

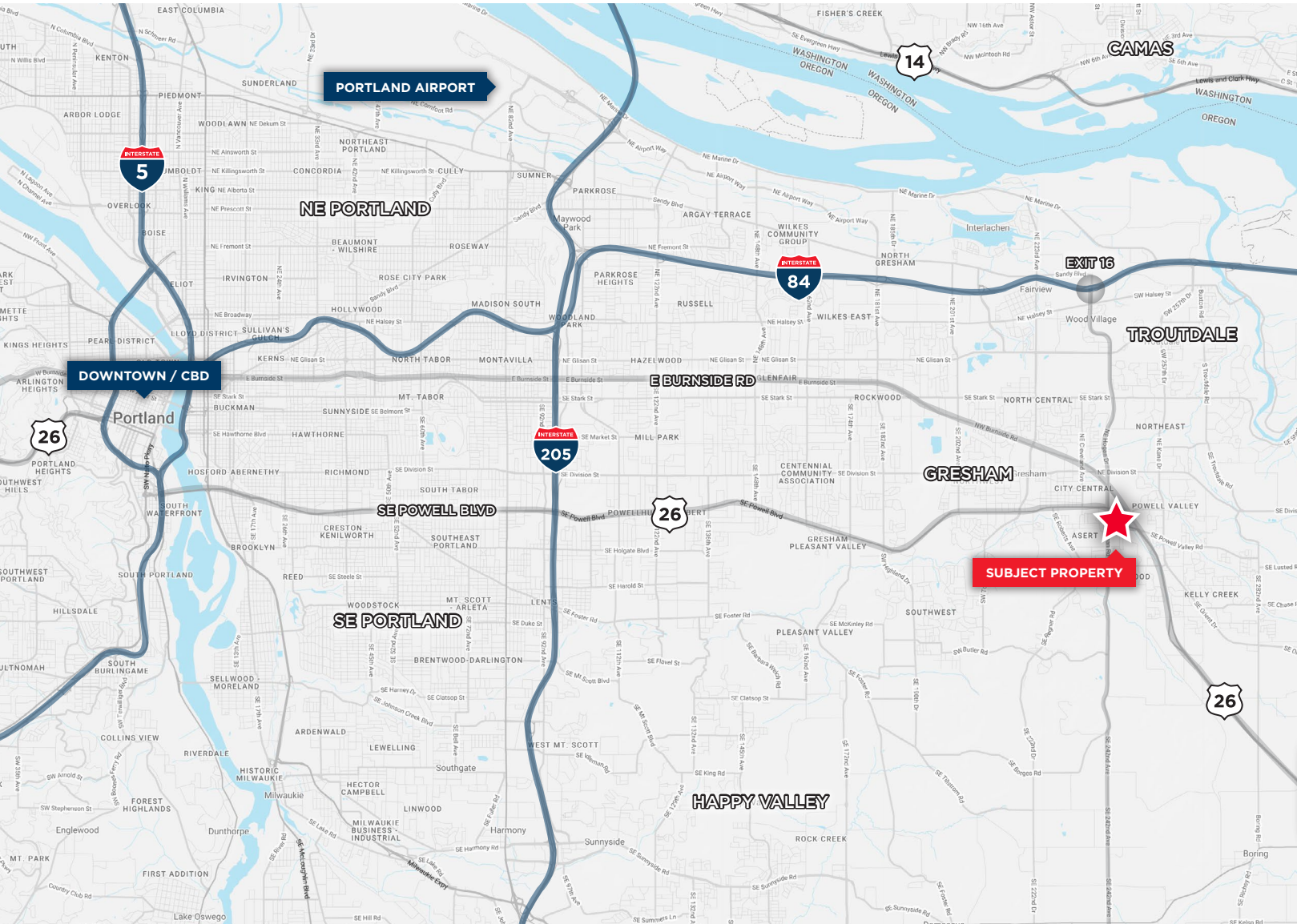
# REGIONAL MAP

Central Gresham Location on Highway 26

FOR SALE | 15,850 Building SF on 4.62 ACRES

# TURN KEY AUTOMOTIVE PROPERTY

Potential Re-Development Opportunity



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## LOCAL DEMOGRAPHICS

ATTRIBUTE	1 MILE	2 MILE	3 MILE
POPULATION: 2023	18,961	56,080	102,030
POPULATION: 2028 (EST)	18,707	55,528	101,166
AVG HOUSEHOLD INCOME	\$67,655	\$80,178	\$83,634

\* 2023 Demographics data derived from CoStar for 1990 E Powell Blvd

**1990 E Powell Blvd, Gresham OR 97080**

**4.62 ACRES / 15,850 SF BUILDING**

Tenant vacated - Paying rent thru Jan 2026 @ \$30k/Month  
Neighboring 4.44 Acre Property Also Available

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200 SW Market St Portland OR 97201



## PROPERTY HIGHLIGHTS

1990 E POWELL BLVD, GRESHAM, OR 97080

**SALE PRICE: \$6,475,000**

**AVAILABILITY:** Existing Tenant has Vacated

**EXISTING LEASE DETAILS:** Term Thru: 1/31/2026  
Current Rent: \$30,000 / Mo. NNN  
Has Right of 1st Right Refusal (Sale)

**BUILDING SIZE:** ± 15,850 SF (7.88% Lot Coverage)

**PARCEL SIZE:** ± 201,247 SF (4.62 Acres)

**BUILT:** 1990 (2020 Remodel)

**FEATURES:** Lighted Parking Lot  
New Asphalt (2020)

## RE-DEVELOPMENT POTENTIAL

**ZONING:** MC - Moderate Commercial

**USES:** Commercial Retail, Service, Office, Daycare, Live-Work, Affordable Housing, Multi-Family (L), Outdoor Commercial (L), Clinics (L), Marijuana (L), Schools (SP), Medical (SP), Parking (SP), Elderly Housing (SP)  
**L=Limited / SP=Special Permit Req.**

**DENSITY:** 40 Units per Acre max residential density, 45' Building Height



## EXECUTIVE SUMMARY

1990 E Powell Blvd (along with neighboring 1940) represent the opportunity to acquire (together or separately) well positioned, turnkey automotive properties with existing income and a variety of potential uses - including existing auto dealership or possible redevelopment options.

- » Flexible 'MC' commercial zoning allows a variety of uses
- » Very High Traffic Gresham Location
- » ±15,698 Average Daily Traffic Count E Powell @ SE 3rd - see (1) on map
- » ±14,353 Average Daily Traffic Count SE Hogan @ SE 4th - see (2) on map
- » High visibility with ±260' frontage on E Powell and ±450' frontage on SE Hogan
- » Large Showroom and Service Area
- » Recent Property Remodel including New Asphalt
- » Large Asphalt Parking Field

## AREA RETAIL MAP

