

# ALTA CIVIC STATION RETAIL

COMING SOON  
**TANAKA**  
Japanese Restaurant



**Retail Shop Space For Lease**  
**1699 NW Civic Dr, Gresham, OR 97030**

## 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:

SCOTT BUTH

scott@hsmpacific.com

 HSM  
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

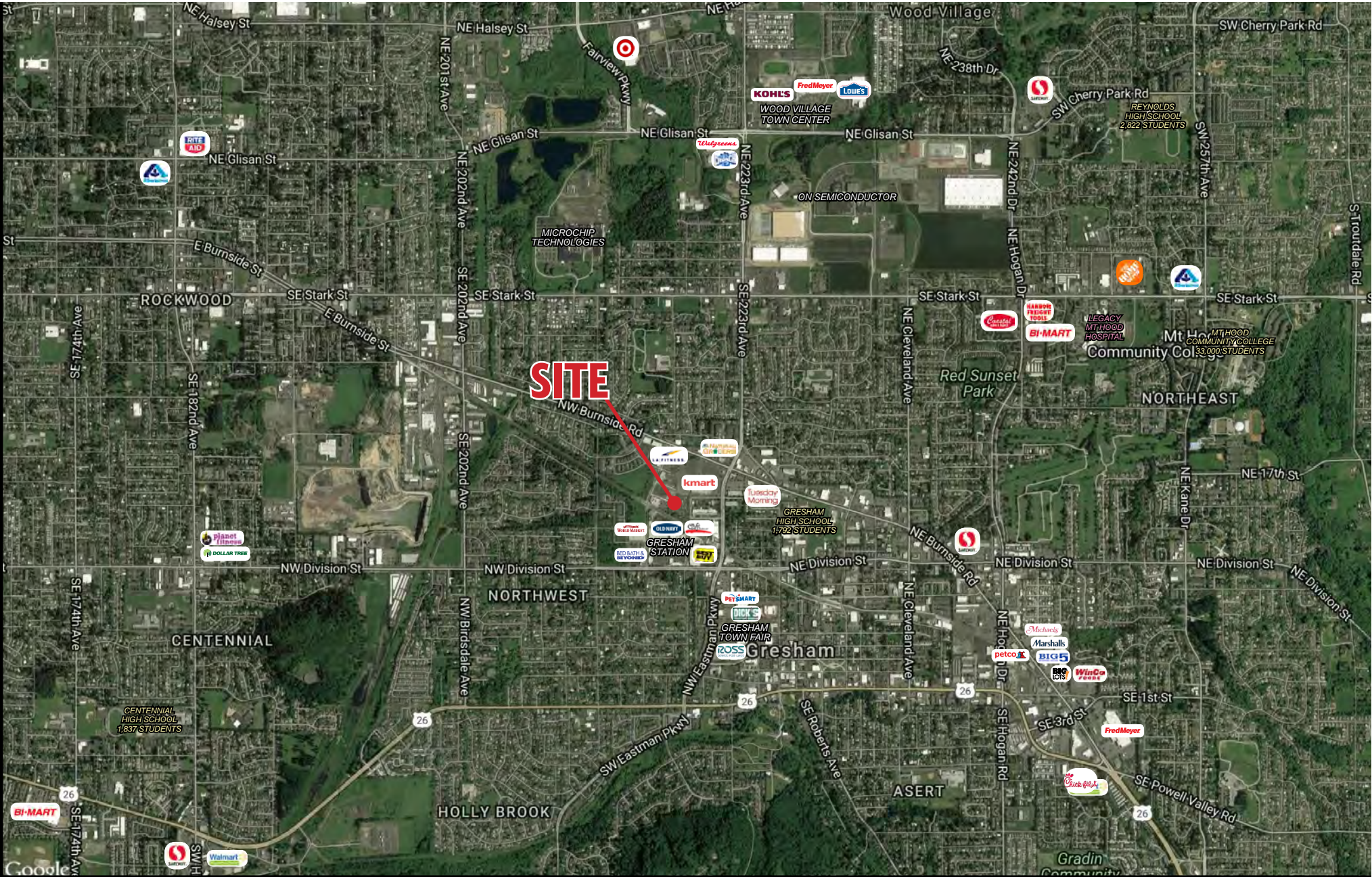


AVERAGE  
 1 MILE - \$74,387  
 3 MILE - \$76,655  
 5 MILE - \$81,054





# GRESHAM, OR



SCOTT BUTH [scott@hsm Pacific.com](mailto:scott@hsm Pacific.com)

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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.



# 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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