

Results Driven Retail Solutions <sup>SM</sup>

Barnard Commercial  
Real Estate

# Rockwood Plaza

2330 SE 182nd Ave, Gresham OR 97233



**DOLLAR TREE & PLANET FITNESS ANCHORED**  
**92,677 SF | 97% LEASED | \$21,985,000**

**2330 SE 182nd Ave, Gresham OR 97233**



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## DOLLAR TREE & PLANET FITNESS ANCHORED



### RETAIL PROPERTY FOR SALE

Built in 1962—Renovated in 2012  
@ 5.5% CAP

PRICE: \$21,985,000

Present NOI: \$1,209,150

YR 2026 CAP ON

PROFORMA NOI: 6.38%

Current Occupancy: 97%

Rentable SF: 92,677 SF

Lot Size: 347,826 SF  
(7.985)

Price Per SF: \$237

Average Lease Rate

Shops: \$18.00 PSF

Anchors: \$10.00 PSF

Zoning: MC

Parking Ratio: 4.53/1,000

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**DOLLAR TREE**



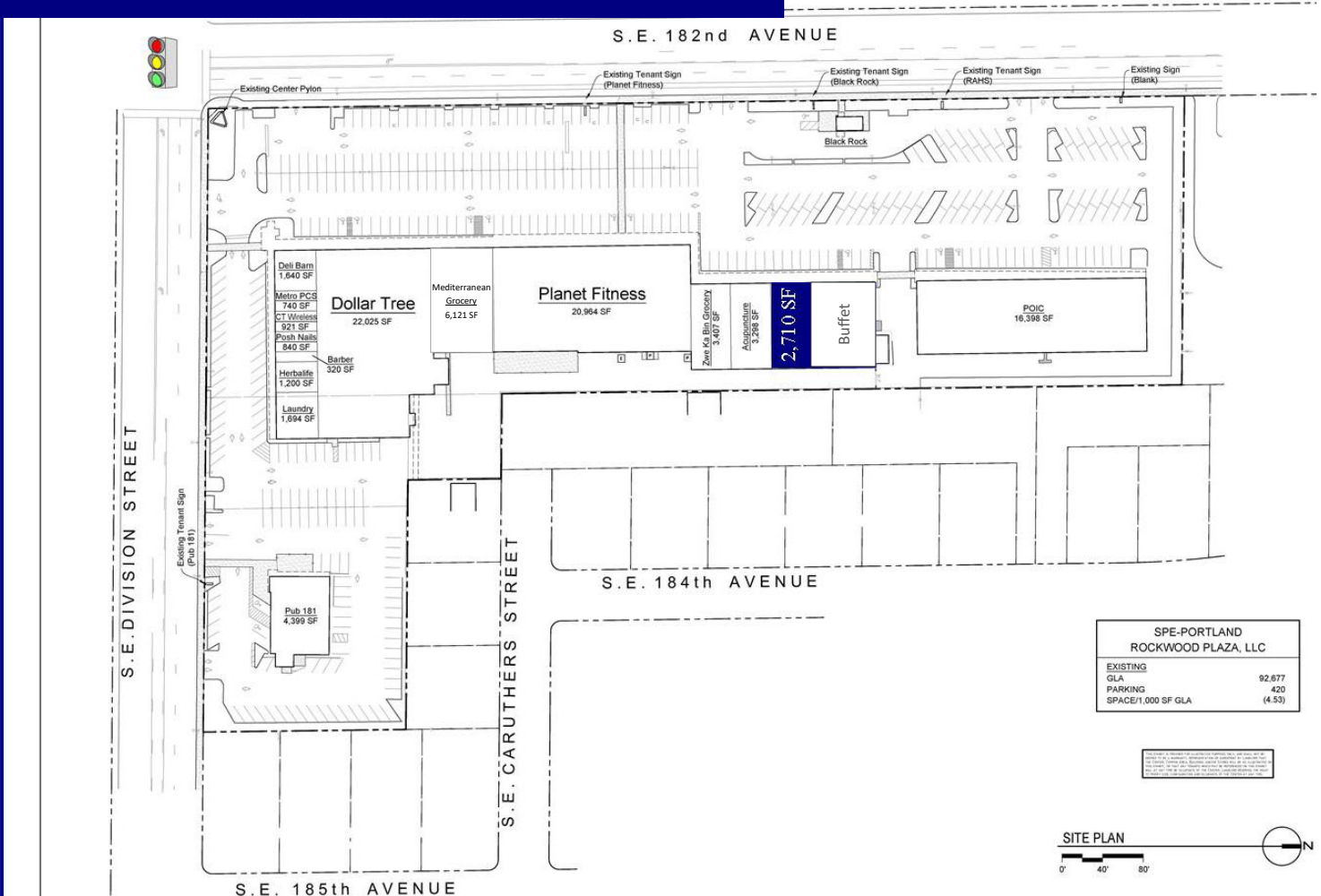
## CURRENT TENANTS

The current tenants are at market rents with an average rental rate of \$18.00 psf for the shop spaces and \$10.00 psf for the anchors. Market rents in the trade area vary between \$15 and \$20 per square foot.

**Dollar Tree** is a Fortune 500 company and operates 15,115 stores throughout the 48 contiguous U.S. states and Canada with market CAP of \$36 Billion.

**Planet Fitness** has 2,039 clubs, making it one of the largest fitness club franchises by number of members and locations. The franchise has locations in the United States, Canada, Dominican Republic, Panama, Mexico, and Australia, with a market CAP of \$7.77 Billion.

## SITE PLAN



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## Rockwood Plaza

CITY OF  
GRESHAM  
OREGON<https://www.greshamchamber.org/city-of-gresham/>

## General Information

- County: Multnomah
- Population: 108,956
- Major highways—I-84 & I-205
- 10 miles east of the Portland International Airport

## Business, Employment and Industry

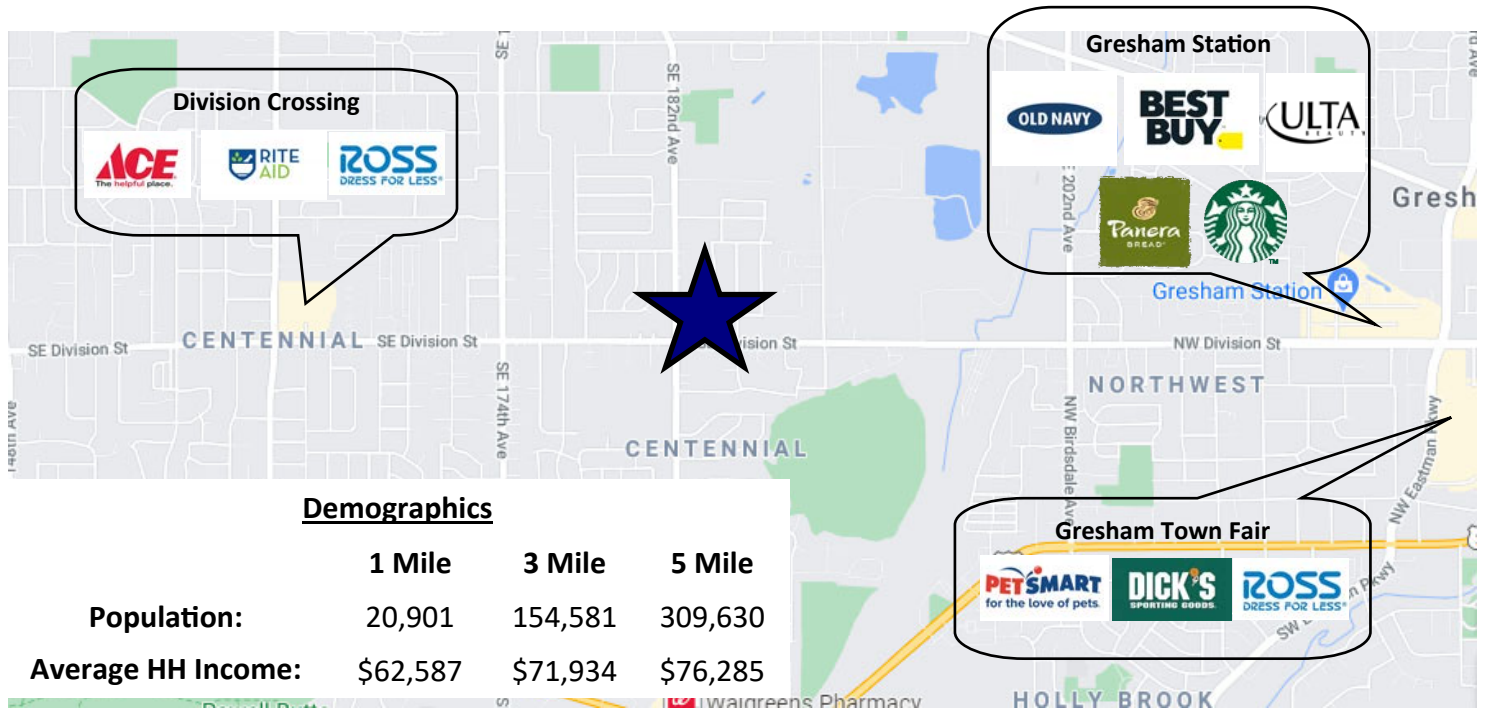
- Total number of businesses: 7,372
- Top traded sector employers:
  - Boeing of Portland
  - US Bank Processing Services
  - ON Semiconductor
  - Microchip Technology

## Income

- Median household income: \$47,852
- Per capita income: \$21,748
- Median home value: \$236,200
- Housing units: 41,015

## LOCAL TRADE AREA

This shopping center is located in the Centennial neighborhood of SE Portland on the NE corner of Division and SE 182nd Ave. There is high daily traffic with **31,200 cars per day** on SE 182nd Ave and 20,000 cars per day on Division. This center has **ample parking and great signage**. Major traffic generators include Blackrock Coffee, Planet Fitness, Dollar Tree and Pub 181.

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