



SIZE

70,795 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,351	137,666	321,487
Households		
5,960	48,060	114,443
Median HH Income (\$)		
76,830	70,702	75,444

MAJOR TENANT(S)

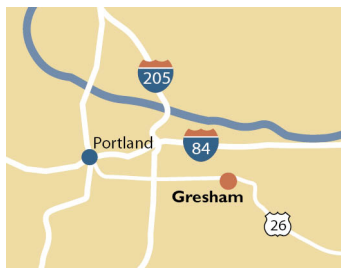
Sally Beauty Supply
Safeway
Jersey Mike's Subs
Wingstop

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

901 SW Highland Drive | Gresham, OR 97080

PROPERTY HIGHLIGHTS

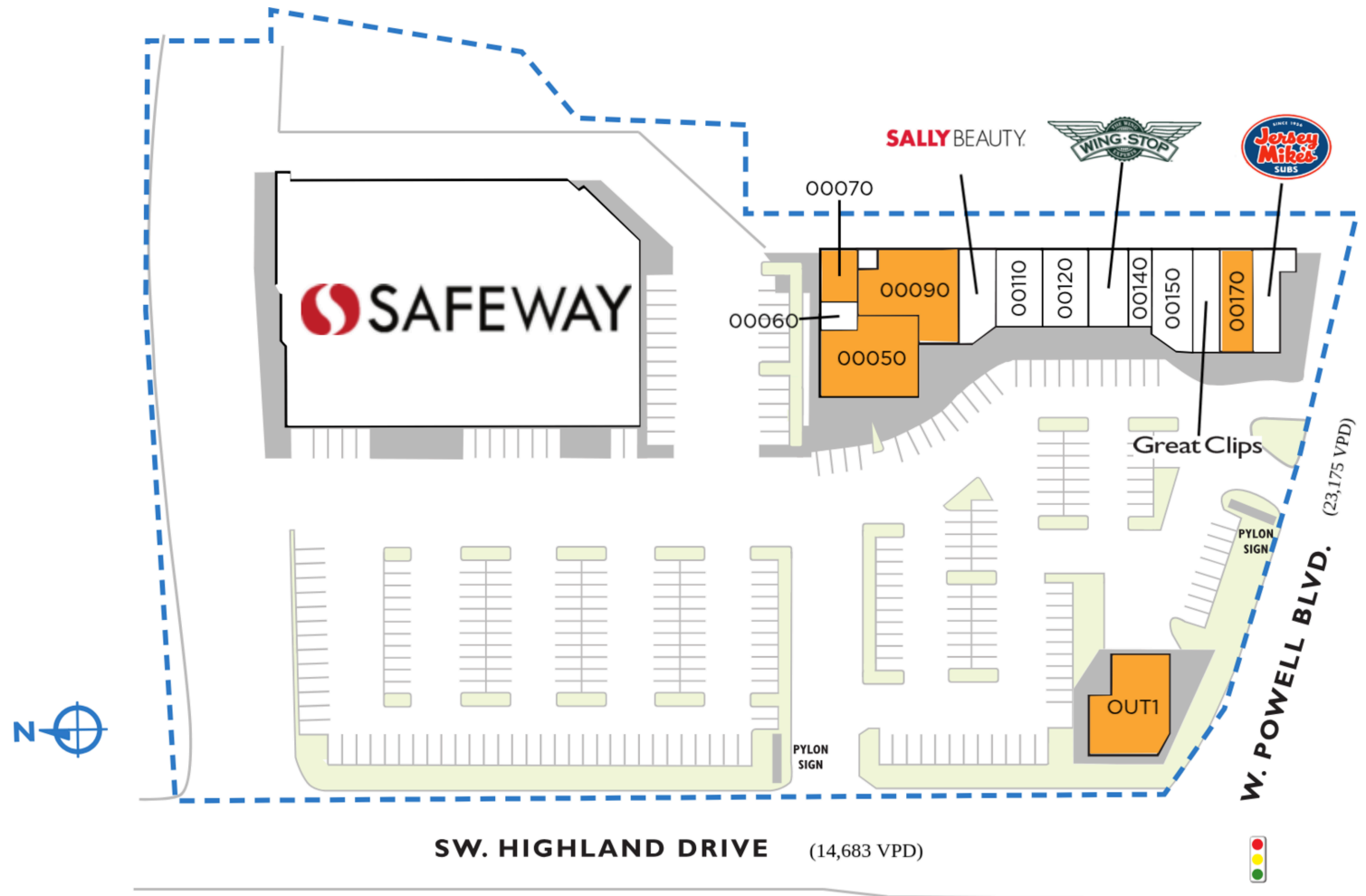
- Anchored by Safeway with Sally Beauty Supply, Jersey Mike's, Wingstop and Great Clips
- Located on SW Highland Drive at Powell Boulevard (Rt 26) Over 37,000 VPD
- Population of more than 317,700 residents within a five-mile trade area
- Average household income exceeds \$94,900 within five miles



HIGHLAND FAIR

901 SW Highland Drive | Gresham, OR 97080

Space	Tenant	SQ. FT.
00010	Safeway	46,673
00050	AVAILABLE	2,621
00060	Brothers Barbershop	500
00070	AVAILABLE	595
00090	AVAILABLE	2,139
00100	Sally Beauty Supply	1,700
00110	Dotty's Deli	1,856
00120	USA Nails	1,750
00130	Wingstop	1,250
00140	Quick Stop Smoke Shop	1,000
00150	Joy Teriyaki	2,026
00160	Great Clips	1,050
00170	AVAILABLE	1,770
00180	Jersey Mike's	1,600
OUT1	AVAILABLE	4,265
Total SQ. FT.		70,795



Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

HIGHLAND FAIR

901 SW Highland Drive | Gresham, OR 97080



Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 45.489827

Longitude: -122.475765

Highland Fair Gresham, OR		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	16,351	137,666	321,487
	2029 Projected Population	16,723	141,977	333,334
	2010 Census Population	15,419	124,742	285,673
	2000 Census Population	13,784	103,188	236,077
	1990 Census Population	9,127	83,038	184,777
	Historical Annual Growth 1990 to 2000	4.21%	2.20%	2.48%
	Historical Annual Growth 2000 to 2010	1.13%	1.91%	1.93%
	Estimated Annual Growth 2010 to 2024	0.40%	0.67%	0.80%
	Projected Annual Growth 2024 to 2029	0.45%	0.62%	0.73%
	Median Age	38.8	38.2	39.2
Households	Q4 2024 Estimated Households	5,960	48,060	114,443
	2029 Projected Households	6,098	49,533	118,458
	2010 Census Households	5,679	43,773	103,022
	2000 Census Households	5,193	37,099	86,738
	1990 Census Households	3,228	30,829	70,158
	Historical Annual Growth 1990 to 2000	4.87%	1.87%	2.14%
	Historical Annual Growth 2000 to 2010	0.90%	1.67%	1.74%
	Estimated Annual Growth 2010 to 2024	0.33%	0.64%	0.72%
	Projected Annual Growth 2024 to 2029	0.46%	0.61%	0.69%
	Population per Household	2.71	2.83	2.76
Population by Race	White	58.8%	55.8%	57.2%
	Black or African American	4.9%	6.5%	6.0%
	Asian & Pacific Islander	9.1%	9.8%	10.8%
	Other Races	7.4%	7.8%	8.3%
	Hispanic Population	19.8%	20.2%	17.8%
Income	Average Household Income	\$93,754	\$92,680	\$98,276
	Median Household Income	\$76,830	\$70,702	\$75,444
	Per Capita Income	\$34,423	\$32,657	\$35,500
Education (Age 25+)	Elementary	8.4%	7.9%	6.4%
	Some High School	8.5%	7.3%	6.8%
	High School Graduate	21.5%	27.0%	25.9%
	Some College	27.4%	25.3%	24.1%
	Associates Degree Only	12.6%	10.2%	10.2%
	Bachelors Degree Only	15.7%	14.3%	17.7%
	Graduate Degree	5.9%	7.9%	8.9%
Business	Number of Businesses	270	3,078	8,351
	Total Number of Employees	1,493	21,114	65,518
	Employees per Business	5.54	6.86	7.85
	Residential Population per Business	60.64	44.73	38.49

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