



SIZE

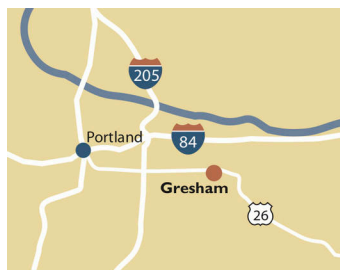
72,195 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,165	135,322	317,778
Households		
5,894	47,257	113,213
Median HH Income (\$)		
69,162	67,593	72,226

MAJOR TENANT(S)

Safeway
Sally Beauty Supply
Wingstop



LOCATION

901 Sw Highland Drive | Gresham, OR 97080

PROPERTY HIGHLIGHTS

- Anchored by Safeway with Sally Beauty Supply, Wingstop and Great Clips
- Located on SW Highland Drive at Powell Boulevard (Rt 26)
- Population of more than 317,700 residents within a five-mile trade area
- Average household income exceeds \$94,900 within five miles

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



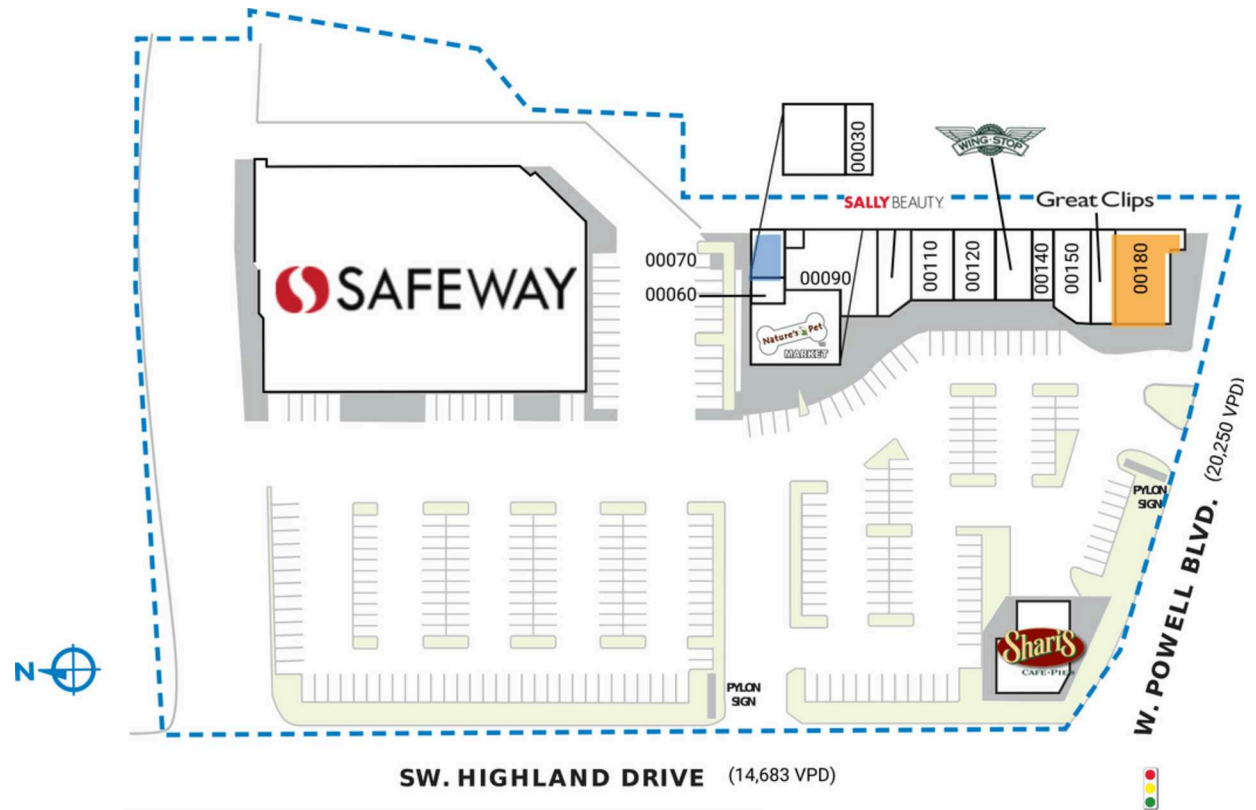
HIGHLAND FAIR

901 Sw Highland Drive | Gresham, OR 97080

SPACE	TENANT	SQ. FT.
OUT1	Shari's Restaurant	4,265 SF
00010	Safeway	46,673 SF
00030	Nutrition Power	1,400 SF
00050	Nature's Pet Market	2,621 SF
00060	Brothers Barbershop	500 SF
00070	COMING AVAILABLE	595 SF
00090	Baby Good PDX	2,139 SF
00100	Sally Beauty Supply	1,700 SF
00110	Dotty's Deli	1,856 SF
00120	USA Nails	1,750 SF
00130	Wingstop	1,250 SF
00140	Quick Stop Smoke Shop	1,000 SF
00150	Joy Teriyaki	2,026 SF
00160	Great Clips	1,050 SF
00180	AVAILABLE	3,370 SF
TOTAL SQ. FT.		72,195

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



HIGHLAND FAIR

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 45.489827

Longitude: -122.475765

Highland Fair Gresham, OR		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,165	135,322	317,778
	2028 Projected Population	16,489	139,325	329,198
	2010 Census Population	15,419	124,727	285,611
	2000 Census Population	13,783	103,159	236,026
	1990 Census Population	9,128	83,029	184,747
	Historical Annual Growth 1990 to 2000	4.21%	2.19%	2.48%
	Historical Annual Growth 2000 to 2010	1.13%	1.92%	1.93%
	Estimated Annual Growth 2010 to 2023	0.34%	0.59%	0.78%
	Projected Annual Growth 2023 to 2028	0.40%	0.58%	0.71%
	Median Age	38.5	37.8	38.8
Households	Q4 2023 Estimated Households	5,894	47,257	113,213
	2028 Projected Households	6,016	48,656	117,153
	2010 Census Households	5,679	43,768	103,001
	2000 Census Households	5,193	37,089	86,721
	1990 Census Households	3,229	30,824	70,147
	Historical Annual Growth 1990 to 2000	4.87%	1.87%	2.14%
	Historical Annual Growth 2000 to 2010	0.90%	1.67%	1.74%
	Estimated Annual Growth 2010 to 2023	0.27%	0.56%	0.69%
	Projected Annual Growth 2023 to 2028	0.41%	0.59%	0.69%
	Population per Household	2.71	2.82	2.75
Population by Race	White	60.8%	56.7%	58.2%
	Black or African American	4.6%	6.0%	5.6%
	Asian & Pacific Islander	7.9%	9.6%	10.7%
	Other Races	6.9%	7.9%	8.1%
	Hispanic Population	19.8%	19.8%	17.4%
Income	Average Household Income	\$86,228	\$88,861	\$94,953
	Median Household Income	\$69,162	\$67,593	\$72,226
	Per Capita Income	\$31,694	\$31,339	\$34,350
Education (Age 25+)	Elementary	6.9%	7.5%	6.1%
	Some High School	7.5%	7.3%	6.7%
	High School Graduate	23.9%	26.9%	25.8%
	Some College	27.2%	25.8%	24.8%
	Associates Degree Only	11.5%	10.1%	10.1%
	Bachelors Degree Only	16.2%	14.7%	17.7%
	Graduate Degree	6.8%	7.7%	8.8%
Business	Number of Businesses	250	3,009	8,192
	Total Number of Employees	1,486	21,821	67,927
	Employees per Business	5.96	7.25	8.29
	Residential Population per Business	64.78	44.98	38.79

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