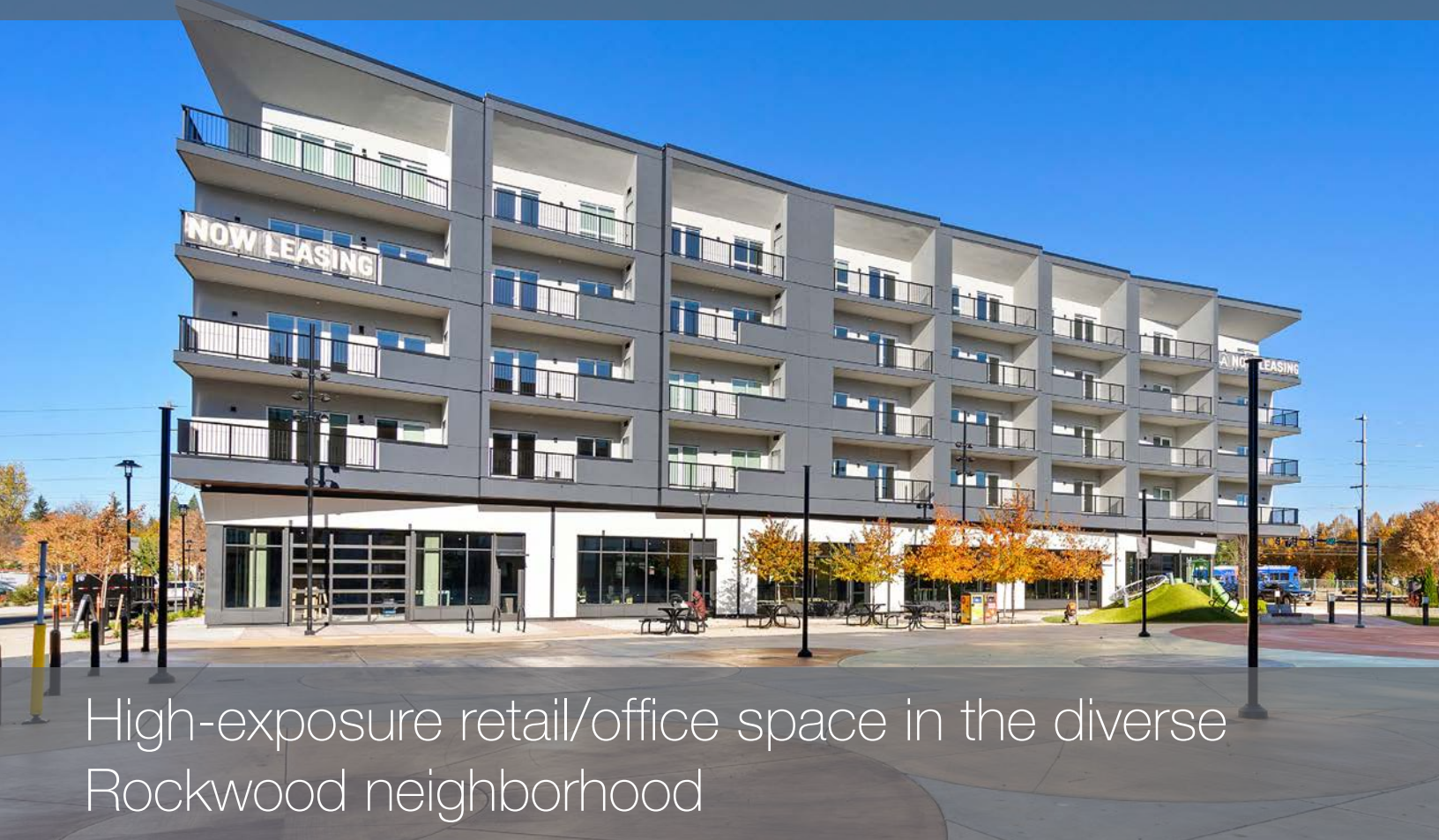


## RETAIL PROPERTY FOR LEASE

# Aviva - Ground Floor Retail

18618 E BURNSIDE STREET / BUILDING B / GRESHAM, OR 97233



High-exposure retail/office space in the diverse Rockwood neighborhood

### AVAILABLE SPACE

- Various - See site plan

### TRAFFIC COUNTS

- E Burnside & 185th - 13,222
- SE Stark & 185th - 24,100
- E Burnside & 188th - 20,805
- SE Stark & 188th - 21,796

### HIGHLIGHTS

- Newly completed mixed-use development
- New Class A building
- TI allowance available
- Multiple access points to property

### LEASE RATE

- Call for details



### CONTACT

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Rockwood is one of the youngest, most diverse neighborhoods in Oregon, and a big opportunity for new development.

**HERE, 60+ LANGUAGES ARE SPOKEN, AND A THRIVING FOOD SCENE IS AS DIVERSE AS THE MANY CULTURES THAT CALL THIS PLACE HOME.**



The mission for this development is to bring neighborhood revitalization without displacement, empowering residents to build prosperity for themselves and their families. This location includes a Market Hall, a Community Public Plaza and an Innovation Hub for job training and entrepreneurship. 7.9 million MAX riders per year travel through Rockwood Station, steps away from Downtown Rockwood.



## NEIGHBORHOOD HIGHLIGHTS

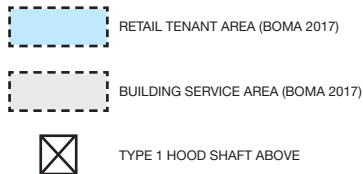
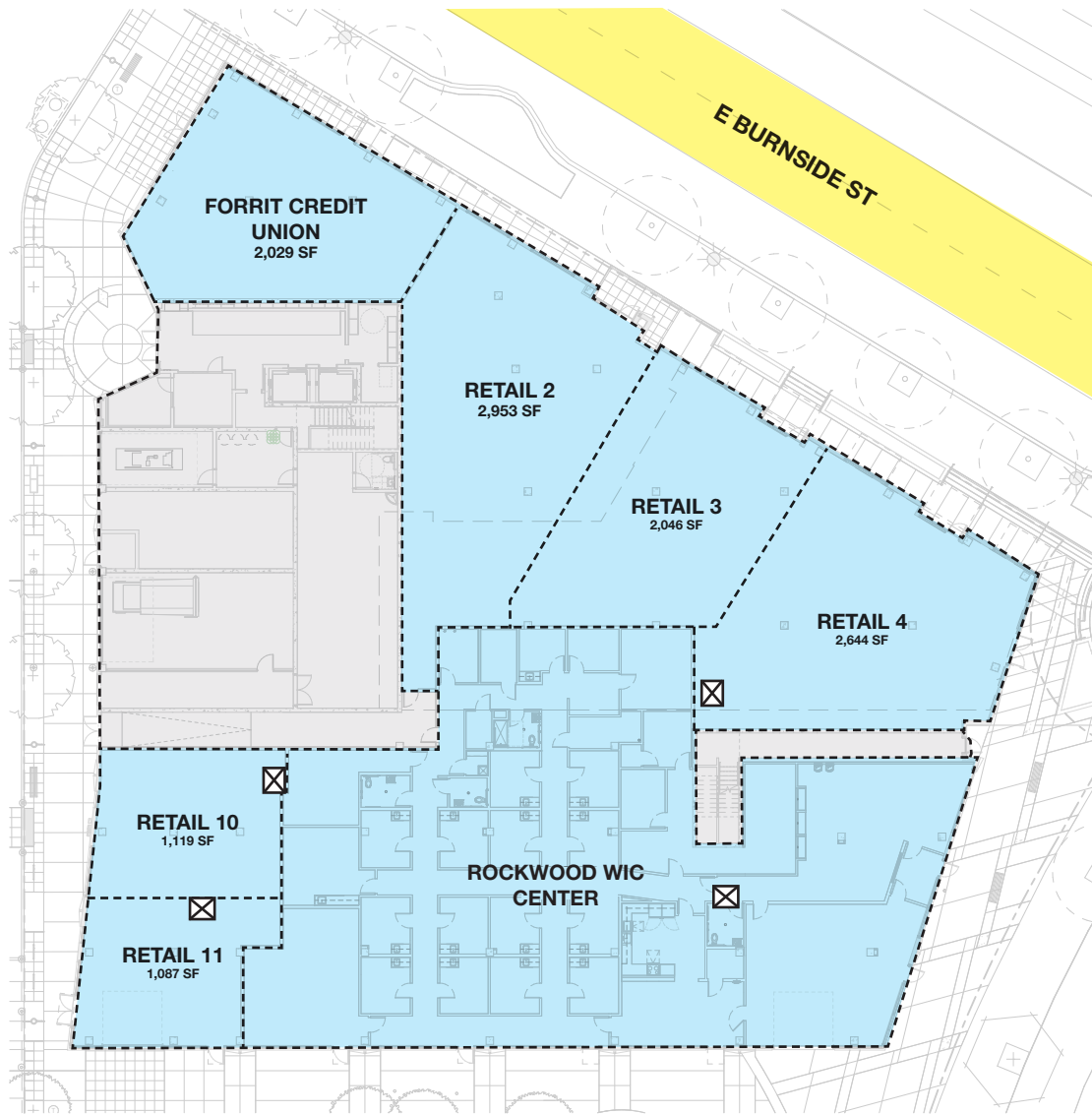
- High exposure at the corner of 185th & 187th Burnside
- Excellent accessibility to MAX line – MAX station just steps away
- Close proximity to I-84 and downtown Gresham
- New 108-unit mixed-use development with 19,855 SF of ground-floor commercial retail space

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**NAI Elliott**

# Site plan



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**NAI Elliott**

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# Photos



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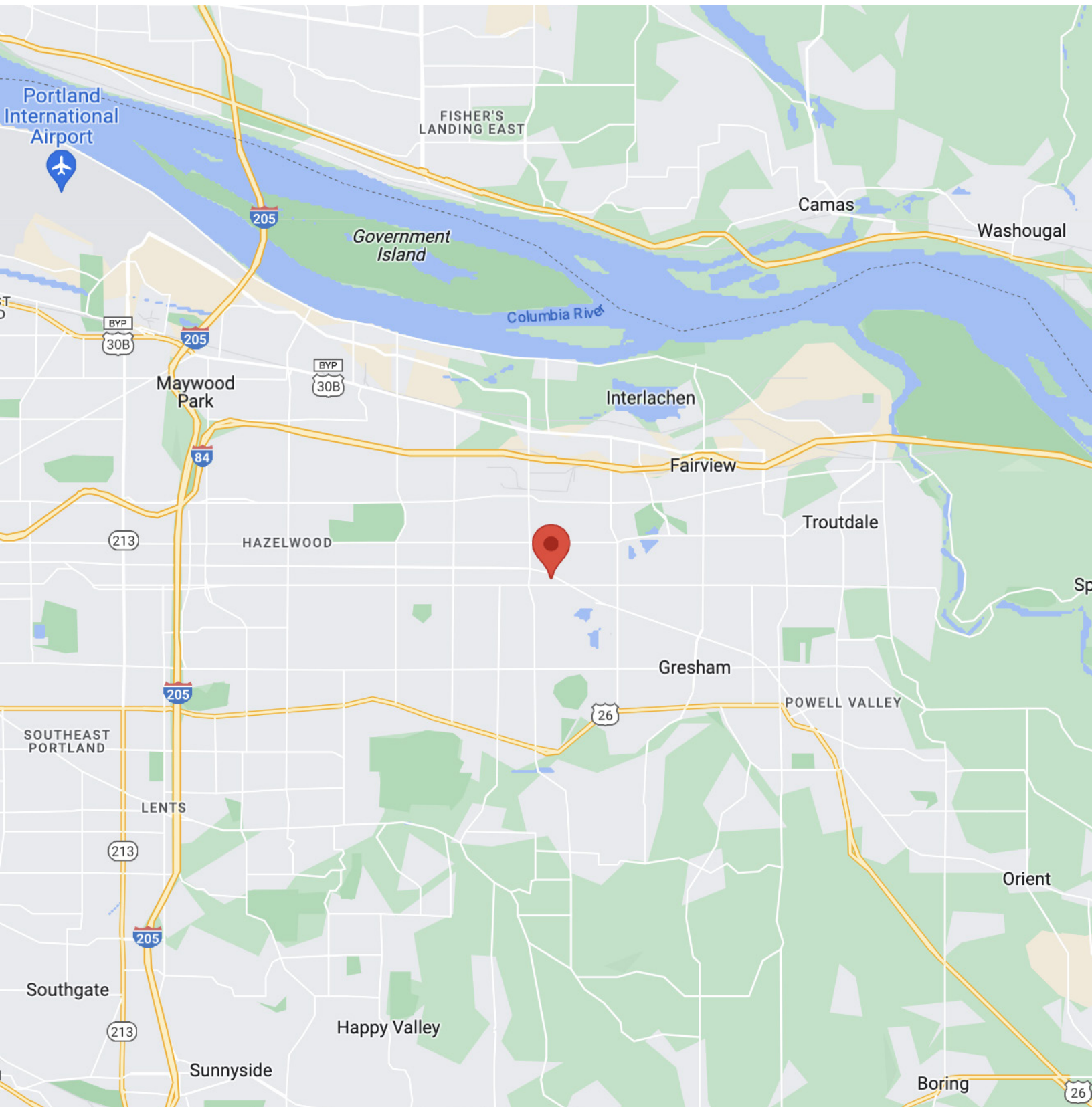
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# Location Map



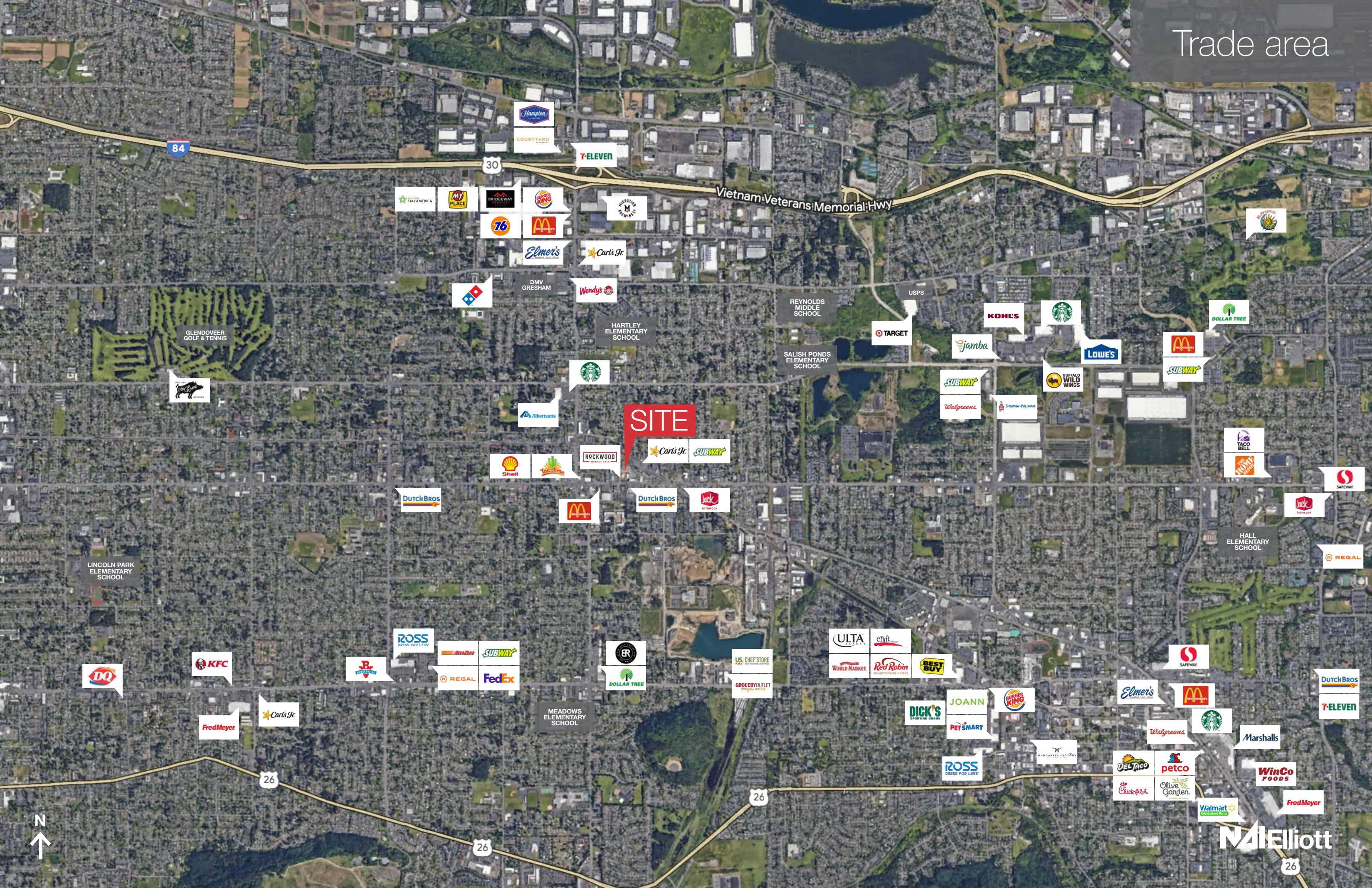
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Trade area



84

30

Vietnam Veterans Memorial Hwy

GLENDOWER GOLF & TENNIS

SITE

LINCOLN PARK ELEMENTARY SCHOOL

HARTLEY ELEMENTARY SCHOOL

REYNOLDS MIDDLE SCHOOL

SALISH PONDS ELEMENTARY SCHOOL

HALL ELEMENTARY SCHOOL

MEADOWS ELEMENTARY SCHOOL

26

26

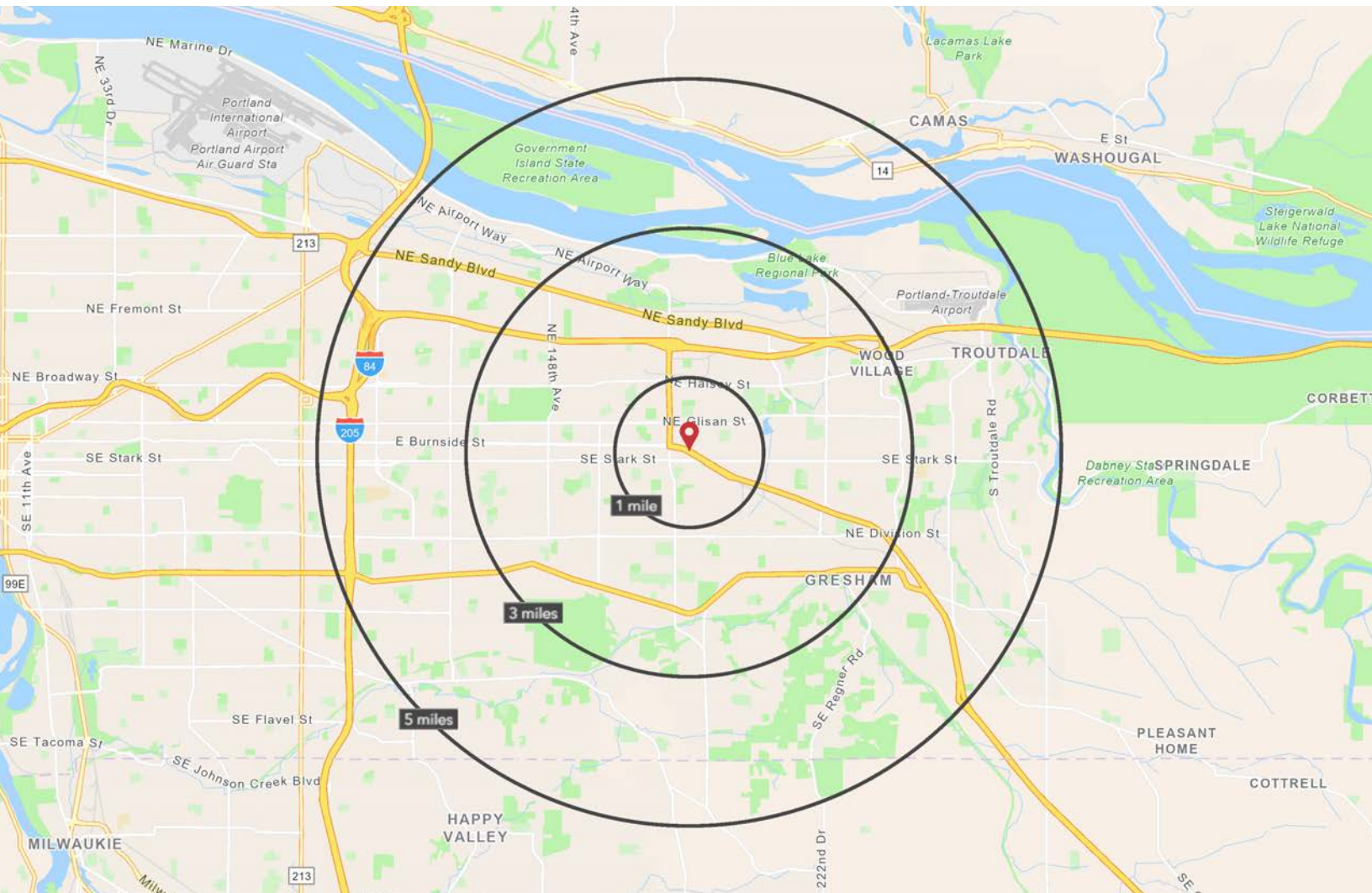
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26



N Elliott

# Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	24,387	147,639	300,212
2030 Projected Total Population	24,574	148,923	303,065
2025 Average HH Income	\$81,874	\$90,743	\$98,993
2025 Median Home Value	\$413,160	\$458,614	\$480,596
2025 Estimated Total Households	8,237	53,136	106,895
2025 Daytime Demographics 16+	12,873	77,224	151,562
2025 Some College or Higher	56%	59%	62%

Source: ESRI (2025)

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# Demographics—full profile

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Demographic Source: Applied Geographic Solutions 4/2023,  
TIGER Geography - RFULL9



## Executive Summary (Esri 2025)

18618 E Burnside St, Portland, Oregon, 97233  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52072  
Longitude: -122.47163

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	22,928	135,471	274,165
2020 Population	24,059	145,832	296,160
2025 Population	24,387	147,639	300,212
2030 Population	24,574	148,923	303,065
2010-2020 Annual Rate	0.48%	0.74%	0.77%
2020-2024 Annual Rate	0.26%	0.23%	0.26%
2024-2029 Annual Rate	0.15%	0.17%	0.19%
2020 Male Population	50.1%	49.2%	49.4%
2020 Female Population	49.9%	50.8%	50.6%
2020 Median Age	33.5	36.7	37.3
2025 Male Population	50.7%	49.8%	49.9%
2025 Female Population	49.3%	50.2%	50.1%
2025 Median Age	34.6	37.8	38.5

In the identified area, the current year population is 24,387. In 2020, the Census count in the area was 24,059. The rate of change since 2020 was 0.26% annually. The five-year projection for the population in the area is 24,574 representing a change of 0.15% annually from 2025 to 2030. Currently, the population is 50.7% male and 49.3% female.

### Median Age

The median age in this area is 34.6, compared to U.S. median age of 39.3.

### Race and Ethnicity

2025 White Alone	46.9%	54.3%	57.3%
2025 Black Alone	9.2%	7.7%	7.0%
2025 American Indian/Alaska Native Alone	2.0%	1.8%	1.6%
2025 Asian Alone	7.6%	9.5%	10.7%
2025 Pacific Islander Alone	2.0%	1.5%	1.2%
2025 Other Race	19.3%	12.9%	10.5%
2025 Two or More Races	13.0%	12.3%	11.7%
2025 Hispanic Origin (Any Race)	32.4%	23.3%	19.8%

Persons of Hispanic origin represent 32.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.8 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2025 Wealth Index	50	66	77
2010 Households	7,743	49,678	99,518
2020 Households	8,186	52,996	106,478
2025 Households	8,237	53,136	106,895
2030 Households	8,224	53,284	107,228
2010-2020 Annual Rate	0.56%	0.65%	0.68%
2020-2024 Annual Rate	0.12%	0.05%	0.07%
2024-2029 Annual Rate	-0.03%	0.06%	0.06%
2025 Average Household Size	2.92	2.73	2.75

The household count in this area has changed from 8,186 in 2020 to 8,237 in the current year, a change of 0.12% annually. The five-year projection of households is 8,224, a change of -0.03% annually from the current year total. Average household size is currently 2.92, compared to 2.90 in the year 2020. The number of families in the current year is 5,246 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	42.7%	42.1%	40.5%
<b>Median Household Income</b>			
2025 Median Household Income	\$60,633	\$68,159	\$74,300
2030 Median Household Income	\$71,557	\$80,541	\$87,786
2024-2029 Annual Rate	3.37%	3.39%	3.39%
<b>Average Household Income</b>			
2025 Average Household Income	\$81,874	\$90,743	\$98,993
2030 Average Household Income	\$96,649	\$104,895	\$114,974
2024-2029 Annual Rate	3.37%	2.94%	3.04%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$27,627	\$32,691	\$35,360
2030 Per Capita Income	\$32,303	\$37,556	\$40,792
2024-2029 Annual Rate	3.18%	2.81%	2.90%
<b>GINI Index</b>			
2025 Gini Index	45.2	44.5	44.8
<b>Households by Income</b>			

Current median household income is \$60,633 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$71,557 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$81,874 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$96,649 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$27,627 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$32,303 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	55	56	58
2010 Total Housing Units	8,227	52,744	105,484
2010 Owner Occupied Housing Units	3,271	26,220	55,548
2010 Renter Occupied Housing Units	4,472	23,457	43,970
2010 Vacant Housing Units	484	3,066	5,966
2020 Total Housing Units	8,580	55,295	110,942
2020 Owner Occupied Housing Units	3,421	27,308	58,673
2020 Renter Occupied Housing Units	4,765	25,688	47,805
2020 Vacant Housing Units	406	2,278	4,501
2025 Total Housing Units	8,666	55,868	112,027
2025 Owner Occupied Housing Units	3,546	27,746	60,184
2025 Renter Occupied Housing Units	4,691	25,390	46,711
2025 Vacant Housing Units	429	2,732	5,132
2030 Total Housing Units	8,745	56,470	113,410
2030 Owner Occupied Housing Units	3,585	28,084	61,108
2030 Renter Occupied Housing Units	4,640	25,200	46,120
2030 Vacant Housing Units	521	3,186	6,182
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	36.9	39.7	41.5

Currently, 40.9% of the 8,666 housing units in the area are owner occupied; 54.1%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 8,580 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.19%. Median home value in the area is \$413,160, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.61% annually to \$469,857.

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