



FOR LEASE



## BURNSIDE RETAIL CENTER

### 2nd-Generation Prime Retail / Service Endcap Space

± 2,167 SF | \$34 psf + NNN

345 NW Burnside Rd, Gresham, OR 97030

- **Prime End Cap Retail Space.** Prominent corner unit with excellent visibility and abundant natural light — ideal for retail, medical, or service-oriented businesses.
- **"Main & Main" Location.** Situated at the high-profile intersection of Burnside Rd and Eastman Parkway, right in the heart of Gresham's retail core.
- **Outstanding Signage Opportunities.** Maximize brand exposure with building and monument signage directly facing Burnside — one of Gresham's most traveled corridors.

**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR

503-222-1195 | [mrozakis@capacitycommercial.com](mailto:mrozakis@capacitycommercial.com)





## PROPERTY SUMMARY



### PROPERTY DETAILS

Address	345 NW Burnside Rd, Gresham, OR 97030
Available Space	± 2,167 SF
Lease Rate	\$34 psf + NNN
Use Type	Retail, Service
Condition	2nd-Gen Retail Service
Availability	Now

### Location Features

- **Strong Trade Area Surrounded by National and Regional Retailers.** Located in a thriving trade area with nearby shopping centers including Gresham Station, Gresham Town Fair, and Gresham Central Shopping Center.
- **Strong Consumer Base.** Dense residential neighborhoods, medical campuses, and educational institutions nearby.
- **Transit Nearby.**
  - Eastside MAX Blue Line: The Gresham Central Transit Center is ±0.3 miles from The Burnside Retail Center
  - TriMet Bus Lines 20, 21, and 84 – Burnside/Stark
- **High Traffic Counts.** Nearly 50,000 vehicles pass through this intersection daily, offering incredible drive-by visibility and marketing reach.
  - NW Burnside Rd – ±21.2k ADTV\*
  - NW Eastman Pkwy – ±20.8k ADTV\*
  - NW Fairview Dr – ±12.8k ADTV\*

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

### Nearby Highlights

- Natural Grocers
- MOD Pizza
- Killer Burger
- Daves Hot Chicken
- Plato's Closet
- KFC
- Red Lobster
- T Mobile
- Les Schwab
- Legacy Mt Hood Medical Center
- Mt. Hood Community College
- Safeway
- Fred Meyer
- Burlington
- Best Buy
- Old Navy
- BedMart Mattress Superstore
- Papa Murphy's
- Gresham Shopping Square
- Red Lobster
- Dutch Bros Coffee
- Midas
- LA Fitness
- Platinum Pub
- Gresham High School



# SITE PLAN

NATURAL  
GROCCERS®

BEDMART

NAP

## SITE PLAN



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024





# LOCAL AERIAL MAP

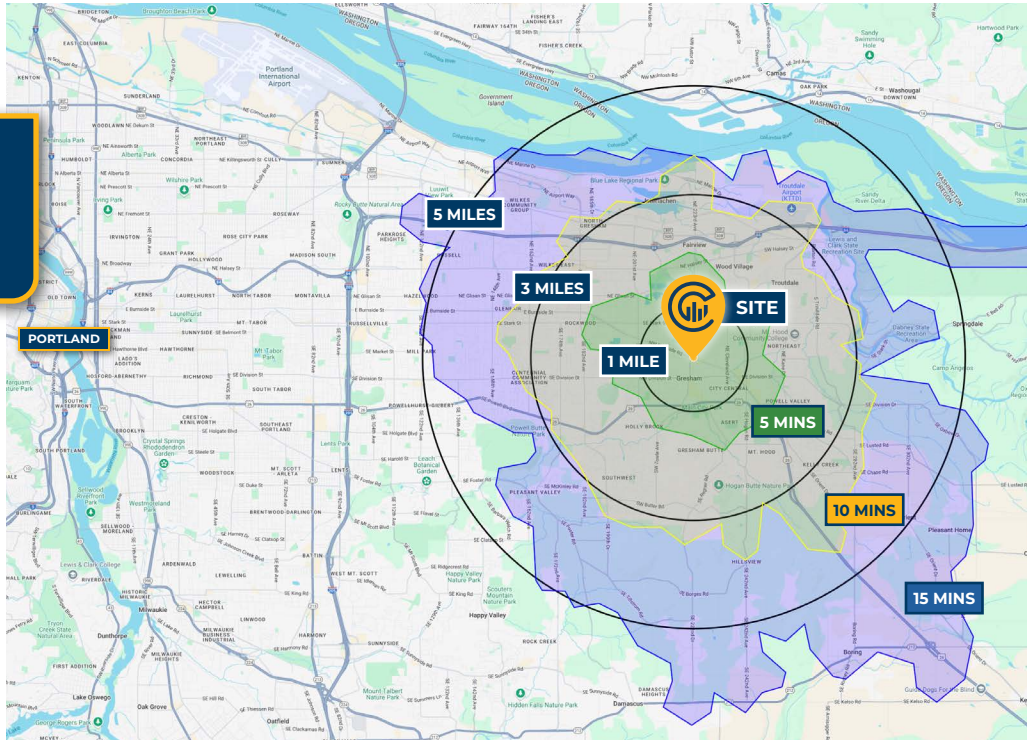


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024  
Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo





# DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	17,706	129,365	212,748
2029 Projected Population	16,781	122,148	202,636
2020 Census Population	18,795	140,574	226,383
2010 Census Population	17,235	130,560	210,645
Historical Annual Growth 2010 to 2024	0.2%	-	-
Households & Income			
2024 Estimated Households	7,359	48,849	79,337
2024 Est. Average HH Income	\$93,124	\$98,642	\$100,764
2024 Est. Median HH Income	\$70,342	\$78,996	\$80,720
2024 Est. Per Capita Income	\$38,954	\$37,454	\$37,796
Businesses			
2024 Est. Total Businesses	1,326	5,078	8,192
2024 Est. Total Employees	9,453	37,085	60,618

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

## Neighborhood Scores



**86**

Walk Score®  
"Very Walkable"



**80**

Bike Score®  
"Very Bikeable"



**58**

Transit Score®  
"Good Transit"

Ratings provided by <https://www.walkscore.com>

**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR

503-222-1195 | [mrozakis@capacitycommercial.com](mailto:mrozakis@capacitycommercial.com)

**BURNSIDE RETAIL CENTER**