



FOR SALE

MEDICAL/DENTAL OFFICE BUILDING

21511 SE STARK STREET - GRESHAM, OR 97030

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BUILDING DETAILS

First time on the market in over 25 years! This is an excellent opportunity to purchase an existing business with the real estate! Current use is a dental office.

FEATURES

- 1996 SF Building
- .32 acre lot (14,000SF)
- CMU Zoning- Corridor Mixed-Use
- Built in 1954
- Lobby/Waiting area
- Reception window/desk
- Lab area
- 3 operating/exam rooms
- Private office space
- Breakroom & Storage Room
- 2 ADA compliant restrooms
- New furnace/HVAC, newer roof
- Plenty of off-street parking - 12 parking spaces
- Parking lot recently resurfaced and striped
- Excellent street visibility - Monument signage

Sale price

\$Call for pricing - Business and building for sale - can be sold separately - (call for additional details)

Seller will consider a short-term seller finance scenario or sale/leaseback



DEMOGRAPHICS

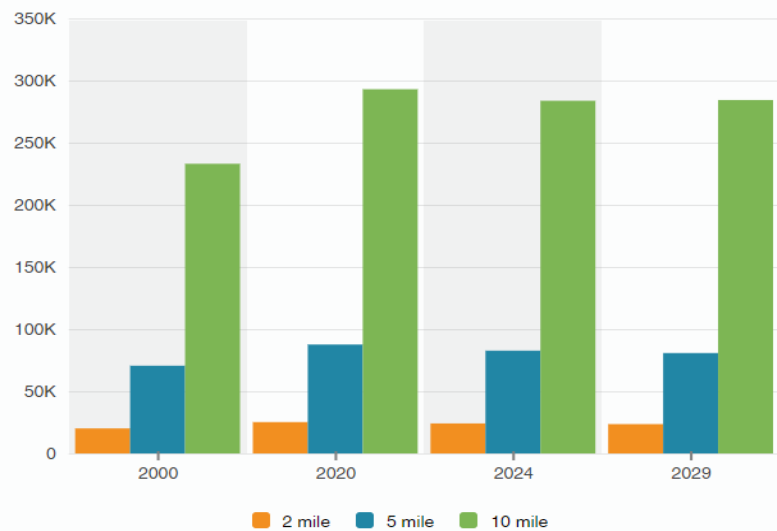
Households

	2 mile	5 mile	10 mile
2020 Households	25,213	87,629	292,999
2024 Households	24,140	82,685	283,730
2029 Household Projection	23,594	80,766	284,340
Annual Growth 2020-2024	1.0%	0.5%	0.7%
Annual Growth 2024-2029	-0.5%	-0.5%	0%
Owner Occupied Households	10,781	45,217	165,430
Renter Occupied Households	12,813	35,549	118,909
Avg Household Size	2.6	2.7	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spe...	\$707.9M	\$2.6B	\$10B

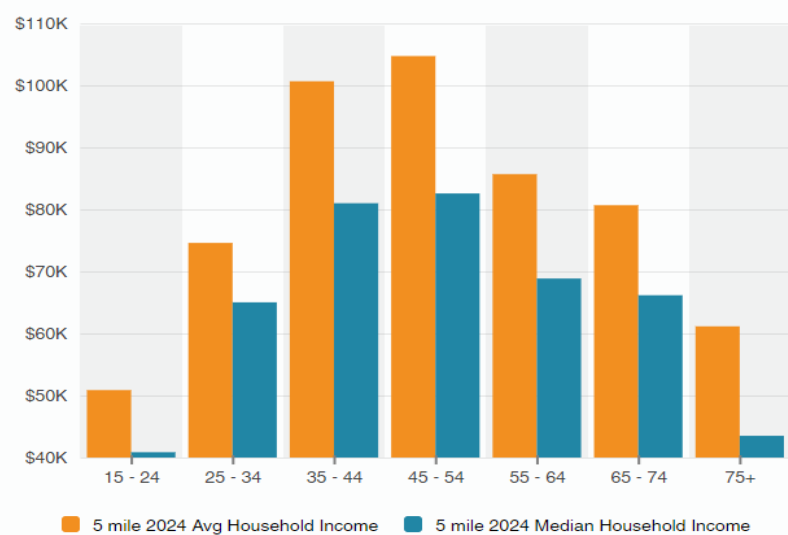
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$76,979	\$85,131	\$102,718
Median Household Income	\$60,159	\$66,515	\$80,302
< \$25,000	4,279	13,149	37,197
\$25,000 - 50,000	5,669	17,553	48,474
\$50,000 - 75,000	5,023	16,006	47,993
\$75,000 - 100,000	3,013	10,941	38,670
\$100,000 - 125,000	2,329	8,442	32,297
\$125,000 - 150,000	1,479	5,691	23,358
\$150,000 - 200,000	1,353	6,448	27,221
\$200,000+	995	4,455	28,521

Households



Household Income By Age



ZONING & PERMITTED USES

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
RESIDENTIAL¹							
Single Detached Dwelling	NP	NP	NP	L ²	NP	NP	NP
Duplex	NP	P	P	P	P	NP	NP
Triplex	NP	P	P	P	P	NP	NP
Quadplex	NP	P	P	P	P	NP	NP
Townhouse	L ³	P	P	P	P	NP	NP
Cottage Cluster	NP	NP	NP	L ²	NP	NP	NP
Multifamily ^{2a}	L ^{3,4}	L ^{4,5}	P ⁴	P	P ⁴	L ^{4,6,7a}	L ^{4,6,8a}
Elderly Housing	SUR ³	SUR	SUR	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P ³	P	P	P	P	L ^{6,7a}	L ^{6,8a}
Residential Home	NP	NP	NP	L ²	NP	NP	NP
Affordable Housing	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
COMMERCIAL							
Auto-Dependent Use	L ¹⁰	NP	P	NP	L ¹¹	L ^{7a,7b}	L ^{6a,8b}
Business and Retail Service and Trade	P	L ¹²	P	NP	L ¹¹	L ^{7a,7b}	L ^{6a,8b}
Clinics	P	L ¹²	P	NP	L ¹¹	L ^{7a,7b}	L ^{6a,8b}
Commercial Parking	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Daycare Facilities	P	L ¹²	SUR	SUR	P	P	P
Live-Work	P	P	P	NP	P	P	P
Major Event Entertainment	SUR	SUR	SUR	NP	SUR	SUR	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	L ¹³	NP	L ¹³	L ^{7a,7b}	L ^{6a,8b}
INDUSTRIAL							
Construction	NP	NP	L ¹⁴	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	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP
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	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	L/SUR ¹⁵	L/SUR ¹⁵	L/SUR ¹⁵
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
INSTITUTIONAL USES							
Civic Use	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR

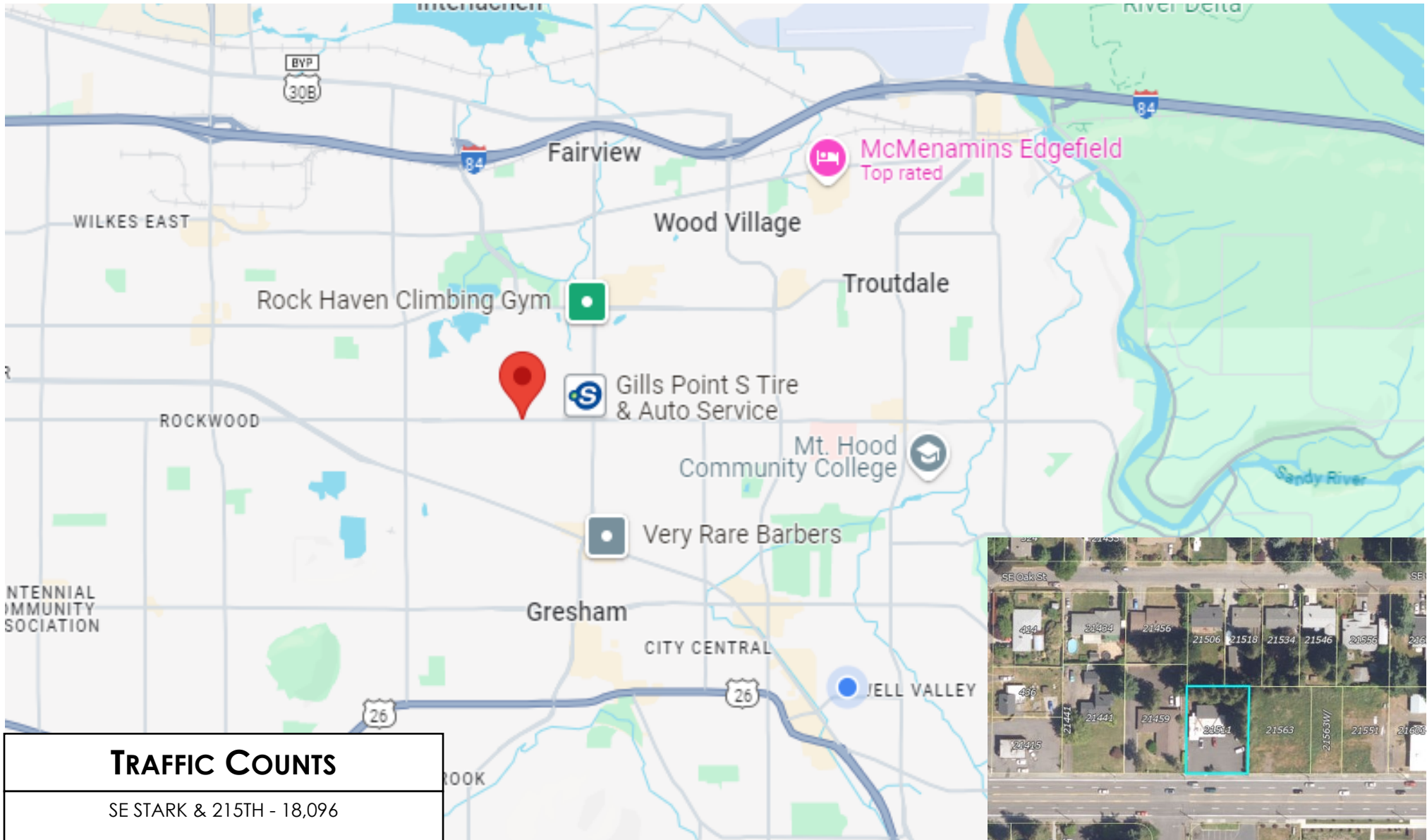
USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
Medical	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces and Trails	L/SUR ¹⁶	L/SUR ¹⁶	SUR	SUR	SUR	SUR	SUR
Religious Institutions	P	P	P	SUR	P	L ^{7a,7b}	L ^{8a,8b}
Schools	P/SUR ²⁰	P/SUR ^{17,19}	P/SUR ²⁰	SUR ²⁰	P/SUR ²⁰	P/SUR ²⁰	P/SUR ²⁰
RENEWABLE ENERGY¹⁹							
Solar Energy Systems	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²
Wind Energy Systems	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³
Biomass Energy Systems	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴
Geothermal Energy Systems	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵
Micro-Hydro Energy Systems	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶
OTHER							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	L/SUR ¹⁸	SUR	SUR	SUR
Heliports ¹⁷	SUR	NP	NP	NP	NP	SUR	NP
Wireless Communication Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P	P	P	P
Marijuana Businesses	NP	NP	NP	NP	NP	L ²⁷	L ²⁷

4.0420 Permitted Uses

Table 4.0420 lists those uses that are permitted in each Corridor Land Use District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

LOCATION

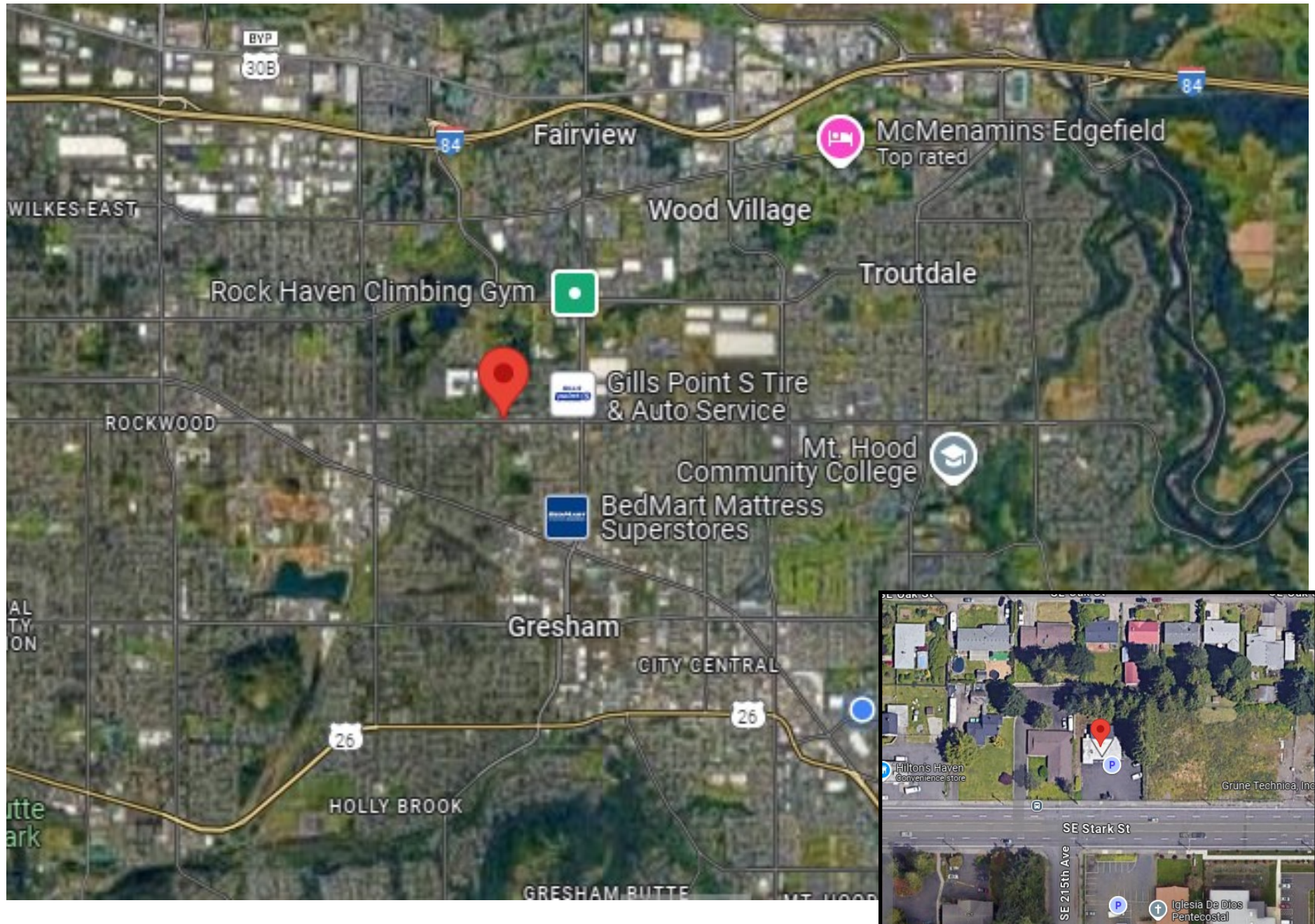


TRAFFIC COUNTS

SE STARK & 215TH - 18,096

SE STARK & 223RD—29.332

AERIAL



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Each office independently owned and operated.

