



**FOR SALE**



## 110 NE ROBERTS AVE

**Former Bank Building Retail Space**

**Prime Opportunity: Owner-User / Investor / Development**

10,981 SF Building on 0.87 AC Lot | Sale Price: \$1,900,000

**110 NE Roberts Ave, Gresham, OR 97030**

- Opportunity to acquire a former bank building with drive-thru and parking on 3 separate parcels totaling 0.87 ACs.
- “As-Is, Where-Is” Condition
- The property has potential for an owner/user, investment, or development use.
- The DCC-zoning allows for a variety of uses including retail, housing, medical and office. Located a block off Powell Blvd in Downtown Gresham.

**KAREN BUSTEED**

Senior Vice President | Licensed in OR

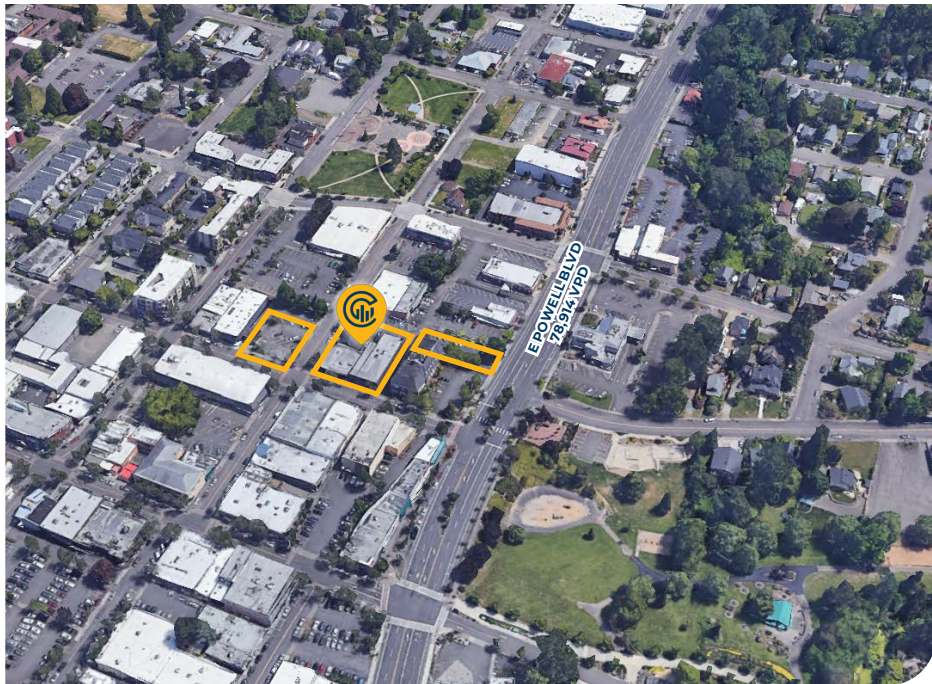
503-380-8448 | kbusteed@capacitycommercial.com



PROPERTY SUMMARY



FOR SALE



Property Details	
Address	110 NE Roberts Ave, Gresham, OR 97030
Building Area (NRA)	10,981 SF
Gross Land Area	Parcel 1: 18,350 SF (.42 AC) Parcel 2: 13,500 SF (.31 AC) Parcel 3: 6,075 SF (.14 AC)
Year Built	1942
Former Use	Bank
County	Multnomah
Parking Ratio	3.6 / 1,000 (40 Spaces)
Zoning	DCC ( <u>Downtown Commercial Core</u> ) allows for a wide variety of uses including housing, retail, medical, live/work, education and many others.
Sale Price	\$1,900,000
<b>*Do not disturb the current operator</b>	

Investment & Location Highlights

110 NE Roberts Ave enjoys a prime high-traffic location in Downtown Gresham, steps from retail and dining highlights and just blocks from E Powell Blvd. Traffic counts are over 70,000 VPD along the property's south-facing side. Main streets such as NE Division St and NE Burnside Rd are nearby and provide access to and from other parts of the inner urban area. 110 NE Roberts Ave sits in close proximity to shopping centers including Gresham Station, Gresham Town Fair, The Hood Center, and the Oregon Trail Center.

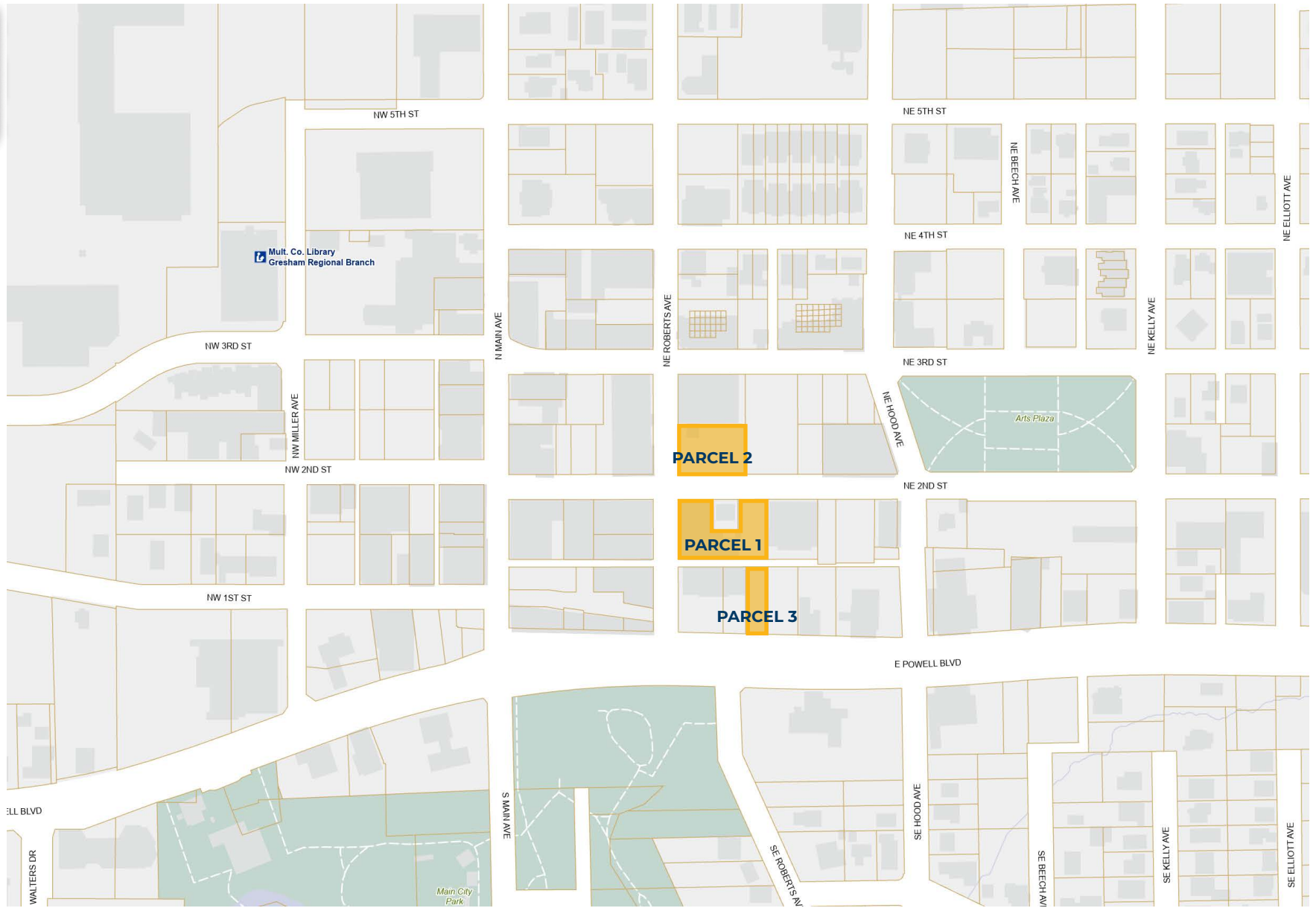
Two-year deed restriction on financial institution use in property.

Nearby Highlights

- Margarita Factory
- Gresham Farmer's Market
- Olive Garden
- Boccelli's Ristorante
- Bacari
- La Cocina Oaxaca
- Nicholas Restaurant
- Fred Meyer
- Winco Foods
- Safeway
- Elmer's Restaurant
- Jazzy Bagels
- The Growler Garage
- M & M Restaurant & Lounge



# PLAT MAP



<https://portal.greshamoregon.gov/GreshamMap/>



## DCC Downtown Commercial Core

The DCC is the City's long-standing center and features unique local businesses, small-scale storefronts, and intimate sidewalks. Main Avenue has a small-scale, walkable quality appreciated by residents and visitors. This sub-district is intended to preserve this small-scale character on Main Avenue while encouraging an active, engaging mix of old and new uses.

The DCC sub-district allows a wide range of uses – retail, service, office and residential – that will help create a vibrant sub-district that is active all day and much of the night.

Property Details	
<b>Building Area (NRA)</b>	10,981 SF
<b>Lot Area</b>	Parcel 1: 18,350 SF (.42 AC) Parcel 2: 13,500 SF (.31 AC) Parcel 3: 6,075 SF (.14 AC)
<b>Uses</b>	Retail, Service, Office, Residential
<b>Zoning</b>	DCC ( <u>Downtown Commercial Core</u> ) allows for a wide variety of uses including housing, retail, medical, live/work, education and many others.
<b>FAR</b>	3:1
<b>Height</b>	Maximum: 45'

Table 4.1120: Permitted Uses in the Downtown Plan District

USES	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
<b>RESIDENTIAL</b>							
Single Detached Dwelling	NP	NP	NP	NP	P	P	NP
Duplex	L <sup>1</sup>	L <sup>1</sup>	L <sup>1</sup>	NP	P	P	NP
Triplex	L <sup>1</sup>	NP	L <sup>1</sup>	NP	P	P	NP
Quadplex	L <sup>1</sup>	NP	L <sup>1</sup>	NP	P	P	NP
Townhouse	P	L <sup>2</sup>	P	P	P	P	P
Cottage Cluster	NP	NP	NP	NP	P	P	NP
Multifamily <sup>20</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	L <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>
Elderly Housing	SUR	SUR	SUR	SUR	NP	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P	P	P	P	NP	P	P
Residential Home	NP	NP	NP	NP	P	P	NP
Affordable Housing	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
<b>COMMERCIAL</b>							
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	L <sup>2</sup>
Business and Retail Service and Trade	P	P	P	P	L <sup>5</sup>	L <sup>7</sup>	P
Clinics	P	P	P	P	L <sup>5</sup>	L <sup>7</sup>	P
Commercial Parking	L <sup>8</sup>	L <sup>8</sup>	L <sup>8</sup>	L <sup>8</sup>	NP	L <sup>8</sup>	L <sup>8</sup>
Daycare Facilities	P	P	P	P	SUR	SUR	P
Live/work	P	P	P	P	NP	P	P
Major Event Entertainment	SUR	SUR	SUR	SUR	NP	NP	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	NP	NP	NP	NP	L <sup>5</sup>
<b>INDUSTRIAL</b>							
Construction	NP	NP	NP	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	P	P	P	P	NP	NP	P
Manufacturing	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	NP	NP	L <sup>10</sup>
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP <sup>11</sup>	NP <sup>11</sup>	NP <sup>11</sup>	NP <sup>11</sup>	NP <sup>11</sup>	NP <sup>11</sup>	NP <sup>11</sup>
Waste Management	NP	NP	NP	NP	NP	NP	NP
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
<b>INSTITUTIONAL USES</b>							
Civic Uses	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Medical	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces and Trails	L/SUR <sup>12</sup>	L/SUR <sup>12</sup>	L/SUR <sup>12</sup>	L/SUR <sup>12</sup>	L/SUR <sup>12</sup>	L/SUR <sup>12</sup>	L/SUR <sup>12</sup>
Religious Institutions	P	P	P	P	SUR	SUR	P
Schools	P/SUR <sup>13</sup>	P/SUR <sup>13</sup>	P/SUR <sup>13</sup>	P/SUR <sup>13</sup>	SUR	SUR	P/SUR <sup>13</sup>



# WHY PORTLAND



## Geography

Nestled at the confluence of the Willamette and Columbia Rivers in the Pacific Northwest, Portland, Oregon, is a city of diverse nicknames—Bridgetown, the City of Roses, Stumptown—all indicative of its unique character, rich history, and stunning geographic beauty.

Portland stands out as the largest economic and population center on the West Coast between San Francisco and Seattle. Ranked as the nation's 26th largest Metropolitan Statistical Area (MSA), Portland's vibrant downtown and waterfront serve as the core of a metropolitan region hosting more than 2.5 million people.

## Economy

The city has attracted an impressive in-migration of technology-centric firms such as **Microsoft**, **Google**, **Mozilla**, and **Squarespace**, alongside organic growth from local giants like **Nike**, **Adidas**, **Intel**, and **Mentor Graphics**. This influx has fueled economic growth and contributed to record-low unemployment rates.

Known for encouraging entrepreneurship, fostering diversity, and promoting sustainability, Portland's eclectic culture draws in talented people who often become long-term residents.

Esteemed educational institutions, including **Oregon Health & Science University (OSHU)**, **Portland State University** and **Reed College**, contribute to the city's intellectual capital and education hub identity.

## Transit

The city's compact footprint and commitment to urban design provide convenient proximity to downtown, easy access to **Portland International Airport (PDX)**, and a plethora of outstanding amenities.

An extensive streetcar network and bike lanes, in addition to TriMet buses and MAX light rail, contribute to the overall accessibility of the city. These alternative commute options, a preference among young professionals, ultimately save time and money for both employers and employees in the region.

## Life & Culture

Livability and affordability are hallmarks of the Portland area, making it an ideal destination for those seeking a high quality of life. The region boasts abundant natural beauty, a mild climate, and a wide variety of housing options. The city's commitment to sustainability, seen in its extensive public transportation system and eco-friendly urban planning, further enhances its overall appeal.

Portland shines as a cultural and artistic hub. A thriving artisan culture celebrated through craft breweries, distilleries, and coffee roasters emphasizes local and handmade products. The city hosts numerous theaters, galleries, and music venues, with the **Portland Art Museum** standing as a testament to its commitment to the arts.

## Culinary Scene

Culinary excellence and a thriving food scene, aptly earning Portland the nickname "Beervana," further contribute to its vibrant cultural identity. And let's not forget the food cart culture—Portland's food carts offer a diverse array of culinary delights, representing flavors from around the world scattered across the city in food cart pods. Strong community engagement is a hallmark, evident in various events, farmers' markets, and festivals that foster a close-knit atmosphere.

Portland, with its geographic beauty, economic vibrancy, commitment to sustainability, and rich cultural scene, emerges as a superb place to work and live. Its diverse neighborhoods, collaborative spirit, and accessibility make it a destination that captures the hearts of both residents and newcomers alike.

## MAJOR EMPLOYERS IN THE REGION



# PORTLAND REGION


The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>



# AREA HIGHLIGHTS



The information contained herein has been obtained from sources deemed reliable (sitesusa + placer.ai). However, Capacity and its agents make no guarantee of accuracy.  
\*Per Placer.ai

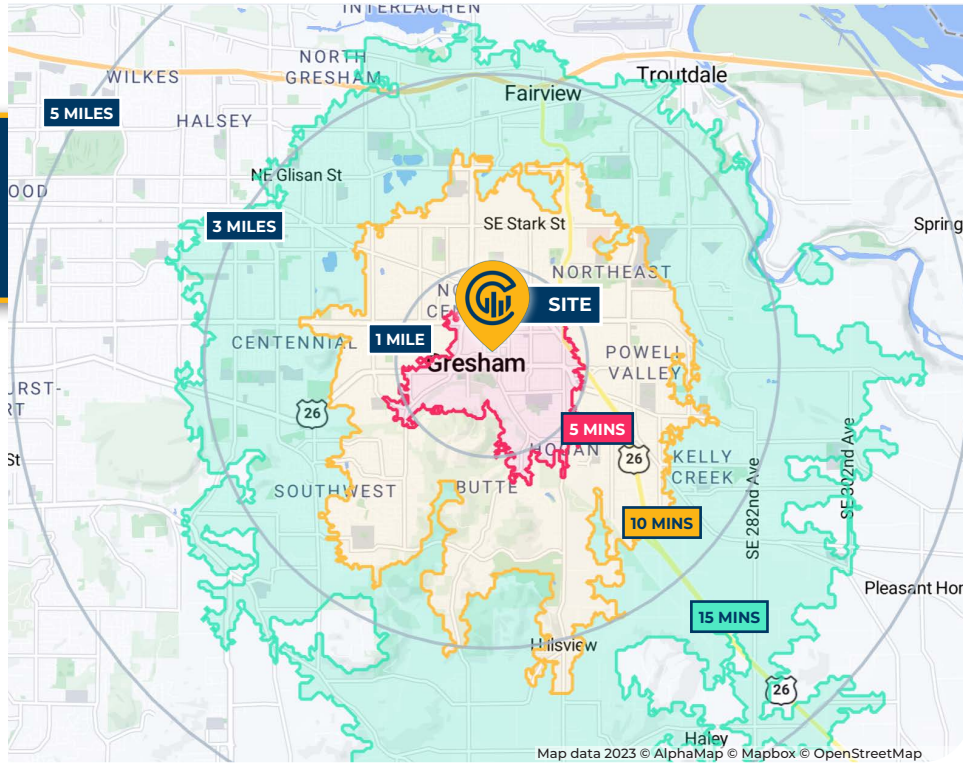
### Growth & Development\*

- Gresham is Oregon's fourth largest city and the Portland metro region's second largest.
- The City of Gresham has grown 26% over the last 20 years and is anticipating an additional 6,229 new households over the next 20 years.

\*Per the City of Gresham



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	13,664	123,736	212,458
2028 Projected Population	12,645	116,774	200,821
2020 Census Population	14,009	126,896	217,888
2010 Census Population	13,169	117,265	202,364
Projected Annual Growth 2023 to 2028	-1.5%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.4%
Households & Income			
2023 Estimated Households	5,390	44,959	76,722
2023 Est. Average HH Income	\$101,641	\$108,030	\$106,510
2023 Est. Median HH Income	\$74,669	\$81,988	\$81,976
2023 Est. Per Capita Income	\$40,371	\$39,445	\$38,664
Businesses			
2023 Est. Total Businesses	1,244	4,562	7,693
2023 Est. Total Employees	8,563	30,779	55,265

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

## Neighborhood Scores

**95**

Walk Score®  
"Walker's Paradise"

**77**

Bike Score®  
"Very Bikeable"

**61**

Transit Score®  
"Good Transit"

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

**KAREN BUSTEED**

Senior Vice President | Licensed in OR

503-380-8448 | kbusteed@capacitycommercial.com

**110 NE ROBERTS AVE**