

FOR SUBLEASE

GRESHAM TOWN FAIR RETAIL

620 NW Eastman Parkway Gresham, OR 97030



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OFFERING SUMMARY

SUBLEASE RATE: Call for Details

SUBLEASE TERM: Through 6/30/2027

SUITE SIZE: 5,000 SF

YEAR BUILT: 1987

ZONING: DC1 - City of Gresham

MARKET: Gresham

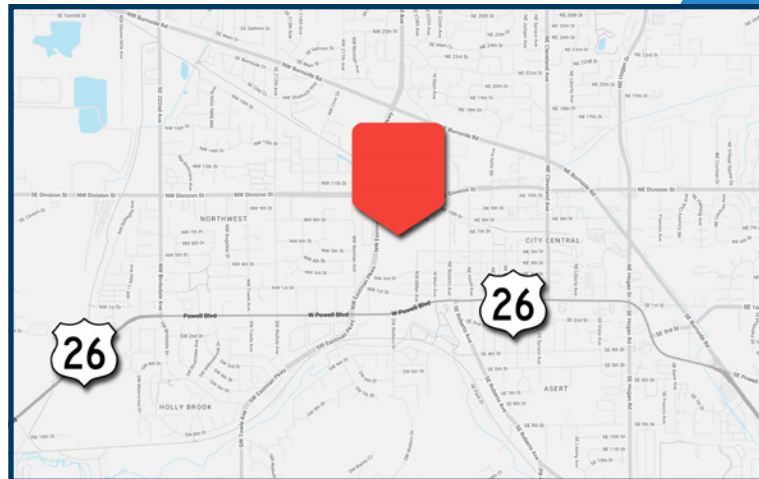
SUBMARKET: Gresham Town Fair

PROPERTY OVERVIEW

This retail storefront offers a number of desirable features and is perfectly located in the center of the Gresham Town Fair shopping center - right on the corner of NW Division Street and NW Eastman Parkway. Anchored by several large national brands like Dick's Sports, PetSmart, Dollar Tree, Ross Dress for Less and JOANN Fabric as well as a wide variety of service providers, food and even a public library branch. Highly visible signage opportunity and all but unlimited parking availability.

PROPERTY HIGHLIGHTS

- Average Daily Traffic (ADT) ±19,634 per day on NW Eastman Parkway
- Excellent Location one block from MAX Light Rail stop / Park & Ride
- Centrally Positioned within Gresham Town Fair Shopping Center
- Signaled Access and Abundant Parking Throughout Complex
- Anchored by Dick's Sports, PetSmart, Dollar Tree & JOANN Fabric
- One block to Division and two blocks to Powell Blvd (Hwy 26)



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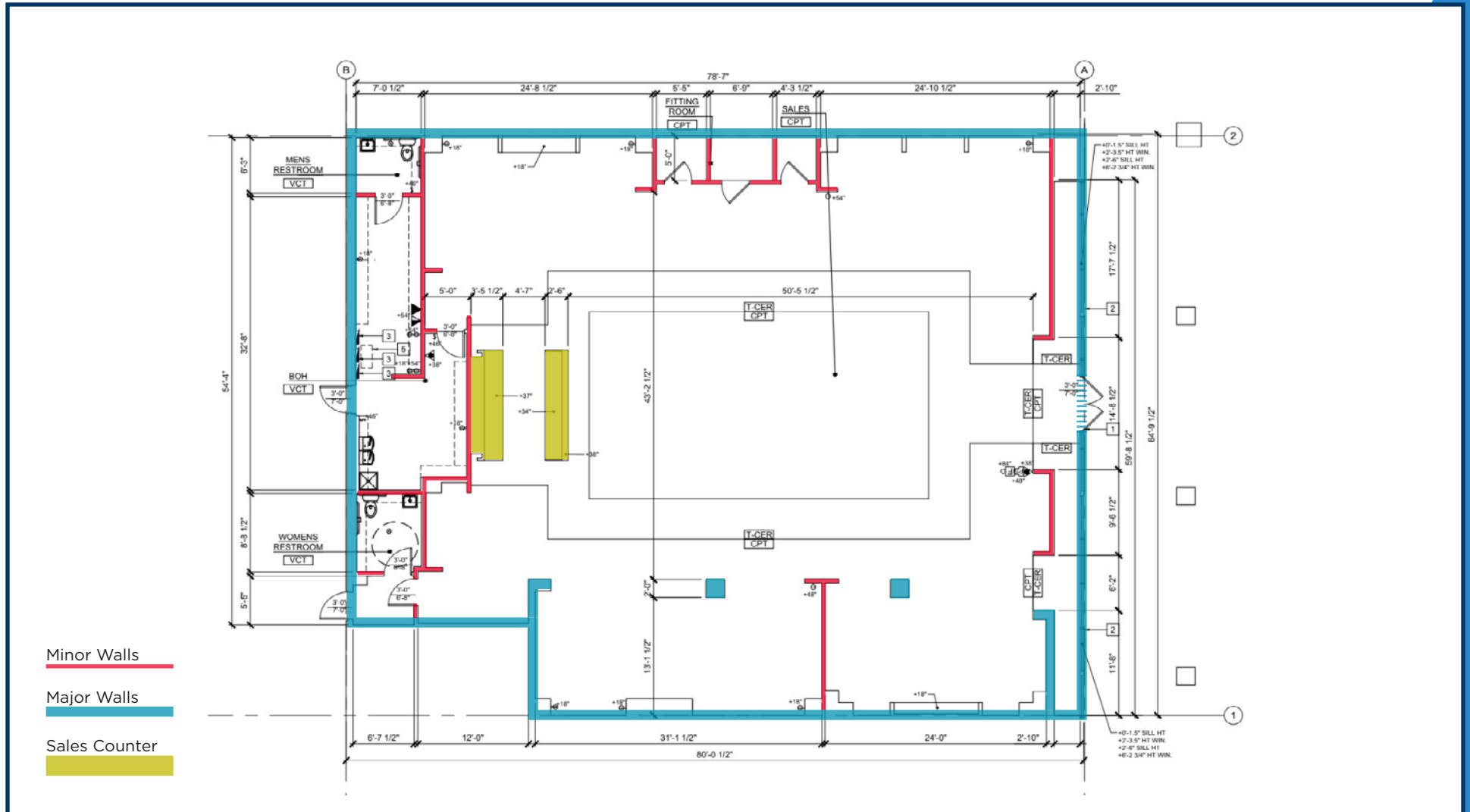
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INTERIOR PHOTOS

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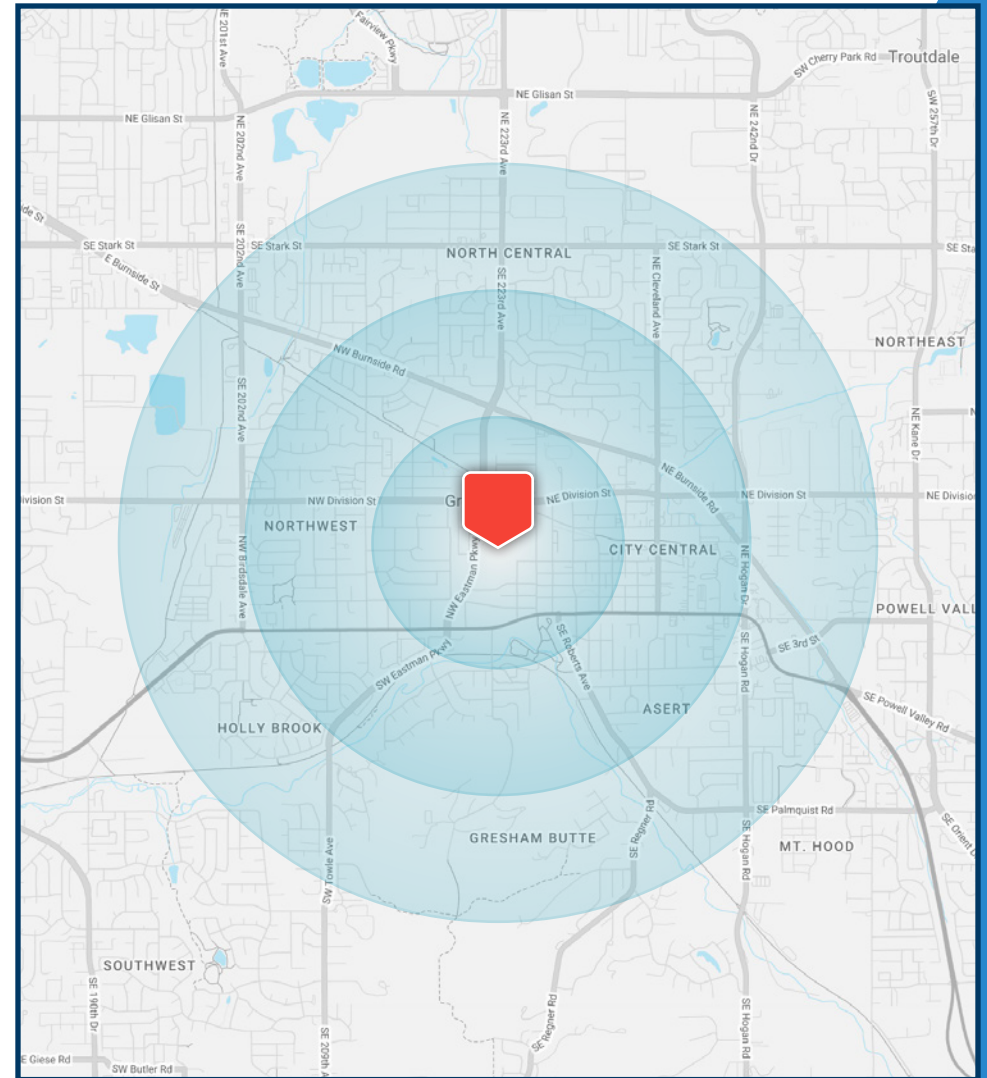


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DEMOGRAPHICS MAP & REPORT

POPULATION & GROWTH	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	17,135	62,576	132,361
MEDIAN AGE	36.9	36.4	36.2
ANNUAL GROWTH 2010-2022	0.4%	0.3%	0.5%
ANNUAL GROWTH 2022-2027 (PROJECTED)	0.2%	0.2%	0.2%
HOUSEHOLDS & INCOME	1 MILE	2 MILE	3 MILE
TOTAL HOUSEHOLDS	6,989	24,053	48,496
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$71,881	\$73,780	\$77,334
MEDIAN HOME VALUE	\$326,636	\$323,082	\$327,267



* Demographics data derived from Co-Star - 2022

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