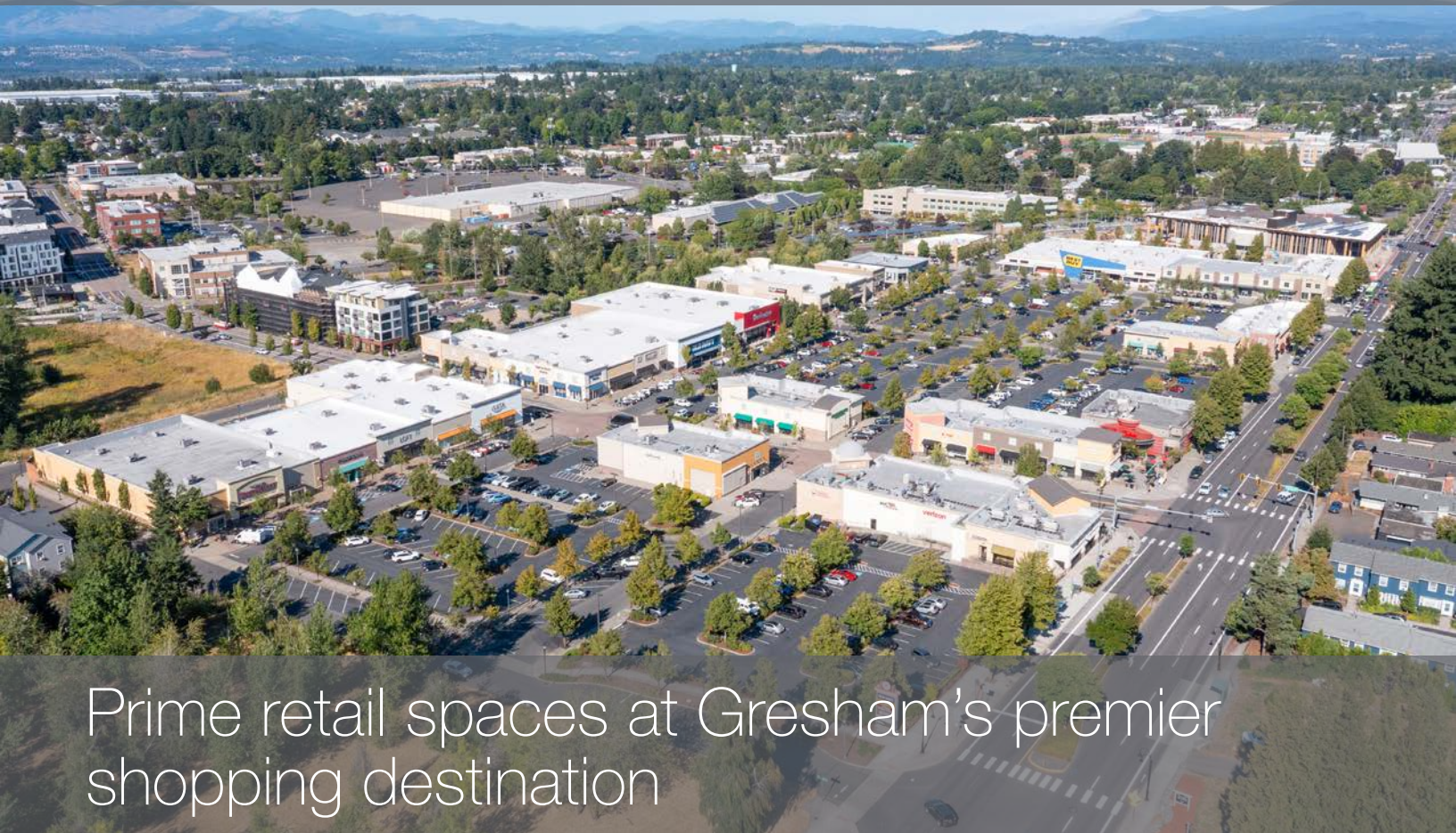


RETAIL SPACE FOR LEASE

Gresham Station

649 NW 12TH ST, GRESHAM, OR 97030



AVAILABLE SPACE

- 1,610 SF – 22,232 SF
- 3,000 SF turn-key 2nd generation restaurant

LEASE RATE

- Call for details

TRAFFIC COUNTS

- 11,640 ADT (Eastman Pkwy)
- 12,766 ADT (Division St)

HIGHLIGHTS

- Co-Tenants include: Burlington, Best Buy, Craft Warehouse, Old Navy, Ulta and Cost Plus World Market
- Located at a prominent intersection in the Gresham trade area right off of Eastman Parkway & Division St
- The only Class A retail platform for national soft goods in a 5-mile trade area
- A 340,000 SF mixed-use lifestyle center with a walkable design and easy access to public transportation

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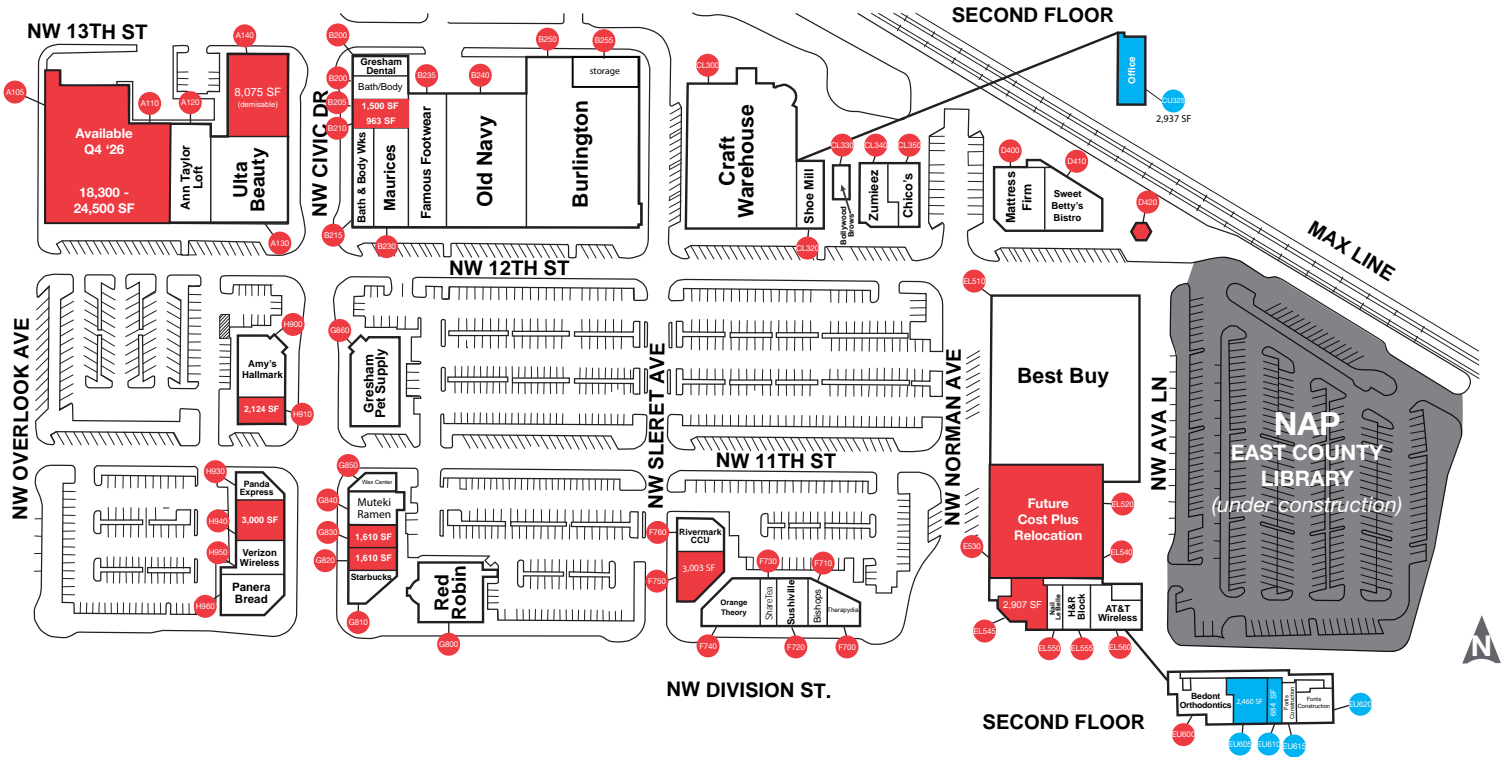
Owned by



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Site plan

● = RETAIL SPACES ● = OFFICE SPACES



TENANT	SF
A105 Available Q4 '26	18,300
A110 Available Q4 '26	6,266
A120 Ann Taylor Loft	5,500
A130 Ultra Beauty	10,780
A140 VACANT	8,075
B200 Gresham Station Dental	1,967
B205 Bath & Body Works Storage	2,100
B210 VACANT	1,500
B215 VACANT	963
B220 Bath & Body Works	3,000
B230 Maurices	5,500
B235 Famous Footwear	8,000
B240 Old Navy	17,000
B250 Burlington	27,000
B255 Storage	3,000
CL300 Craft Warehouse	25,085
CL320 Shoe Mill	2,589
CL330 Bollywood Eyebrow Threading	800
CL340 Zumiez	3,090
CL350 Chico's	2,500
CU325 Property Office	2,937

TENANT	SF
D400 Mattress Firm	5,000
D410 Sweet Betty's Bistro	4,500
D420 Security Office	374
EL510 Best Buy	38,600
EL520 Cost Plus	9,097
EL530 Cost Plus	7,000
EL540 Cost Plus	3,228
EL545 VACANT	2,907
EL550 Nail La Belle	999
EL555 H & R Block	1,944
EL560 AT&T	2,837
EU600 Bedont Orthodontics	3,360
EU605 VACANT TURN-KEY OFFICE	2,460
EU610 VACANT	684
EU615 Fortis Construction	1,098
EU620 Fortis Construction	1,750
F700 Therapydia Physical Therapy	1,800
F710 Bishops Barbershop	1,308
F720 Sushiville	2,350

TENANT	SF
F730 Sharetea	1,176
F740 Orange Theory Fitness	453,8
F750 VACANT (Former MRI)	3,003
F760 Rivermark Credit Union	2,500
G800 Red Robin	6,351
G810 Starbucks	1,700
G820 VACANT	1,610
G830 VACANT	1,610
G840 Muteki Ramen & Izakaya	2,493
G850 European Wax Center	1,282
G860 Gresham Pet Supply	6,500
H900 Amy's Hallmark	4,375
H910 VACANT	2,124
H930 Panda Express	1,800
H940 VACANT	3,000
H950 Verizon Wireless	2,600
H960 Panera Bread	3,810
X100 LA Fitness	45,000

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East County Library Renderings

EAST COUNTY LIBRARY - CONCEPT RENDERINGS
TOWARD MOUNT HOOD AT DUSK



Opening Soon
Q1 2026



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Photos



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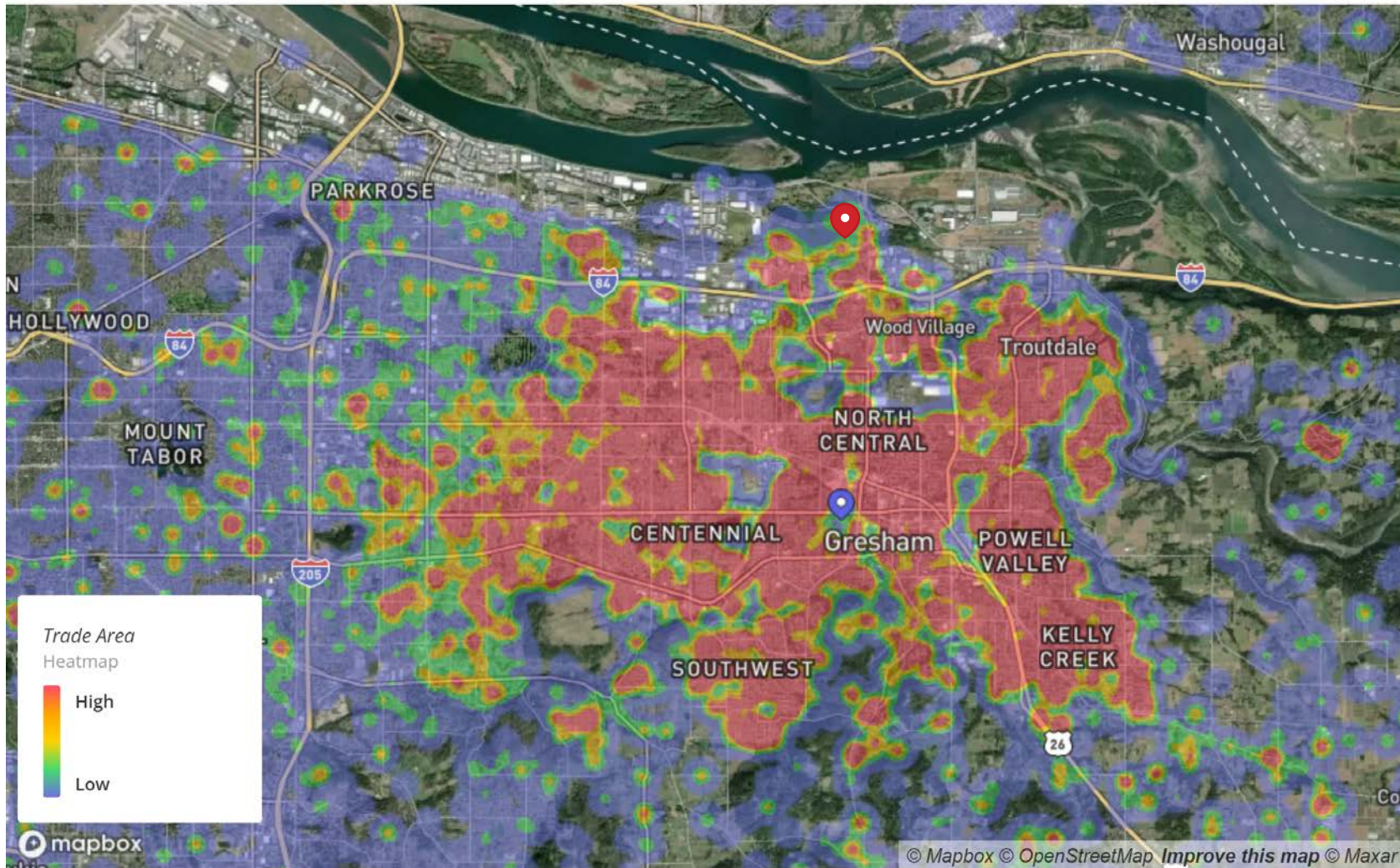
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Trade area

Market Landscape



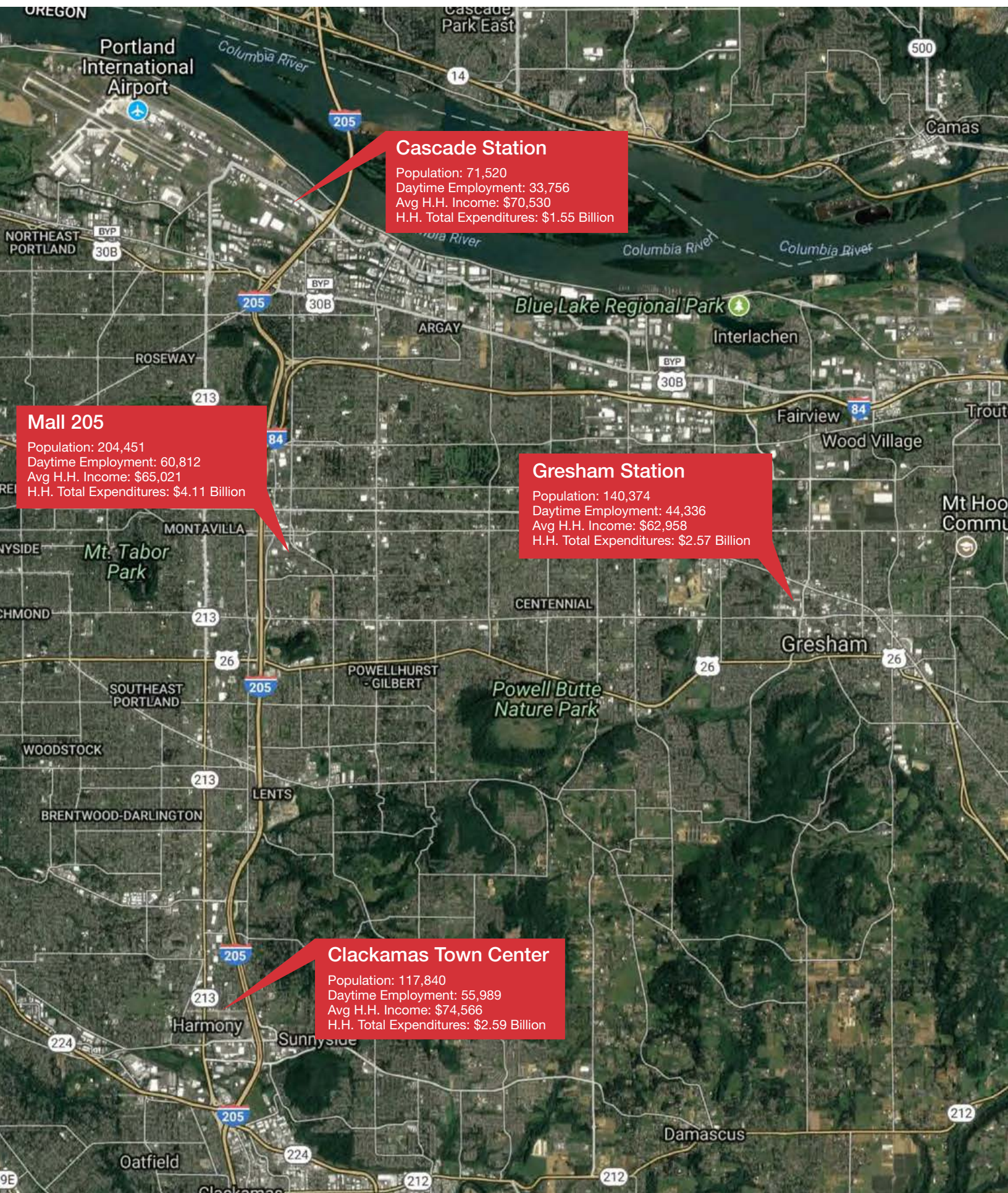
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Eastside retail strategies



Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	20,189	145,522	244,965
2030 Projected Total Population	20,570	147,185	247,463
2025 Average HH Income	\$92,503	\$96,761	\$99,787
2025 Median Home Value	\$468,120	\$465,652	\$480,484
2025 Estimated Total Households	7,898	51,888	86,266
2025 Daytime Demographics 16+	10,461	51,401	80,504
2025 Some College or Higher	66%	59%	61%

Source: ESRI (2025)

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Demographics — full profile



Executive Summary (Esri 2025)

649 NW 12th St, Gresham, Oregon, 97030
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.50638
Longitude: -122.43864

	1 mile	3 miles	5 miles
Population			
2010 Population	17,745	131,331	221,834
2020 Population	19,508	142,564	240,493
2025 Population	20,189	145,522	244,965
2030 Population	20,570	147,185	247,463
2010-2020 Annual Rate	0.95%	0.82%	0.81%
2020-2024 Annual Rate	0.66%	0.39%	0.35%
2024-2029 Annual Rate	0.37%	0.23%	0.20%
2020 Male Population	47.9%	49.1%	49.2%
2020 Female Population	52.1%	50.9%	50.8%
2020 Median Age	38.0	36.3	37.1
2025 Male Population	48.4%	49.7%	49.8%
2025 Female Population	51.6%	50.3%	50.2%
2025 Median Age	39.3	37.4	38.2

In the identified area, the current year population is 20,189. In 2020, the Census count in the area was 19,508. The rate of change since 2020 was 0.66% annually. The five-year projection for the population in the area is 20,570 representing a change of 0.37% annually from 2025 to 2030. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	63.8%	59.3%	58.2%
2025 Black Alone	4.5%	5.2%	6.4%
2025 American Indian/Alaska Native Alone	1.8%	1.8%	1.6%
2025 Asian Alone	4.8%	7.0%	9.5%
2025 Pacific Islander Alone	1.1%	1.2%	1.2%
2025 Other Race	11.1%	13.0%	11.2%
2025 Two or More Races	12.8%	12.5%	11.8%
2025 Hispanic Origin (Any Race)	21.3%	23.5%	20.7%

Persons of Hispanic origin represent 21.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	68	73	79
2010 Households	7,128	47,927	79,799
2020 Households	7,699	51,414	85,504
2025 Households	7,898	51,888	86,266
2030 Households	8,033	52,127	86,572
2010-2020 Annual Rate	0.77%	0.70%	0.69%
2020-2024 Annual Rate	0.49%	0.17%	0.17%
2024-2029 Annual Rate	0.34%	0.09%	0.07%
2025 Average Household Size	2.52	2.77	2.79

The household count in this area has changed from 7,699 in 2020 to 7,898 in the current year, a change of 0.49% annually. The five-year projection of households is 8,033, a change of 0.34% annually from the current year total. Average household size is currently 2.52, compared to 2.49 in the year 2020. The number of families in the current year is 4,577 in the specified area.

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Demographics — full profile



Executive Summary (Esri 2025)

649 NW 12th St, Gresham, Oregon, 97030
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.50638
Longitude: -122.43864

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	43.2%	39.1%	39.8%
Median Household Income			
2025 Median Household Income	\$67,857	\$74,537	\$75,502
2030 Median Household Income	\$79,683	\$87,052	\$89,217
2024-2029 Annual Rate	3.27%	3.15%	3.39%
Average Household Income			
2025 Average Household Income	\$92,503	\$96,761	\$99,787
2030 Average Household Income	\$105,300	\$111,756	\$115,506
2024-2029 Annual Rate	2.63%	2.92%	2.97%
Per Capita Income			
2025 Per Capita Income	\$36,228	\$34,462	\$35,259
2030 Per Capita Income	\$41,151	\$39,520	\$40,534
2024-2029 Annual Rate	2.58%	2.78%	2.83%
GINI Index			
2025 Gini Index	47.1	43.9	44.4

Current median household income is \$67,857 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$79,683 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$92,503 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$105,300 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,228 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,151 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	54	60	59
2010 Total Housing Units	7,602	50,774	84,486
2010 Owner Occupied Housing Units	3,360	25,727	45,475
2010 Renter Occupied Housing Units	3,768	22,200	34,324
2010 Vacant Housing Units	474	2,847	4,687
2020 Total Housing Units	8,006	53,351	88,977
2020 Owner Occupied Housing Units	3,550	27,302	48,158
2020 Renter Occupied Housing Units	4,149	24,112	37,346
2020 Vacant Housing Units	289	1,932	3,497
2025 Total Housing Units	8,405	54,253	90,350
2025 Owner Occupied Housing Units	3,591	28,044	49,574
2025 Renter Occupied Housing Units	4,307	23,844	36,692
2025 Vacant Housing Units	507	2,365	4,084
2030 Total Housing Units	8,535	54,921	91,404
2030 Owner Occupied Housing Units	3,672	28,561	50,406
2030 Renter Occupied Housing Units	4,361	23,566	36,166
2030 Vacant Housing Units	502	2,794	4,832
Socioeconomic Status Index			
2025 Socioeconomic Status Index	43.0	41.6	41.6

Currently, 42.7% of the 8,405 housing units in the area are owner occupied; 51.2%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 8,006 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.93%. Median home value in the area is \$468,120, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.24% annually to \$549,032.

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