

# ALTA CIVIC STATION RETAIL

COMING SOON  
**TANAKA**  
Japanese Restaurant



## PROPERTY DETAILS

- 1,096 SF - 2,843 SF of Retail, Restaurant and Service Space for lease
- Civic Neighborhood of Gresham with Multiple Destination and Big-Box Retailers
- A Highly-Walkable location in North Gresham Near Gresham Station, Gresham City Hall, Gresham Town Fair, and Gresham High School
- 318 Apartment Units In This Project With Live-Work Options Available
- Call For Rates

## SURROUNDING RETAILERS

**Burlington**

**ULTA**  
BEAUTY

**OLD NAVY**

**COST PLUS**  
**WORLD MARKET**

**BEST BUY**

**Panera**  
BREAD

FOR LEASING INFORMATION CONTACT:

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**HSMP**  
PACIFIC  
retail solutions

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

www.hsmpacific.com • 503.245.1400 • 4260 Galewood St Ste B Lake Oswego, OR





## DEMOGRAPHICS



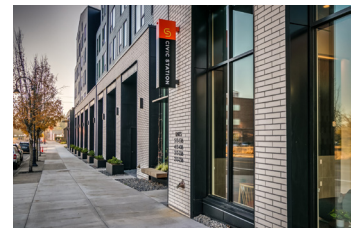
1 MILE - 17,421  
3 MILE - 143,933  
5 MILE - 239,232



1 MILE - 10,498  
3 MILE - 5,253  
5 MILE - 8,741

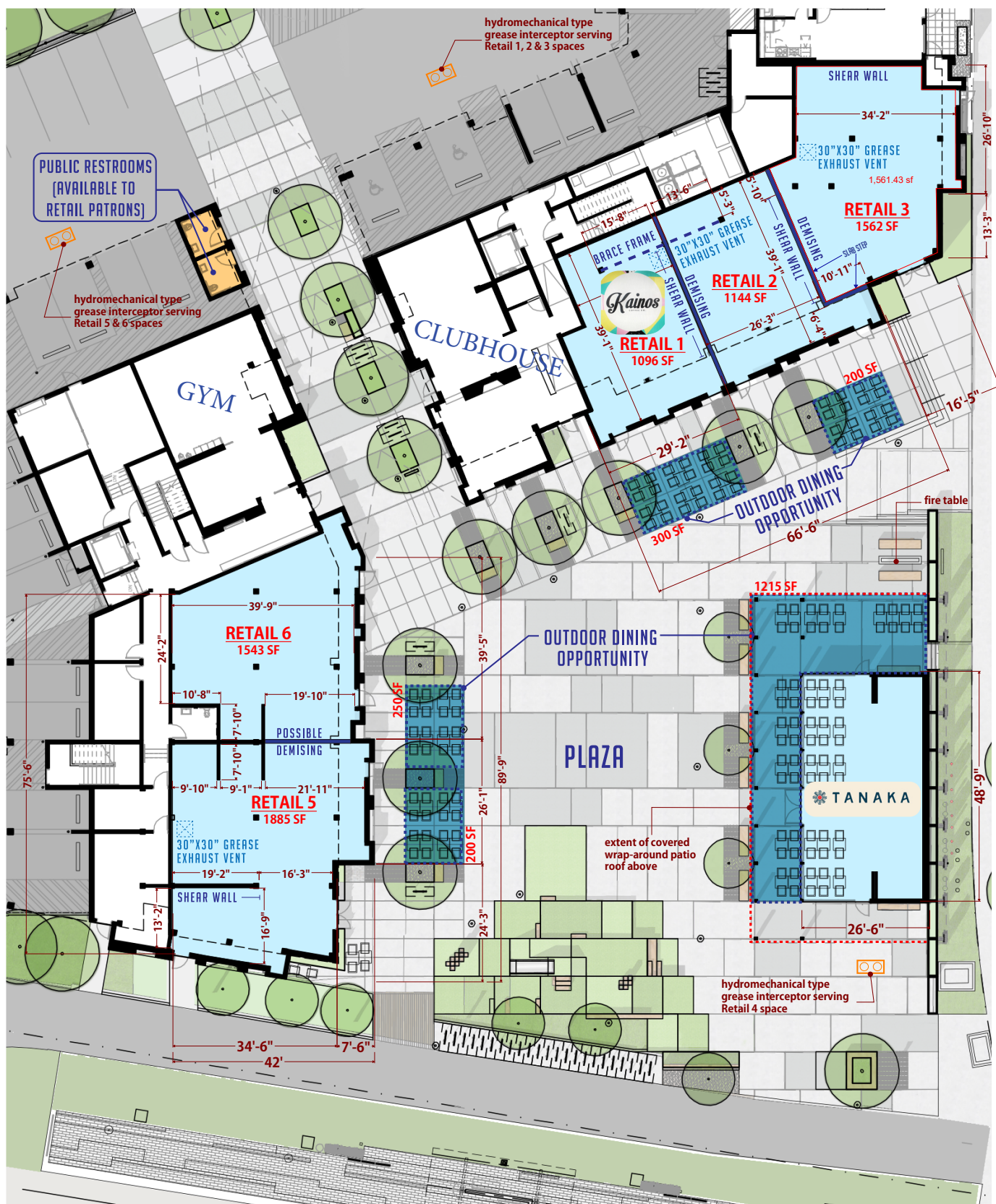


AVERAGE  
1 MILE - \$74,387  
3 MILE - \$76,655  
5 MILE - \$81,054





# SITE PLAN





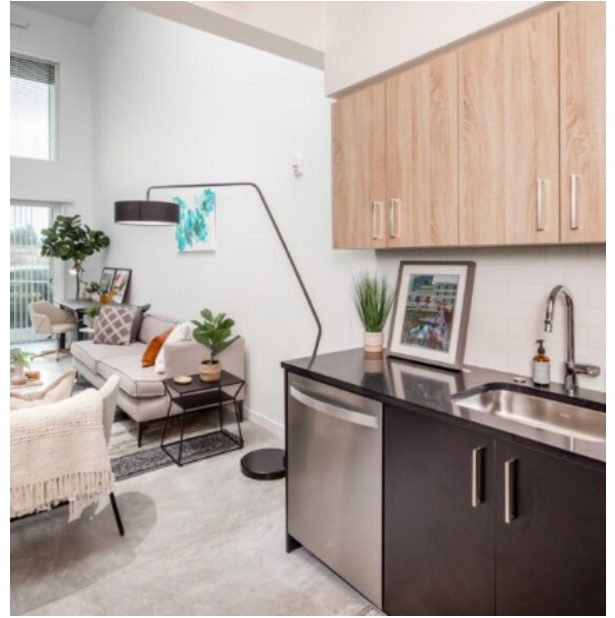
This aerial map of Gresham, Oregon, highlights a proposed new site with a red arrow pointing to a location near NW Burnside Rd. The map shows a network of streets including NE Division St, NW Division St, SE Stark St, and SE 1st St. Key educational institutions such as Gresham High School (1,792 students) and Centennial High School (1,637 students) are labeled. The map also identifies several retail and commercial areas, including Kmart, Wal-Mart, Target, and various grocery stores like Fred Meyer and Kohl's. The city boundaries of Gresham, Centennial, and Rockwood are clearly delineated, along with the location of the Gresham Town Fair. The map is sourced from Google Maps.

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# Live-Work Opportunities

Alta Civic Station offers a versatile live/work floor plans perfect for any small retail or professional services business. Contact Property Management at 844.894.7505 to learn more about these ground-floor spaces.



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## Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5089/-122.4409

1699 NW Civic Dr Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	17,421	143,933	239,232
2027 Projected Population	17,149	143,624	238,840
2020 Census Population	17,873	145,693	242,773
2010 Census Population	16,407	135,206	225,850
Projected Annual Growth 2022 to 2027	-0.3%	-	-
Historical Annual Growth 2010 to 2022	0.5%	0.5%	0.5%
<b>Households</b>			
2022 Estimated Households	7,021	52,162	85,892
2027 Projected Households	6,996	52,718	86,888
2020 Census Households	7,159	52,660	86,848
2010 Census Households	6,702	49,301	81,501
Projected Annual Growth 2022 to 2027	-	0.2%	0.2%
Historical Annual Growth 2010 to 2022	0.4%	0.5%	0.4%
<b>Age</b>			
2022 Est. Population Under 10 Years	10.5%	12.0%	12.1%
2022 Est. Population 10 to 19 Years	11.9%	13.7%	13.7%
2022 Est. Population 20 to 29 Years	14.1%	13.1%	12.4%
2022 Est. Population 30 to 44 Years	22.0%	22.6%	22.4%
2022 Est. Population 45 to 59 Years	19.5%	19.3%	19.4%
2022 Est. Population 60 to 74 Years	15.7%	14.4%	14.6%
2022 Est. Population 75 Years or Over	6.1%	5.0%	5.4%
2022 Est. Median Age	38.1	36.5	37.1
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	48.1%	49.2%	49.2%
2022 Est. Female Population	51.9%	50.8%	50.8%
2022 Est. Never Married	36.4%	35.9%	35.8%
2022 Est. Now Married	40.4%	42.8%	42.8%
2022 Est. Separated or Divorced	18.1%	17.1%	17.0%
2022 Est. Widowed	5.0%	4.3%	4.5%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	3.9%	3.9%	5.0%
2022 Est. HH Income \$150,000 to \$199,999	3.9%	5.8%	6.5%
2022 Est. HH Income \$100,000 to \$149,999	17.2%	16.7%	16.6%
2022 Est. HH Income \$75,000 to \$99,999	15.5%	15.3%	14.5%
2022 Est. HH Income \$50,000 to \$74,999	21.0%	20.2%	19.6%
2022 Est. HH Income \$35,000 to \$49,999	10.5%	13.3%	13.1%
2022 Est. HH Income \$25,000 to \$34,999	10.1%	8.7%	8.8%
2022 Est. HH Income \$15,000 to \$24,999	7.7%	6.6%	6.7%
2022 Est. HH Income Under \$15,000	10.1%	9.5%	9.0%
2022 Est. Average Household Income	\$74,387	\$76,655	\$81,054
2022 Est. Median Household Income	\$65,230	\$66,189	\$67,997
2022 Est. Per Capita Income	\$30,193	\$27,982	\$29,355
2022 Est. Total Businesses	1,209	5,253	8,741
2022 Est. Total Employees	10,498	47,602	76,120

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<b>Race</b>			
2022 Est. White	69.1%	64.3%	63.1%
2022 Est. Black	5.1%	5.8%	6.9%
2022 Est. Asian or Pacific Islander	6.4%	8.6%	10.5%
2022 Est. American Indian or Alaska Native	1.3%	1.4%	1.3%
2022 Est. Other Races	18.1%	20.0%	18.2%
<b>Hispanic</b>			
2022 Est. Hispanic Population	3,365	31,006	46,426
2022 Est. Hispanic Population	19.3%	21.5%	19.4%
2027 Proj. Hispanic Population	19.4%	21.5%	19.4%
2020 Hispanic Population	21.1%	23.4%	20.4%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	12,396	98,478	164,359
2022 Est. Elementary (Grade Level 0 to 8)	3.3%	6.2%	5.8%
2022 Est. Some High School (Grade Level 9 to 11)	5.2%	6.6%	6.6%
2022 Est. High School Graduate	27.4%	26.6%	26.0%
2022 Est. Some College	26.3%	25.7%	25.2%
2022 Est. Associate Degree Only	11.0%	10.3%	10.3%
2022 Est. Bachelor Degree Only	16.5%	15.8%	16.6%
2022 Est. Graduate Degree	10.2%	8.9%	9.5%
<b>Housing</b>			
2022 Est. Total Housing Units	7,338	54,648	90,351
2022 Est. Owner-Occupied	48.3%	54.0%	56.5%
2022 Est. Renter-Occupied	47.4%	41.5%	38.6%
2022 Est. Vacant Housing	4.3%	4.5%	4.9%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	10.0%	9.0%	9.4%
2022 Homes Built 2000 to 2009	11.7%	11.0%	11.1%
2022 Homes Built 1990 to 1999	8.7%	11.2%	11.0%
2022 Homes Built 1980 to 1989	8.7%	11.0%	10.4%
2022 Homes Built 1970 to 1979	18.3%	18.5%	17.1%
2022 Homes Built 1960 to 1969	13.0%	10.3%	10.4%
2022 Homes Built 1950 to 1959	7.3%	8.2%	9.3%
2022 Homes Built Before 1949	18.1%	16.1%	16.5%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	3.2%	3.1%	3.4%
2022 Home Value \$500,000 to \$999,999	27.6%	26.0%	27.5%
2022 Home Value \$400,000 to \$499,999	27.2%	23.8%	24.6%
2022 Home Value \$300,000 to \$399,999	23.6%	27.6%	26.5%
2022 Home Value \$200,000 to \$299,999	9.3%	9.1%	8.6%
2022 Home Value \$150,000 to \$199,999	1.8%	1.4%	1.3%
2022 Home Value \$100,000 to \$149,999	0.9%	0.8%	0.8%
2022 Home Value \$50,000 to \$99,999	2.3%	2.9%	2.6%
2022 Home Value \$25,000 to \$49,999	1.5%	2.7%	2.4%
2022 Home Value Under \$25,000	2.6%	2.6%	2.3%
2022 Median Home Value	\$424,143	\$404,889	\$418,265
2022 Median Rent	\$1,228	\$1,199	\$1,196

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	14,328	114,385	189,785
2022 Est. Civilian Employed	61.6%	62.9%	62.1%
2022 Est. Civilian Unemployed	2.3%	2.7%	2.6%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	36.1%	34.4%	35.2%
2022 Labor Force Males	47.4%	48.6%	48.6%
2022 Labor Force Females	52.6%	51.4%	51.4%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	8,826	71,957	117,927
2022 Mgmt, Business, & Financial Operations	11.4%	13.8%	13.9%
2022 Professional, Related	28.8%	22.4%	22.5%
2022 Service	17.5%	17.4%	17.5%
2022 Sales, Office	20.7%	19.9%	19.7%
2022 Farming, Fishing, Forestry	0.5%	0.7%	0.5%
2022 Construction, Extraction, Maintenance	7.4%	8.7%	8.6%
2022 Production, Transport, Material Moving	13.6%	17.0%	17.4%
2022 White Collar Workers	61.0%	56.1%	56.1%
2022 Blue Collar Workers	39.0%	43.9%	43.9%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	55.0%	54.6%	54.1%
2022 Drive to Work in Carpool	8.0%	8.4%	8.6%
2022 Travel to Work by Public Transportation	3.1%	2.9%	2.9%
2022 Drive to Work on Motorcycle	-	0.1%	0.1%
2022 Walk or Bicycle to Work	5.0%	3.3%	3.1%
2022 Other Means	0.7%	0.9%	1.0%
2022 Work at Home	28.1%	29.8%	30.2%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	34.2%	24.4%	22.4%
2022 Travel to Work in 15 to 29 Minutes	37.2%	39.7%	42.3%
2022 Travel to Work in 30 to 59 Minutes	22.9%	28.4%	28.2%
2022 Travel to Work in 60 Minutes or More	5.8%	7.5%	7.0%
2022 Average Travel Time to Work	19.4	22.1	22.3
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$399.94 M	\$3.03 B	\$5.19 B
2022 Est. Apparel	\$14 M	\$106.75 M	\$183.22 M
2022 Est. Contributions, Gifts	\$22.13 M	\$168.01 M	\$290.81 M
2022 Est. Education, Reading	\$12.19 M	\$93.6 M	\$163.02 M
2022 Est. Entertainment	\$22.34 M	\$170.23 M	\$292.54 M
2022 Est. Food, Beverages, Tobacco	\$62.01 M	\$469.4 M	\$801.27 M
2022 Est. Furnishings, Equipment	\$13.91 M	\$105.93 M	\$181.9 M
2022 Est. Health Care, Insurance	\$36.88 M	\$278.74 M	\$476.56 M
2022 Est. Household Operations, Shelter, Utilities	\$130.39 M	\$985.91 M	\$1.69 B
2022 Est. Miscellaneous Expenses	\$7.53 M	\$57.09 M	\$97.91 M
2022 Est. Personal Care	\$5.37 M	\$40.72 M	\$69.73 M
2022 Est. Transportation	\$73.2 M	\$556.44 M	\$950.59 M

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