

# 3150 NE DIVISION ST. GRESHAM, OREGON

- FOR LEASE, GROUND LEASE OR BTS
- 6,678 SF BUILDING
- 59,918 SF LAND PARCEL
- HIGH TRAFFIC CORRIDOR
- DENSE RESIDENTIAL
- CLOSE PROXIMITY TO MT. HOOD COMMUNITY COLLEGE (33,000 STUDENTS)

## PRIME CORNER RETAIL FOR LEASE



### CONTACT



**BRUCK SWITZER**  
503-245-1400 EXT 518 - BRUCK@HSPACIFIC.COM

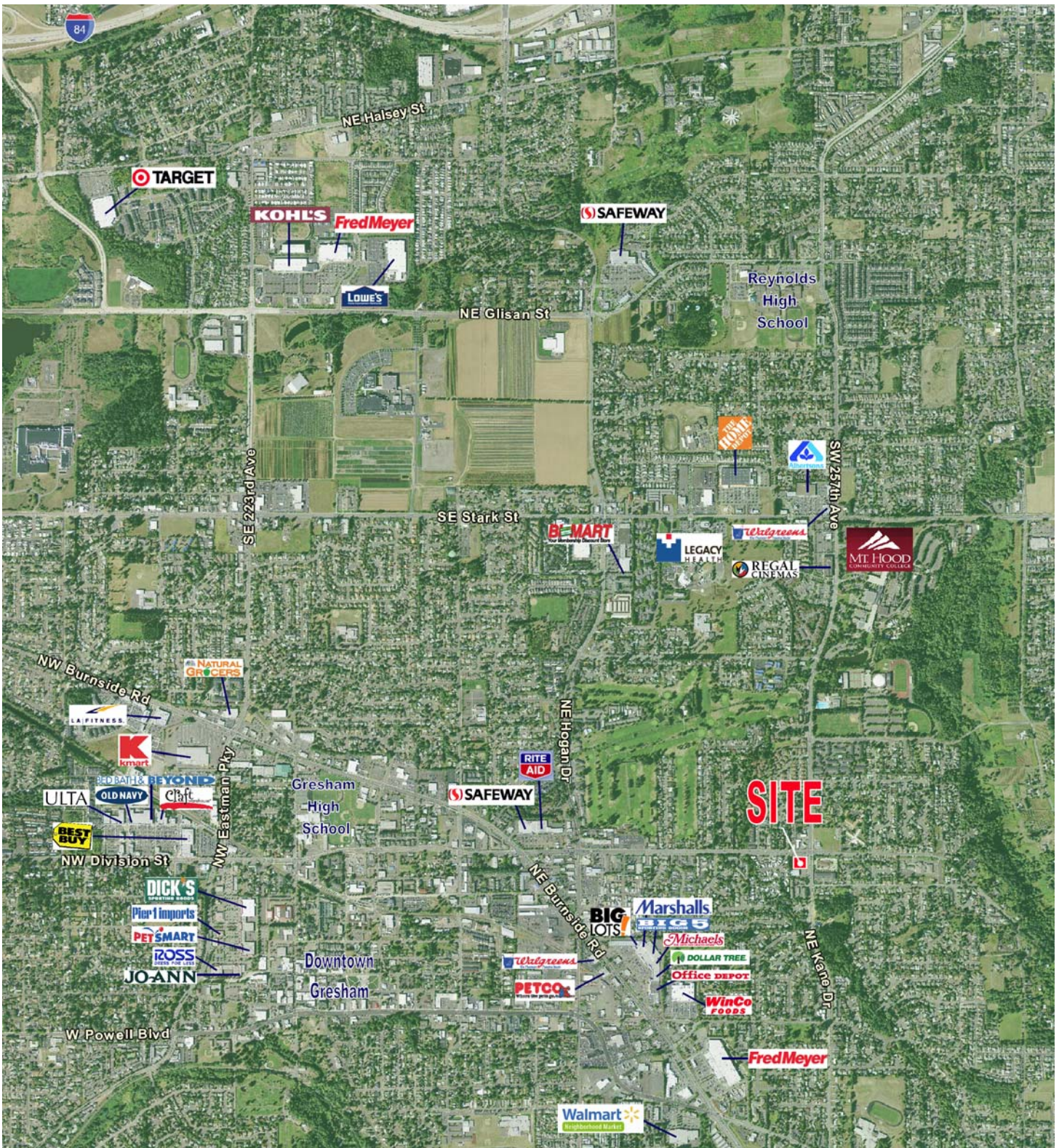


**CHAIN LINKS**  
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.  
0612 SW IDAHO ST, SUITE 2  
PORTLAND, OR 97239  
WWW.HSPACIFIC.COM

# DEMOGRAPHICS

2017 ESTIMATED	1 MILE	3 MILE	5 MILE
POPULATION	19,209	91,074	169,741
AVE. H.H. INCOME	\$60,088	\$69,241	\$65,663
DAYTIME EMPLOYEES	7,190	28,809	52,819



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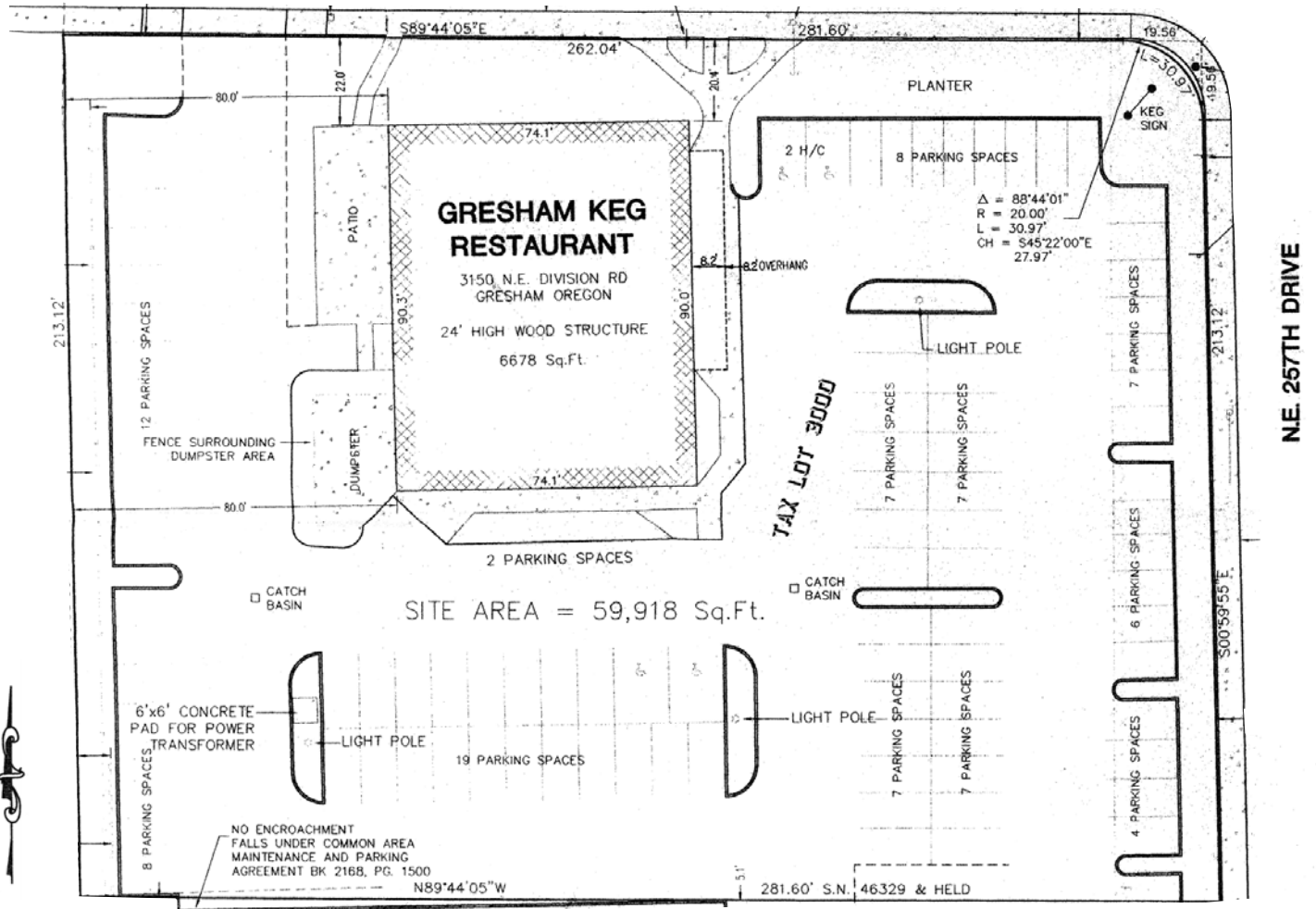
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## N.E. DIVISION STREET



N.E. 257TH DRIVE

### CONTACT



**BROCK SWITZER**  
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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5044/-122.4007

RF1

## 3150 Ne Division St

## Gresham, OR

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2017 Estimated Population	19,209	91,074	169,741
	2022 Projected Population	20,673	97,763	182,275
	2010 Census Population	18,190	86,417	160,455
	2000 Census Population	16,668	72,540	137,553
	Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	0.9%	1.5%	1.4%
	<b>HOUSEHOLDS</b>	2017 Estimated Households	7,224	33,364
2022 Projected Households		7,745	35,594	64,917
2010 Census Households		6,936	32,072	58,228
2000 Census Households		6,410	26,630	50,131
Projected Annual Growth 2017 to 2022		1.4%	1.3%	1.4%
Historical Annual Growth 2000 to 2017		0.7%	1.5%	1.2%
<b>AGE</b>		2017 Est. Population Under 10 Years	13.8%	13.6%
	2017 Est. Population 10 to 19 Years	13.5%	13.6%	13.6%
	2017 Est. Population 20 to 29 Years	13.8%	12.5%	12.3%
	2017 Est. Population 30 to 44 Years	21.3%	21.8%	21.5%
	2017 Est. Population 45 to 59 Years	17.6%	19.7%	19.8%
	2017 Est. Population 60 to 74 Years	13.6%	14.1%	14.4%
	2017 Est. Population 75 Years or Over	6.4%	4.7%	5.0%
	2017 Est. Median Age	35.4	36.3	36.7
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	49.0%	48.9%	49.2%
	2017 Est. Female Population	51.0%	51.1%	50.8%
	2017 Est. Never Married	38.5%	33.2%	33.6%
	2017 Est. Now Married	35.3%	44.1%	43.8%
	2017 Est. Separated or Divorced	20.2%	17.9%	17.5%
	2017 Est. Widowed	6.0%	4.8%	5.1%
	<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	2.4%	3.1%
2017 Est. HH Income \$150,000 to \$199,999		2.4%	4.8%	4.7%
2017 Est. HH Income \$100,000 to \$149,999		11.8%	15.3%	14.1%
2017 Est. HH Income \$75,000 to \$99,999		12.6%	13.3%	12.9%
2017 Est. HH Income \$50,000 to \$74,999		22.3%	19.7%	19.3%
2017 Est. HH Income \$35,000 to \$49,999		13.3%	13.9%	13.6%
2017 Est. HH Income \$25,000 to \$34,999		12.6%	10.8%	11.2%
2017 Est. HH Income \$15,000 to \$24,999		11.7%	9.7%	10.7%
2017 Est. HH Income Under \$15,000		11.0%	9.4%	10.6%
2017 Est. Average Household Income		\$60,088	\$69,241	\$65,663
2017 Est. Median Household Income		\$52,287	\$59,185	\$57,243
2017 Est. Per Capita Income		\$22,757	\$25,484	\$23,650
2017 Est. Total Businesses		744	2,876	5,066
2017 Est. Total Employees	7,190	28,809	52,819	

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3150 Ne Division St		1 Mile	3 Miles	5 Miles
Gresham, OR				
<b>RACE</b>	2017 Est. White	78.4%	79.7%	75.7%
	2017 Est. Black	2.5%	2.4%	3.5%
	2017 Est. Asian or Pacific Islander	2.6%	4.3%	6.2%
	2017 Est. American Indian or Alaska Native	1.2%	1.1%	1.1%
	2017 Est. Other Races	15.2%	12.6%	13.6%
<b>HISPANIC</b>	2017 Est. Hispanic Population	3,808	14,612	29,533
	2017 Est. Hispanic Population	19.8%	16.0%	17.4%
	2022 Proj. Hispanic Population	21.6%	17.7%	19.2%
	2010 Hispanic Population	19.8%	16.0%	17.5%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	12,725	61,023	114,168
	2017 Est. Elementary (Grade Level 0 to 8)	5.9%	4.3%	5.8%
	2017 Est. Some High School (Grade Level 9 to 11)	10.0%	8.0%	8.8%
	2017 Est. High School Graduate	25.8%	24.5%	26.6%
	2017 Est. Some College	25.9%	29.3%	27.5%
	2017 Est. Associate Degree Only	11.4%	10.3%	9.4%
	2017 Est. Bachelor Degree Only	15.3%	16.5%	15.5%
	2017 Est. Graduate Degree	5.7%	7.2%	6.4%
<b>HOUSING</b>	2017 Est. Total Housing Units	7,442	34,234	62,425
	2017 Est. Owner-Occupied	44.6%	54.6%	55.0%
	2017 Est. Renter-Occupied	52.5%	42.9%	42.4%
	2017 Est. Vacant Housing	2.9%	2.5%	2.6%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	-	0.1%	-
	2010 Homes Built 2000 to 2004	9.0%	14.8%	13.9%
	2010 Homes Built 1990 to 1999	20.5%	23.6%	20.0%
	2010 Homes Built 1980 to 1989	15.1%	14.2%	14.0%
	2010 Homes Built 1970 to 1979	39.6%	26.3%	24.0%
	2010 Homes Built 1960 to 1969	9.1%	9.4%	13.2%
	2010 Homes Built 1950 to 1959	3.0%	4.5%	8.0%
	2010 Homes Built Before 1949	6.8%	9.6%	9.8%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	1.2%	0.8%	0.8%
	2010 Home Value \$500,000 to \$999,999	8.8%	9.9%	10.8%
	2010 Home Value \$400,000 to \$499,999	7.1%	8.0%	8.5%
	2010 Home Value \$300,000 to \$399,999	16.0%	18.1%	18.5%
	2010 Home Value \$200,000 to \$299,999	38.0%	41.0%	37.8%
	2010 Home Value \$150,000 to \$199,999	14.5%	12.1%	13.4%
	2010 Home Value \$100,000 to \$149,999	6.5%	4.8%	5.3%
	2010 Home Value \$50,000 to \$99,999	5.3%	1.9%	1.7%
	2010 Home Value \$25,000 to \$49,999	2.2%	2.4%	2.3%
	2010 Home Value Under \$25,000	3.1%	3.7%	4.2%
	2010 Median Home Value	\$247,493	\$263,109	\$264,794
	2010 Median Rent	\$918	\$899	\$881

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### Gresham, OR

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<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	15,013	71,158	132,817
	2017 Est. Civilian Employed	62.3%	63.5%	61.2%
	2017 Est. Civilian Unemployed	3.8%	3.6%	3.6%
	2017 Est. in Armed Forces	0.1%	-	-
	2017 Est. not in Labor Force	33.8%	32.9%	35.2%
	2017 Labor Force Males	48.1%	48.1%	48.5%
	2017 Labor Force Females	51.9%	51.9%	51.5%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	9,348	45,164	81,252
	2010 Mgmt, Business, & Financial Operations	10.4%	12.9%	12.6%
	2010 Professional, Related	18.3%	18.8%	17.9%
	2010 Service	22.6%	20.5%	21.5%
	2010 Sales, Office	23.0%	24.6%	24.0%
	2010 Farming, Fishing, Forestry	1.5%	1.2%	1.4%
	2010 Construction, Extraction, Maintenance	7.5%	7.3%	7.3%
	2010 Production, Transport, Material Moving	16.6%	14.8%	15.2%
	2010 White Collar Workers	51.8%	56.2%	54.5%
	2010 Blue Collar Workers	48.2%	43.8%	45.5%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	65.1%	68.0%	67.7%
	2010 Drive to Work in Carpool	10.2%	9.5%	10.4%
	2010 Travel to Work by Public Transportation	11.2%	9.5%	9.7%
	2010 Drive to Work on Motorcycle	0.3%	0.4%	0.4%
	2010 Walk or Bicycle to Work	8.4%	7.3%	6.7%
	2010 Other Means	0.7%	0.7%	0.7%
	2010 Work at Home	4.1%	4.6%	4.5%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	20.9%	22.5%	20.3%
	2010 Travel to Work in 15 to 29 Minutes	31.5%	30.2%	29.4%
	2010 Travel to Work in 30 to 59 Minutes	33.2%	35.5%	34.9%
	2010 Travel to Work in 60 Minutes or More	8.7%	8.4%	9.2%
	2010 Average Travel Time to Work	25.1	25.4	26.3
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$357 M	\$1.82 B	\$3.19 B
	2017 Est. Apparel	\$12.5 M	\$63.6 M	\$111 M
	2017 Est. Contributions, Gifts	\$22.3 M	\$119 M	\$208 M
	2017 Est. Education, Reading	\$13.0 M	\$69.2 M	\$121 M
	2017 Est. Entertainment	\$19.8 M	\$102 M	\$178 M
	2017 Est. Food, Beverages, Tobacco	\$55.9 M	\$281 M	\$493 M
	2017 Est. Furnishings, Equipment	\$12.0 M	\$62.1 M	\$108 M
	2017 Est. Health Care, Insurance	\$31.8 M	\$159 M	\$280 M
	2017 Est. Household Operations, Shelter, Utilities	\$111 M	\$563 M	\$987 M
	2017 Est. Miscellaneous Expenses	\$5.35 M	\$26.9 M	\$47.2 M
	2017 Est. Personal Care	\$4.66 M	\$23.7 M	\$41.5 M
2017 Est. Transportation	\$68.8 M	\$348 M	\$610 M	

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