Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE

FORMER MILLER PAINT

1831 E Powell Blvd, Gresham, OR 97080

OWNER/USER OR VALUE-ADD OPPORTUNITY FEATURING INCOME FROM BILLBOARD LOCATED ON HIGH TRAFFIC E POWELL BLVD (HWY 26) IN DENSELY POPULATED GRESHAM, OR (PORTLAND-VANCOUVER MSA)

ACTUAL PROPERTY PHOTO


SE BURNSIDE RD (36,000+ VPD)
FredMeyer
KeyBank
FIVE GUYS BURGERS and FRIES
STARBUCKS
Olive Garden
BatteriesPlus
FIREHOUSE SUBS
Chick-fil-A
GoHealth URGENT CARE
Walmart Neighborhood Market
O'Reilly AUTO PARTS
SHERWIN WILLIAMS
WinCo FOODS
BURGER KING
DAIRY QUEEN
STARBUCKS
jiffy lube
ROADHOUSE STEAKS • BBQ
Kroger FUEL Center
FERGUSON
MT HOOD
SUBARU
CHANG'S MONGOLIAN GRILL
Ford
WELLS FARGO
Jack in the box
WB PAINTING
FORMER MILLER PAINT
1831 E POWELL BLVD, GRESHAM, OR 97080
Hertz
SE 1ST ST (3,000+ VPD)
POWELL BLVD/HWY 26 (23,000+ VPD)


Marshalls
Michaels
Office DEPOT
BIG 5
TRADER JOE'S
WINGSTOP
DOLLAR TREE
AT&T
CHIPOTLE
DAIRY QUEEN
MT HOOD PET MEDICAL
DAISO
STARBUCKS
FedEx
Jersey Mike's SUBS
KIDS EMPIRE
CHASE
Rivermark community credit union
WinCo FOODS
SE BURNSIDE RD (36,000+ VPD)
Firestone COMPLETE AUTO CARE
petco
WALGREENS
DEL TACO
Jack in the box
WELLS FARGO
WB PAINTING
SE 1ST ST (3,000+ VPD)
FORMER MILLER PAINT
1831 E POWELL BLVD, GRESHAM, OR 97080
POWELL BLVD/HWY 26 (23,000+ VPD)

THE **OFFERING**

1831 E Powell Blvd, Gresham, OR 97080

Marcus & Millichap's Brown Retail Group has been selected to exclusively market for sale the **former Miller Paint in Gresham, OR, an owner/user or value-add investor opportunity**. The property features a 9,800 SF commercial building on 1.13 acres with an open layout including retail and warehouse space and in-place income from a leased billboard sign. The building has been well maintained with upgrades over the past several years including roof overlay and new HVAC unit. It is located on the hard corner of E Powell Blvd/Hwy 26 (23,000+ VPD) and SE 1st Street (3,000+ VPD), adjacent to SE Burnside Rd (36,000+ VPD), with excellent visibility, a dedicated left turn lane, and multiple points of ingress/egress. The billboard features ongoing 5-year terms, with a renegotiation window at the end of 2026. The property benefits from being surrounded by national retailers including Fred Meyer, Walmart, Winco Foods, Trader Joe's, NAPA Auto Parts, Subaru, Ford, Hertz, O'Reilly Auto Parts, Sherwin-Williams, Michaels, and Chick-fil-A, driving consistent consumer traffic. There is convenient access to I-84 and I-205, supporting strong regional draw throughout Gresham and the greater Portland-Vancouver MSA. Currently vacant, the property offers lease-up opportunity with market rents approximately $18/SF–$21/SF + NNN. The property features flexible MC zoning permitting retail, service, office, and general commercial uses, with multi-family housing allowed as a secondary use, providing long-term redevelopment potential. The area demographics are strong, with nearly 180,000 people within a 5-mile radius and average household incomes exceeding $95,000.

PRICE: $2,300,000
PRICE/SF: $235

Year Built / Renovated	**1967 / 2003 / 2022**
Gross Leaseable Area	**9,800 SF**
Retail Area	**4,800 SF**
Warehouse Area	**5,000 SF**
Number of Roll Up Doors	**1 Dock-High 1 Grade-Level**
Parking Stalls	**9**
Type of Ownership	**Fee Simple**
Lot Size	**1.13 Acres**
Zoning	**MC**

ACTUAL PROPERTY PHOTO

THE HIGHLIGHTS

OWNER/USER OR VALUE-ADD OPPORTUNITY

The property features a 9,800 SF commercial building with an open layout including retail and warehouse space; which is situated on a 1.13 acre parcel along a primary arterial corridor within the Portland MSA and includes a leased billboard sign, providing owner/users or value-add investors with numerous use options at the site.

HIGH-VISIBILITY HARD CORNER LOCATION (26,000+ VPD) WITH DEDICATED LEFT TURN LANE AND EASY INGRESS/EGRESS

The property is located on the hard corner of E Powell Blvd/Hwy 26 (23,000+ VPD) and SE 1st Street (3,000+ VPD), and adjacent to SE Burnside Rd (36,000+ VPD), features a dedicated left turn lane from E Powell Blvd, and has multiple points of ingress/egress, providing excellent visibility and easy access.

WELL MAINTAINED PROPERTY

In the past several years the property has received numerous upgrades and renovations including a roof overlay, new HVAC unit, new exterior paint, new sliding front door, new alarm system, new fire alarm panel, and lighting replacements.

IN PLACE INCOME AND UPSIDE FROM BILLBOARD

The property benefits from having a billboard sign on site, generating passive income and providing upside through increasing the rent over time. The billboard lease operates in auto-renewing 5-year lease terms, with both landlord and billboard tenant having the option to renegotiate or terminate the lease within 30 days of the lease expiration date. The current lease term expires 12/31/2026, giving a new owner the near-term opportunity to negotiate a higher rent with the current billboard tenant or explore other billboard tenants. Contact Listing Agent for additional details.

STRONG TRADE AREA SURROUNDED BY NATIONAL AND REGIONAL TENANTS

Located within a dynamic retail and automotive corridor, surrounded by numerous national tenants including Fred Meyer, Walmart, Winco Foods, Trader Joe's, NAPA Auto Parts, Subaru, Ford, Hertz, O'Reilly Auto Parts, Sherwin-Williams, Michaels, Chick-fil-A and more —driving consistent consumer traffic and reinforcing long-term tenant demand.

STRATEGIC REGIONAL CONNECTIVITY | I-84 AND I-205 ACCESS

The property is located directly on E Powell Blvd (Hwy 26), a primary east–west arterial, with convenient access to two of the metros major interstates, I-84 (east/west) and I-205 (north/south), supporting efficient customer and employee access, and strong regional draw throughout Gresham, East Portland, and the greater Portland-Vancouver MSA.

MARKET-RATE LEASE-UP UPSIDE

The property is currently vacant, providing value-add investors the ability to lease the asset at market rents estimated at approximately $18/SF–$21/SF + NNN, creating a clear path to value creation through lease-up and income stabilization.

FLEXIBLE MODERATE COMMERCIAL (MC) ZONING WITH LONG-TERM REDEVELOPMENT POTENTIAL

The Property is zoned MC - Moderate Commercial, permitting a broad range of retail, service, office, and general commercial uses. Additionally MC permits housing as a secondary use, with multi-family being developed in conjunction with commercial construction, providing for long-term redevelopment potential.

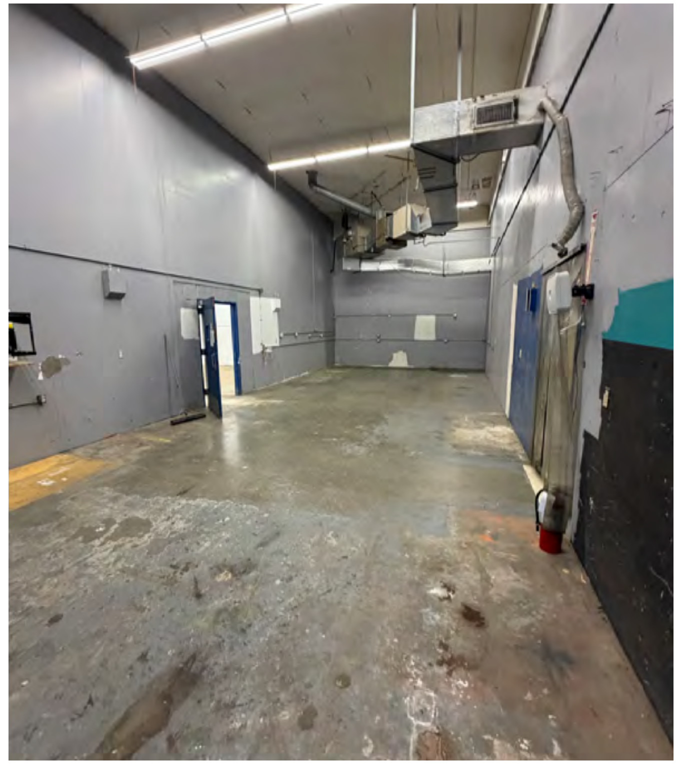
STRONG DEMOGRAPHICS

The property benefits from a population of nearly 180,000 people within a 5-mile radius with an average household income of over $95,000.



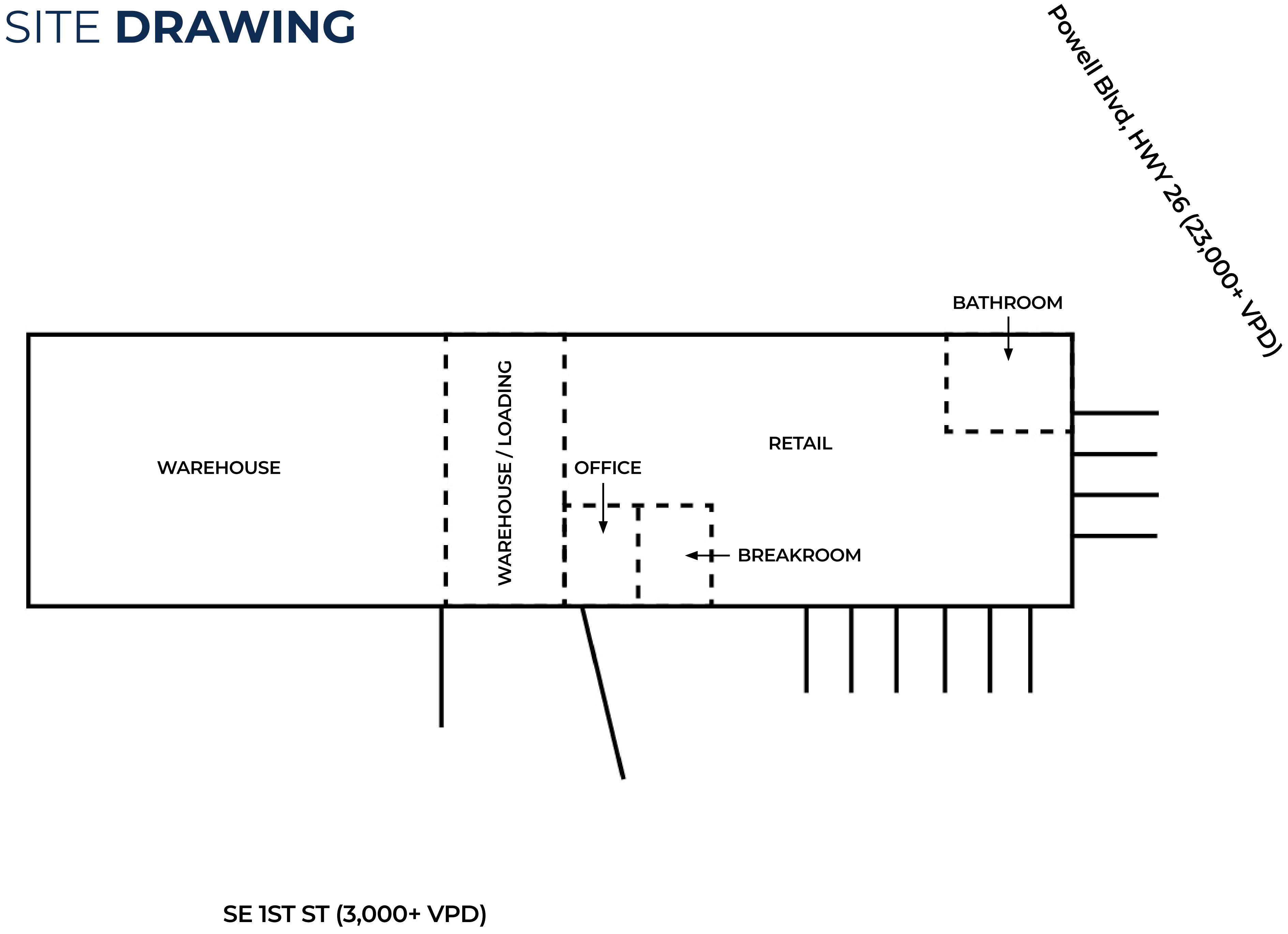






SITE PLAN

SITE DRAWING

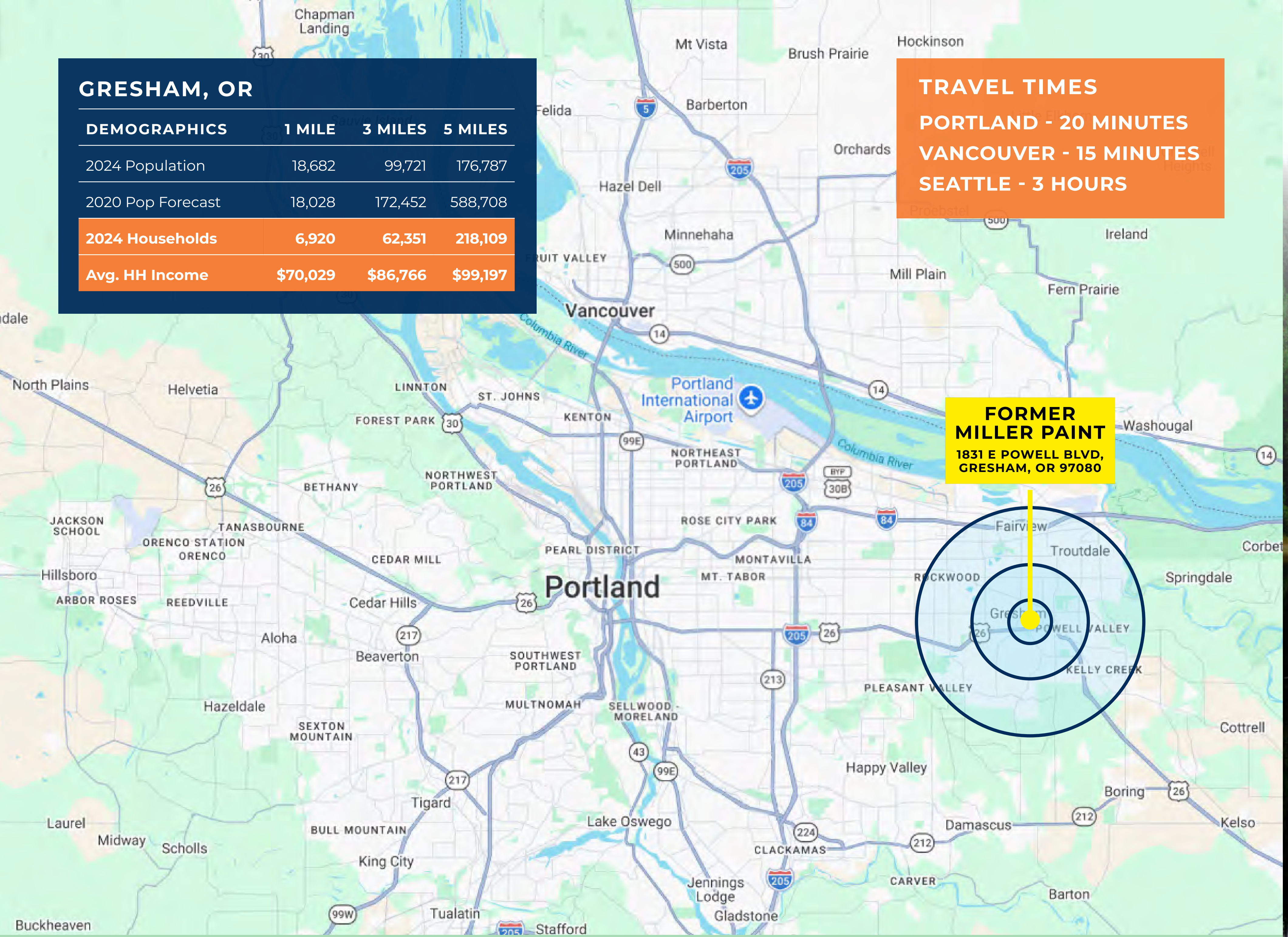


GRESHAM, OR

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	18,682	99,721	176,787
2020 Pop Forecast	18,028	172,452	588,708
2024 Households	**6,920**	**62,351**	**218,109**
Avg. HH Income	**$70,029**	**$86,766**	**$99,197**

TRAVEL TIMES

PORTLAND - 20 MINUTES
VANCOUVER - 15 MINUTES
SEATTLE - 3 HOURS



LOCATION OVERVIEW

GRESHAM, OR

Gresham is best known for its breathtaking natural scenery and historic downtown district. The economy is primarily supported by Gresham's strong industrial base, with major employers in manufacturing, logistics, and retail distribution. Another key factor driving the area's increasingly diverse economy is the emergence of Gresham's historic downtown as a tourist destination.

ECONOMY

- Serving as a family-friendly alternative to nearby Portland, Gresham's downtown district is densely packed with hip boutiques, retail staples and award-winning eateries.
- Boeing is the leading employer in the area with over 1,300 employees. Other key industrial employers include Microchip Technology Inc., Cascade Corporation, and International Paper.
- Gresham's thriving economy is supplemented by large employers in the education and finance sectors like US Bank and Mt. Hood Community College.

HEALTH CARE

Legacy Mount Hood Medical Center, Providence Portland Medical Center and Adventist Health Portland contribute to a significant health care sector.

TRANSIT OPTIONS

The city has interstate, rail, and airport access, connecting Gresham to the rest of the Portland–Vancouver–Hillsboro metropolitan area.

HIGHER EDUCATION

Combined enrollment at the Mt. Hood Community College and Portland Community College exceeds 17,000 students, providing the city with a steady supply of college-educated workers.

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

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ACTUAL PROPERTY PHOTO