LOCATION

1016 NE Kane Drive, Gresham, Oregon

AVAILABLE SPACE

12,197 SF

ASKING RATE

Call for Details

TRAFFIC COUNTS

NE Kane Drive – 19,319 ADT ('20)
NE Division Street – 19,049 ADT ('20)

HIGHLIGHTS

- Site is located directly east of 7-Eleven and just down the road from Mt. Hood Community College with over 25,000 students enrolled.
- Other nearby businesses include Gresham Powersports, Platt Electric Supply, Big Apple Pizzeria, Gresham Elks Lodge, Gresham Toyota, Safeway, WinCo Foods, Fred Meyer, and Dollar Tree.
- Zoned GC (General Commercial).
- Land is easily buildable with flat topography and no major plants or trees to remove.

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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LAND FOR SALE

GRESHAM, OR

WOOD VILLAGE
TROUTDALE
REYNOLDS HIGH SCHOOL 2,700 STUDENTS
TWELVEMILE CORNER
GRESHAM
ROCKWOOD
LEGACY MT HOOD MEDICAL CENTER 306 EMPLOYEES
8,612 STUDENTS
NORTHEAST
GRESHAM HIGH SCHOOL 1,531 STUDENTS
NORTHWEST
CENTENNIAL
CITY CENTRAL
POWELL VALLEY
HOLLY BROOK
ASERT
GRESHAM BUTTE
MT. HOOD
SITE

LAND FOR SALE

GRESHAM, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	17,069	87,863	163,121
Projected Population 2026	16,747	87,135	162,082
Average HH Income	$69,562	$82,482	$79,654
Median Age	37.3	37.4	38.0
Total Businesses	625	3,506	5,871
Total Employees	5,261	27,633	50,428

87,863

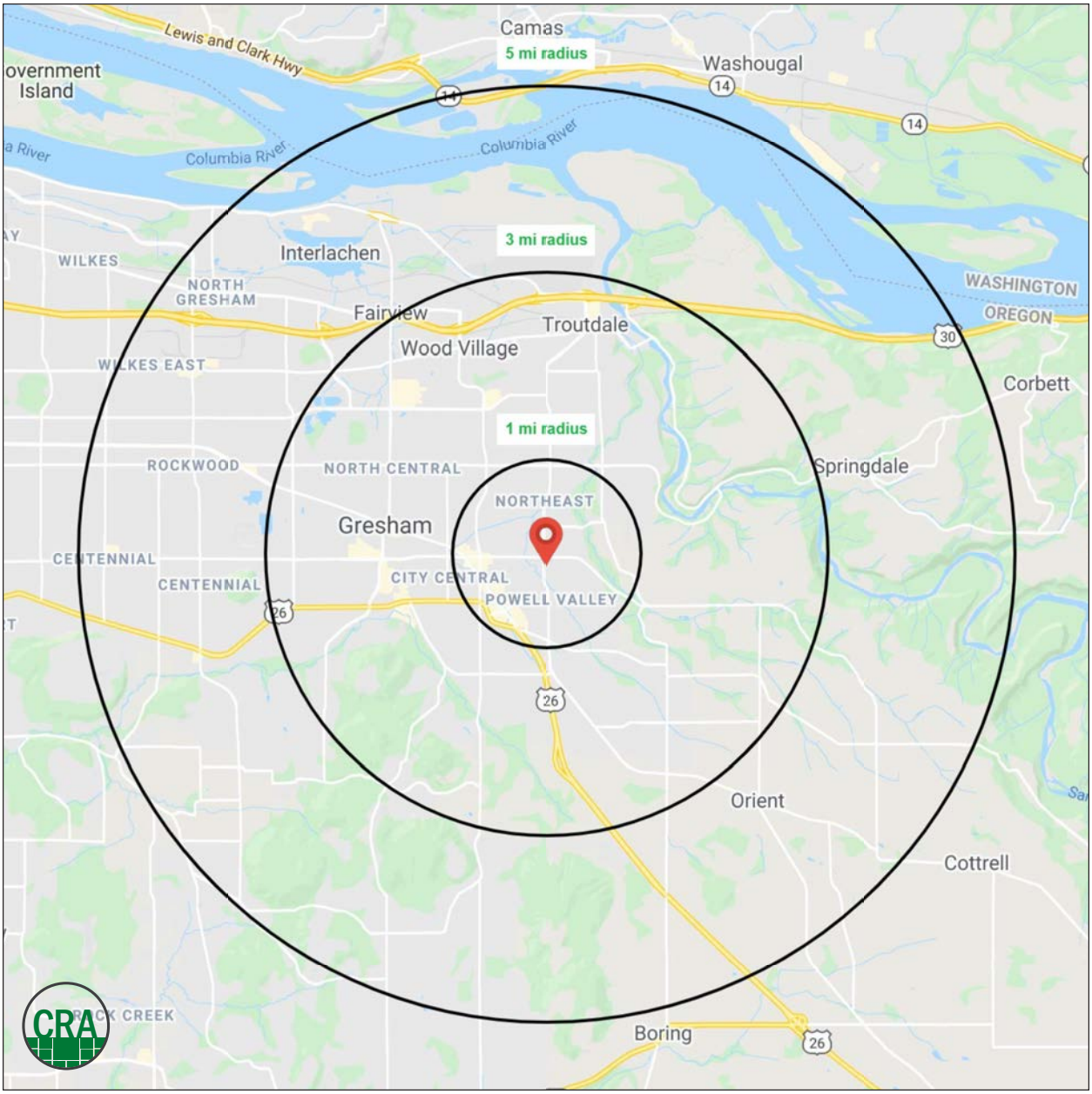
Estimated 2021 Population

3 MILE RADIUS

$82,482

Average Household Income

3 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5051/-122.3992

RS1

1016 NE Kane Dr Gresham, OR 97030		**1 mi radius**	**3 mi radius**	**5 mi radius**
POPULATION	2021 Estimated Population	17,069	87,863	163,121
	2026 Projected Population	16,747	87,135	162,082
	2010 Census Population	16,827	85,131	156,401
	2000 Census Population	15,620	71,562	134,110
	Projected Annual Growth 2021 to 2026	-0.4%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2021	0.4%	1.1%	1.0%
	2021 Median Age	37.3	37.4	38.0
HOUSEHOLDS	2021 Estimated Households	6,680	33,459	60,658
	2026 Projected Households	6,782	34,301	62,396
	2010 Census Households	6,434	31,601	56,750
	2000 Census Households	5,994	26,266	48,837
	Projected Annual Growth 2021 to 2026	0.3%	0.5%	0.6%
	Historical Annual Growth 2000 to 2021	0.5%	1.3%	1.2%
RACE AND ETHNICITY	2021 Estimated White	78.0%	78.6%	74.5%
	2021 Estimated Black or African American	2.6%	2.6%	3.6%
	2021 Estimated Asian or Pacific Islander	2.8%	4.6%	6.7%
	2021 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.1%
	2021 Estimated Other Races	15.3%	13.1%	14.1%
	2021 Estimated Hispanic	19.5%	16.7%	18.1%
INCOME	2021 Estimated Average Household Income	$69,562	$82,482	$79,654
	2021 Estimated Median Household Income	$58,139	$69,399	$67,887
	2021 Estimated Per Capita Income	$27,396	$31,534	$29,762
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	6.0%	4.7%	5.9%
	2021 Estimated Some High School (Grade Level 9 to 11)	7.1%	6.4%	7.0%
	2021 Estimated High School Graduate	29.4%	26.2%	26.5%
	2021 Estimated Some College	25.4%	26.5%	26.9%
	2021 Estimated Associates Degree Only	10.8%	10.9%	9.6%
	2021 Estimated Bachelors Degree Only	14.3%	16.9%	15.9%
	2021 Estimated Graduate Degree	7.0%	8.5%	8.2%
BUSINESS	2021 Estimated Total Businesses	625	3,506	5,871
	2021 Estimated Total Employees	5,261	27,633	50,428
	2021 Estimated Employee Population per Business	8.4	7.9	8.6
	2021 Estimated Residential Population per Business	27.3	25.1	27.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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