OREGON TRAIL CENTER

2083 NE BURNSIDE RD. IN GRESHAM, OREGON

Michaels THE ARTS AND CRAFTS STORE™ **DOLLAR TREE** **BIG LOTS!** **BIG 5 SPORTING GOODS** **Office DEPOT**

1,600 - 9,865 SF AVAILABLE FOR LEASE

- Strong national co-tenant mix
- End-cap, inline and pad space available
- Located on main arterial (Burnside Rd.) with 31,925 CPD
- Call for rates

Demographics

POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE - 22,005	1 MILE - 5,882	1 MILE - $80,084
3 MILE - 103,377	3 MILE - 26,345	3 MILE - $104,206
5 MILE - 181,102	5 MILE - 49,569	5 MILE - $103,035

FOR LEASING INFORMATION, CONTACT:

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HSM PACIFIC retail solutions

OWNED BY
KIMCO REALTY™

503-245-1400 | www.hsmpacific.com | 4260 Galewood St Ste B Lake Oswego, OR 97035

Shopping Center Site Plan

HSM PACIFIC retail solutions

9,865 SF

2,240 SF

2,000 SF

1,600 SF

5,400 SF

Marshalls.

BIG LOTS!

BIG 5 SPORTING GOODS

Michaels

DOLLAR TREE

Office DEPOT

KIDS EMPIRE

DAISO

N

E. Burnside Road   ADT'18 - 31,295

SE 1st Street

TENANT	SF	TENANT	SF
1 Shari's	3,712	26 Dollar Tree	9,587
2 Wingstop Restaurant	3,200	27 Rainbow West Book & Bible	3,550
3 Bella Nails	1,600	28 Retro Shark Gaming	4,600
4 Imm Dee Thai	3,200	29 Office Depot	26,706
5 Available	1,600	30 Advantis Credit Union	1,950
6 Mid-K Beauty Supply	2,800	31 Available	5,400
7 Available	2,000	32 Starbucks Coffee	1,300
8 Jersey Mike's Subs	1,600	33 The Barbers	1,800
9-13 Daiso	9,409	34 Patti's Deli	1,500
15 Chipotle	2,100	35 Dairy Queen	1,300
16 Gen Sushi & Ramen	2,500	36 Auto Supplies Detail Shop	1,350
17 Spring Mobile	1,400		
18 Available	9,865		
19 Kids Empire	8,118		
20 Marshalls	27,500		
21 Big Lots	25,000		
22 Big 5 Sporting Goods	15,000		
23 Michaels	18,000		
24 Firestone Tire	6,268		
25 Available	2,240		

Site Aerial

Trade Aerial

GRESHAM, OREGON

SITE
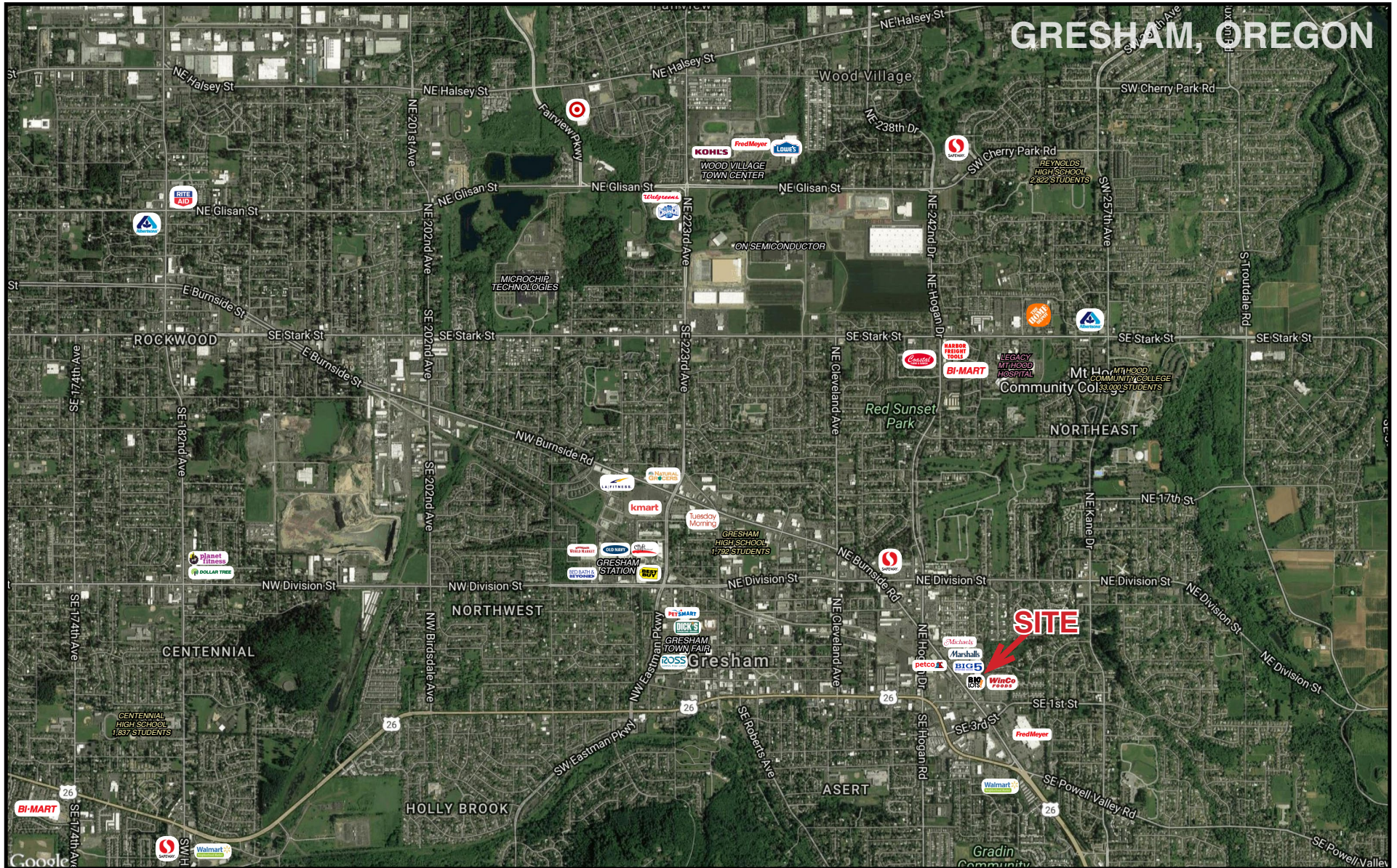
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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 45.5005/-122.4097

2083 NE Burnside Rd **Gresham, OR 97030**	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	22,005	103,377	181,102
2028 Projected Population	22,002	103,190	180,620
2020 Census Population	21,784	104,798	183,387
2010 Census Population	20,584	96,963	170,806
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
Households			
2023 Estimated Households	8,229	38,148	65,659
2028 Projected Households	8,335	38,493	66,261
2020 Census Households	8,107	38,338	65,852
2010 Census Households	7,823	35,798	61,932
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.5%
Age			
2023 Est. Population Under 10 Years	12.2%	11.5%	11.8%
2023 Est. Population 10 to 19 Years	13.6%	13.6%	13.7%
2023 Est. Population 20 to 29 Years	13.9%	12.8%	12.5%
2023 Est. Population 30 to 44 Years	22.8%	22.8%	22.3%
2023 Est. Population 45 to 59 Years	17.7%	19.8%	19.7%
2023 Est. Population 60 to 74 Years	13.7%	14.7%	14.9%
2023 Est. Population 75 Years or Over	6.0%	4.8%	5.1%
2023 Est. Median Age	35.8	37.1	37.3
Marital Status & Gender			
2023 Est. Male Population	48.9%	49.2%	49.4%
2023 Est. Female Population	51.1%	50.8%	50.6%
2023 Est. Never Married	39.1%	34.7%	34.9%
2023 Est. Now Married	37.5%	44.6%	44.2%
2023 Est. Separated or Divorced	18.3%	16.4%	16.3%
2023 Est. Widowed	5.1%	4.3%	4.6%
Income			
2023 Est. HH Income $200,000 or More	4.7%	9.1%	8.9%
2023 Est. HH Income $150,000 to $199,999	5.4%	8.7%	8.9%
2023 Est. HH Income $100,000 to $149,999	17.1%	19.3%	17.8%
2023 Est. HH Income $75,000 to $99,999	10.8%	12.6%	12.8%
2023 Est. HH Income $50,000 to $74,999	20.5%	17.2%	17.1%
2023 Est. HH Income $35,000 to $49,999	16.3%	12.1%	12.0%
2023 Est. HH Income $25,000 to $34,999	7.9%	6.9%	7.2%
2023 Est. HH Income $15,000 to $24,999	8.2%	6.6%	6.8%
2023 Est. HH Income Under $15,000	9.2%	7.5%	8.4%
2023 Est. Average Household Income	$80,084	$104,206	$103,035
2023 Est. Median Household Income	$62,796	$79,827	$78,561
2023 Est. Per Capita Income	$30,283	$38,636	$37,543
2023 Est. Total Businesses	951	3,863	6,834
2023 Est. Total Employees	5,882	26,345	49,569

Lat/Lon: 45.5005/-122.4097

2083 NE Burnside Rd Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	67.6%	70.2%	66.0%
2023 Est. Black	3.9%	4.1%	5.6%
2023 Est. Asian or Pacific Islander	4.3%	5.8%	8.5%
2023 Est. American Indian or Alaska Native	1.6%	1.3%	1.3%
2023 Est. Other Races	22.7%	18.5%	18.7%
Hispanic			
2023 Est. Hispanic Population	5,389	20,311	36,004
2023 Est. Hispanic Population	24.5%	19.6%	19.9%
2028 Proj. Hispanic Population	24.4%	19.6%	19.8%
2020 Hispanic Population	25.3%	21.1%	21.3%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	14,934	71,483	124,771
2023 Est. Elementary (Grade Level 0 to 8)	4.2%	4.4%	5.7%
2023 Est. Some High School (Grade Level 9 to 11)	6.3%	5.7%	6.2%
2023 Est. High School Graduate	30.3%	26.9%	26.2%
2023 Est. Some College	26.1%	25.7%	26.4%
2023 Est. Associate Degree Only	11.3%	10.8%	10.4%
2023 Est. Bachelor Degree Only	13.2%	17.4%	16.6%
2023 Est. Graduate Degree	8.6%	9.0%	8.5%
Housing			
2023 Est. Total Housing Units	8,712	39,759	68,581
2023 Est. Owner-Occupied	44.3%	56.3%	57.5%
2023 Est. Renter-Occupied	50.1%	39.6%	38.3%
2023 Est. Vacant Housing	5.5%	4.1%	4.3%
Homes Built by Year			
2023 Homes Built 2010 or later	5.6%	5.9%	5.9%
2023 Homes Built 2000 to 2009	11.0%	13.5%	12.5%
2023 Homes Built 1990 to 1999	12.9%	16.0%	14.6%
2023 Homes Built 1980 to 1989	12.3%	14.6%	14.1%
2023 Homes Built 1970 to 1979	33.5%	25.6%	23.1%
2023 Homes Built 1960 to 1969	8.2%	8.8%	11.6%
2023 Homes Built 1950 to 1959	4.9%	4.4%	6.8%
2023 Homes Built Before 1949	6.1%	7.1%	7.2%
Home Values			
2023 Home Value $1,000,000 or More	2.2%	2.3%	2.9%
2023 Home Value $500,000 to $999,999	21.1%	23.5%	25.3%
2023 Home Value $400,000 to $499,999	23.6%	28.1%	26.4%
2023 Home Value $300,000 to $399,999	29.1%	29.1%	27.7%
2023 Home Value $200,000 to $299,999	10.1%	7.7%	8.3%
2023 Home Value $150,000 to $199,999	1.9%	1.1%	1.4%
2023 Home Value $100,000 to $149,999	2.6%	1.1%	0.9%
2023 Home Value $50,000 to $99,999	3.6%	2.5%	2.6%
2023 Home Value $25,000 to $49,999	3.6%	2.4%	2.3%
2023 Home Value Under $25,000	2.3%	2.3%	2.2%
2023 Median Home Value	$371,716	$406,908	$415,823
2023 Median Rent	$1,213	$1,245	$1,211

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Lat/Lon: 45.5005/-122.4097

2083 NE Burnside Rd Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	17,425	82,757	144,268
2023 Est. Civilian Employed	63.2%	64.5%	62.2%
2023 Est. Civilian Unemployed	2.9%	2.7%	2.9%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.9%	32.8%	34.9%
2023 Labor Force Males	48.1%	48.6%	48.9%
2023 Labor Force Females	51.9%	51.4%	51.1%
Occupation			
2023 Occupation: Population Age 16 Years or Over	11,014	53,385	89,725
2023 Mgmt, Business, & Financial Operations	12.4%	14.0%	14.0%
2023 Professional, Related	21.0%	22.5%	22.0%
2023 Service	16.8%	16.0%	16.9%
2023 Sales, Office	22.2%	21.7%	20.8%
2023 Farming, Fishing, Forestry	1.4%	0.7%	0.7%
2023 Construction, Extraction, Maintenance	8.2%	8.7%	8.9%
2023 Production, Transport, Material Moving	18.1%	16.3%	16.9%
2023 White Collar Workers	55.6%	58.2%	56.7%
2023 Blue Collar Workers	44.4%	41.8%	43.3%
Transportation to Work			
2023 Drive to Work Alone	58.3%	58.0%	57.3%
2023 Drive to Work in Carpool	8.4%	8.7%	9.2%
2023 Travel to Work by Public Transportation	3.2%	2.6%	2.8%
2023 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
2023 Walk or Bicycle to Work	4.0%	3.6%	3.5%
2023 Other Means	0.8%	0.8%	0.9%
2023 Work at Home	25.1%	26.2%	26.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	23.8%	26.6%	23.4%
2023 Travel to Work in 15 to 29 Minutes	41.2%	38.1%	40.3%
2023 Travel to Work in 30 to 59 Minutes	26.8%	27.7%	29.2%
2023 Travel to Work in 60 Minutes or More	8.2%	7.6%	7.1%
2023 Average Travel Time to Work	22.1	22.1	22.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	$497.47 M	$2.77 B	$4.71 B
2023 Est. Apparel	$17.52 M	$98.59 M	$167.67 M
2023 Est. Contributions, Gifts	$27.47 M	$160.78 M	$273.33 M
2023 Est. Education, Reading	$15.31 M	$92.27 M	$156.87 M
2023 Est. Entertainment	$27.72 M	$157.89 M	$268.48 M
2023 Est. Food, Beverages, Tobacco	$77.18 M	$422.92 M	$719.86 M
2023 Est. Furnishings, Equipment	$17.24 M	$97.95 M	$166.54 M
2023 Est. Health Care, Insurance	$45.52 M	$250.54 M	$426.99 M
2023 Est. Household Operations, Shelter, Utilities	$162.48 M	$894.02 M	$1.52 B
2023 Est. Miscellaneous Expenses	$9.37 M	$52.42 M	$89.13 M
2023 Est. Personal Care	$6.68 M	$37.18 M	$63.24 M
2023 Est. Transportation	$90.99 M	$504.82 M	$857.81 M

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