

# RETAIL INVESTMENT OPPORTUNITY

## KELLY SQUARE CENTER

576-620 NE Burnside Rd. Gresham, OR 97030



### PRINCIPAL BROKER

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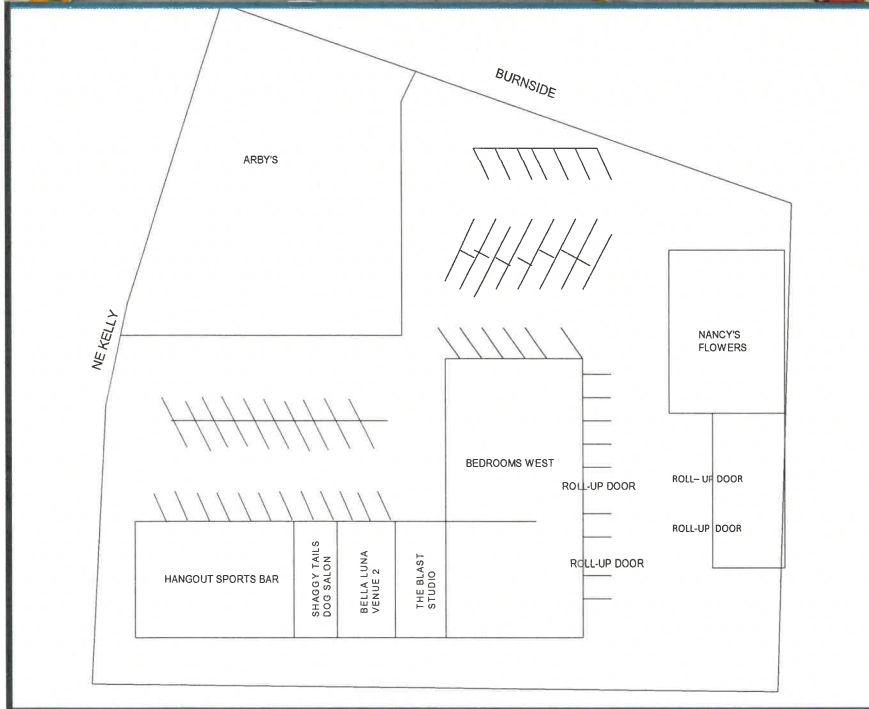
503-704-6812

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## KELLY SQUARE

This well maintained and fully leased center offers an excellent investment opportunity. Located on NE Burnside, a main Gresham East /West throughway to Mount Hood and recreational areas to the East. Burnside has been the location of choice for many National and Regional brands due to the high volume of local and pass through traffic. The Center has a mix of well established larger businesses and several smaller square foot retail spaces centered on local economic requirements .



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters deemed to be material, including, but not limited to, statements of income and expenses.

**FOR SALE**

**KELLEY SQUARE CENTER**

**COMMERCIAL/ RETAIL**

**576-620 NE Burnside Gresham, OR 97030**

**Population Summary**

2020 Total Population	18,826	132,221	211,049
2024 Total Population	19,349	134,043	214,048
2029 Total Population	19,613	135,148	215,961
2024-2029 Annual Rate	0.27%	0.16%	0.18%
2024 Total Daytime Population	20,971	107,260	179,930
Workers	11,483	40,916	70,510
Residents	9,488	66,344	109,420

*Prepared by Esri*



**Community Profile**

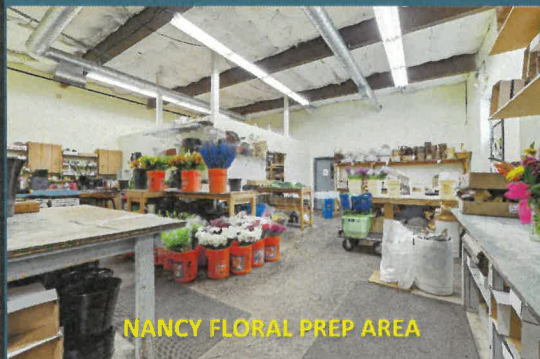
	1 Mile	3 Mile	5 Mile
<b>2024 Household by Income</b>			
Household Income Base	7,969	48,431	76,371
<\$15,000	10.6%	8.1%	8.3%
\$15,000-\$24,999	11.5%	6.8%	7.3%
\$25,000- \$34,999	8.3%	6.8%	6.8%
\$35,000- \$49,999	15.3%	13.2%	12.8%
\$50,000- \$74,999	18.9%	18.6%	18.2%
\$75,000- \$99,999	11.8%	12.9%	12.5%
\$100,000- \$149,999	13.7%	18.6%	18.2%
\$150,000- \$199,999	4.8%	7.9%	8.5%
\$200,000+	5.0%	7.0%	7.4%
Average Household Income	\$76,461	\$92,652	
\$93,839			

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**\$6,000,000 6.4 cap**



## KELLY SQUARE

### INVESTMENT OPPORTUNITY

#### CURRENT TENANTS

- 576 THE HANGOUT SPORTS BAR AND GRILL, 3296 SF
- 580 SHAGGY TAILS DOG SALON, 1088 SF
- 584 BELLA LUNA VENUE 2, 1760 SF
- 586 THE BLAST STUDIO, 1440 SF
- 590 BEDROOMS WEST, 9100 SF
- 620 NANCY'S FLOWERS, 6326 SF

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#### BUILDING HIGHLIGHTS

- BUILT 1977
- TWO BUILDING TOTAL SF 23,010
- SITE 2.14 ACRE, 88,862 SF, TWO TAX LOTS
- 100 PERCENT LEASED
- PARKING RATIO 4/1000
- NNN LEASES
- UPDATED SYSTEMS AND INTERIORS
- SIGN MONUMENT ON NE BURNSIDE
- TRAFFIC COUNT ON BURNSIDE 25,912 DAILY
- ACCESS ON NE BURNSIDE AND NE KELLY AVENUE

## COMMERCIAL/RETAIL



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**FOR SALE**

**KELLY SQUARE**

**COMMERCIAL /RETAIL**

**576-620 NE BURNSIDE GRESHAM, OR**



**NEARBY BUSINESSES**

- AUTO ZONE
- GOODWILL
- LES SCHWAB TIRES
- RIVERVIEW BANK
- TACO BELL
- KILLER BURGER
- BLACK BEAR DINER
- HEIDIS RESTAURANT
- MOD PIZZA
- ARBYS WENDY'S
- RON TONKIN HYUNDAI
- GRESHAM CHRYSLER DODGE ,JEEP ,RAM
- GRESHAM HIGH SCHOOL
- LA CARRETA RESTAURANT
- DRAGON PALACE
- CASCADIA CENTER
- CLACKAMAS COUNTY BANK

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