

# 211 NE ROBERTS AVE

Gresham, OR | 97030

## FOR SALE & FOR LEASE



### RETAIL/FLEX BUILDING • DOWNTOWN GRESHAM

## Rare downtown owner-user opportunity

A 17,800 SF building with 36 on-site parking stalls and frontage on three streets, steps from the MAX Blue Line.

### PROPERTY DETAILS

|            |                                   |
|------------|-----------------------------------|
| Sale price | \$2,950,000 (\$165.73/SF)         |
| Lease rate | \$17.00/SF/yr, NNN                |
| Building   | ±17,800 SF • built 1958           |
| Available  | 17,800 SF                         |
| Land       | ±0.67 AC (29, 185 SF)             |
| Parking    | 36 stall s (2.02/1,000 SF)        |
| Zoning     | DCC - Downtown Commercial Core    |
| Frontage   | NE Roberts Ave, NE 2nd and NE 3rd |

### FOR OWNER-USERS & INVESTORS

- DCC zoning allows retail, office, residential and mixed-use
- Inside the City's \$381M Downtown/Civic Urban Renewal Area (adopted 2025, 30-year plan)
- Value-add or future mixed-use redevelopment potential on 0.67 AC

### FOR TENANTS

- Walk to Trader Joe's, Starbucks, Chase and Walgreens
- 9-minute walk to Gresham Central Transit Center and the MAX Blue Line
- Rare downtown parking: 36 on-site stalls

10.27.2026

For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503-225-8492

RaymondD@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com

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### LOCATION

## Walk to everyday anchors and the MAX



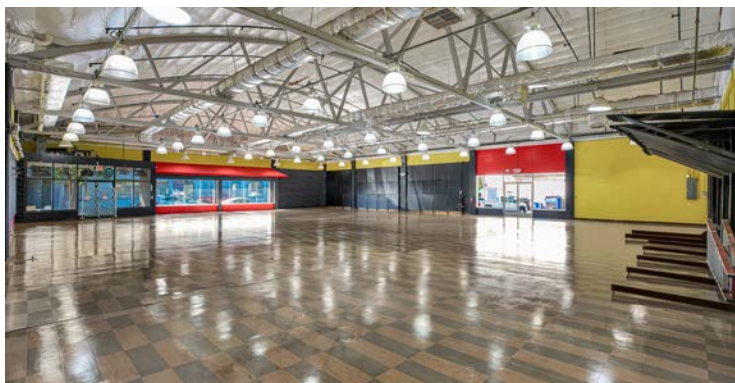
Proximity Trader Joe's, Starbucks, Chase, Walgreens, Chick-fil-A, Marshalls and Wells Fargo in the heart of downtown Gresham.

- **9-minute walk** to Gresham Central Transit Center and the MAX Blue Line

## \$381M

City of Gresham Downtown/Civic Urban Renewal Plan, adopted 2025: 30 years of investment in parks, transportation, utilities, small business and housing.

### PROPERTY PHOTOS



**21,762**

Population, 1 mile (2024 est.)

**122,512**

Population, 3 miles (2024 est.)

**43,557**

Households, 3 miles (2024 est.)

**\$87,565**

Avg. household income, 3 mi

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## GRESHAM OVERVIEW

### A growing city at the east end of the Portland metro

Gresham is where the Portland metro meets the outdoors: the MAX Blue Line ties it to downtown Portland, while Mt. Hood and the Columbia River Gorge sit just to the east. With roughly 111,600 residents, it ranks as Oregon's fourth-largest city and the metro's second-largest.

The City is investing directly in its core. Its Downtown/Civic Urban Renewal Plan, adopted in 2025, sets aside about \$381 million over 30 years for parks, street safety, utilities, small-business support and new housing across a 900-acre district that includes historic downtown.

For an owner or tenant on NE Roberts, that means public dollars flowing into the surrounding blocks, on top of the transit, shopping and parks already within reach.

≈111,600

residents in the city of Gresham

#4

largest city in Oregon; #2 in the Portland metro

\$381M

planned downtown/civic investment over 30 years

## LOCATION HIGHLIGHTS

### Transit, campus and green space nearby



#### MAX Blue Line & Transit Center

Gresham Central Transit Center links the MAX Blue Line, a one-seat light-rail ride to downtown Portland and on to Hillsboro, with regional bus routes.



#### Main City Park & Tsuru Island

A 21-acre park near downtown with a volunteer-kept Japanese garden, first dedicated in 1975 and reopened in 2014, and a trailhead onto the Springwater Corridor.



#### Mt. Hood Community College

Founded in 1966, MHCC runs its 212-acre main campus in Gresham, bringing students, faculty and staff into the city every day.



#### Oxbow Regional Park

About 1,000 acres of ancient forest on the Sandy River, with 15 miles of trails plus fishing, swimming, boating and camping a short drive away.



**Gateway to Mt. Hood and the Columbia River Gorge.** Gresham pairs metro access with some of Oregon's best-known outdoor destinations next door.

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