

# High Traffic Gresham Automotive/Retail

Property ID: 16002396  
<http://listing.loopnet.com/16002396>

**High Traffic Gresham  
Automotive/Retail**  
 975 NE Hogan Dr  
 Gresham, OR 97030  
 County: Multnomah

**CONTACT LISTING BROKER**  
**Dave Peterson** (866) 727-5222

**Chaney Chaney & Peterson  
LLC**



<b>For Lease</b>	<b>Active</b>
<b>Type:</b>	Retail Free Standing Bldg
<b>Total Space Available:</b>	1,755 SF
<b>Building Size:</b>	1,755 SF
<b>Date Last Verified:</b>	11/26/2008
<b>Property ID:</b>	16002396

### Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	1,755 SF			\$5,500/Month	Immediate	Free Standing Bldg	No

**Lease Type:** Modified Net

### Additional Photos



Busy street frontage!



Front View



Front View 2



North Side



Elevated Area



South Side



Drive thru area



Interior 1



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### Additional Information

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#### Property Description:

Former Gresham Scion dealership, High quality remodel in 2003-2004 of service station/mini mart with nice finishes, ADA compliance etc. Parking for 50+ vehicles. Must see to appreciate what this property can be used for, its very flexible zoning of CC allows for most retail uses and allows outside storage. here is what the City of gresham says about CC zoning:

COMMUNITY COMMERCIAL This district designation is applied to larger nodes of primarily commercial development clustered around the intersections of arterial streets. This district will accommodate a wide range of community-scale commercial uses, including retail, services, and offices.

In top condition, this property is move in ready. Lease is priced as modified NNN (std NNN but owner pays taxes) helps keep tenant costs affordable and level. Gas tanks were removed years ago and we have a clean bill of health and DEQ NFA letter from 2003 so no issues there. We are open to short or long term lease proposals.

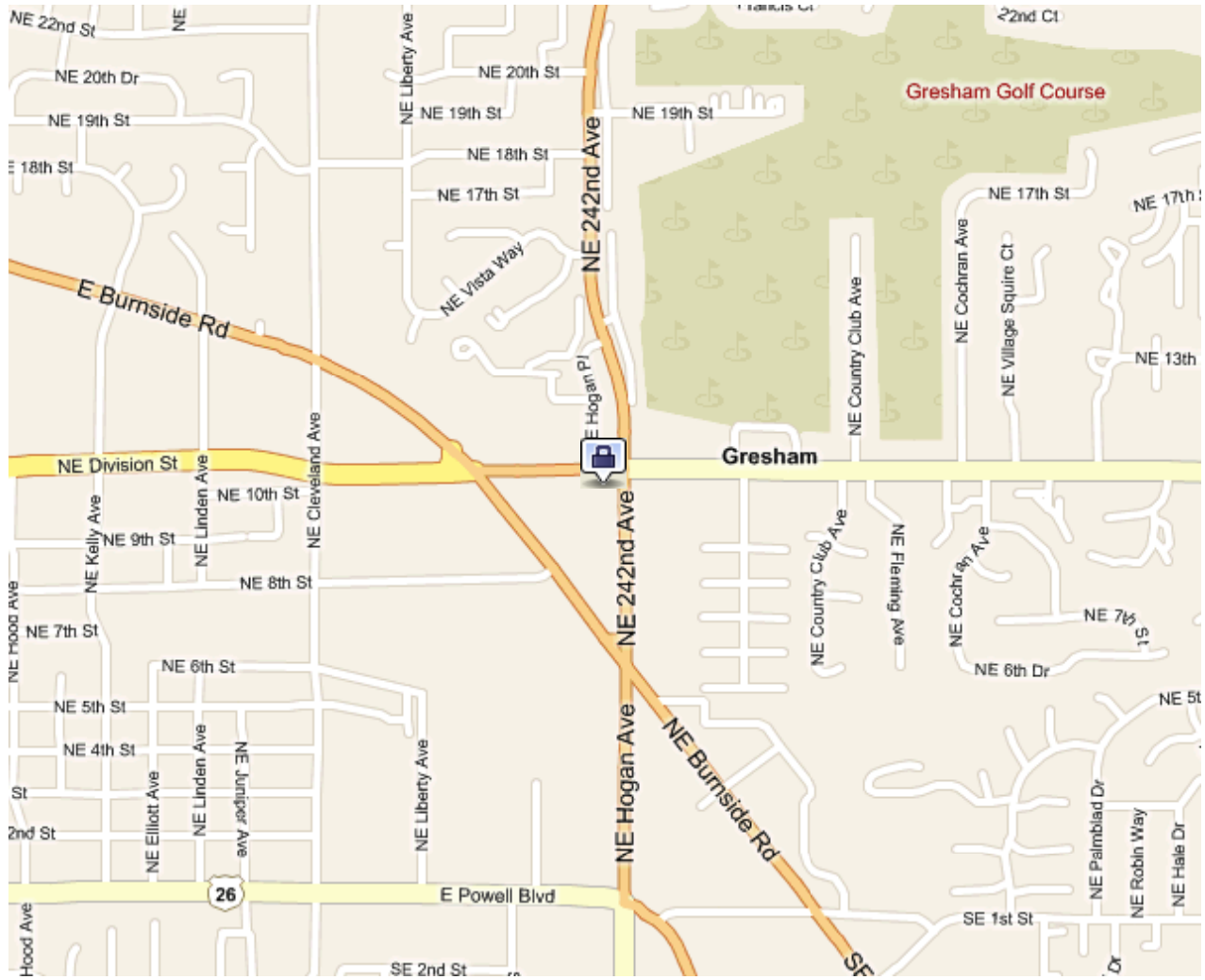
Reasonable courtesy to Brokers only if ALL fees are disclosed up-front.

**Location Description:**

One of the best in Gresham, Fantastic high traffic location at SE Division & Hogan Drive (242nd)

**Lot Size:** 24,930 SF

Map



**Demographics**

	<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2008 Male Population	10,173	50,551	85,175	
2008 Female Population	10,670	50,959	85,790	
% 2008 Male Population	48.81%	49.80%	49.82%	
% 2008 Female Population	51.19%	50.20%	50.18%	
2008 Total Adult Population	15,488	73,796	126,044	
2008 Total Daytime Population	20,478	84,680	144,471	
2008 Total Daytime Work Population	10,382	35,886	60,091	
2008 Median Age Total Population	33	34	36	
2008 Median Age Adult Population	43	43	44	
2008 Age 0-5	2,096	9,826	16,014	
2008 Age 6-13	2,275	12,505	20,060	
2008 Age 14-17	984	5,383	8,846	
2008 Age 18-20	932	4,040	6,557	
2008 Age 21-24	1,212	4,618	7,499	
2008 Age 25-29	1,502	6,137	10,069	
2008 Age 30-34	1,596	7,430	12,217	
2008 Age 35-39	1,523	8,395	13,797	
2008 Age 40-44	1,347	7,356	12,260	
2008 Age 45-49	1,119	6,818	11,389	
2008 Age 50-54	1,169	7,010	11,715	
2008 Age 55-59	1,397	7,282	12,612	
2008 Age 60-64	1,005	4,892	9,107	
2008 Age 65-69	591	2,987	5,952	
2008 Age 70-74	423	1,799	3,547	
2008 Age 75-79	444	1,679	3,279	
2008 Age 80-84	514	1,533	2,853	
2008 Age 85+	713	1,822	3,192	
% 2008 Age 0-5	10.06%	9.68%	9.37%	
% 2008 Age 6-13	10.92%	12.32%	11.73%	
% 2008 Age 14-17	4.72%	5.30%	5.17%	
% 2008 Age 18-20	4.47%	3.98%	3.84%	
% 2008 Age 21-24	5.82%	4.55%	4.39%	
% 2008 Age 25-29	7.21%	6.05%	5.89%	
% 2008 Age 30-34	7.66%	7.32%	7.15%	
% 2008 Age 35-39	7.31%	8.27%	8.07%	
% 2008 Age 40-44	6.46%	7.25%	7.17%	
% 2008 Age 45-49	5.37%	6.72%	6.66%	
% 2008 Age 50-54	5.61%	6.91%	6.85%	
% 2008 Age 55-59	6.70%	7.17%	7.38%	
% 2008 Age 60-64	4.82%	4.82%	5.33%	
% 2008 Age 65-69	2.84%	2.94%	3.48%	
% 2008 Age 70-74	2.03%	1.77%	2.07%	
% 2008 Age 75-79	2.13%	1.65%	1.92%	
% 2008 Age 80-84	2.47%	1.51%	1.67%	
% 2008 Age 85+	3.42%	1.79%	1.87%	
2008 White Population	17,416	85,714	141,381	
2008 Black Population	399	1,724	3,324	
2008 Asian/Hawaiian/Pacific Islander	526	3,687	7,957	
2008 American Indian/Alaska Native	120	558	937	
2008 Other Population (Incl 2+ Races)	2,382	9,826	17,366	
2008 Hispanic Population	3,554	13,797	23,316	
2008 Non-Hispanic Population	17,289	87,713	147,649	
% 2008 White Population	83.56%	84.44%	82.70%	
% 2008 Black Population	1.91%	1.70%	1.94%	
% 2008 Asian/Hawaiian/Pacific Islander	2.52%	3.63%	4.65%	
% 2008 American Indian/Alaska Native	0.58%	0.55%	0.55%	
% 2008 Other Population (Incl 2+ Races)	11.43%	9.68%	10.16%	
% 2008 Hispanic Population	17.05%	13.59%	13.64%	
% 2008 Non-Hispanic Population	82.95%	86.41%	86.36%	
2000 Non-Hispanic White	15,448	72,429	121,676	
2000 Non-Hispanic Black	219	1,129	2,529	
2000 Non-Hispanic Amer Indian/Alaska Native	144	675	1,205	
2000 Non-Hispanic Asian	392	2,371	5,345	

2000 Non-Hispanic Hawaiian/Pacific Islander	27	264	630
2000 Non-Hispanic Some Other Race	24	109	273
2000 Non-Hispanic Two or More Races	957	3,273	5,295
% 2000 Non-Hispanic White	89.76%	90.25%	88.85%
% 2000 Non-Hispanic Black	1.27%	1.41%	1.85%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.84%	0.84%	0.88%
% 2000 Non-Hispanic Asian	2.28%	2.95%	3.90%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.16%	0.33%	0.46%
% 2000 Non-Hispanic Some Other Race	0.14%	0.14%	0.20%
% 2000 Non-Hispanic Two or More Races	5.56%	4.08%	3.87%

**Population Change**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	20,842	101,510	170,965
2008 Total Households	8,222	36,735	62,467
Population Change 1990-2008	5,754	37,403	55,355
Household Change 1990-2008	2,126	13,479	19,786
% Population Change 1990-2008	38.14%	58.34%	47.88%
% Household Change 1990-2008	34.88%	57.96%	46.36%
Population Change 2000-2008	1,248	11,957	18,020
Household Change 2000-2008	496	4,292	6,591
% Population Change 2000-2008	6.37%	13.35%	11.78%
% Households Change 2000-2008	6.42%	13.23%	11.80%

**Housing**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	8,208	34,155	59,119
2000 Occupied Housing Units	7,731	32,428	55,835
2000 Owner Occupied Housing Units	3,154	19,402	33,830
2000 Renter Occupied Housing Units	4,577	13,026	22,005
2000 Vacant Housing Units	477	1,727	3,284
% 2000 Occupied Housing Units	94.19%	94.94%	94.45%
% 2000 Owner Occupied Housing Units	38.43%	56.81%	57.22%
% 2000 Renter Occupied Housing Units	55.76%	38.14%	37.22%
% 2000 Vacant Housing Units	5.81%	5.06%	5.55%

**Income**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2008 Median Household Income	\$40,162	\$50,639	\$49,154
2008 Per Capita Income	\$23,168	\$24,406	\$24,172
2008 Average Household Income	\$58,728	\$67,442	\$66,157
2008 Household Income < \$10,000	449	1,493	2,842
2008 Household Income \$10,000-\$14,999	626	1,694	3,026
2008 Household Income \$15,000-\$19,999	513	1,824	3,197
2008 Household Income \$20,000-\$24,999	542	1,710	3,252
2008 Household Income \$25,000-\$29,999	609	1,771	3,230
2008 Household Income \$30,000-\$34,999	699	2,399	4,097
2008 Household Income \$35,000-\$39,999	651	2,235	3,897
2008 Household Income \$40,000-\$44,999	673	2,468	4,185
2008 Household Income \$45,000-\$49,999	546	2,489	4,221
2008 Household Income \$50,000-\$59,999	977	4,451	8,191
2008 Household Income \$60,000-\$74,999	1,006	5,860	9,337
2008 Household Income \$75,000-\$99,999	681	6,154	9,184
2008 Household Income \$100,000-\$124,999	162	1,363	2,296
2008 Household Income \$125,000-\$149,999	56	506	873
2008 Household Income \$150,000-\$199,999	14	216	358
2008 Household Income \$200,000-\$249,999	2	23	71
2008 Household Income \$250,000-\$499,999	16	79	209
2008 Household Income \$500,000+	n/a	1	2
2008 Household Income \$200,000+	17	103	282
% 2008 Household Income < \$10,000	5.46%	4.06%	4.55%
% 2008 Household Income \$10,000-\$14,999	7.61%	4.61%	4.84%
% 2008 Household Income \$15,000-\$19,999	6.24%	4.97%	5.12%
% 2008 Household Income \$20,000-\$24,999	6.59%	4.65%	5.21%

% 2008 Household Income \$25,000-\$29,999	7.41%	4.82%	5.17%
% 2008 Household Income \$30,000-\$34,999	8.50%	6.53%	6.56%
% 2008 Household Income \$35,000-\$39,999	7.92%	6.08%	6.24%
% 2008 Household Income \$40,000-\$44,999	8.19%	6.72%	6.70%
% 2008 Household Income \$45,000-\$49,999	6.64%	6.78%	6.76%
% 2008 Household Income \$50,000-\$59,999	11.88%	12.12%	13.11%
% 2008 Household Income \$60,000-\$74,999	12.24%	15.95%	14.95%
% 2008 Household Income \$75,000-\$99,999	8.28%	16.75%	14.70%
% 2008 Household Income \$100,000-\$124,999	1.97%	3.71%	3.68%
% 2008 Household Income \$125,000-\$149,999	0.68%	1.38%	1.40%
% 2008 Household Income \$150,000-\$199,999	0.17%	0.59%	0.57%
% 2008 Household Income \$200,000-\$249,999	0.02%	0.06%	0.11%
% 2008 Household Income \$250,000-\$499,999	0.19%	0.22%	0.33%
% 2008 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2008 Household Income \$200,000+	0.21%	0.28%	0.45%

**Retail Sales Volume**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2008 Children/Infants Clothing Stores	\$2,954,808	\$14,599,137	\$24,351,738
2008 Jewelry Stores	\$2,211,462	\$11,011,904	\$18,348,136
2008 Mens Clothing Stores	\$4,538,439	\$21,702,252	\$36,268,905
2008 Shoe Stores	\$4,243,134	\$20,093,807	\$33,685,884
2008 Womens Clothing Stores	\$8,492,416	\$38,838,528	\$65,333,595
2008 Automobile Dealers	\$60,519,206	\$275,227,031	\$468,610,055
2008 Automotive Parts/Acc/Repair Stores	\$7,040,893	\$32,999,055	\$55,605,724
2008 Other Motor Vehicle Dealers	\$2,066,399	\$9,826,082	\$16,462,645
2008 Tire Dealers	\$1,869,450	\$8,932,763	\$15,012,770
2008 Hardware Stores	\$819,859	\$4,080,711	\$6,859,175
2008 Home Centers	\$6,576,698	\$27,689,654	\$47,705,604
2008 Nursery/Garden Centers	\$1,949,586	\$9,407,310	\$15,815,344
2008 Outdoor Power Equipment Stores	\$868,614	\$3,586,155	\$6,284,352
2008 Paint/Wallpaper Stores	\$263,611	\$1,092,316	\$1,892,782
2008 Appliance/TV/Other Electronics Stores	\$5,093,102	\$24,845,884	\$41,406,419
2008 Camera/Photographic Supplies Stores	\$899,273	\$4,163,036	\$7,026,725
2008 Computer/Software Stores	\$2,855,576	\$12,782,432	\$21,696,219
2008 Beer/Wine/Liquor Stores	\$3,211,017	\$15,721,351	\$26,242,546
2008 Convenience/Specialty Food Stores	\$5,335,973	\$28,388,443	\$48,603,039
2008 Restaurant Expenditures	\$25,027,777	\$134,126,722	\$227,427,315
2008 Supermarkets/Other Grocery excl Conv	\$39,591,508	\$181,901,730	\$307,557,805
2008 Furniture Stores	\$5,558,915	\$26,031,957	\$43,851,067
2008 Home Furnishings Stores	\$3,231,400	\$16,049,341	\$26,657,639
2008 Gen Merch/Appliance/Furniture Stores	\$49,068,691	\$229,809,139	\$386,557,239
2008 Gasoline Stations w/ Convenience Stores	\$29,165,169	\$140,215,168	\$235,326,350
2008 Other Gasoline Stations	\$23,829,195	\$111,826,719	\$186,723,307
2008 Department Stores excl Leased Depts	\$54,161,794	\$254,655,025	\$427,963,656
2008 General Merchandise Stores	\$43,509,775	\$203,777,179	\$342,706,166
2008 Other Health/Personal Care Stores	\$3,893,827	\$17,568,538	\$29,906,795
2008 Pharmacies/Drug Stores	\$19,173,171	\$87,806,462	\$148,562,379
2008 Pet/Pet Supplies Stores	\$2,828,576	\$12,616,069	\$21,410,382
2008 Book/Periodical/Music Stores	\$892,289	\$3,957,146	\$6,466,710
2008 Hobby/Toy/Game Stores	\$1,699,463	\$5,866,457	\$10,730,870
2008 Musical Instrument/Supplies Stores	\$518,467	\$2,406,685	\$4,070,874
2008 Sewing/Needlework/Piece Goods Stores	\$167,154	\$749,687	\$1,248,083
2008 Sporting Goods Stores	\$1,865,458	\$12,345,526	\$19,371,639
2008 Video Tape Stores - Retail	\$443,811	\$2,094,697	\$3,522,230



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