

WHY VANCE PARK?

DEVELOPMENT-AVAILABLE LAND

240-acres of available property split between Multnomah County and 2 local area businesses for sale.

OPPORTUNITY ZONE

Located within a federally designated Opportunity Zone, offering potential investment advantages for qualifying projects.

ON MAX LIGHT RAIL

Direct access to the Portland region's MAX light-rail system.

DIVISION RAPID TRANSIT

Convenient access to FX2-Division, TriMet's high-capacity frequent bus service along Division Street.

10 MINUTES FROM PDX

Approximately 10 minutes from Portland International Airport, excellent access for teams, athletes, tournaments, events and visitors.



* Conceptual rendering for illustrative purposes only.

A CITY READY TO PARTNER

The Mayor, Gresham City Council and City leadership are actively looking for partners to explore the future of this unique site opportunity unlike any other in the nation and in sports + entertainment.

We are seeking **developers, investors, sports organizations, facility operators, entertainment partners and public-private development partners** interested in bringing transformative ideas to Gresham.

BRING US YOUR BIG IDEA

Let's build something extraordinary in Gresham.

Sports Management Worldwide
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The Primarch Group
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THE NEXT SPORTS + ENTERTAINMENT
DESTINATION IS HERE



Sports + Tournament Complex | Indoor Ice Complex
Training + Performance Center | Entertainment Venue
Youth Sports | Hotel | Restaurants | Retail
Mixed-Use Office + Residential

BACK-OF-NAPKIN DEMOGRAPHICS:

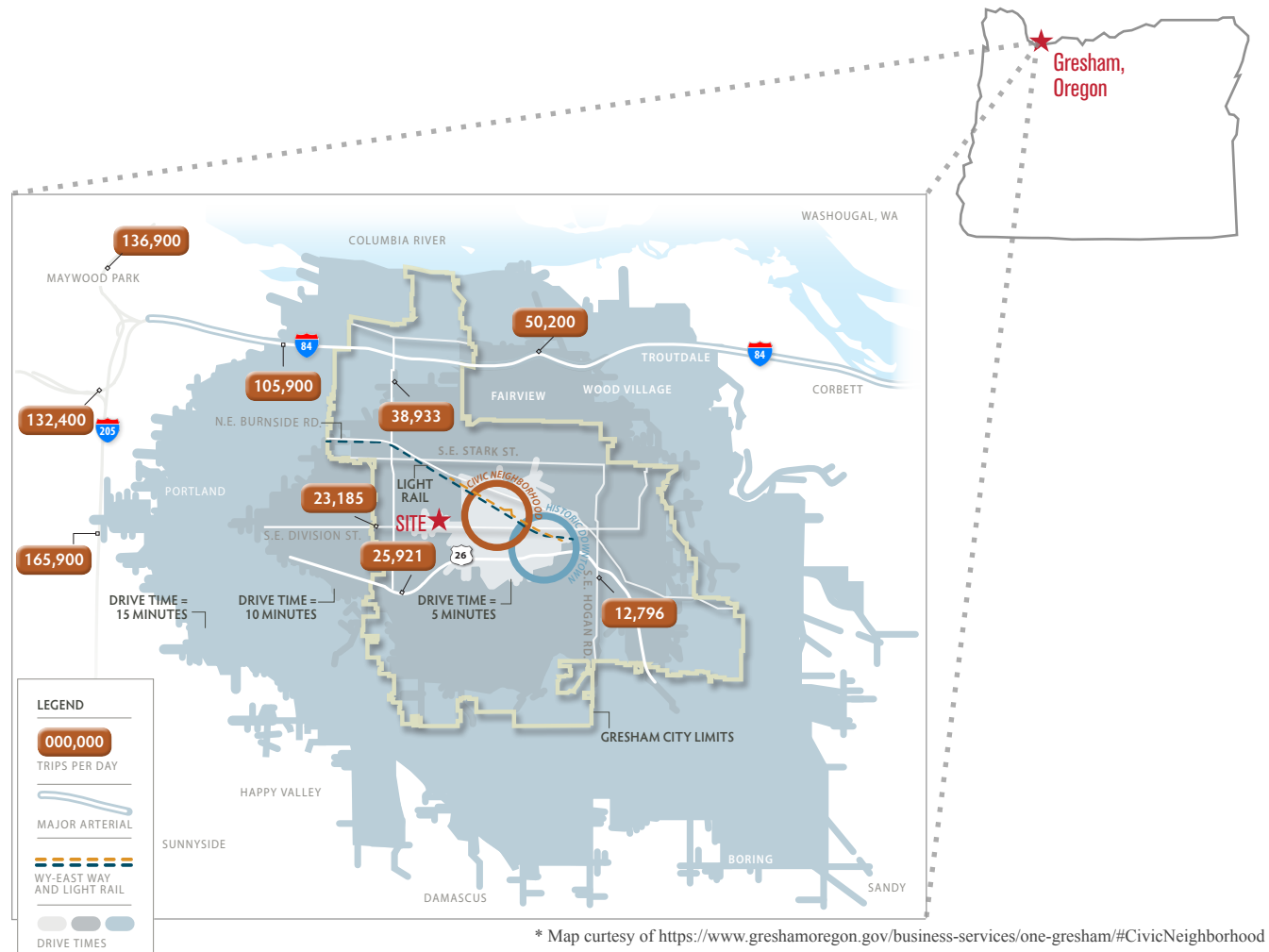
Income + Businesses

- In 2025, the per capita disposable personal income in Oregon stood at **\$73,678**.
- 319 businesses of 500 or more employees which generate at least **\$9 billion** between all of them.

Sports Specific

- The 5 sports franchises have an estimated 2,905 club seats available, with payroll dollars estimated at **3.1 million** dollars per club seat.
- Currently, between the Trail Blazers, Timbers, Thorns, Fire, and Cascade there are 94 available suites, totaling up to 3.39 firms per suite.
- Nielsen via Sports Business Journal “Top 50 U.S. media markets for 2024 - 2025 TV season ranks Portland **#23**, with a total population of **1,277,920 households**.

SITE



★ = 240-acre site @ 1600 SE 190th Ave, Portland, OR 97233

Civic Neighborhood + Historic Downtown

These core city centers boast a well-established business community with a variety of national tenants and local retail shopping, restaurants and services. The centers include an abundance of schools, housing, transit options, parks, bike paths, natural amenities and community events that bring in thousands annually.

Distance to Portland International Airport =
13.1 miles via I-84 W

Distance to downtown Portland =
17.0 miles via I-84 W

Distance to Mt. Hood (Timberline Lodge) =
46 miles via US-26 E

Light rail: Regionally connected to 84 stations and
52 miles of track.