



## ZONING AND DEMOGRAPHICS

2.76 AC ON SW 257TH DR  
2.27 AC ON SE STARK ST

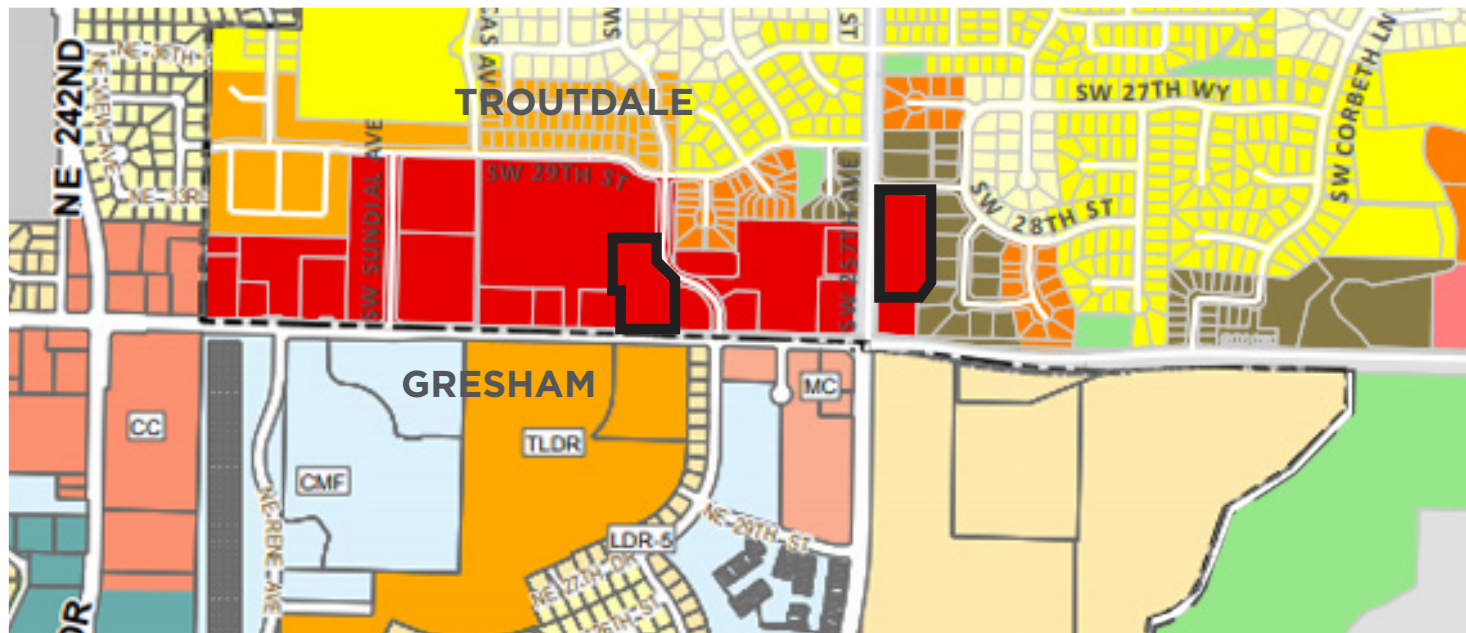
### Zoned: General Commercial (City of Troutdale)

The General Commercial District is intended for more intensive commercial uses in addition to those provided for in the Neighborhood Commercial (NC) and Community Commercial (CC) districts. This means that any commercial use permitted in NC or CC zones is permitted, but Residential use is not permitted. General Commercial enjoys fewer size restrictions than NC or CC zones as buildings are not limited to 60,000 SF of gross floor area. Mobile food vendors are permitted. Outside storage and marijuana facilities are not permitted.

In the City of Troutdale, the GC zone is surrounded by residential neighborhoods. In the City of Gresham, south of SE Stark Street, the commercial zones are located at the corners of Stark and NE 242nd (CC) as well as on the SW corner of Stark and 257th (MC) with Transit Residential situated between these zones.



CITY OF TROUTDALE		CITY OF GRESHAM	
	General Commercial (GC)		Community Commercial
			Moderate Commercial



# RETAIL GROUND LEASE OPPORTUNITY RETAIL PARCELS



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,529	94,312	186,302
Households	6,125	35,533	68,535
Household Income	\$56,295	\$59,053	\$57,254

#### TRAFFIC COUNTS

SE Stark Street	21,298 ADT (2016)
SW 257th Drive	18,869 ADT (2018)

CALL FOR RATE INFORMATION

**2.27 AC on SE Stark Street**  
**2.76 AC on SW 257th Drive**

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STARK STREET PARCEL



257TH DRIVE PARCEL



## SITE PLAN OPTIONS

2.27 AC ON SE STARK ST



### MULTIPLE OPTIONS:

Sites can be partitioned in many ways - single or multi-building development permitted.

### Home Depot Anchored Site STARK STREET PARCEL

- 2.27 Acres
- Zoned General Commercial (City of Troutdale)
- Neighboring tenants include Home Depot, Key Bank (now closed), Long John Silvers, Taco Bell, Burger King
- Close-by tenants include Starbucks, Mobil, Albertsons, and Walgreens
- 240 linear feet frontage on Stark Street with 21,298 ADT (2016)
- Access via McGinnis Avenue and SE Stark St
- Call for more information on allowable uses
- Medical outright allowable use
- Ground Lease Rent: \$183,000/year



### NEIGHBORING TENANTS



### 257TH DRIVE PARCEL

- 2.76 Acres
- Zoned General Commercial (City of Troutdale)
- Unencumbered visibility on 257th
- Across from Albertsons, Walgreens, and Pizza Hut; adjacent to Shell gas station
- 500 linear feet frontage on 257th Drive with traffic counts of 18,869 ADT (2018)
- Potential access from SW 28th St
- No use restrictions in place
- Ground Lease Rent: \$162,300/year

