

# FOR LEASE - RESTAURANT SPACE

2752 NE HOGAN DR. · GRESHAM · OR



- \$6,000,000 HOTEL TO APARTMENT CONVERSION: 120 APARTMENTS

- NEARBY EMPLOYERS: MT. HOOD MEDICAL CENTER, MT. HOOD COMMUNITY COLLEGE & SUBARU DISTRIBUTION CENTER

- 7,000 SF FORMER RESTAURANT

- LANDLORD WILL CONSIDER DEMISING SPACE FOR RIGHT TENANT

- HIGHLY TRAFFICKED AREA ON BUSY ROAD

- TRAFFIC COUNTS:
  - NE HOGAN DR. 25,823
  - SE STARK ST. 21,257

## Demographics



- 1 MILE – 15,373
- 3 MILE – 99,463
- 5 MILE – 178,987



- 1 MILE – 6,689
- 3 MILE – 31,588
- 5 MILE – 53,351



- 1 MILE – \$84,543
- 3 MILE – \$100,062
- 5 MILE – \$101,774

*Scott Buth*

503-245-1400 x522

SCOTT@HSPACIFIC.COM

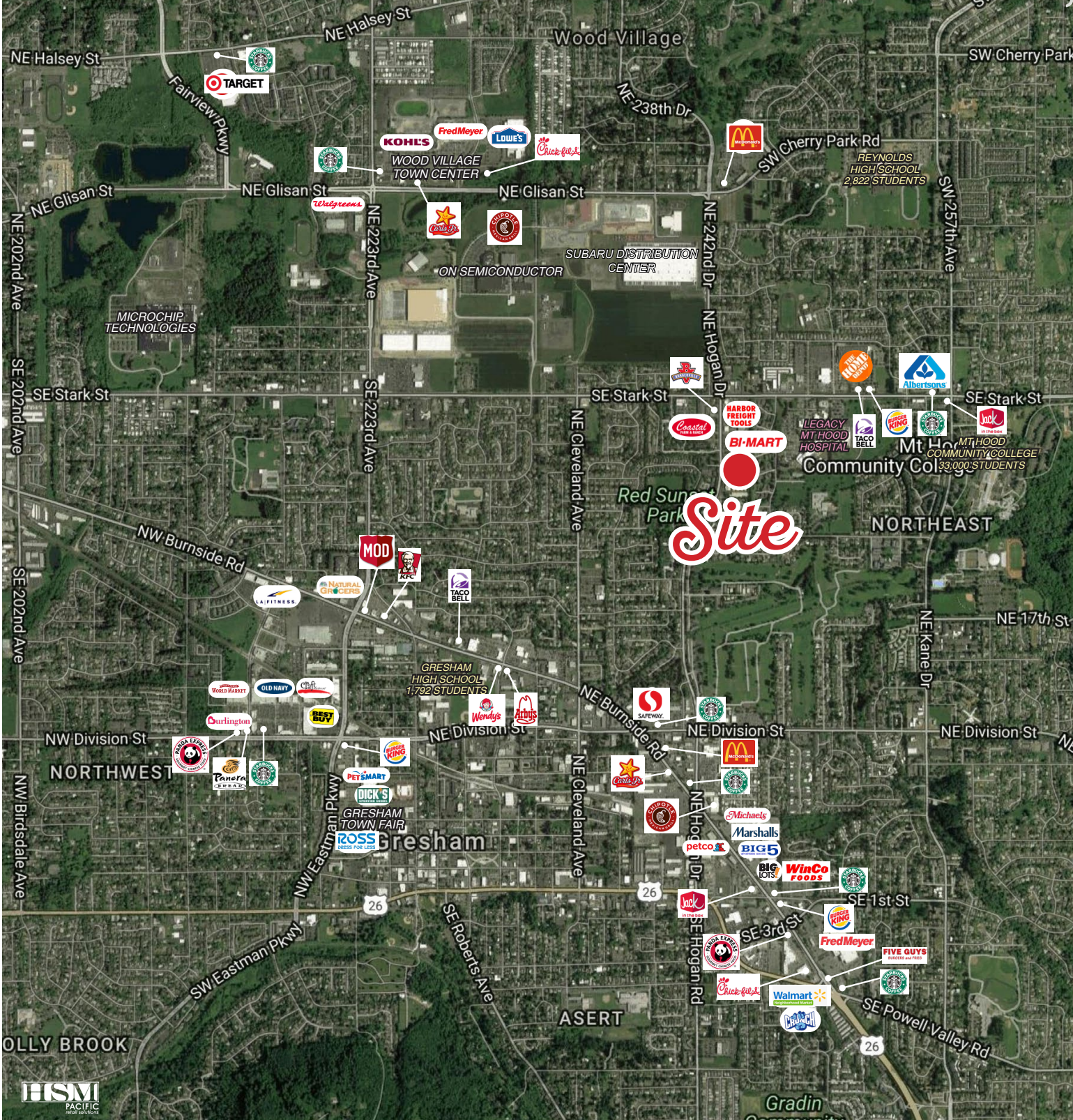
CHAINLINKS  
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035



## AERIAL



*Scott Buth*

503-245-1400 x522

SCOTT@HSMPACIFIC.COM

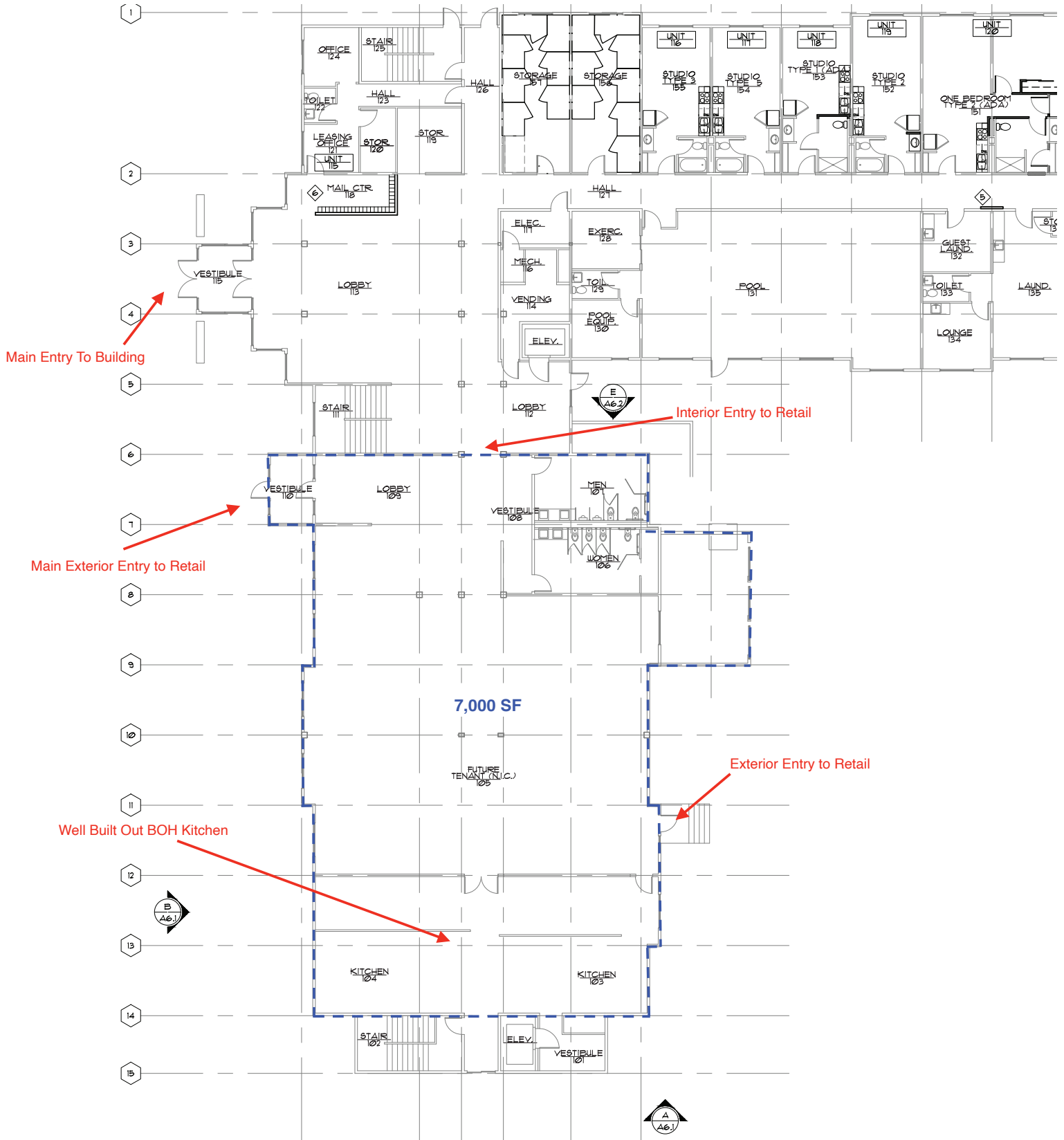
**CHAINLINKS**  
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035



# SITE PLAN



# RENDERINGS



*Scott Buth*  
503-245-1400 x522  
SCOTT@HSMPACIFIC.COM

CHAINLINKS  
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035



## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5162/-122.4114

2752 NE Hogan Dr Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	15,373	99,463	178,987
2030 Projected Population	14,782	95,114	171,638
2020 Census Population	16,967	107,495	190,518
2010 Census Population	15,822	99,427	177,342
Projected Annual Growth 2025 to 2030	-0.8%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2025	-0.2%	-	-
<b>Households</b>			
2025 Estimated Households	6,192	38,131	67,400
2030 Projected Households	5,973	36,774	65,121
2020 Census Households	6,448	39,414	69,078
2010 Census Households	6,064	36,802	64,852
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.3%
<b>Age</b>			
2025 Est. Population Under 10 Years	11.0%	11.3%	11.2%
2025 Est. Population 10 to 19 Years	11.9%	12.7%	12.8%
2025 Est. Population 20 to 29 Years	14.9%	13.5%	13.0%
2025 Est. Population 30 to 44 Years	22.1%	22.2%	22.2%
2025 Est. Population 45 to 59 Years	18.0%	18.9%	19.1%
2025 Est. Population 60 to 74 Years	14.3%	14.8%	15.1%
2025 Est. Population 75 Years or Over	7.9%	6.5%	6.7%
2025 Est. Median Age	37.1	37.4	38.1
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	49.8%	49.7%	49.8%
2025 Est. Female Population	50.2%	50.3%	50.2%
2025 Est. Never Married	38.7%	35.3%	35.1%
2025 Est. Now Married	37.2%	43.4%	43.4%
2025 Est. Separated or Divorced	19.2%	17.0%	16.7%
2025 Est. Widowed	5.0%	4.3%	4.7%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	5.9%	9.0%	9.6%
2025 Est. HH Income \$150,000 to \$199,999	7.9%	9.4%	9.4%
2025 Est. HH Income \$100,000 to \$149,999	15.5%	17.5%	17.7%
2025 Est. HH Income \$75,000 to \$99,999	14.0%	15.8%	15.1%
2025 Est. HH Income \$50,000 to \$74,999	19.2%	16.8%	17.1%
2025 Est. HH Income \$35,000 to \$49,999	16.1%	11.9%	11.2%
2025 Est. HH Income \$25,000 to \$34,999	4.7%	5.7%	5.4%
2025 Est. HH Income \$15,000 to \$24,999	6.5%	5.8%	6.0%
2025 Est. HH Income Under \$15,000	10.2%	8.0%	8.5%
2025 Est. Average Household Income	\$84,543	\$100,062	\$101,774
2025 Est. Median Household Income	\$67,527	\$81,244	\$82,479
2025 Est. Per Capita Income	\$34,224	\$38,550	\$38,504
2025 Est. Total Businesses	697	4,165	7,324
2025 Est. Total Employees	6,689	31,588	53,351

## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5162/-122.4114

2752 NE Hogan Dr Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	67.3%	67.5%	65.6%
2025 Est. Black	4.9%	5.0%	6.1%
2025 Est. Asian or Pacific Islander	6.2%	6.5%	8.7%
2025 Est. American Indian or Alaska Native	1.6%	1.4%	1.2%
2025 Est. Other Races	20.1%	19.6%	18.3%
<b>Hispanic</b>			
2025 Est. Hispanic Population	3,220	20,564	34,161
2025 Est. Hispanic Population	20.9%	20.7%	19.1%
2030 Proj. Hispanic Population	21.3%	21.1%	19.5%
2020 Hispanic Population	24.7%	23.1%	21.6%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	10,779	69,212	125,023
2025 Est. Elementary (Grade Level 0 to 8)	4.0%	5.9%	6.1%
2025 Est. Some High School (Grade Level 9 to 11)	6.8%	6.1%	6.7%
2025 Est. High School Graduate	30.0%	26.0%	26.0%
2025 Est. Some College	24.5%	24.6%	24.3%
2025 Est. Associate Degree Only	9.9%	10.6%	10.3%
2025 Est. Bachelor Degree Only	15.2%	17.6%	17.7%
2025 Est. Graduate Degree	9.6%	9.2%	8.9%
<b>Housing</b>			
2025 Est. Total Housing Units	6,721	41,399	73,212
2025 Est. Owner-Occupied	42.9%	49.7%	52.1%
2025 Est. Renter-Occupied	49.3%	42.4%	39.9%
2025 Est. Vacant Housing	7.9%	7.9%	7.9%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	10.6%	10.3%	10.6%
2025 Homes Built 2000 to 2009	6.4%	12.7%	12.3%
2025 Homes Built 1990 to 1999	14.7%	14.4%	13.3%
2025 Homes Built 1980 to 1989	12.6%	12.0%	11.7%
2025 Homes Built 1970 to 1979	23.2%	18.2%	17.0%
2025 Homes Built 1960 to 1969	10.2%	9.0%	10.0%
2025 Homes Built 1950 to 1959	5.2%	5.8%	7.8%
2025 Homes Built Before 1949	9.2%	9.7%	9.5%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	1.9%	1.7%	2.3%
2025 Home Value \$500,000 to \$999,999	18.7%	27.5%	32.3%
2025 Home Value \$400,000 to \$499,999	41.2%	35.7%	33.2%
2025 Home Value \$300,000 to \$399,999	20.1%	18.1%	17.5%
2025 Home Value \$200,000 to \$299,999	8.1%	6.0%	6.2%
2025 Home Value \$150,000 to \$199,999	1.4%	1.0%	1.0%
2025 Home Value \$100,000 to \$149,999	2.5%	2.4%	1.6%
2025 Home Value \$50,000 to \$99,999	3.5%	3.4%	2.5%
2025 Home Value \$25,000 to \$49,999	1.8%	2.9%	2.0%
2025 Home Value Under \$25,000	0.8%	1.3%	1.3%
2025 Median Home Value	\$418,243	\$426,316	\$454,433
2025 Median Rent	\$1,450	\$1,370	\$1,353

## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5162/-122.4114

2752 NE Hogan Dr Gresham, OR 97030	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	12,644	80,720	145,415
2025 Est. Civilian Employed	65.6%	64.0%	61.5%
2025 Est. Civilian Unemployed	3.2%	3.4%	3.2%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	31.2%	32.7%	35.3%
2025 Labor Force Males	49.3%	49.3%	49.6%
2025 Labor Force Females	50.7%	50.7%	50.4%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	8,294	51,610	89,438
2025 Mgmt, Business, & Financial Operations	18.5%	15.7%	16.1%
2025 Professional, Related	16.4%	20.6%	20.9%
2025 Service	19.0%	19.1%	18.8%
2025 Sales, Office	19.0%	20.0%	19.1%
2025 Farming, Fishing, Forestry	1.5%	1.5%	1.2%
2025 Construction, Extraction, Maintenance	6.9%	7.6%	7.2%
2025 Production, Transport, Material Moving	18.8%	15.6%	16.6%
2025 White Collar Workers	54.0%	56.3%	56.2%
2025 Blue Collar Workers	46.0%	43.7%	43.8%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	68.4%	65.3%	64.2%
2025 Drive to Work in Carpool	10.4%	11.2%	11.8%
2025 Travel to Work by Public Transportation	5.0%	4.2%	4.8%
2025 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
2025 Walk or Bicycle to Work	5.0%	5.7%	5.2%
2025 Other Means	0.7%	1.0%	1.0%
2025 Work at Home	10.1%	12.4%	12.8%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	32.0%	27.2%	23.7%
2025 Travel to Work in 15 to 29 Minutes	33.2%	36.4%	38.4%
2025 Travel to Work in 30 to 59 Minutes	27.1%	28.1%	29.6%
2025 Travel to Work in 60 Minutes or More	7.7%	8.3%	8.3%
2025 Average Travel Time to Work	20.2	21.7	22.6
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$569.63 M	\$3.87 B	\$6.9 B
2025 Est. Apparel	\$10.65 M	\$71.77 M	\$128.36 M
2025 Est. Contributions, Tax and Retirement	\$142.93 M	\$1.03 B	\$1.85 B
2025 Est. Education	\$12.55 M	\$86.16 M	\$153.97 M
2025 Est. Entertainment	\$33.07 M	\$222.56 M	\$398.08 M
2025 Est. Food, Beverages, Tobacco	\$72.98 M	\$481.46 M	\$861.84 M
2025 Est. Health Care	\$39.6 M	\$245.94 M	\$438.24 M
2025 Est. Household Furnishings and Equipment	\$15.13 M	\$102.51 M	\$183.27 M
2025 Est. Household Operations, Shelter, Utilities	\$139.86 M	\$913.31 M	\$1.63 B
2025 Est. Miscellaneous Expenses	\$9.78 M	\$66.03 M	\$117.98 M
2025 Est. Personal Care	\$7.86 M	\$51.68 M	\$92.53 M
2025 Est. Transportation	\$85.24 M	\$593.29 M	\$1.05 B

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF1

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