



FOR SUBLEASE



COLLEGE SQUARE CENTER

Retail / Medical Space Available for Sublease

3,230 SF | \$20/SF + NNN

2830 NE Hogan Dr, Suite A, Gresham, OR 97030

- Sublease through April 30, 2028
- Anchored by Bi-Mart, Harbor Freight Tools, Chase Bank
- Great Location at the Intersection of NE Hogan Drive and SE Stark St
- Established Shopping Center with a Strong Tenant Mix
- Built out Veterinarian/Medical Space

IAN M. BIGGI

Senior Associate Broker | Licensed in OR
503-222-1683 | ianbiggi@capacitycommercial.com

TAMARA J. FULLER, CCIM

Senior Vice President | Licensed in WA & OR
360-946-4832 | tamara.fuller@capacitycommercial.com

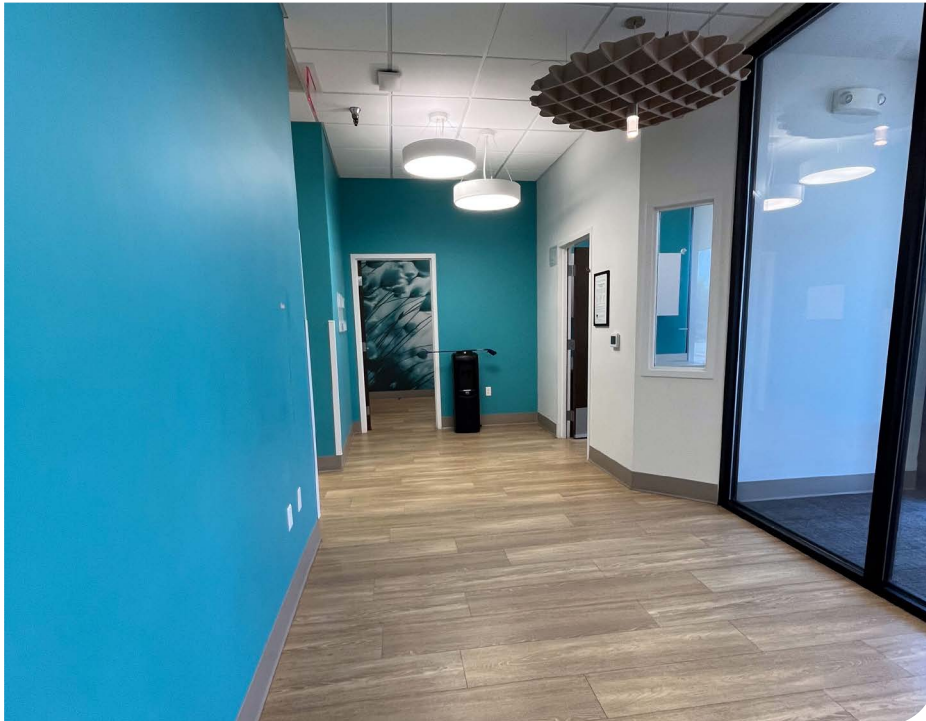
ERIC ANDERSON

Senior Vice President | Licensed in WA
360-946-4831 | eric@capacitycommercial.com



PROPERTY SUMMARY

**FOR
SUBLEASE**



PROPERTY DETAILS

Address	2830 NE Hogan Dr, Suite A, Gresham, OR 97030
Available Space	3,230 SF
Sublease Rate	\$20 psf + NNN
Use Type	Retail, Medical
Availability	Now*
Space Condition	Medical Office Buildout
*Sublease through April 30, 2028	

Location Features

- A vibrant commercial corridor featuring a blend of retail outlets, healthcare services, coworking/office spaces, and business support services.
- It benefits from strong traffic flow, strategic positioning near medical institutions (like Legacy Mount Hood Medical Center), and proximity to transit and central Gresham amenities.
- Nearby housing and community services contribute to a strong local customer base, while the Gresham Central and City Hall MAX stations (some distance west) tie the area into broader transit networks.
- A bustling commercial node with a solid mix of retail, office, service, and coworking potential. The combination of high visibility, strong traffic, and complementary neighboring tenants provides for a great opportunity to take over a built-out commercial space.

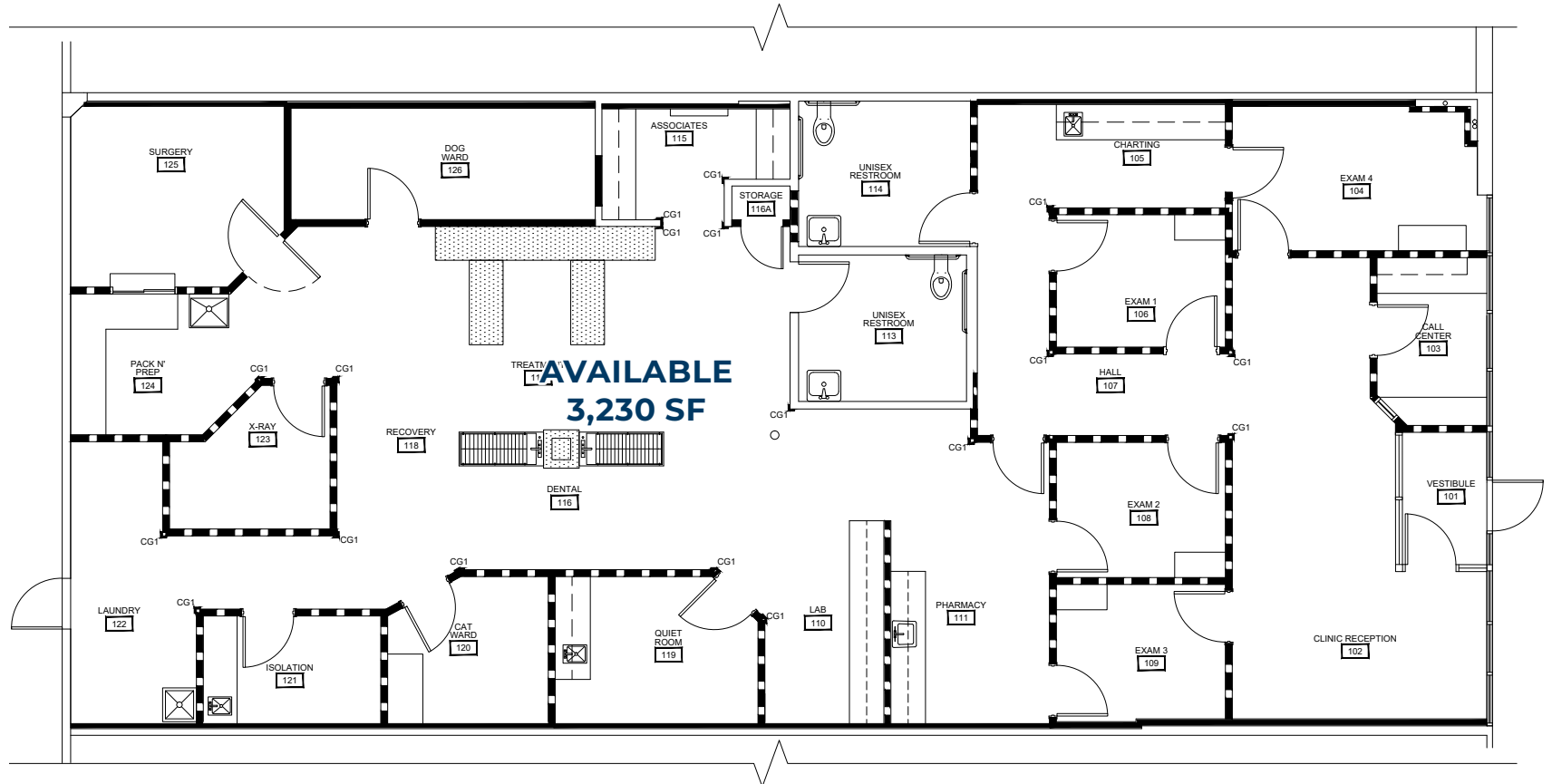
Nearby Highlights

- Bi-Mart
- Harbor Freight Tools
- Chase Bank
- Mt Hood Medical Center
- Coastal Farm and Ranch
- Burgerville
- Black Rock Coffee
- Home Depot
- Brookdale Senior Living
- Taco Bell / Long John Silvers



FLOOR PLAN

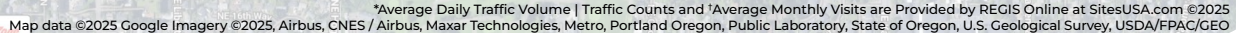
FLOOR PLAN





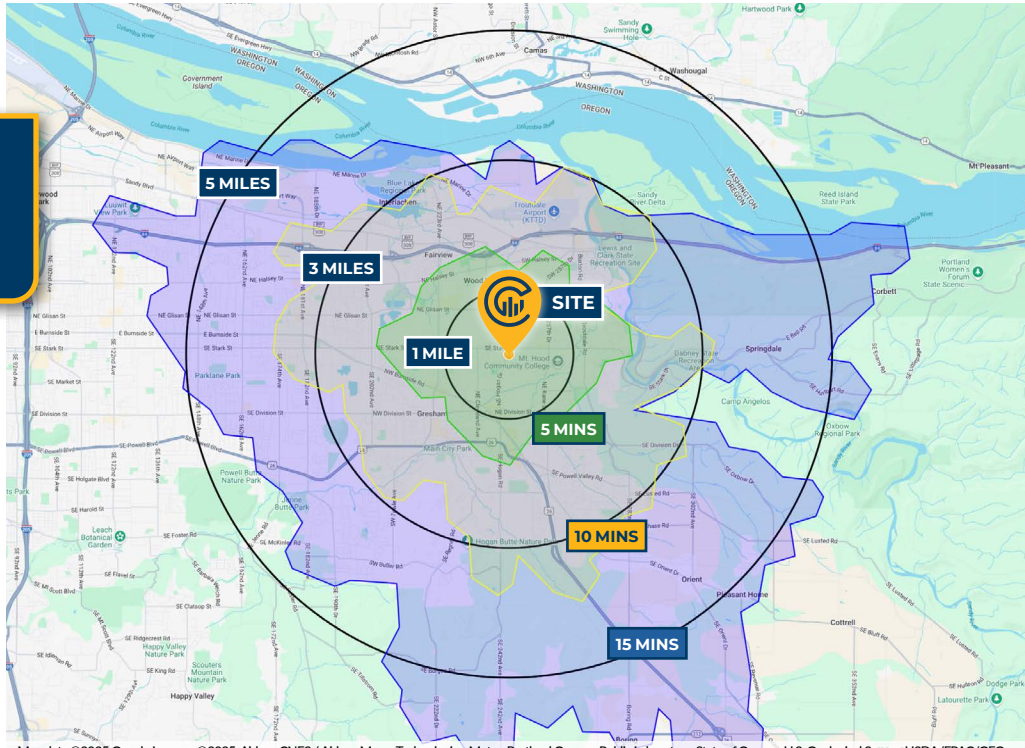
INTERIOR PHOTOS







DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



62

Walk Score®
"Somewhat Walkable"

72

Bike Score®
"Very Bikeable"

38

Transit Score®
"Some Transit"
Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,546	98,122	180,651
2030 Projected Population	13,974	93,811	173,239
2020 Census Population	16,126	106,345	192,229
2010 Census Population	15,024	98,331	178,938
Projected Annual Growth 2025 to 2030	-0.8%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2025	-0.2%	-	-
Households & Income			
2025 Estimated Households	5,811	37,700	68,065
2025 Est. Average HH Income	\$83,970	\$99,558	\$102,069
2025 Est. Median HH Income	\$66,740	\$80,862	\$82,628
2025 Est. Per Capita Income	\$33,711	\$38,444	\$38,636
Businesses			
2025 Est. Total Businesses	634	4,140	7,446
2025 Est. Total Employees	6,151	31,909	54,885

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

IAN M. BIGGI

Senior Associate Broker | Licensed in OR
503-222-1683 | ianbiggi@capacitycommercial.com

TAMARA J. FULLER, CCIM

Senior Vice President | Licensed in WA & OR
360-946-4832 | tamara.fuller@capacitycommercial.com

ERIC ANDERSON

Senior Vice President | Licensed in WA
360-946-4831 | eric@capacitycommercial.com

COLLEGE SQUARE CENTER