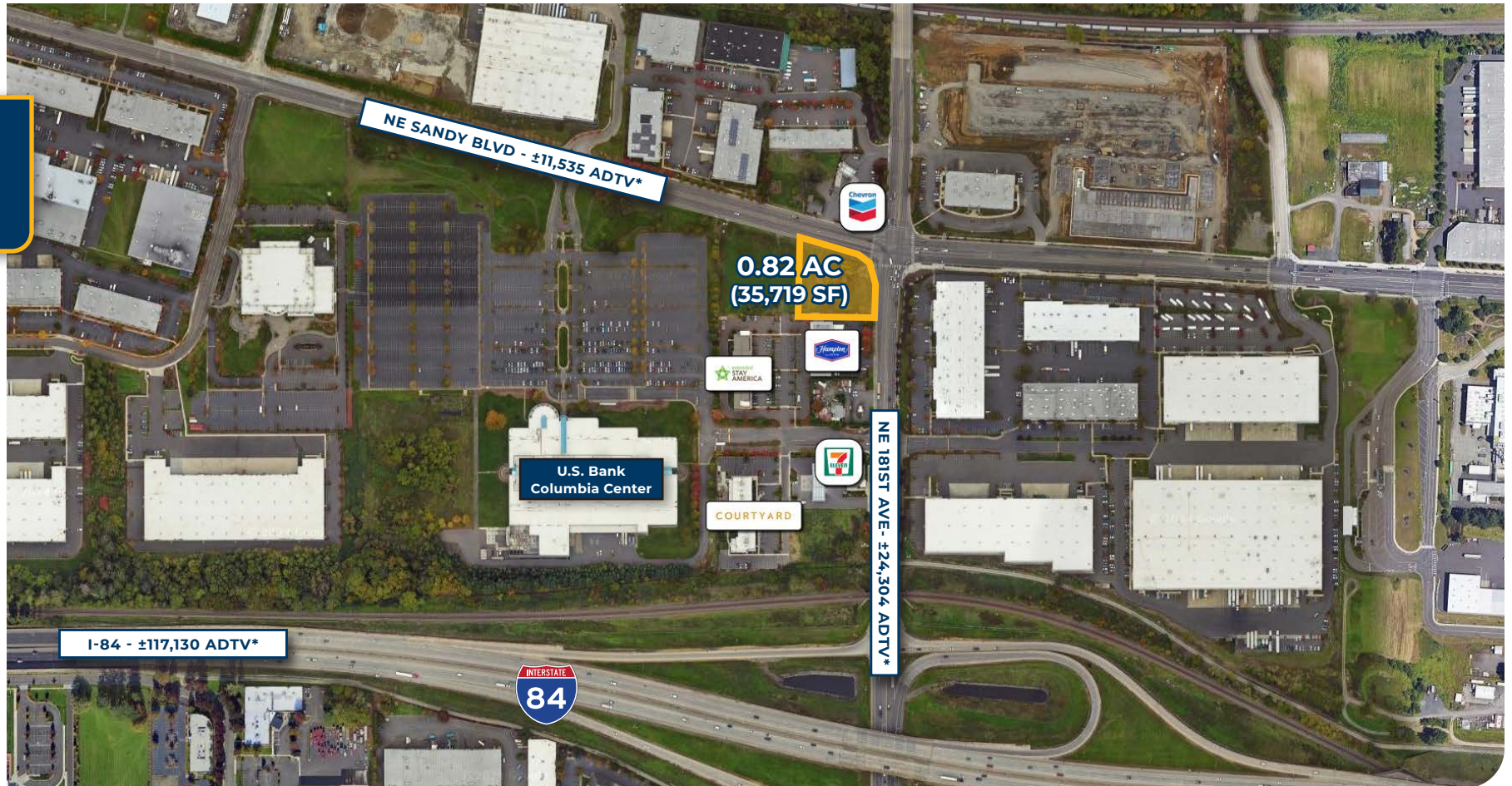




FOR SALE



## COMMERCIAL DEVELOPMENT LAND

### Development Land in Gresham

± 0.82 AC (35,719 SF) | Price: \$1,100,000 (\$30.80/SF)

#### SWC 181st & NE Sandy Blvd, Gresham, OR 97230

- Prime 181st Ave Location in Gresham, OR
- Zoning: [Gresham MC - Moderate Commercial](#)
- Easy Access to I-84

#### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA  
503-222-2655 | [ndiamond@capacitycommercial.com](mailto:ndiamond@capacitycommercial.com)

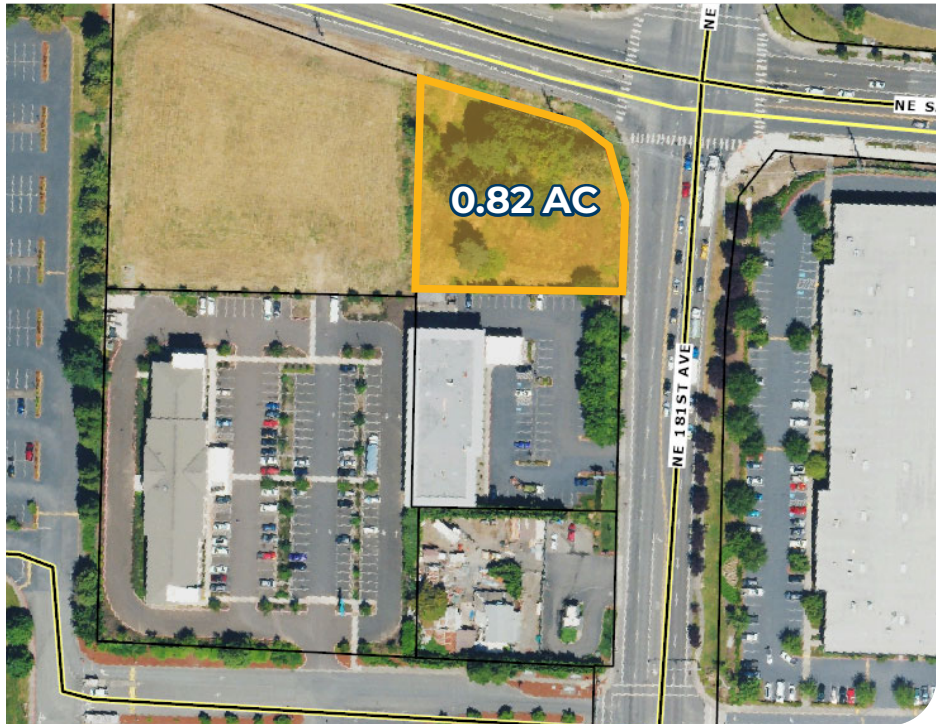
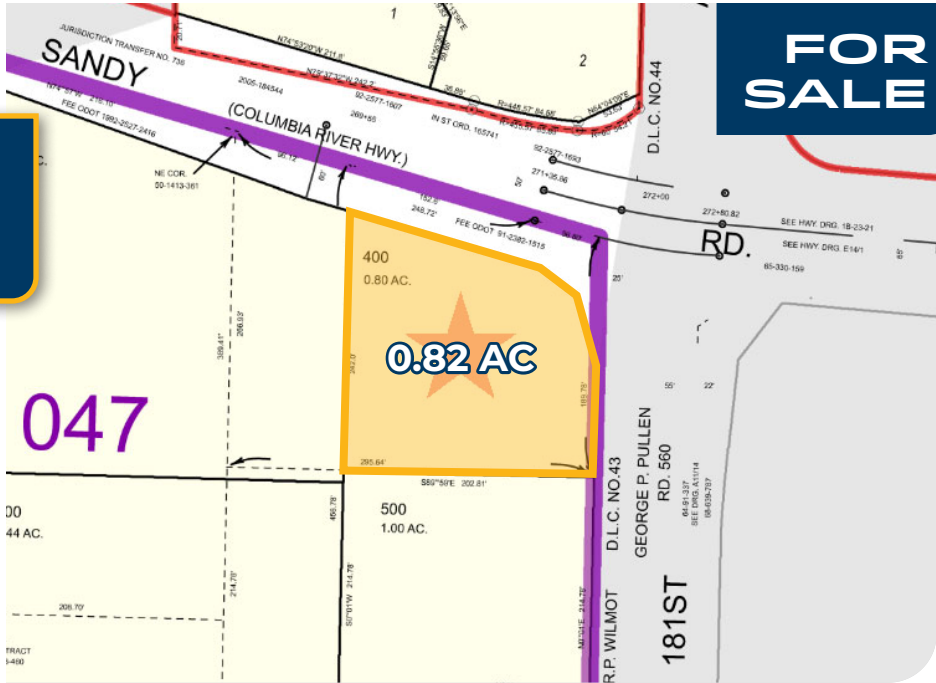
#### RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA  
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PROPERTY SUMMARY



Property Overview	
Address	SWC 181st & NE Sandy Blvd, Gresham, OR 97230
Asset Type	Development Land
Sale Price	\$1,100,000 (\$30.80/SF)
Property Zoning	<a href="#">Gresham MC - Moderate Commercial</a>
Tax Lot Size	± 0.82 AC (35,719 SF)
Approx. Dimensions	202.67' x 207.94'
Parcel ID	R321445
Tax Lot ID	1N3E30AA00400

Capacity Commercial Group is excited to bring to market the opportunity to purchase a prime retail development pad located at the signalized intersection of 181st and NE Sandy. The site benefits from being in close proximity to the 181st and I-84 interchange and over pass as well as the east entrance to Airport Way.

**Nearby Highlights**

- Albertsons
- Albertsons Distribution Center
- Elmer's
- Gresham ReStore
- H.B. Lee Middle School
- Hartley Elementary School
- John Deere Regional
- Distribution Center
- Joy Teriyaki
- Nadaka Nature Park
- Shari's Cafe and Pies
- Starbucks
- Sushi Edo
- Taco Time
- Wendy's

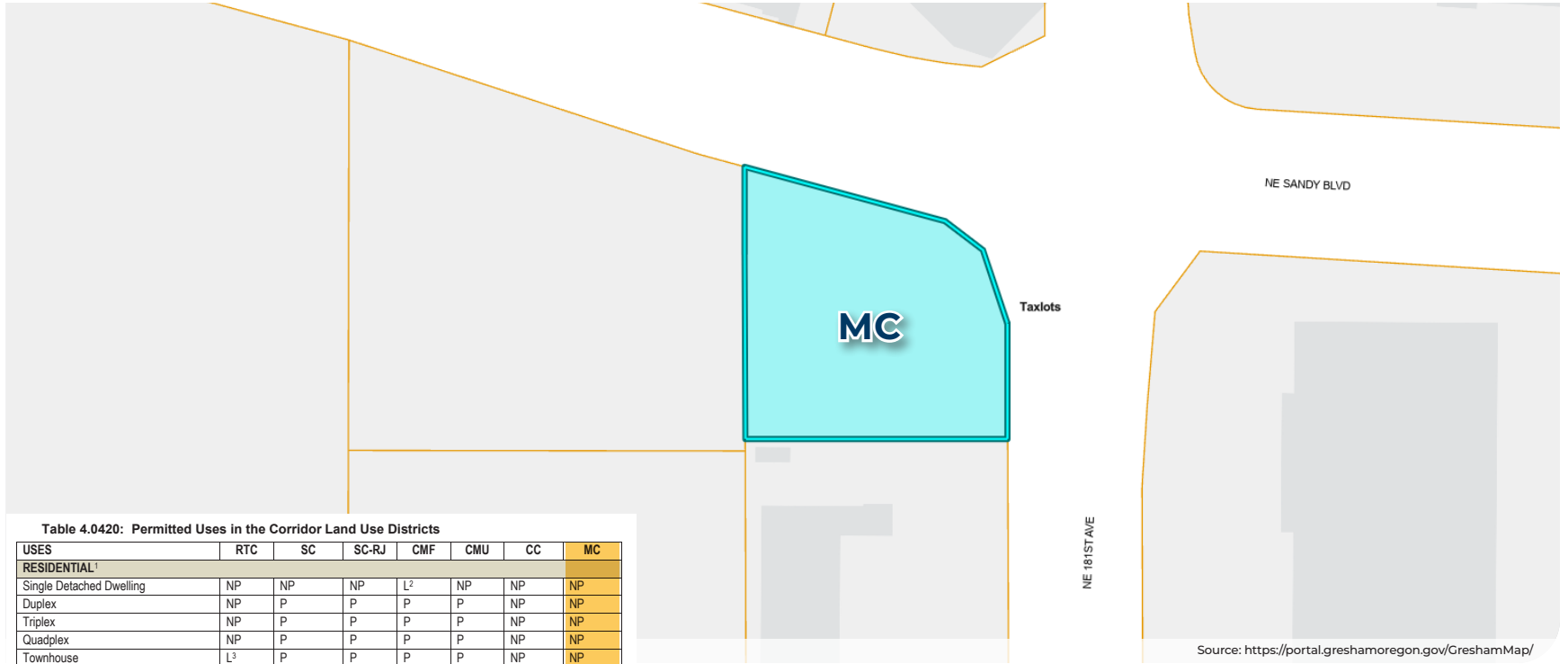


Table 4.0420: Permitted Uses in the Corridor Land Use Districts

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
<b>RESIDENTIAL<sup>1</sup></b>							
Single Detached Dwelling	NP	NP	NP	L <sup>2</sup>	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 <sup>3</sup>	P	P	P	P	NP	NP
Cottage Cluster	NP	NP	NP	L <sup>2</sup>	NP	NP	NP
Multifamily <sup>28</sup>	L <sup>3,4</sup>	L <sup>4,5</sup>	P <sup>4</sup>	P	P <sup>4</sup>	L <sup>4,6,7a</sup>	L <sup>4,6,8a</sup>
Elderly Housing	SUR <sup>3</sup>	SUR	SUR	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P <sup>3</sup>	P	P	P	P	L <sup>6,7a</sup>	L <sup>6,8a</sup>
Residential Home	NP	NP	NP	L <sup>2</sup>	NP	NP	NP
Affordable Housing	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
<b>COMMERCIAL</b>							
Auto-Dependent Use	L <sup>10</sup>	NP	P	NP	L <sup>11</sup>	L <sup>7a,7b</sup>	L <sup>8a,8b</sup>
Business and Retail Service and Trade	P	L <sup>12</sup>	P	NP	L <sup>11</sup>	L <sup>7a,7b</sup>	L <sup>8a,8b</sup>
Clinics	P	L <sup>12</sup>	P	NP	L <sup>11</sup>	L <sup>7a,7b</sup>	L <sup>8a,8b</sup>
Commercial Parking	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Daycare Facilities	P	L <sup>12</sup>	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 <sup>13</sup>	NP	L <sup>13</sup>	L <sup>7a,7b</sup>	L <sup>8a,8b</sup>
<b>INDUSTRIAL</b>							
Construction	NP	NP	L <sup>14</sup>	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 <sup>15</sup>	L/SUR <sup>15</sup>	L/SUR <sup>15</sup>
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
<b>INSTITUTIONAL USES</b>							
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 <sup>16</sup>	L/SUR <sup>16</sup>	SUR	SUR	SUR	SUR	SUR
Religious Institutions	P	P	P	SUR	P	L <sup>7a,7b</sup>	L <sup>8a,8b</sup>
Schools	P/SUR <sup>20</sup>	P/SUR <sup>17,19</sup>	P/SUR <sup>20</sup>	SUR <sup>20</sup>	P/SUR <sup>20</sup>	P/SUR <sup>20</sup>	P/SUR <sup>20</sup>
<b>RENEWABLE ENERGY<sup>19</sup></b>							
Solar Energy Systems	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>
Wind Energy Systems	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>
Biomass Energy Systems	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>
Geothermal Energy Systems	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>
Micro-Hydro Energy Systems	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>
<b>OTHER</b>							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	L/SUR <sup>18</sup>	SUR	SUR	SUR
Heliports <sup>17</sup>	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 <sup>27</sup>	L <sup>27</sup>

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

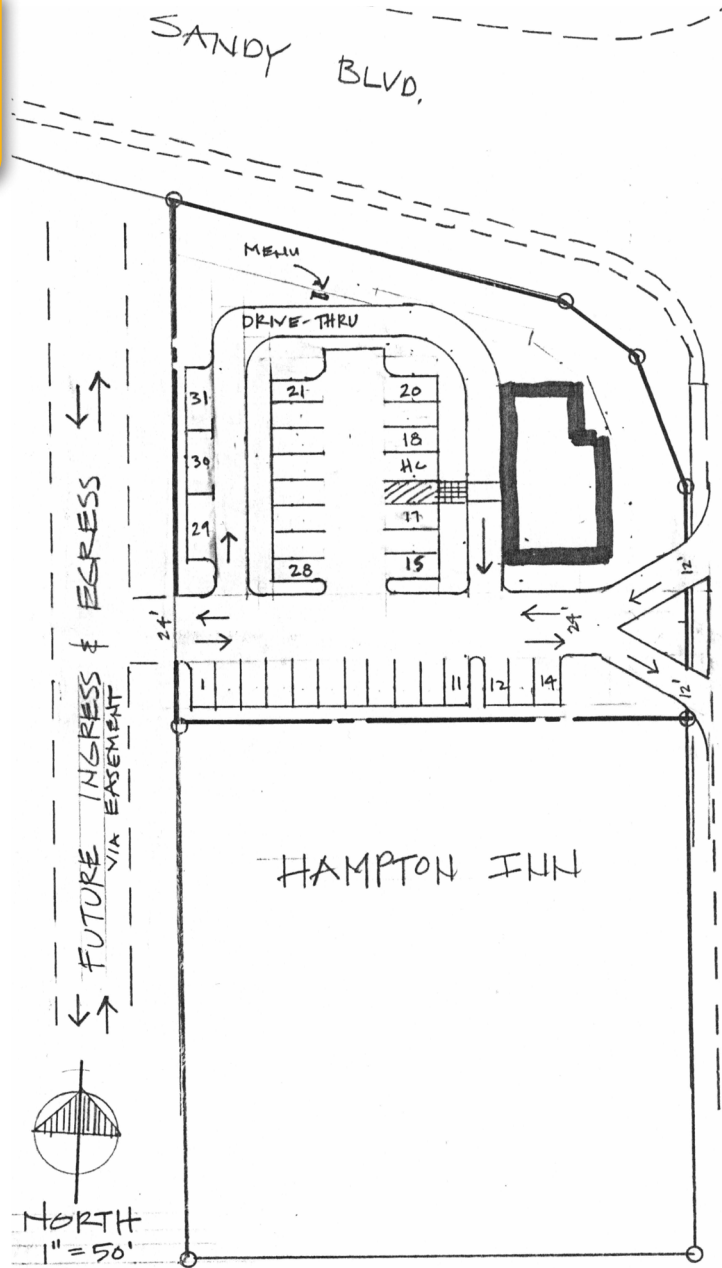
- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review
- 8a = The maximum building footprint size permitted for any building, regardless of the type of uses within it, shall be 40,000 SF with an exception for a maximum building footprint size of 60,000 SF for a grocery store.
- 8b = The maximum total building size (floor area) for commercial uses shall be 80,000 SF.

[View Zoning Code Online](#)

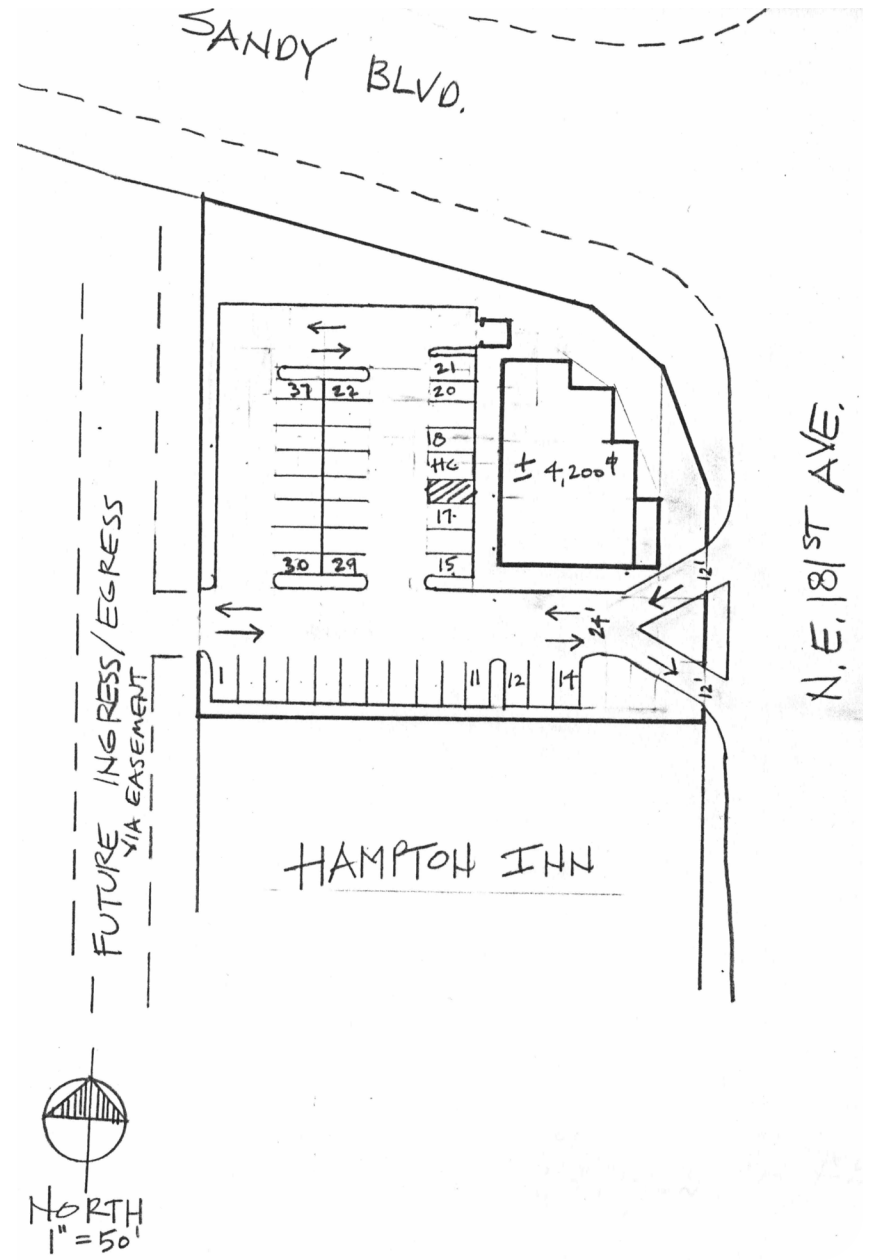


# CONCEPTUAL PLANS

## PLAN A



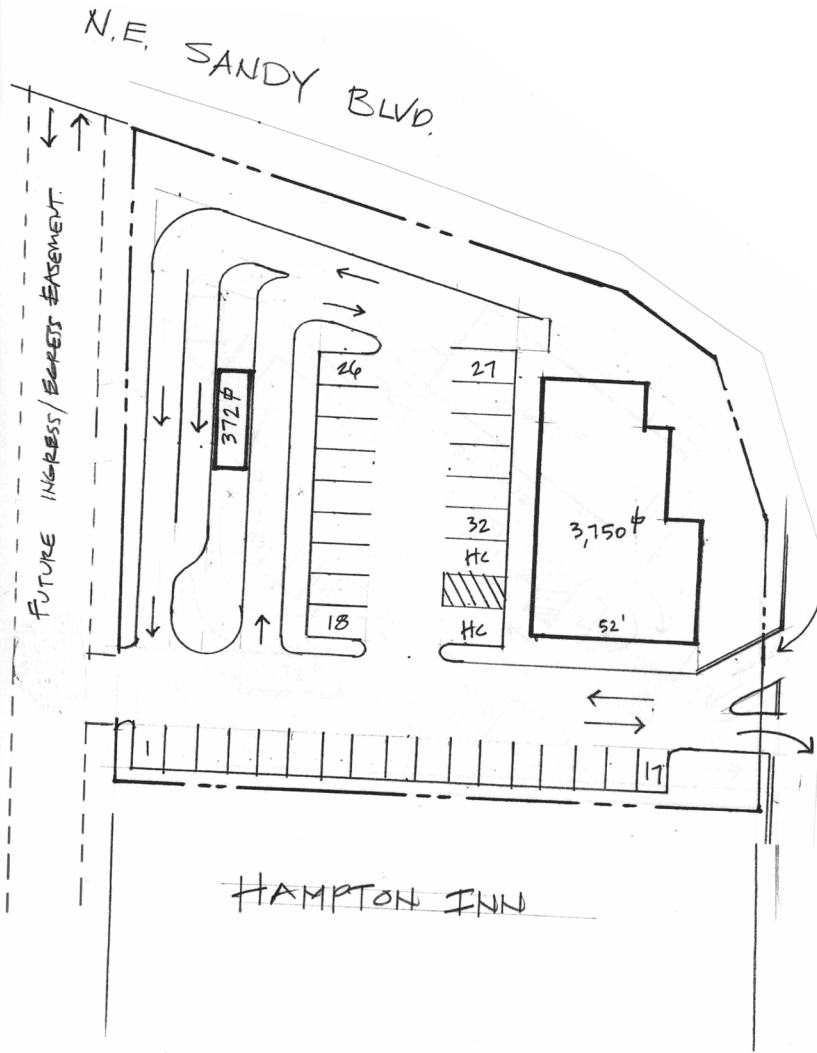
## PLAN B



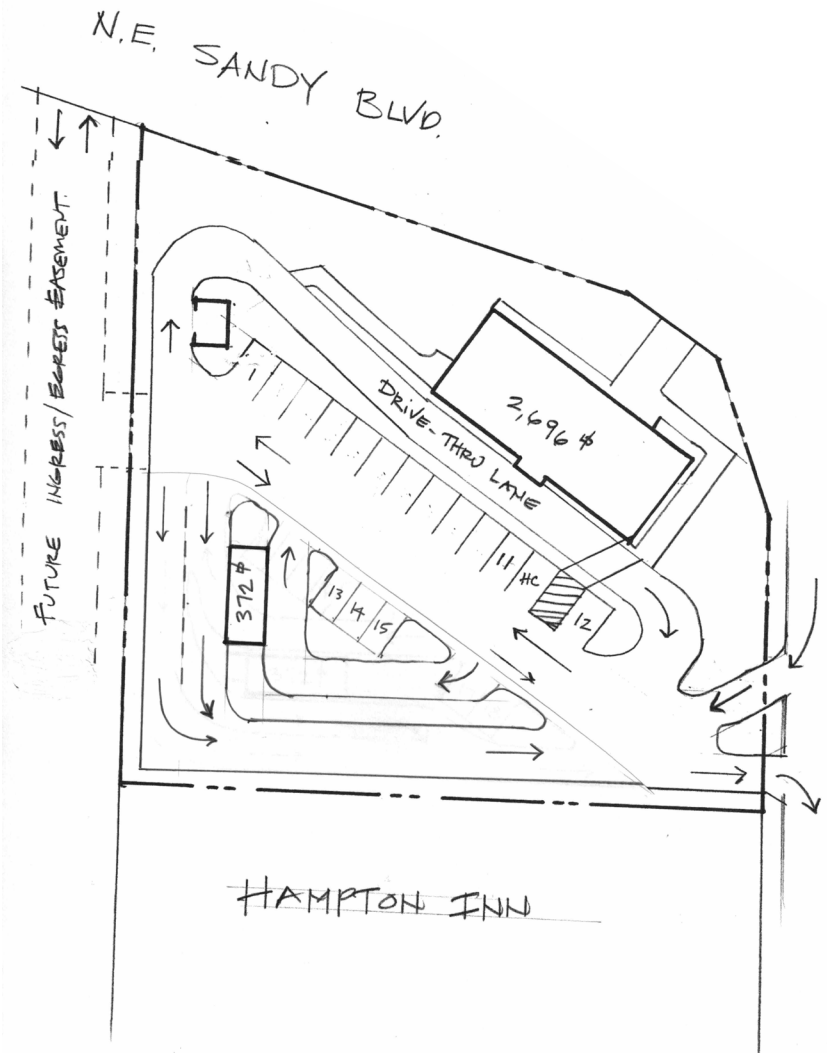


# CONCEPTUAL PLANS

## PLAN C



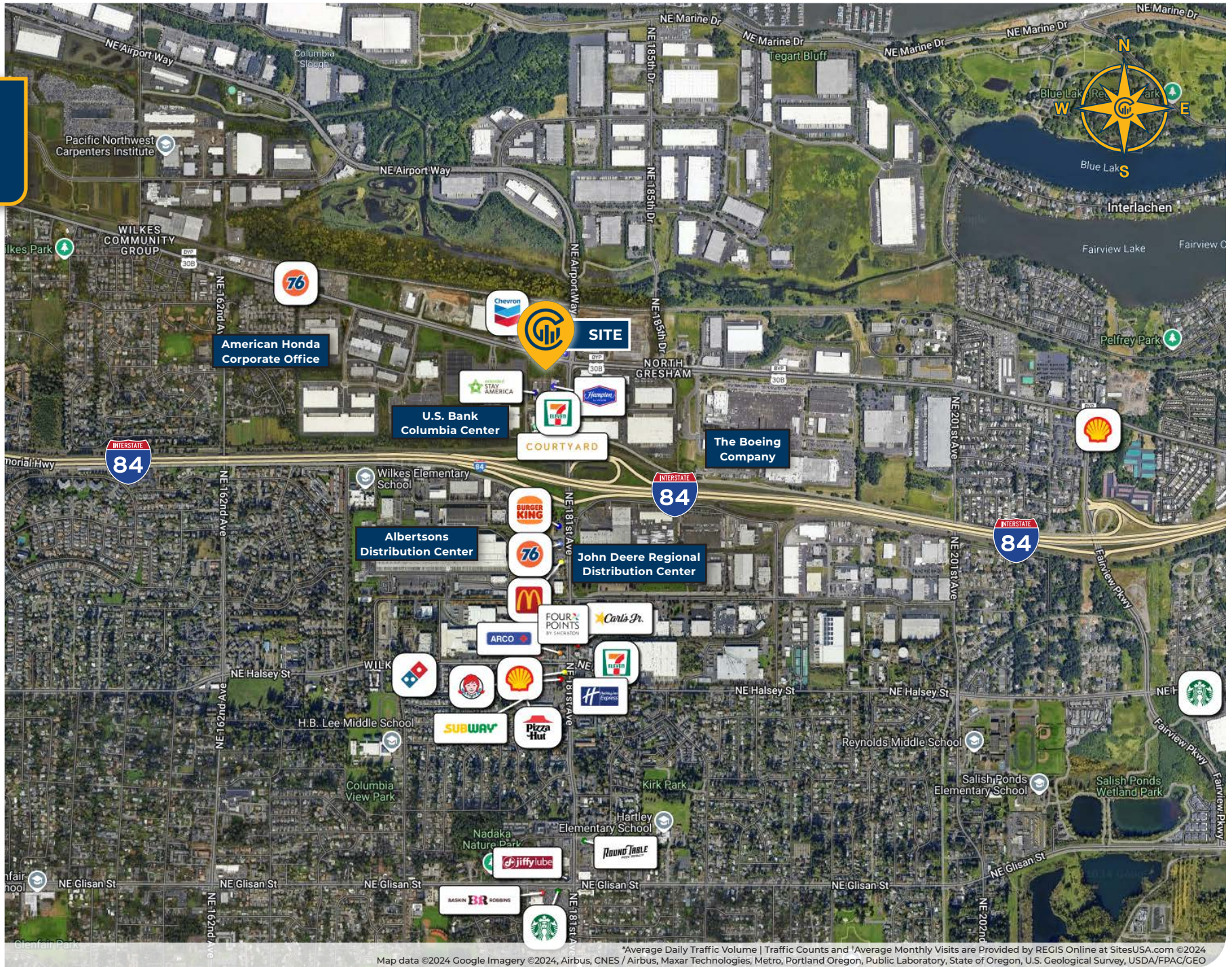
## PLAN D







# LOCAL AERIAL MAP

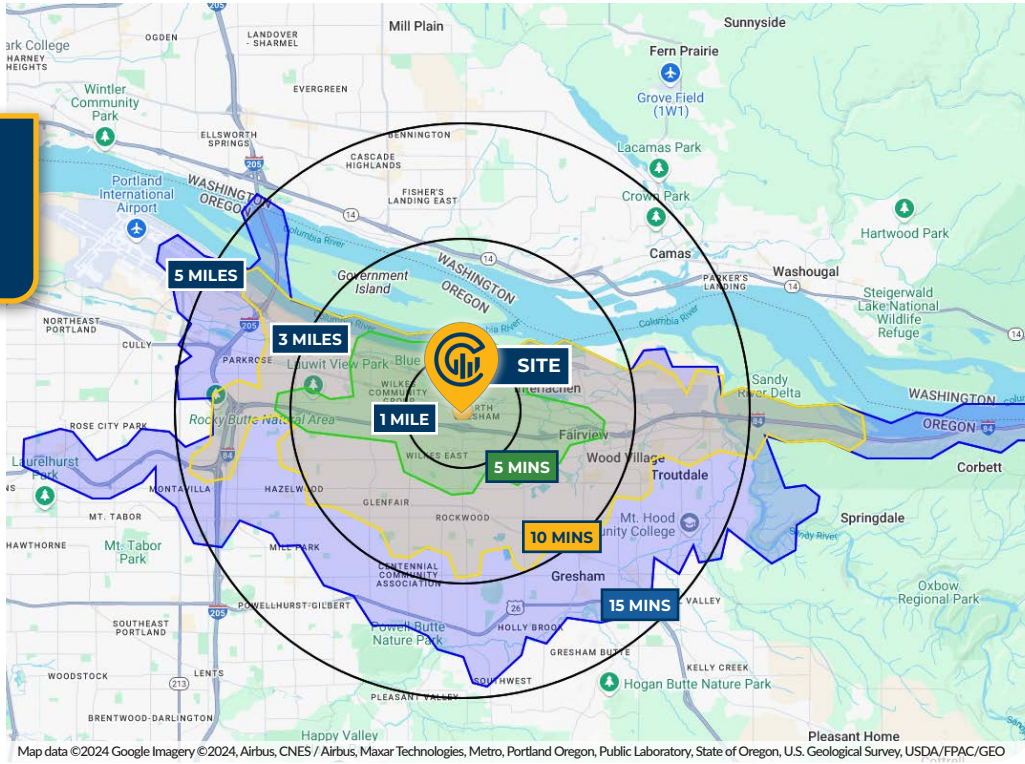


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024  
 Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	3,457	89,807	281,068
2029 Projected Population	3,237	85,025	270,862
2020 Census Population	3,679	94,899	292,096
2010 Census Population	3,590	88,287	272,553
Projected Annual Growth 2024 to 2029	-1.3%	-1.1%	-0.7%
Historical Annual Growth 2010 to 2024	-0.3%	0.1%	0.2%
<b>Households &amp; Income</b>			
2024 Estimated Households	1,391	33,439	106,337
2024 Est. Average HH Income	\$89,874	\$90,647	\$103,718
2024 Est. Median HH Income	\$77,136	\$69,876	\$78,655
2024 Est. Per Capita Income	\$36,317	\$34,022	\$39,504
<b>Businesses</b>			
2024 Est. Total Businesses	481	3,764	12,760
2024 Est. Total Employees	7,799	35,022	110,822

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 5/2024, TIGER Geography - RS1

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**SWC 181ST & NE SANDY BLVD**