

OWNER-USER OPPORTUNITY

211 NE ROBERTS AVE, GRESHAM, OR 97030

**DCC-ZONED PROPERTY IN HISTORIC DOWNTOWN WITH
DIRECT MAX BLUE LINE ACCESS TO PORTLAND METRO**

ACTUAL PHOTO

OFFERING SUMMARY

EXCLUSIVELY PRESENTING 211 NE ROBERTS AVENUE

211 NE Roberts Avenue represents a compelling investment opportunity in Gresham's historic downtown commercial corridor. This 17,700 SF freestanding retail building is strategically positioned in the heart of downtown Gresham, within walking distance of Gresham Central Transit Center and MAX Blue Line light rail service providing direct access to downtown Portland and Portland International Airport. With the current tenant vacating in March, this property presents an ideal opportunity for owner-users seeking exceptional visibility and foot traffic in Gresham's primary downtown retail district, or for developers pursuing redevelopment in one of the Portland metro area's most dynamic submarkets.

Excellent demographics with 112,818 residents in Gresham and average household income of \$93,451 provide strong market fundamentals within the Portland-Vancouver-Hillsboro MSA of 2.5 million residents. The property's transit-oriented location with MAX Blue Line service connects to the entire Portland metropolitan region, while its strategic position within Oregon's fourth-largest city offers excellent connectivity via Interstate 84 and US Route 26 to major employment centers and recreational areas. Significant redevelopment potential exists through continued metro area growth with over 100,000 new residents since 2010 and positioning within the City of Gresham's One Gresham initiative targeting downtown revitalization and mixed-use development, creating a catalyst for increased investment activity and enhanced property values.



SITE DESCRIPTION

Address	211 NE Roberts Ave, Gresham, OR 97030
Property Type	Freestanding Retail
Gross Leasable Area	17,800 SF
Land Area	0.67 Acre (29,185 SF)
Year Built	1958
Zoning	DCC
Parcel Number	R258098, R258100, R258101
Parking	36 spaces (2,451,000 SF)
Building FAR	0.61

PRICE: \$2,999,999
PRICE/SF: \$168.53

INVESTMENT HIGHLIGHTS



REDEVELOPMENT OWNER-USER

211 NE Roberts Ave presents an exceptional owner-user opportunity in the heart of Gresham's historic downtown core. The property offers flexibility for custom build-out tailored to specific operational needs, with favorable zoning and strong underlying land value in one of East Portland Metro's most dynamic commercial districts.



ENHANCED VISIBILITY

Positioned on NE Roberts Ave in downtown Gresham, this property benefits from its location steps from the Gresham Central Transit Center—a major regional transit hub serving the MAX Blue Line light rail and multiple TriMet bus routes. The site's placement within Gresham's walkable historic downtown ensures maximum visibility and continuous exposure to a diverse customer base.



DCC-ZONING

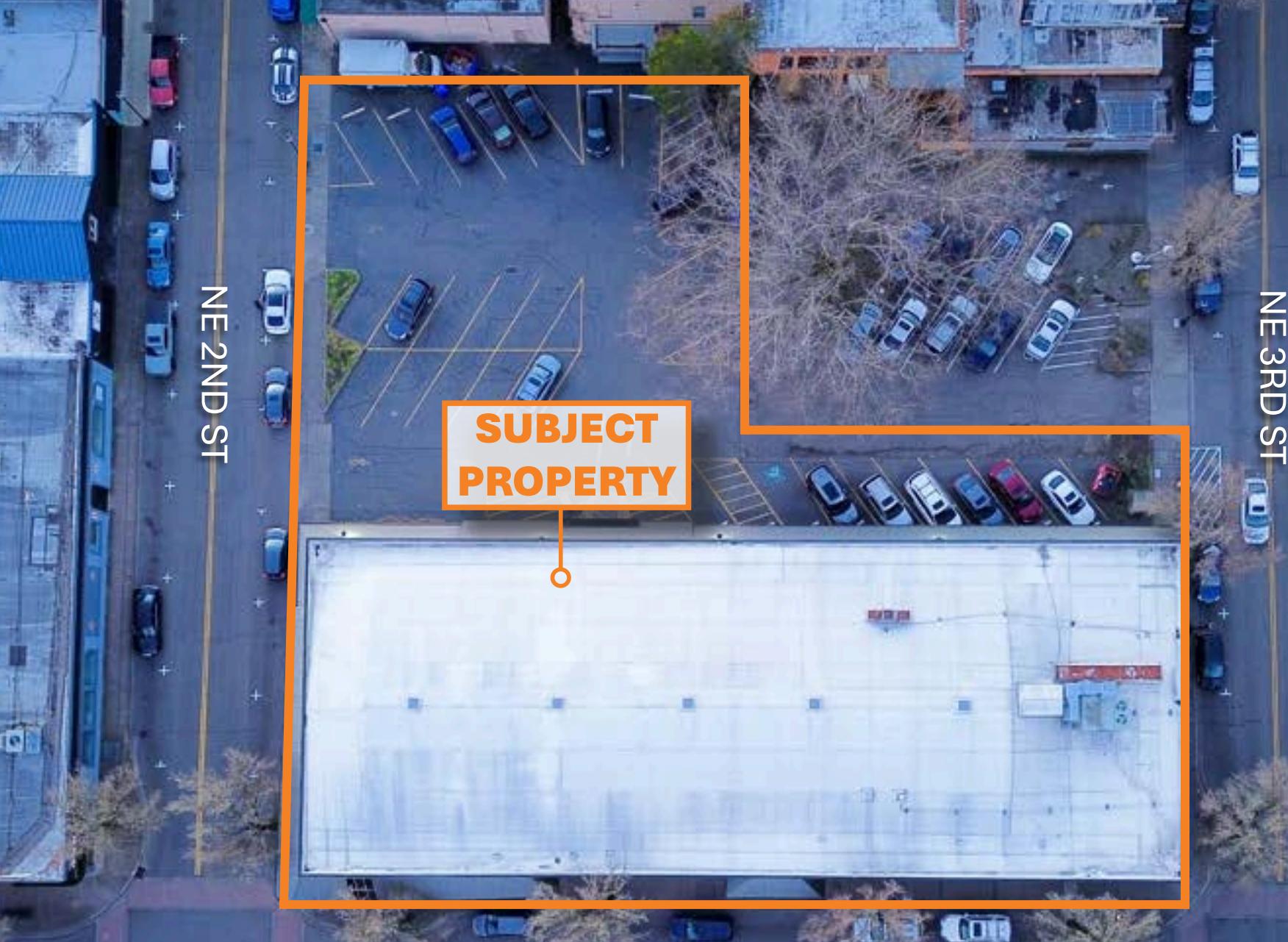
DCC-zoned (Downtown Commercial Core) property provides exceptional flexibility for owner-user development in Gresham's thriving downtown. The Downtown Commercial Core designation supports retail, office, residential, and mixed-use projects with favorable development standards and strong underlying land value for long-term business growth.



CONVENIENTLY POSITIONED

211 NE Roberts Ave sits at the epicenter of downtown Gresham's commercial hub, surrounded by the historic Main Street district, Main City Park, and a growing arts scene. The property offers convenient access to I-84, while nearby anchors such as Fred Meyer drive consistent foot traffic. Superior public transit accessibility via the MAX Blue Line and TriMet bus network enhances convenience for employees and customers alike.





NE ROBERTS AVE | 4,000+ VPD



NE ROBERTS AVE | 4,000+ VPD



DEVELOPMENT PROJECTS

► AVIVA APARTMENTS

Mixed-use development completed October 2024 at 18611 SE Stark Street in Downtown Rockwood. Features 108 residential units in a 5-story structure (studio, one-, and two-bedroom apartments) plus 22,000 square feet of ground-floor commercial retail space. Developed by Rkm Development with the Gresham Redevelopment Commission. Steps from the Rockwood/East 188th Avenue MAX station.

► B188 REDEVELOPMENT PROJECT

Mixed-use project in planning phase at the former Sunrise Center and Asian Kitchen property (2.0 acres at East Burnside Street and SE 188th Avenue). Proposes a new school, gymnasium, landscaped gathering space, workforce training facilities, and small business retail. Adjacent to the 188th MAX station. Part of the Rockwood-West Gresham Urban Renewal Area.

► DOWNTOWN/CIVIC URBAN RENEWAL AREA

Urban renewal plan adopted September 2025 establishing a 900-acre district in central Gresham with \$381 million in investments over 30 years. Focuses on commercial and housing improvements, strategic property acquisition, expanded transportation options, and job creation. Implementation framework in development 2025-2026.

► PLEASANT VALLEY RESIDENTIAL DEVELOPMENTS

Multiple active residential developments in the Pleasant Valley Plan District (1,532 acres):

- Terrace at Pleasant Valley by D.R. Horton: Townhome community with four floor plans, 1,413-2,037 square feet, 3-4 bedrooms. Near Foster Road and Highway 26.
- Highlands at Pleasant Valley by Lennar: New single-family home community with modern floor plans.

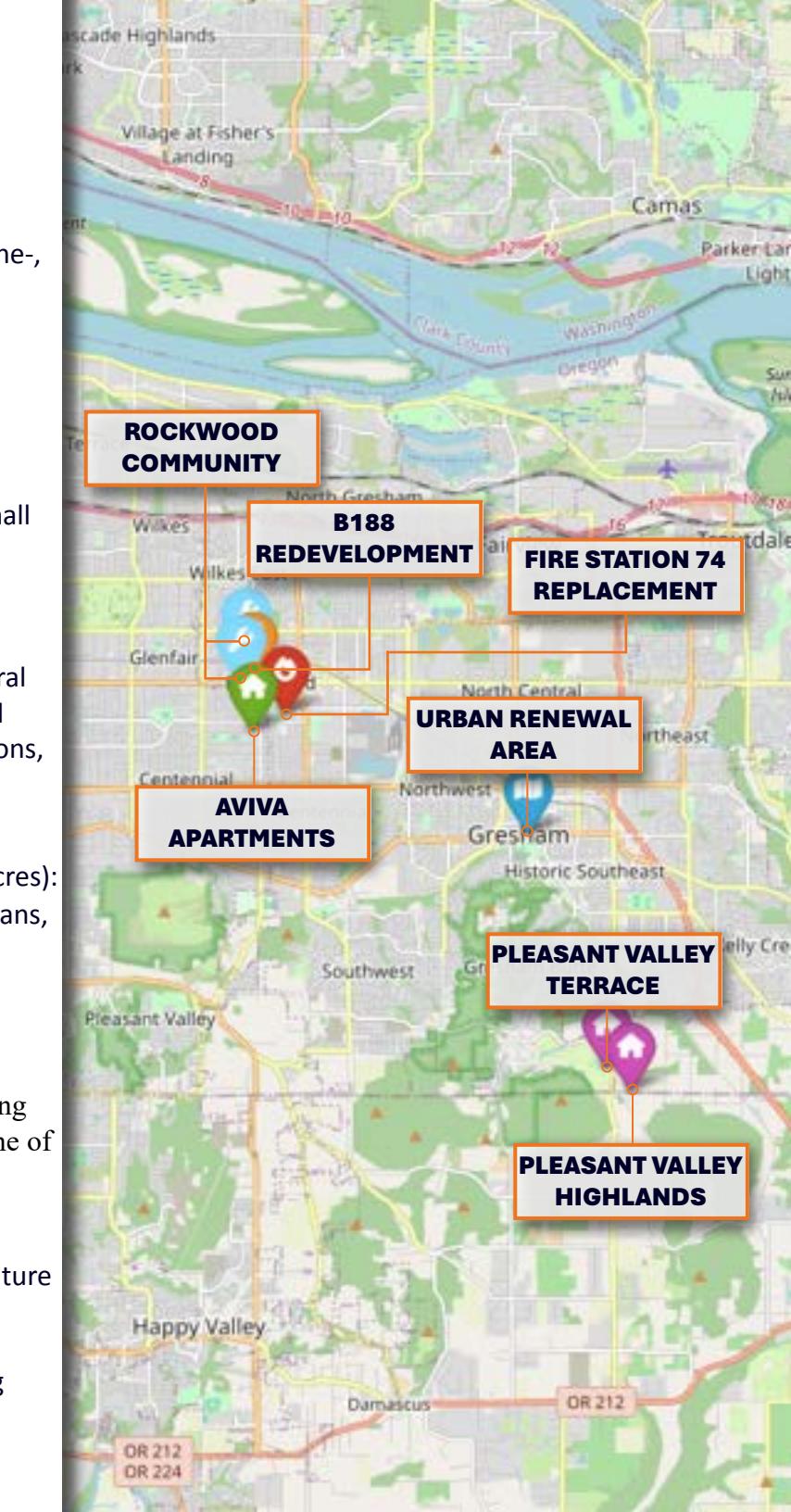
► PLEASANT VALLEY RESIDENTIAL DEVELOPMENTS

New fire station design currently in development with consultants. Will replace existing Fire Station 74 located within the Rockwood-West Gresham Urban Renewal Area. One of seven fire stations serving the City of Gresham.

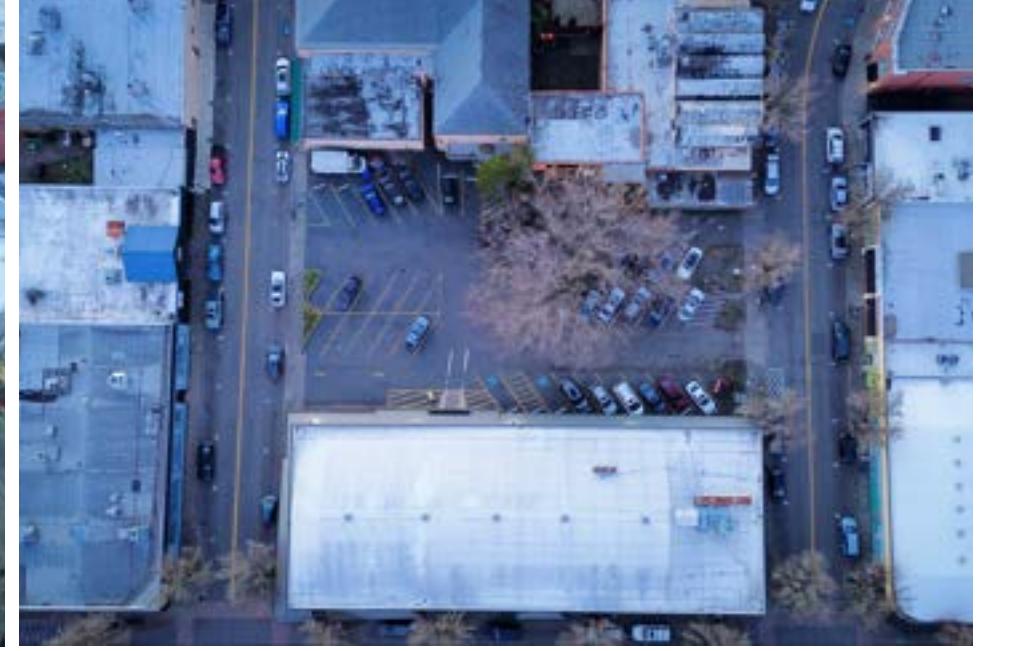
► ROCKWOOD COMMUNITY PROPERTIES

Two properties recently acquired by the Gresham Redevelopment Commission for future redevelopment:

- 18428-18432 East Burnside Street
- 18450 SE Stark Street: 1-acre former cabinet shop purchased for \$1,050,000. Being explored for community education, training, and workshop space.



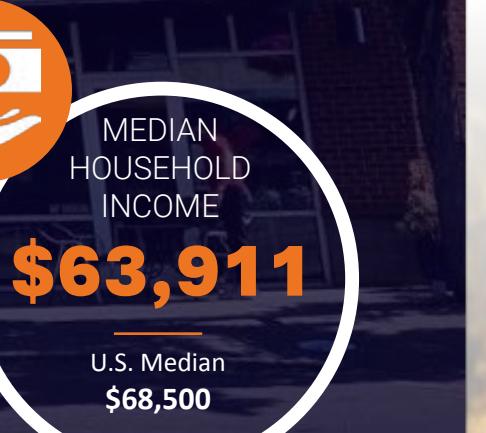
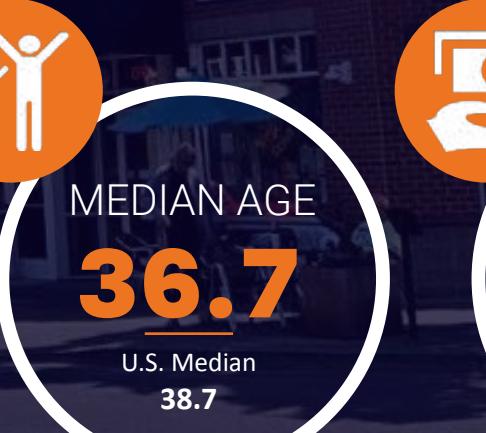
PROPERTY PHOTOS



GRESHAM

Gresham, Oregon, the fourth largest city in the state, has a population of **112,012** as of 2023, with a median age of **36.7 years** and a median household income of **\$63,911**. The city's racial composition is diverse, with **62.8%** White, **21.7%** Hispanic, and **11.8%** Two or More races. Gresham's economy is supported by over **3,300 commercial businesses**,

39 food carts, and **1,283 home-based businesses**. The city has experienced rapid growth, transforming from a rural farming region to a burgeoning urban area. Major employers include Portland Adventist Medical Center, Hawkeye Construction Inc, and Mt. Hood Community College. Gresham's economic development strategy focuses on strengthening manufacturing, promoting clean technologies, and encouraging job creation in professional, scientific, and technical services sectors.



GRESHAM OVERVIEW

GRESHAM, Oregon, is Oregon's fourth-largest city and the second-largest in the Portland metropolitan area, with a population of approximately 111,500. The city has launched an ambitious Downtown/Civic Urban Renewal Plan, adopted in September 2025, committing \$381 million over 30 years to revitalize its 900-acre urban core. This comprehensive initiative focuses on improving commercial storefronts, increasing housing options, enhancing transportation infrastructure, and creating job opportunities. The city is actively upgrading its infrastructure through projects including the 223rd Avenue and Stark Street intersection improvements and installation of ADA-compliant sidewalk ramps throughout the community. The finalized Downtown Master Plan creates a vibrant, walkable neighborhood connecting historic downtown with transit centers through improved bike and pedestrian links, including the Wy'East Trail and Springwater Corridor.

Gresham's economy is strengthened by its diverse industrial base and Traded Sector Jobs Strategy, which attracts high-value companies to the region. The city's 500-acre Strategic Investment Zone offers qualifying businesses a 15-year partial property tax abatement, making it highly competitive for business investment. Major employers include Mt. Hood Community College, healthcare facilities, and a robust mix of retail, manufacturing, and professional services companies. The Rockwood-West Gresham urban renewal area has attracted \$179 million in private investment and added 670 jobs through 40 new businesses. Gresham Station Shopping Center, a 340,000-square-foot mixed-use lifestyle center, anchors the retail landscape with major tenants including Best Buy, Old Navy, Ulta, and Burlington. With its strategic location near Portland, Portland International Airport, Mount Hood, and the Columbia River Gorge, combined with its commitment to sustainable development and pro-business environment, Gresham is well-positioned for continued growth and offers exceptional opportunities for businesses and investors in the thriving Portland metropolitan region.



LOCATION HIGHLIGHTS

MT. HOOD COMMUNITY COLLEGE

05 MIN DRIVE

Mt. Hood Community College (MHCC) is a public community college located in Gresham, Oregon, that serves approximately 18,000 students annually. The college offers over 120 associate degrees and certificate programs, emphasizing accessibility and support for a diverse student body while providing opportunities for transfer to four-year institutions.

TSURU ISLAND

05 MIN DRIVE

Tsuru Island, also known as the Gresham Japanese Garden, is a serene 3/4-acre garden located within Main City Park. The garden features traditional Japanese elements such as bonsai trees, stone pathways, and a picturesque bridge, providing a tranquil space for visitors to enjoy nature.

HISTORIC MT. HOOD THEATRE

05 MIN DRIVE

The Mt. Hood Theatre in Gresham, Oregon, originally opened on June 2, 1950, and has been a cherished local landmark ever since, offering a nostalgic movie-going experience. Recently updated with modern amenities like air conditioning and Dolby sound, it features affordable ticket prices for double features, making it a popular destination.

OXBOW REGIONAL PARK

15 MIN DRIVE

Oxbow Regional Park is a 1,000-acre natural area along the Sandy River, offering diverse recreational activities such as hiking, fishing, and swimming just outside Portland. Its 12 miles of trails through ancient forests, over 700 years old, make it a peaceful retreat for nature lovers.



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILES	5 MILES
2029 PROJECTION	22,208	127,627	219,844
2024 ESTIMATE	21,762	122,512	210,056
2020 CENSUS	21,534	119,898	205,601
2010 CENSUS	20,318	103,571	178,850

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2029 PROJECTION	8,595	45,987	78,414
2024 ESTIMATE	8,388	43,557	73,956
2020 CENSUS	8,276	42,474	72,132
2010 CENSUS	7,803	37,959	64,742

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE INCOME	\$70,888	\$87,565	\$87,006
MEDIAN INCOME	\$53,726	\$68,367	\$66,639
PER CAPITA INCOME	\$27,740	\$32,866	\$32,405



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