

# CASCADIA CENTER



## FOR SALE

## \$3,250,000

**421- 491 NE Burnside Road  
Gresham, OR 97030**

This well established, well maintained, and fully leased multi-tenant commercial property in Gresham, OR offers a strong investment opportunity. Featuring 7 fully leased spaces, the property is home to a diverse mix of tenants; Retail, Personal Services, and Food Services. Cascadia Center is located in a highly visible location along NE Burnside Road, a main Gresham thoroughway. Gresham High School, Les Schwab, Riverview Bank, Auto Zone, and Goodwill, along with many popular fast food and food service businesses, surround the Cascadia Center complex. Travelers to Mt. Hood and Central Oregon use NE Burnside Rd. to reach their destinations. To the North is a large residential neighborhood.

This location truly captures both local and commuter traffic.

There are 37 parking spaces fronting Cascadia Center with driveway access from both NE Burnside Rd. and signaled NE Kelly Avenue. The stable rent roll offers a reliable income stream and a solid return on investment. This is a rare opportunity to own a fully leased, income generating asset in a prime location, just down the street from incoming Trader Joe's.



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# CASCADIA CENTER



**421— 485 NE BURNSIDE RD. GRESHAM**

## Building Highlights

Fully Leased - Long Term Tenants  
 NNN Leases  
 Updated Systems & Interiors  
 Strong Tenant Mix  
 High Traffic Volume  
 In Complex w/with Auto Zone & Goodwill  
 Commercial and Residential Neighbors  
 Newer HVAC Rooftop Units  
 New Roof & Exterior Paint in 2015

## Current Tenants

421 Dynamic Martial Arts  
 447 Crown Trophy  
 451 A Touch of Class Salon & Spa  
 455 Hope's Café  
 465 Õ The Bake Shop  
 475 Gaia's Workshop  
 485/491 Inspire Dance Centre

## Building Facts

Lot Size: 77,608sf  
 Building: 15,500sf  
 Parking: 37 spaces  
 Year Built: 1978  
 2 Buildings w/Breezeway  
 Monument Sign on NE Burnside Rd.  
 Entrances on NE Burnside Rd. & NE Kelly Ave.



## NEARBY BUSINESSES

- Auto Zone
- Goodwill
- Les Schwab Tires
- Riverview Bank
- Taco Bell
- Killer Burger
- Dave's Hot Chicken
- La Carreta
- Black Bear Diner
- Dea's In & Out
- Mod Pizza
- Arby's
- Black Bear Diner
- Ron Tonkin Hyundai
- Gresham Chrysler, Dodge, Jeep, Ram
- Gresham Cinema & Wunderland
- Red Lobster
- Nancy's Floral
- Donut World



# CASCADIA CENTER



## Community Profile

	1 Mile	3 Mile	5 Mile
<b>2024 Household by Income</b>			
Household Income Base	7,969	48,431	76,371
<\$15,000	10.6%	8.1%	8.3%
\$15,000-\$24,999	11.5%	6.8%	7.3%
\$25,000- \$34,999	8.3%	6.8%	6.8%
\$35,000- \$49,999	15.3%	13.2%	12.8%
\$50,000- \$74,999	18.9%	18.6%	18.2%
\$75,000- \$99,999	11.8%	12.9%	12.5%
\$100,000- \$149,999	13.7%	18.6%	18.2%
\$150,000- \$199,999	4.8%	7.9%	8.5%
\$200,000+	5.0%	7.0%	7.4%
Average Household Income	\$76,461	\$92,652	\$93,839

*Prepared by Esri*

## Population Summary

2010 Total Population	17,700	122,756	195,126
2020 Total Population	18,826	132,221	211,049
2024 Total Population	19,349	134,043	214,048
2029 Total Population	19,613	135,148	215,961
2024-2029 Annual Rate	0.27%	0.16%	0.18%
2024 Total Daytime Population	20,971	107,260	179,930
Workers	11,483	40,916	70,510
Residents	9,488	66,344	109,420

*Prepared by Esri*