

FOR LEASE | ±5,000 SF Inline Retail Space

Gresham Town Fair | 620 NW Eastman Parkway - Suite 23 - Gresham, OR 97030



ISLA MCLEOD CPM

Director

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PROPERTY DESCRIPTION

620 NW Eastman Pkwy, Suite 23, Gresham, OR 97030

Sub-Market: Downtown Gresham

Shopping Center: Gresham Town Fair

Space: ±5,000 RSF

Base Rent & NNN: Call for Rate & Details

Sublease Term: Through 6/30/2027

Built: 1987

Parking: On-Site - Shared Lot

Zoning: DC1 - City of Gresham

HIGHLIGHTS

- Average Daily Traffic (ADT) ±19,634 per day on NW Eastman Parkway
- Excellent Location just 1-2 blocks from MAX Light Rail Gresham City Hall stop / Park & Ride
- Centrally Positioned within the Gresham Town Fair Shopping Center
- Signalized Access from NW Eastman Parkway and abundant parking throughout the complex
- Anchored by Dick's Sports, PetSmart, Ross Dress for Less, Dollar Tree & Snap Fitness
- 1 block to Division & 2 blocks to Powell Blvd (Hwy 26)
- Gresham Station Shopping Center is 2 blocks away at SE Division St, one block west of NW Eastman Pkwy

PROPERTY DETAILS

This storefront offers a number of desirable features and is perfectly located in the center of Gresham Town Fair - right on the corner of NW Division Street and NW Eastman Parkway.

Anchored by large national brands like Dick's Sports, PetSmart, Dollar Tree and Ross Dress For Less - plus a variety of service providers, food and even a public library branch. Highly visible signage opportunity and all but unlimited parking.

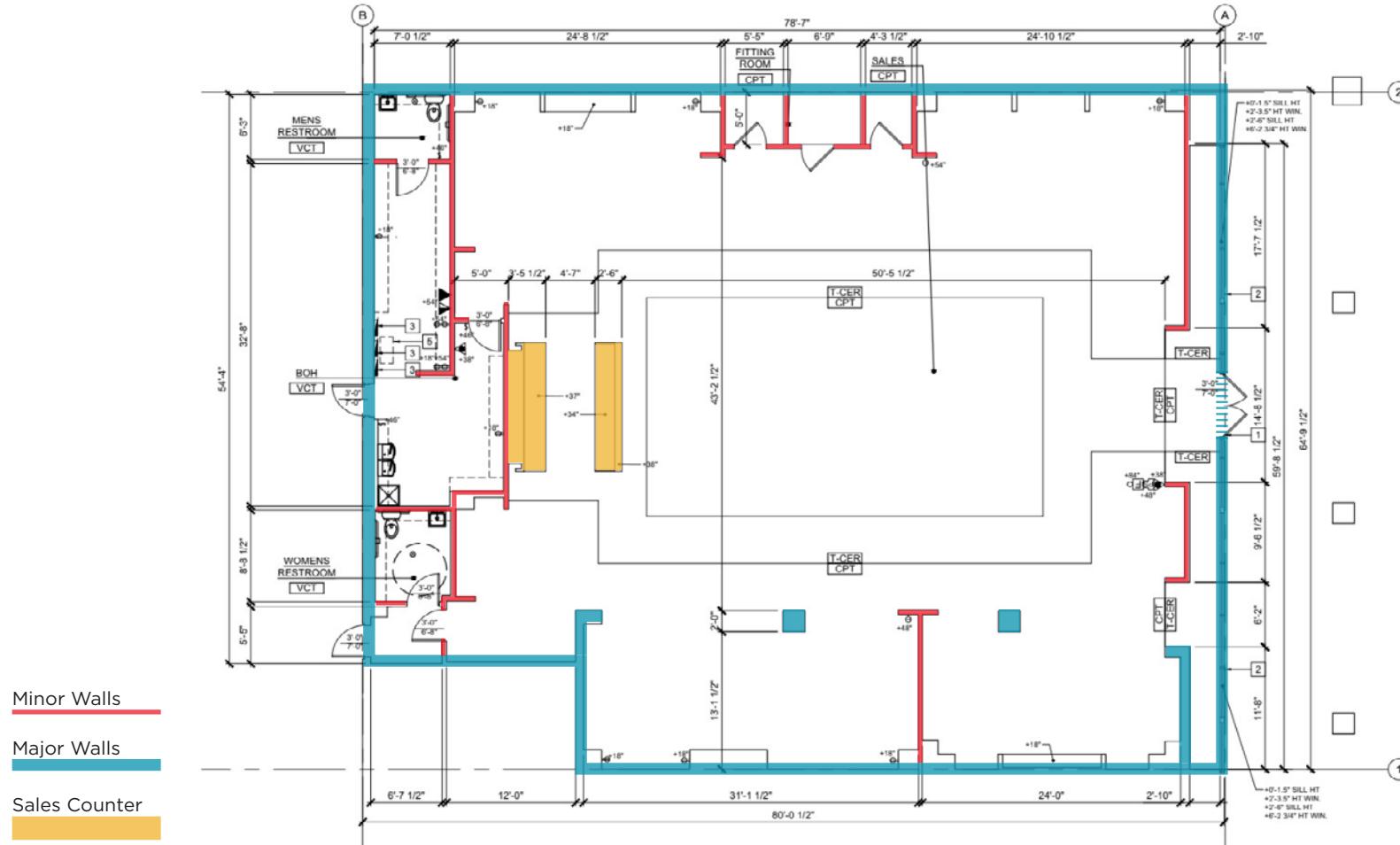
The available ±5,000 SF suite is currently configured as a large, open retail storefront buildout. Call Broker for details about allowable potential uses.

LOCAL DEMOGRAPHICS

ATTRIBUTE	1 Mile	2 Mile	3 Mile
Population: 2024	17,425	61,354	129,703
Median Age	39.4	38.4	38.3
Daytime Employees	10,814	22,245	47,316
Businesses	1,678	3,266	5,058
Median Home Value	\$404,137	\$377,455	\$381,835
Avg. Household Income	\$80,563	\$78,497	\$83,389

* Demographics derived from CoStar for 620 NW Eastman Pkwy, Gresham, OR

FLOOR PLAN | 620 NW Eastman Pkwy - Suite 23 - Gresham, OR 97030

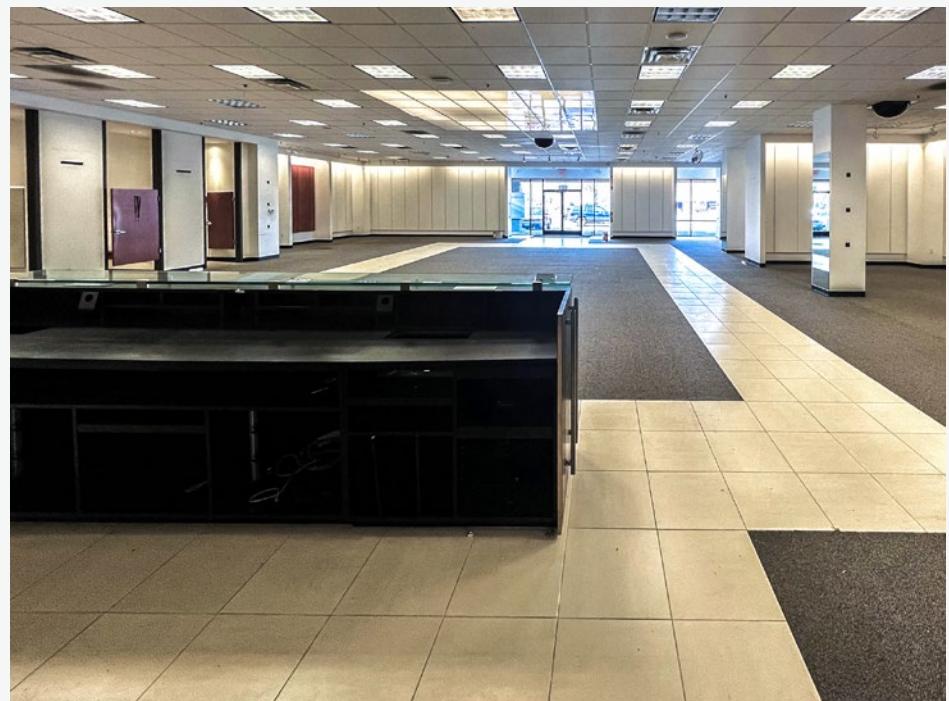


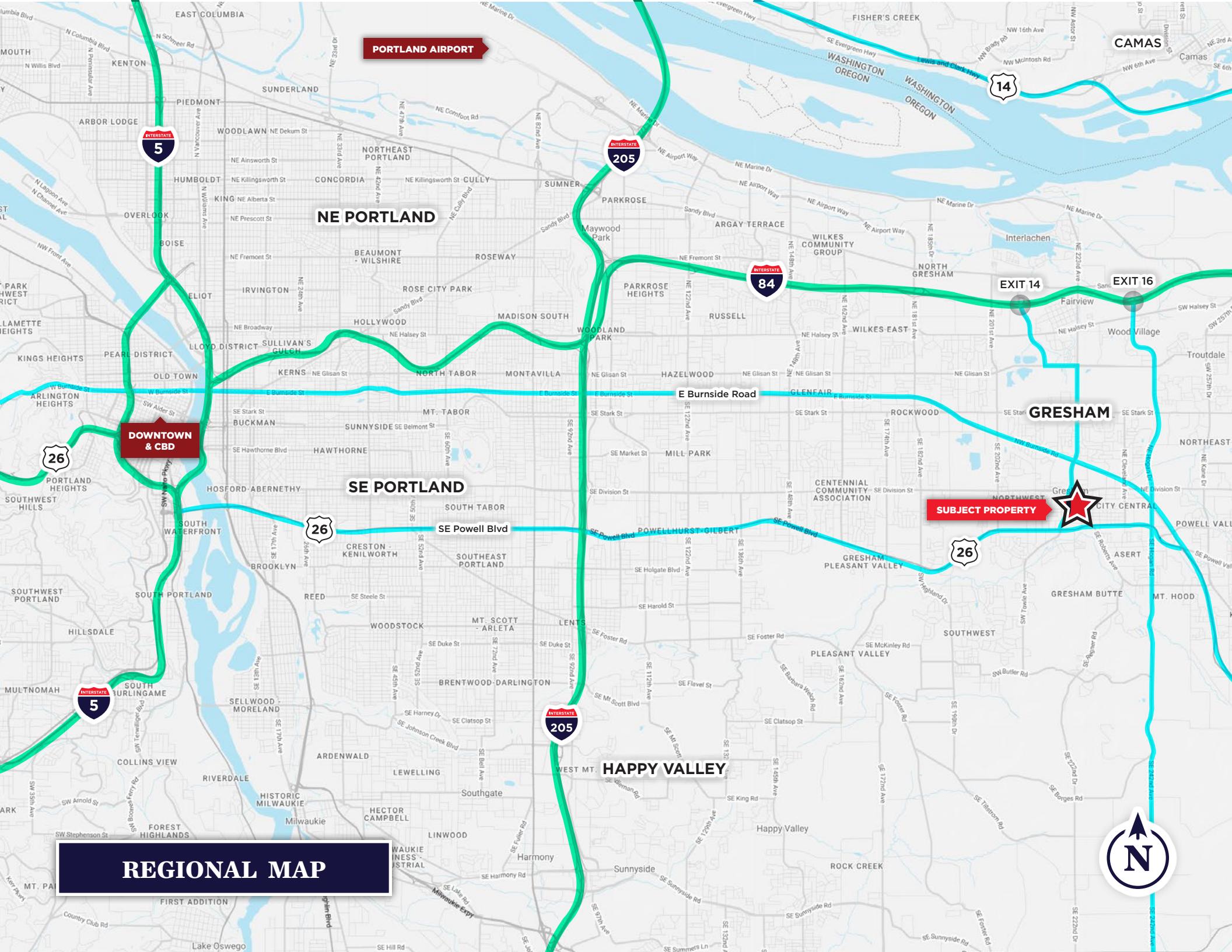
PROPERTY SITE MAP

620 NW Eastman Pkwy - Suite 23 - Gresham, OR 97030









PORTLAND AIRPORT

DOWNTOWN & CBD

SUBJECT PROPERTY

REGIONAL MAP





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