

FOR LEASE - FREE-STANDING RETAIL BUILDING



2120 E POWELL BLVD - GRESHAM, OR

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PROPERTY OVERVIEW

FEATURES

- 7,097 SF - includes 1,400 SF of mezzanine space
- Former auto parts store with storefront entrance and back storage space
- Double doors in back for deliveries
- 2 Restrooms
- Private office & small breakroom space
- High ceilings with beautiful wood beams
- Lots of natural light
- Building is fully sprinkled
- Excellent street visibility
- Plenty of on-site parking (15 parking stalls)
- Lots of nearby shopping, banks and restaurants
- Zoned MC - allows for a variety of uses

LEASE RATE

\$18-22/SF + NNN

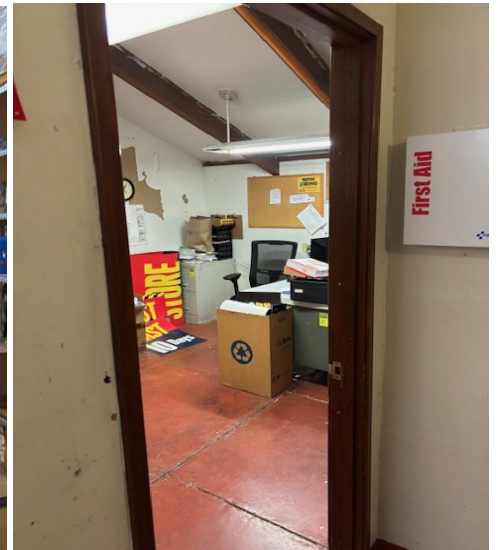
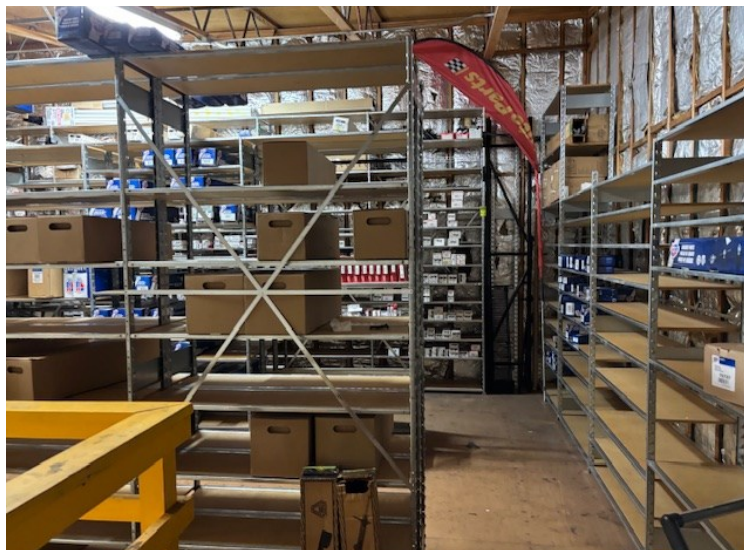
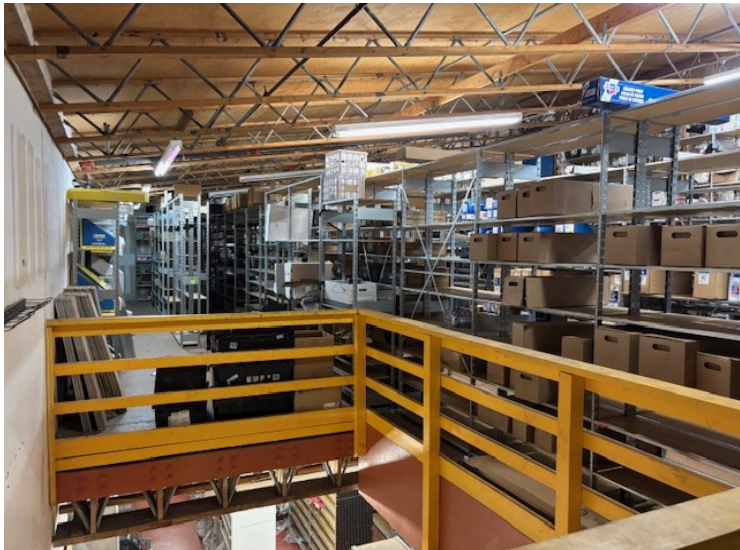
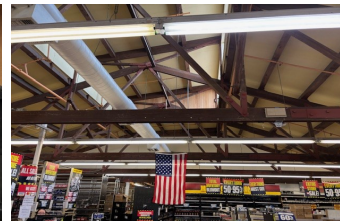
\$4.34/SF - NNN's

Do not disturb current tenants

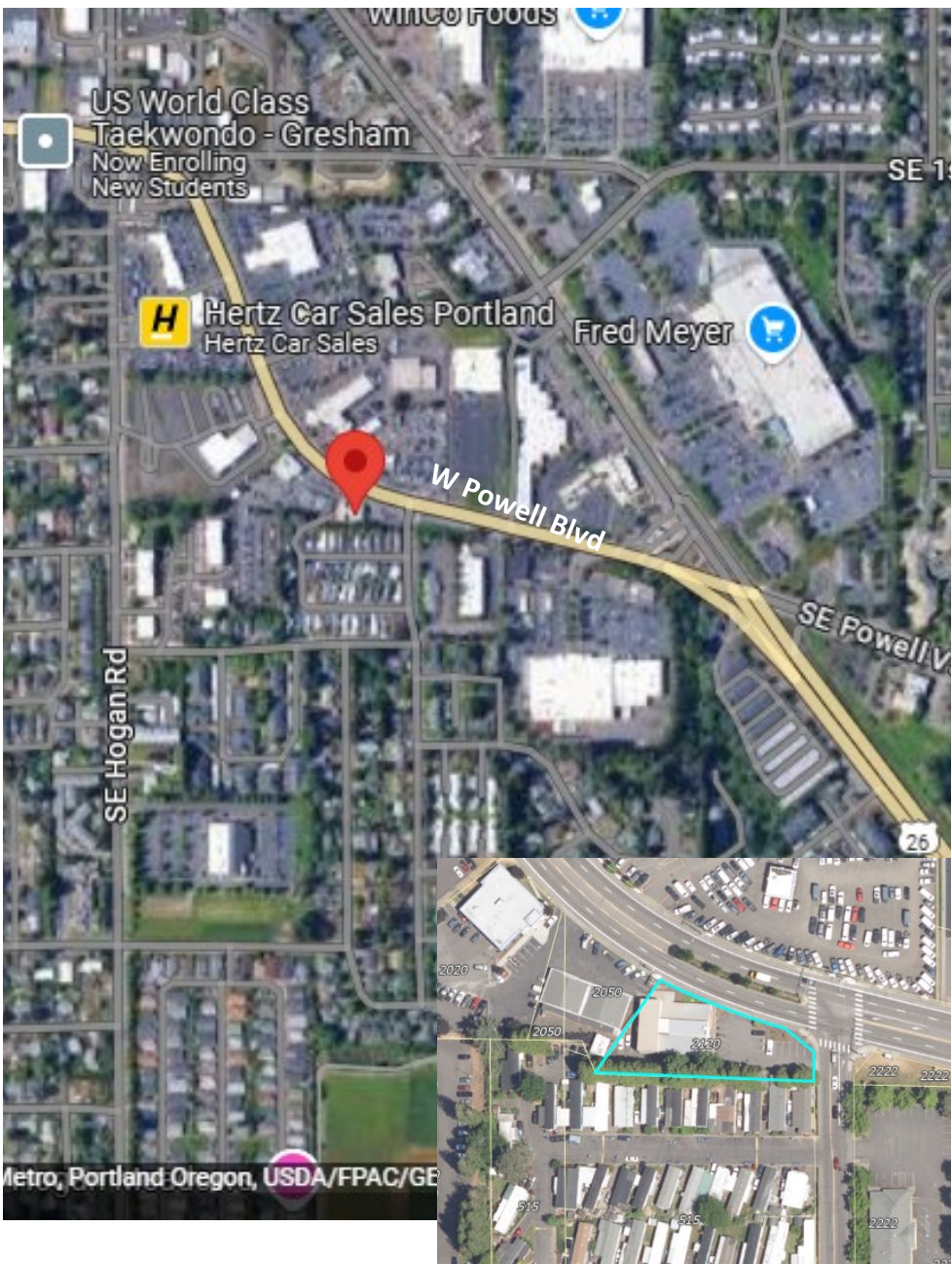
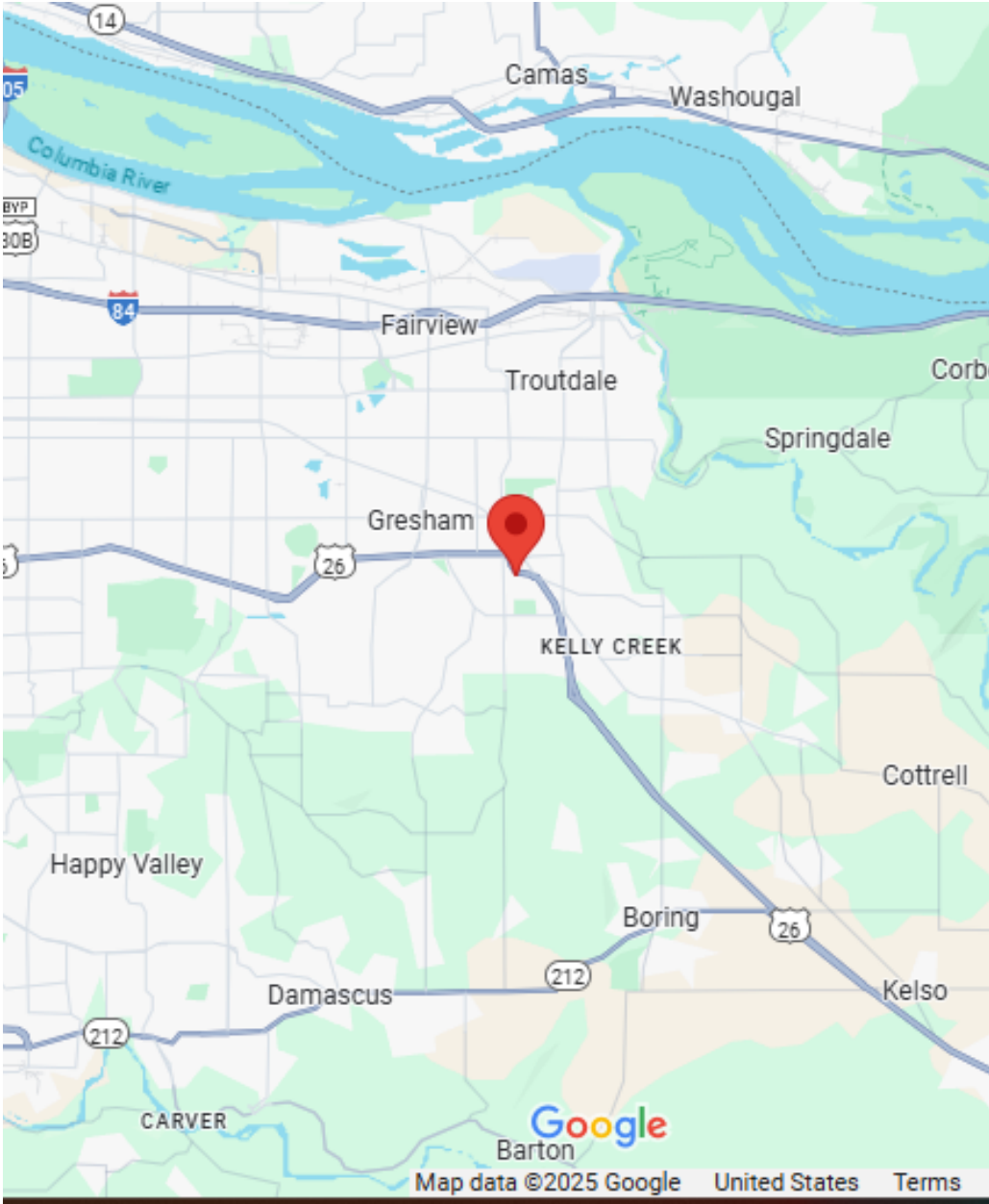
Call to schedule a time to tour!



PHOTOS



LOCATION MAPS



NEARBY AMENITIES

What's Nearby



Restaurants:

Panda Express, Fire House Subs, Bento Plus,
Olive Garden, Original Roadhouse Grill

Coffee:

Starbucks .2mi

Bars:

Gresham Inn (Secret Entrance) 1mi

Groceries:

Fred Meyers, Winco, Walmart

Parks:

Thom Park .5mi

Schools:

Dexter McCarty Middle School .4mi

Shopping:

Batteries Plus Bulbs .1mi

Entertainment:

Striking Image Pro Shop .07mi

Errands:

Happy Hair & Nails .1mi



2120 East Powell Boulevard

Mt. Hood, Gresham, 97080

Commute to **Downtown Gresham**

5 min 13 min 9 min 34 min View Routes



Favorite



Map



Nearby Gresham Apartments on Redfin

Walk Score
80

Very Walkable

Most errands can be
accomplished on foot.

Transit Score
49

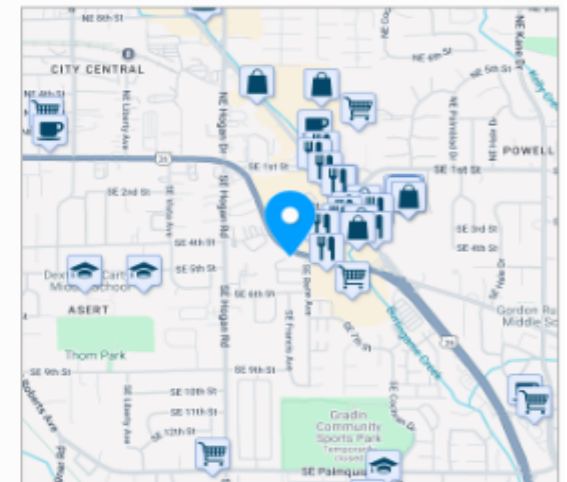
Some Transit

A few nearby public
transportation options.

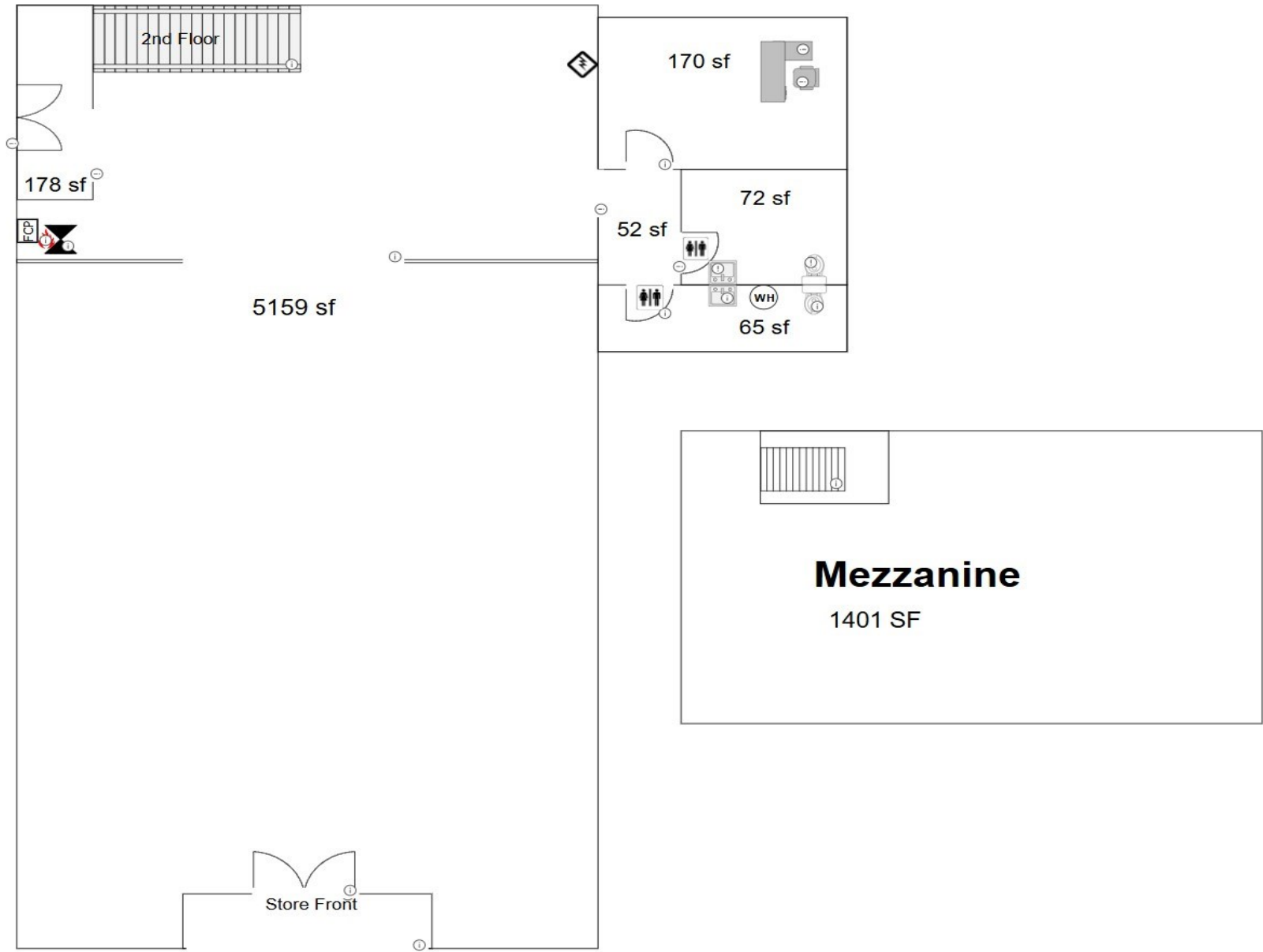
Bike Score
74

Very Bikeable

Biking is convenient for most
trips.



FLOOR PLAN



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