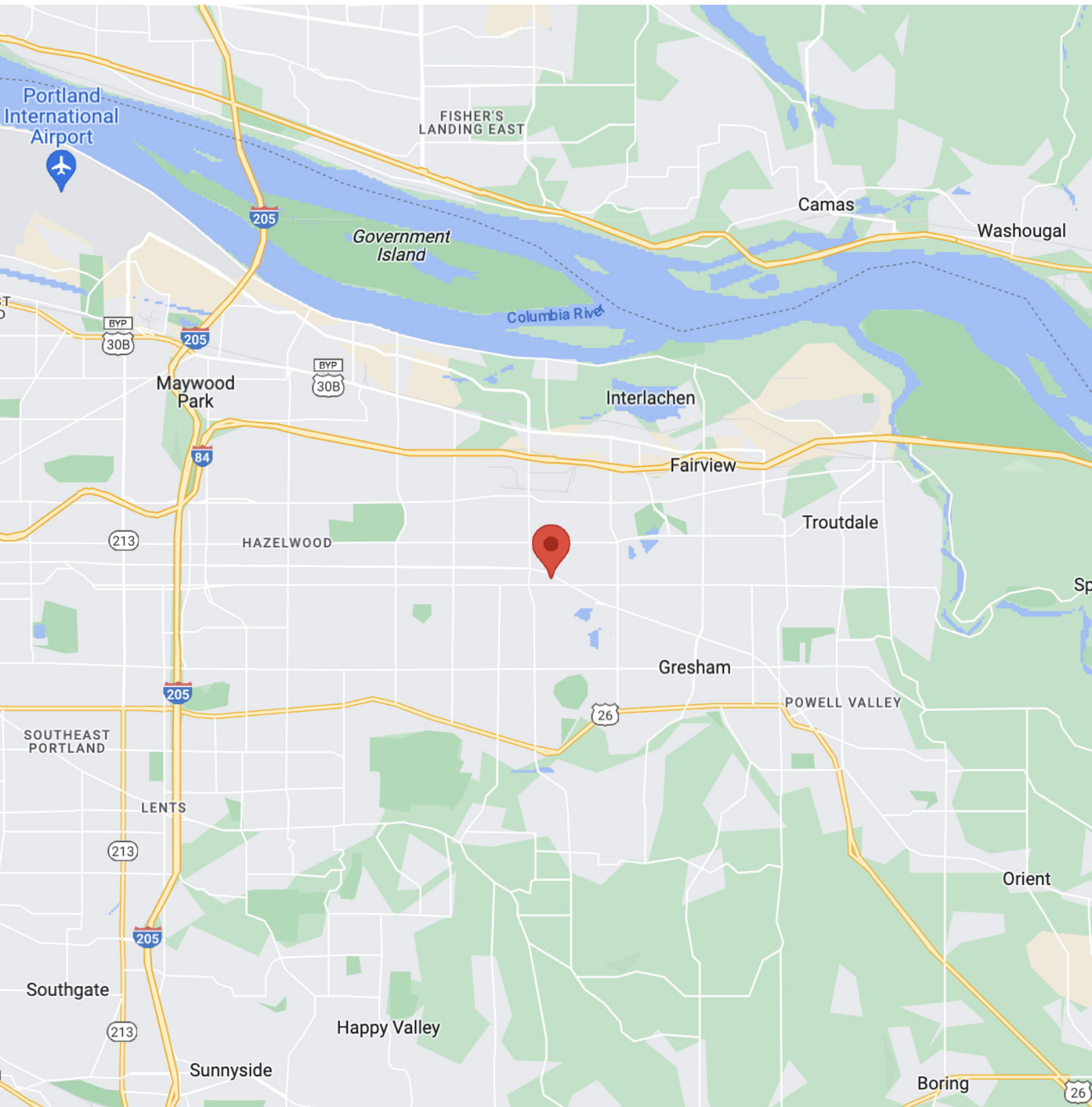


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Location Map



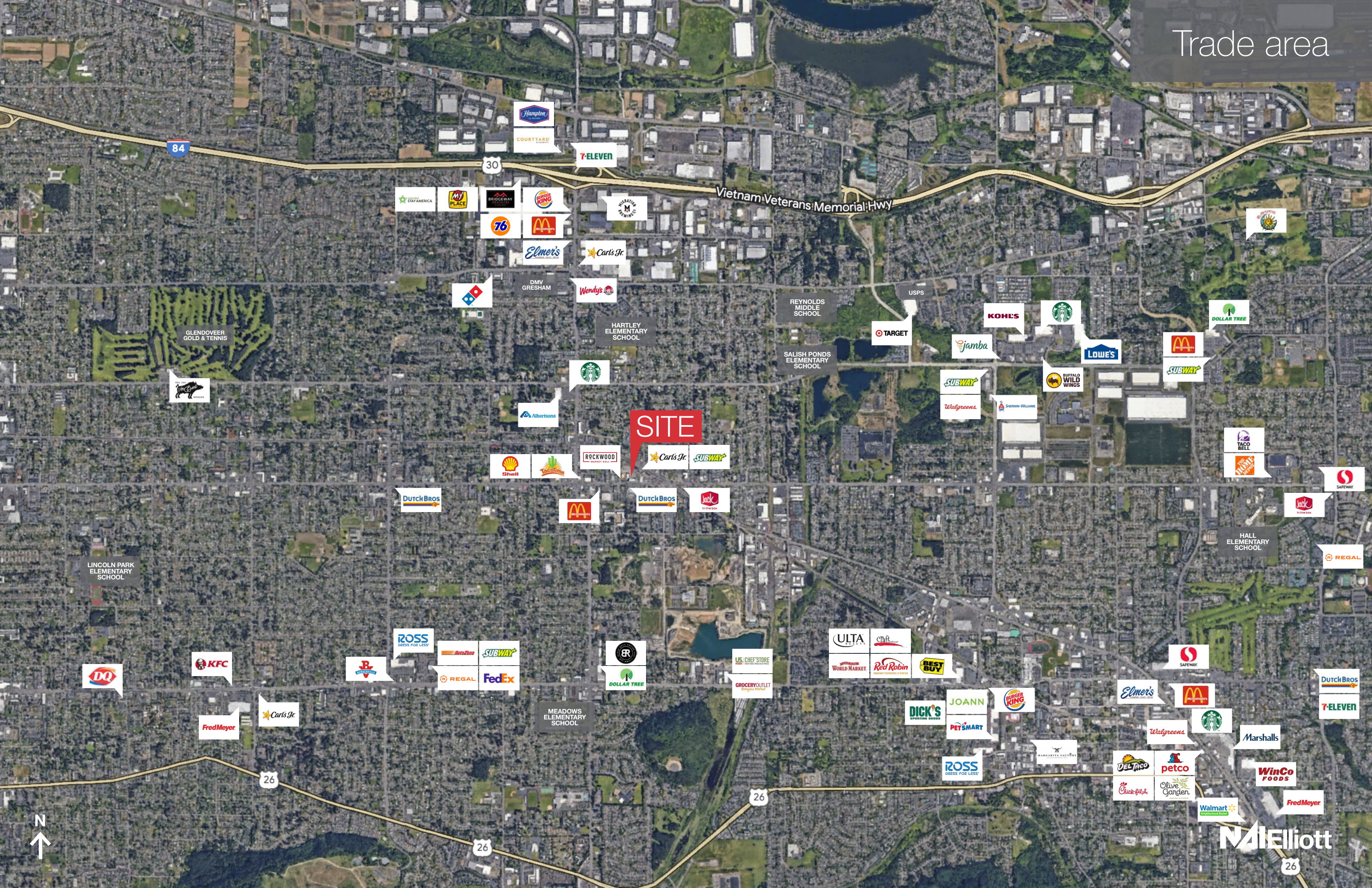
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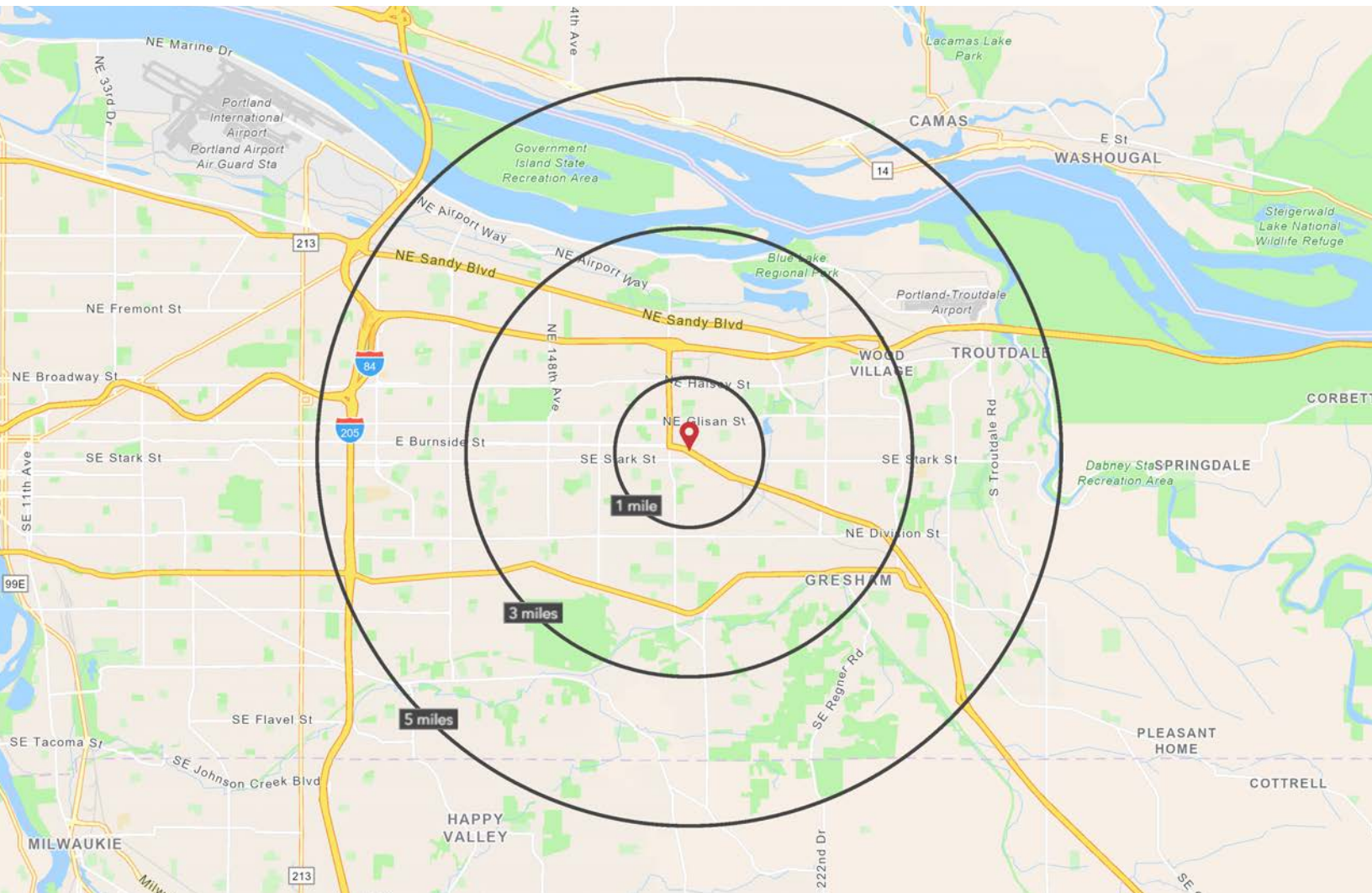
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Trade area



Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	24,387	147,639	300,212
2030 Projected Total Population	24,574	148,923	303,065
2025 Average HH Income	\$81,874	\$90,743	\$98,993
2025 Median Home Value	\$413,160	\$458,614	\$480,596
2025 Estimated Total Households	8,237	53,136	106,895
2025 Daytime Demographics 16+	12,873	77,224	151,562
2025 Some College or Higher	56%	59%	62%

Source: ESRI (2025)

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Demographics — full profile

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Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



Executive Summary (Esri 2025)

454 SE 187th Ave, Portland, Oregon, 97233
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.51953
Longitude: -122.47049

	1 mile	3 miles	5 miles
Population			
2010 Population	23,028	136,503	272,814
2020 Population	24,129	146,688	294,824
2025 Population	24,448	148,445	298,920
2030 Population	24,642	149,692	301,616
2010-2020 Annual Rate	0.47%	0.72%	0.78%
2020-2024 Annual Rate	0.25%	0.23%	0.26%
2024-2029 Annual Rate	0.16%	0.17%	0.18%
2020 Male Population	50.1%	49.2%	49.4%
2020 Female Population	49.9%	50.8%	50.6%
2020 Median Age	33.5	36.8	37.3
2025 Male Population	50.7%	49.8%	49.9%
2025 Female Population	49.3%	50.2%	50.1%
2025 Median Age	34.5	37.9	38.5

In the identified area, the current year population is 24,448. In 2020, the Census count in the area was 24,129. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 24,642 representing a change of 0.16% annually from 2025 to 2030. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	47.3%	54.5%	57.3%
2025 Black Alone	9.0%	7.6%	7.0%
2025 American Indian/Alaska Native Alone	2.0%	1.8%	1.6%
2025 Asian Alone	7.4%	9.4%	10.6%
2025 Pacific Islander Alone	1.9%	1.4%	1.2%
2025 Other Race	19.4%	12.9%	10.5%
2025 Two or More Races	13.0%	12.3%	11.7%
2025 Hispanic Origin (Any Race)	32.6%	23.3%	19.8%

Persons of Hispanic origin represent 32.6% 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 83.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	49	68	77
2010 Households	7,769	49,932	98,941
2020 Households	8,223	53,184	105,869
2025 Households	8,274	53,306	106,327
2030 Households	8,263	53,434	106,591
2010-2020 Annual Rate	0.57%	0.63%	0.68%
2020-2024 Annual Rate	0.12%	0.04%	0.08%
2024-2029 Annual Rate	-0.03%	0.05%	0.05%
2025 Average Household Size	2.91	2.74	2.75

The household count in this area has changed from 8,223 in 2020 to 8,274 in the current year, a change of 0.12% annually. The five-year projection of households is 8,263, a change of -0.03% annually from the current year total. Average household size is currently 2.91, compared to 2.89 in the year 2020. The number of families in the current year is 5,275 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	42.3%	42.0%	40.5%
Median Household Income			
2025 Median Household Income	\$60,866	\$68,591	\$74,290
2030 Median Household Income	\$71,876	\$81,043	\$87,749
2024-2029 Annual Rate	3.38%	3.39%	3.39%
Average Household Income			
2025 Average Household Income	\$81,713	\$91,654	\$98,956
2030 Average Household Income	\$96,373	\$105,910	\$114,925
2024-2029 Annual Rate	3.36%	2.93%	3.04%
Per Capita Income			
2025 Per Capita Income	\$27,594	\$32,984	\$35,325
2030 Per Capita Income	\$32,237	\$37,879	\$40,749
2024-2029 Annual Rate	3.16%	2.81%	2.90%
GINI Index			
2025 Gini Index	44.9	44.6	44.8
Households by Income			

Current median household income is \$60,866 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$71,876 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$81,713 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$96,373 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$27,594 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$32,237 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	56	56	58
2010 Total Housing Units	8,262	53,010	104,885
2010 Owner Occupied Housing Units	3,295	26,494	55,220
2010 Renter Occupied Housing Units	4,475	23,438	43,721
2010 Vacant Housing Units	493	3,078	5,944
2020 Total Housing Units	8,624	55,487	110,326
2020 Owner Occupied Housing Units	3,459	27,618	58,326
2020 Renter Occupied Housing Units	4,764	25,566	47,543
2020 Vacant Housing Units	401	2,266	4,476
2025 Total Housing Units	8,710	56,044	111,441
2025 Owner Occupied Housing Units	3,582	28,035	59,858
2025 Renter Occupied Housing Units	4,692	25,271	46,469
2025 Vacant Housing Units	436	2,738	5,114
2030 Total Housing Units	8,790	56,631	112,744
2030 Owner Occupied Housing Units	3,624	28,365	60,789
2030 Renter Occupied Housing Units	4,639	25,069	45,803
2030 Vacant Housing Units	527	3,197	6,153
Socioeconomic Status Index			
2025 Socioeconomic Status Index	36.9	39.9	41.5

Currently, 41.1% of the 8,710 housing units in the area are owner occupied; 53.9%, renter occupied; and 5.0% 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 8,624 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.19%. Median home value in the area is \$411,458, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.62% annually to \$468,173.

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