

RETAIL & REDEVELOPMENT OPPORTUNITY

1730-1740 E POWELL BLVD | GRESHAM, OR 97030

FOR LEASE | FOR GROUND LEASE



SE Hogan Dr

E Powell Blvd

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RETAIL & REDEVELOPMENT OPPORTUNITY

1730-1740 E Powell Blvd
Gresham, OR 97030

AVAILABLE SPACES

1 FOR LEASE

AVAILABLE - FREESTANDING BLDG

12,000 SF

ASKING RENT

\$14.00 PSF/YR

2 FOR GROUND LEASE

AVAILABLE - CAR LOT REDEVELOPMENT

0.66 AC

ASKING RENT

\$150,000/YR

*For more information,
please contact broker directly.*

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TRAFFIC COUNTS (2025)

E Powell Blvd - 26,000 VPD

SE Hogan Dr - 17,300 VPD



PRIME LOCATION

Prominent E Powell Blvd frontage
with strong visibility in an established
Gresham commercial corridor



ZONING

DCL
Downtown Commercial
Low-Rise,
City of Gresham

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APN: R270073

APN: R270072

SE Hogan Dr

E Powell Blvd

1

FOR GROUND LEASE

0.66 AC | \$150,000/YR

REDEVELOPMENT CAR LOT

- ±0.66-acre commercial site available for redevelopment
- Existing used car lot configuration with paved lot area
- Prominent frontage along high traffic corner of two main arterials
- Strong visibility with multiple access points nearby
- Flexible site potential for retail, service, automotive, or other commercial uses
- Located within an established Gresham retail corridor

2

FOR LEASE

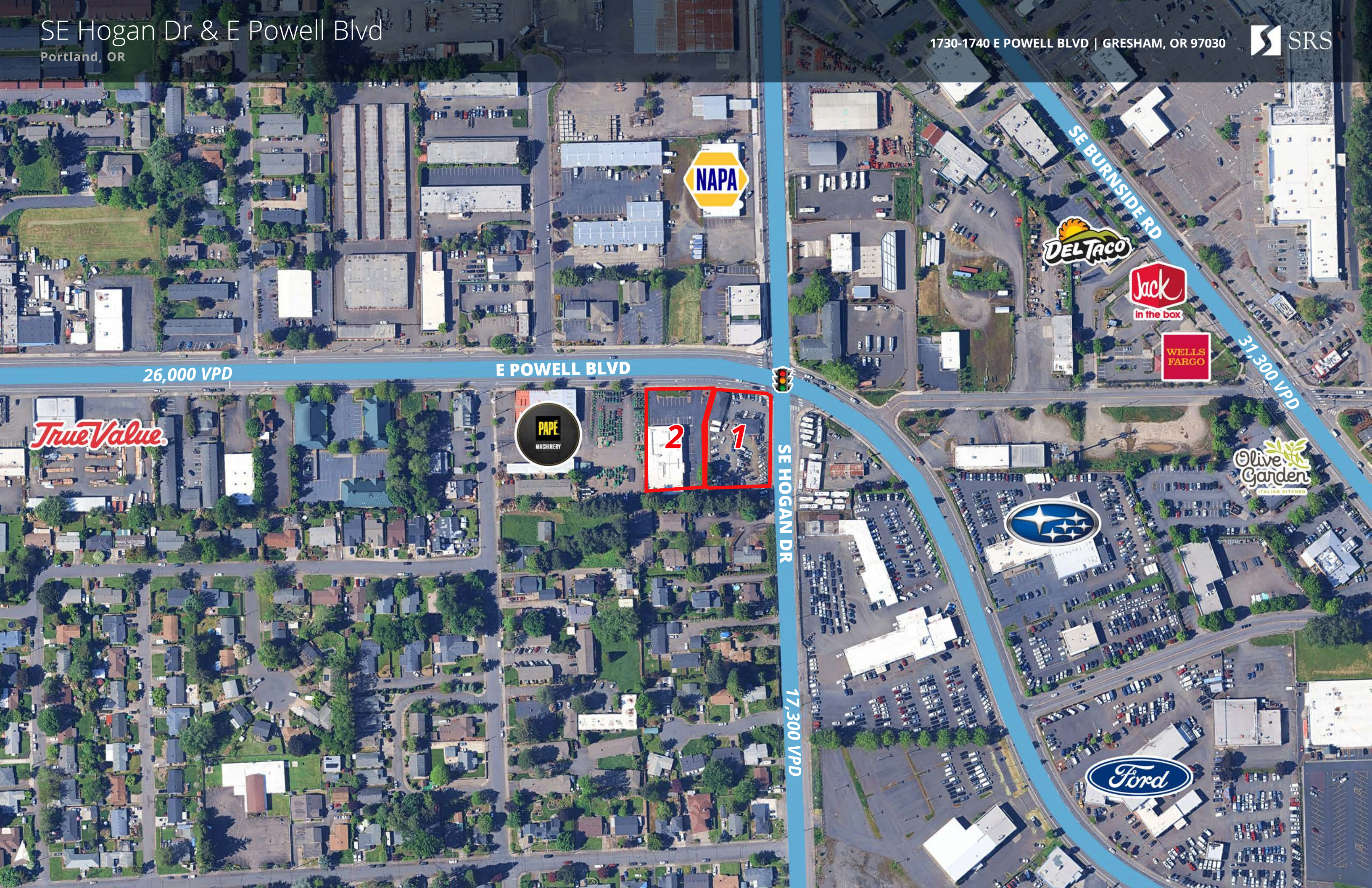
12,000 SF | \$14.00 PSF/YR

RETAIL SPACE FREESTANDING BUILDING

- ±12,000 SF existing retail building available
- Open layout ideal for retail, fitness, or service use
- On-site parking with direct frontage along E Powell Blvd
- Strong street presence with exposure to daily traffic
- Near established retail, service, and neighborhood commercial uses

SE Hogan Dr & E Powell Blvd
Portland, OR

1730-1740 E POWELL BLVD | GRESHAM, OR 97030



26,000 VPD

E POWELL BLVD

SE HOGAN DR

17,300 VPD

SE BURNSIDE RD

31,300 VPD

True Value

PAPE
MACHINERY

2

1

NAPA

DEL TACO

Jack
in the box

WELLS
FARGO

Subaru

Olive
Garden
ITALIAN KITCHEN

Ford



SITE

SITE

Walmart
Neighborhood Market

Gresham Town Fair
ROSS
DRESS FOR LESS
PET SMART
DOLLAR TREE
BURGER KING

Powell Valley Junction
planet fitness
Walmart
Neighborhood Market
SHERWIN-WILLIAMS
O'Reilly AUTO PARTS

Oregon Trail Center
Michaels
Office DEPOT
OfficeMax
TRADER JOE'S
BIG 5
DAISO
Jersey Mike's
WINGSTOP

Gresham Station
Burlington
WORLD MARKET
chico's
Orangetheory
Red Robin
Panera
BEST BUY
LAIFITNESS
OLD NAVY
PANDA EXPRESS
CHINA KITCHEN

College Square
HARBOR FREIGHT
Domino's Pizza

SAFeway
Pizza Hut
Starbucks

McDonald's
TACO BELL
Dutch Bros
O'Reilly AUTO PARTS

goodwill
TACO BELL
MOD PIZZA
KFC

sears
PLATO'S CLOSET
RED LOBSTER
PAPA MURPHY'S
DUTCH BROS

COLD STONE
Wendy's
PAPA JOHN'S
Arby's
BASKIN ROBBINS

SAFeway
Little Caesars

POPEYES
SUBWAY
McDonald's
Starbucks

Fred Meyer
FIVE GUYS

Highland Fair Center
SAFeway
Jersey Mike's

BURGER KING
PAPA MURPHY'S
SUBWAY
TACO BELL

DQ

DOLLAR TREE

GROCERY OUTLET
US CHEF STORE
GREAT FOOD. WHOLESALE PRICES.

Alder Elementary School

Patrick Lynch Elementary School

Centennial Middle School

Centennial High School

Portland Adventist Elementary

Hollydale Elementary School

North Gresham Elementary School

Highland Elementary School

Legacy Mount Hood Medical Center

Gresham Golf Course

Mt. Hood Community College

Sweetbriar Elementary School

Powell Valley Elementary School

Gordon Russell Middle School

Kelly Creek Elementary School

Butler Creek Elementary School

Persimmon



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