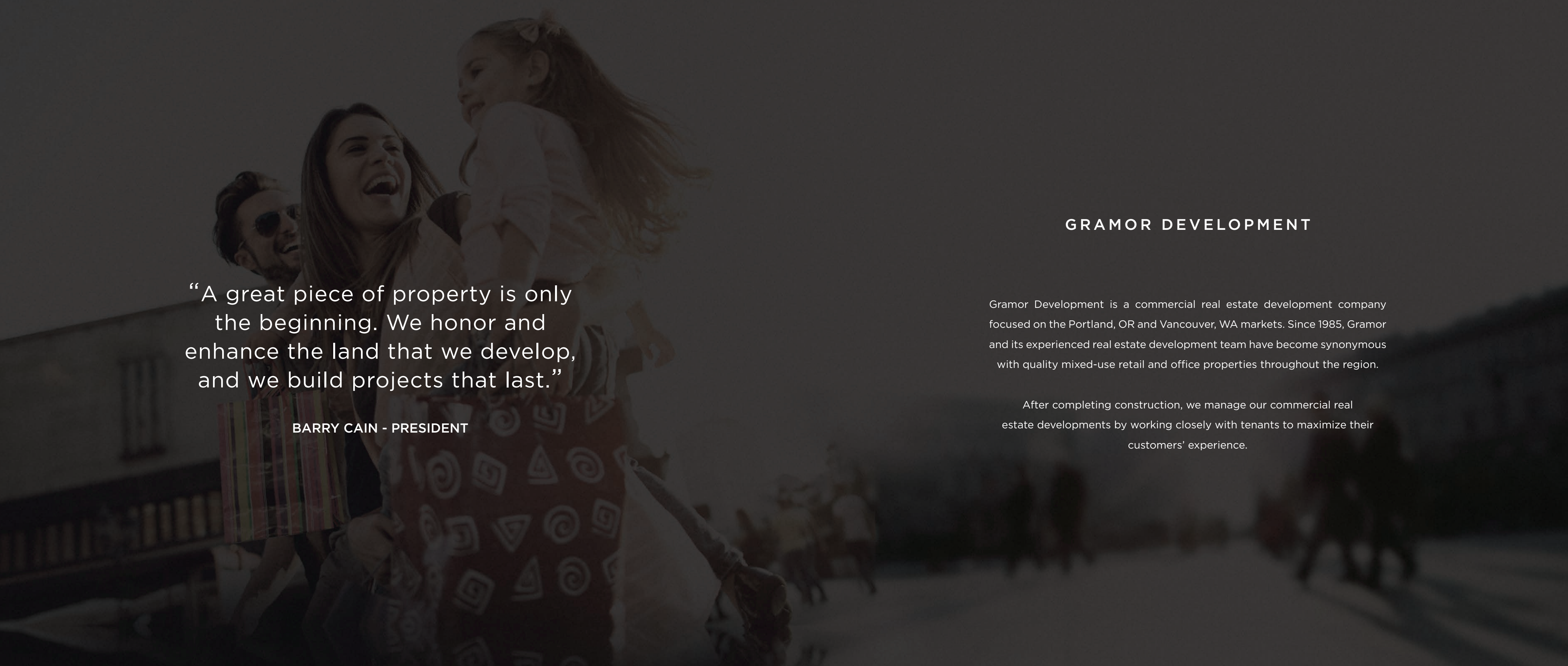






“A great piece of property is only
the beginning. We honor and
enhance the land that we develop,
and we build projects that last.”

BARRY CAIN - PRESIDENT

GRAMOR DEVELOPMENT

Gramor Development is a commercial real estate development company focused on the Portland, OR and Vancouver, WA markets. Since 1985, Gramor and its experienced real estate development team have become synonymous with quality mixed-use retail and office properties throughout the region.

After completing construction, we manage our commercial real estate developments by working closely with tenants to maximize their customers' experience.



KRUSE VILLAGE

4811 – 4871 SW Meadows Road Lake Oswego, OR 97035

Total Square Footage: 65,000

Completed: Spring 2015

FOCUS: RETAIL, SERVICES & RESTAURANTS

Located at the converging corners of Kruse Way, Meadows Road and Carman Drive in Lake Oswego OR, Kruse Village is in a highly concentrated Kruse Way corridor of Class A professional office space, which also serves as a gateway into the community of Lake Oswego. Kruse Village showcases a water feature, walkway system, piazza-type overhead lighting, two wooden pedestrian bridges, three central plazas and a farmer’s market.

Convenient bus service, and easy access to I-5 and Hwy. 217 makes Kruse Village prime location for the I-5 south corridor and Lake Oswego trade area. The area combines strong daytime employment with nearby affluent residential neighborhoods.



KRUSE VILLAGE





HAPPY VALLEY TOWN CENTER

15640 - 16144 S.E. Happy Valley Town Center Drive Happy Valley, OR 97086

Total Square Footage: 134,000

Completed: 2008

FOCUS: GROCERY-ANCHORED SHOPPING CENTER

Happy Valley Town Center is a grocery-anchored retail shopping center located at the corner of Sunnyside Road and 162nd Street. Anchored by a 50,000-square-foot New Seasons Market grocery store, Town Center tenants also included an Applebee's Restaurant, Peet's Coffee & Tea, and West Coast Bank. Happy Valley City Hall is located adjacent to the Town Center.







HAPPY VALLEY CROSSROADS

17055 - 17155 SE Sunnyside Road Happy Valley, Oregon

Total Square Footage: 198,000

Completed: 2016

FOCUS: GROCERY, RETAIL, SERVICES & RESTAURANTS

Happy Valley is the fastest-growing city in Oregon. Happy Valley Crossroads sits at the key signaled intersection of Sunnyside Road and 172nd Avenue along this well-travelled and vital retail corridor.

Anchored by a 145,000 SF Fred Meyer and Fuel Center, Crossroads features many national, regional and local restaurants, retailers and service providers. Happy Valley, Oregon is considered a top retail trade area for all retail concepts expanding in the Portland/Vancouver metro area.







LAKE VIEW VILLAGE

310 - 390 N. State Street Lake Oswego, OR 97034

Total Square Footage: 91,096

Completed: 2003

FOCUS: RETAIL, SERVICES, RESTAURANTS & OFFICE

Lake View Village is a mixed-use retail and professional services development, and it is the top retail shopping destination in the heart of downtown Lake Oswego, Oregon.

Located at the intersection of Hwy. 43, Lake View Village has the strongest visibility and trade area identity in the downtown district. A covered parking structure is available within Lake View Village and convenient public transportation provides Lake View Village with unparalleled access for visitors to downtown.

Neighboring Millennium Plaza Park is home to the popular Farmer's Market, art exhibitions, jazz concerts, and a number of community events held year-round.

Lake View Village houses the perfect blend of national retailers with local boutiques to create a one-of-a-kind shopping and dining experience. With its European influenced architecture, hardscape, landscape, local art and ambiance, the Village engages the senses and creates a memorable experience for visitors.







PARKWAY VILLAGE

PARKWAY VILLAGE AT SHERWOOD

21174 - 21430 SW Langer Farms Parkway Sherwood, OR 97140

Total Square Footage: 190,000

Completed: 2014

FOCUS: BIG BOX, RETAIL, SERVICES & RESTAURANTS

Parkway Village is a Walmart anchored regional retail center, located at the regional intersection of Hwy. 99W and Tualatin-Sherwood Road, in Sherwood, Oregon. Parkway Village is a high-quality addition to the fast-growing, Hwy. 99W trade area, with an outdoor plaza that includes a water feature, sculpture and abundant outdoor seating. Walking pathways are featured throughout, and three pedestrian plazas outside seating for restaurants.







TIMBERLAND TOWN CENTER

11800 - 11835 NW Cedar Falls Drive Portland, OR 97229

Total Square Footage: 90,000

Completed: 2015

FOCUS: GROCERY, RESTAURANT, RETAIL, AND SERVICE

Anchored by Market of Choice, a 40,000-square-foot Oregon grocer featuring conventional and natural foods, and featuring approximately 50,000 square feet of additional retail space.

Major employers in the trade area include Nike's World Headquarters, and Providence St. Vincent Medical Center.







MURRAY SCHOLLS TOWN CENTER

14845 S.W. Murray Scholls Drive Beaverton, OR 97007

Total Square Footage: 203,235

Completed: 2000

FOCUS: RETAIL, SERVICES, RESTAURANTS, OFFICE & MEDICAL

Murray Scholls Town Center is a mixed-use development located at the key intersection of SW Scholls Ferry Road and Murray Boulevard in Beaverton, OR. Scholls Ferry Road extends to Washington Square Mall and Hwy. 217; Murray Blvd. extends to Nike World Headquarters and Hwy. 26. Affluent households, high density residential, and abundant daytime employment typify this retail trade area.

The Town Center hosts national, regional, and local restaurants, retailers and professional services, including a number of well-regarded medical use offices. The City of Beaverton has also chosen the Town Center for one of its three City Library branches.







PROGRESS RIDGE TOWNSQUARE

S.W. Barrows Road and S.W. Horizon Boulevard Beaverton, OR 97007

Total Square Footage: 214,134

Completed: 2011

FOCUS: RETAIL, RESTAURANT, MEDICAL SERVICES AND OFFICE

Anchored by specialty grocer New Seasons Market and luxury movie theater Cinetopia, Progress Ridge TownSquare lies nestled between the affluent, high density neighborhoods of Bull Mountain, Cooper Mountain and Murrayhill. This mixed-use development straddles the city line between Tigard and Beaverton. Inspired by Northwest style of living, this multi-venue destination shopping center features fine local and national merchants.



PROGRESS RIDGE
TOWNSQUARE





A STREET STATION

220 A Avenue Lake Oswego, OR 97034

Total Square Footage: 15,418

Completed: 2001

FOCUS: SPECIALTY RETAIL & OFFICE

Located in the heart of downtown Lake Oswego, OR. A Street Station is at the center of a flourishing shopping district surrounded by upscale residential homes, apartments, high-end retail and restaurants. This mixed-use development is within walking distance of the Lake Oswego TriMet Transit Center, Lake Oswego Public Library and Post Office, and Millennium Park Plaza.

A Street Station includes an underground parking garage, a beautiful courtyard that provides outdoor seating for Tucci Ristorante, and a pedestrian pathway, adjacent to the charming Oswego Village Townhomes.



"A" STREET STATION



FISHER'S LANDING
MARKET PLACE

FISHER'S LANDING MARKETPLACE

2100 S.E. 164th Avenue Vancouver, WA 98683

Total Square Footage: 125,00

Completed: 1994

FOCUS: RETAIL

Fisher's Landing Marketplace sparkles as a newly remodeled neighborhood shopping center located in Clark County's fastest growing trade area of southeast Vancouver, WA. The Marketplace features specialty grocer New Seasons Market along with other highly-regarded retailers.

Close to Columbia Tech Center and a Clark College satellite campus, the Marketplace is adjacent to the heavily traveled and highly visible corridor of 164th Avenue.





WEST LINN CENTRAL VILLAGE

21900 – 22000 Willamette Drive West Linn, OR 97068

Total Square Footage: 104,715

Completed: 2007

FOCUS: GROCERY, RETAIL, SERVICES, RESTAURANTS, SERVICES & OFFICE

West Linn Central Village is a mixed-use, grocery-anchored, open-air urban center with a “town square” feel. Featuring popular Oregon specialty grocer Market of Choice, the Village is located just steps away to public transportation and the major arterials of Highway 43 and I-205.

West Linn Central Village features specialty shopping retailers, highly-regarded restaurants and professional services firms, and is immediately adjacent to the West Linn City Library.







THE WATERFRONT VANCOUVER USA

Columbia Way and Grant Street Vancouver, WA 98660

Total Square Footage: 1.25 million

Delivered: 2017

FOCUS: : OFFICE, RESIDENTIAL RESTAURANTS, SERVICE

The Waterfront Vancouver has become Vancouver, Washington's largest commercial, urban development to date, bringing a vibrant mix of retail, living and green spaces to the city, as an extension of the downtown core's reconnection to the mighty and majestic Columbia River. By reclaiming nearly 32 acres - in 20 city blocks - of available property, the planned, environmentally conscious design reflects the spirit of the Pacific Northwest with accessible, urban-friendly space and ample transportation links to the city, region and world beyond. With an estimated 2030 completion date and \$1.6 billion in direct investment and costs underway/projected, The Waterfront Vancouver will deliver the total output value of \$6.1 billion in 2022-measured dollars.

Master planning shows design for more than 3,000 housing units, 10 park acres, more than 386,000 square feet of office space, 235,000 square feet of retail, and hospitality space. The first phase, which broke ground in 2016, created a prominent entry from downtown and provide a dynamic entertainment and service district along the waterfront.





THE WATERFRONT

VANCOUVER • WASHINGTON

ACCESS MAP & MASTER SITE PLAN

Unprecedented views of Waterfront Park and the Columbia River

The Waterfront Vancouver is an innovative, vibrant, one of-a-kind urban neighborhood, rich with history, full of amenities and a focal point for the entire region.

A 32-ACRE DEVELOPMENT





THE MURDOCK

655 Columbia Way, Vancouver, WA 98660

Total Square Footage: 74,975

Completed: 2018

FOCUS: CLASS A OFFICE, RESTAURANT, SERVICE

Located at the spectacular The Waterfront Vancouver, this Class A Office building is located in the center of it all along Waterfront Way.

The Murdock was the first office building developed at The Waterfront Vancouver. It led the way with a bold and visionary design, which epitomized The Waterfront Vancouver experience. A place where creative offices are steps away from exciting dining venues, retail shops and services, replete with waterfront views of the Columbia River.



THE
MURDOCK



REDIVIVA APARTMENTS

111 Parkway Place, Vancouver, WA 98660

Total Square Footage: 8,000 / 63 Luxury Apartments

Completed: 2018

FOCUS: APARTMENTS, RESTAURANTS

Located along Columbia Way and adjacent to the new half-mile Vancouver Waterfront Park featuring Grant Street Pier, a 90’ cable-stayed pier, Rediviva at The Waterfront features 63 well-appointed luxury apartment homes with abundant community and apartment amenities over ground floor retail.



Rediviva



GRANT STREET RESTAURANTS

777 Waterfront Way and 801 Waterfront Way, Vancouver, WA 98660

Total Square Footage: 38,499 leasable square feet and over 3,700 of second floor deck

Completed: 2017

FOCUS: RESTAURANTS

Grant Street Restaurants, comprised of The Jean (Blocks 9) and The Don (Block 12) Buildings, feature two flagship two-story restaurant buildings in the heart of the action at The Waterfront Vancouver.

The centerpiece for these vibrant restaurant buildings is an expansive cable-stayed pier. This work of art spans out 90-feet over the mighty Columbia River and serves as a focal point for the entire 20 block development. Situated amidst the Columbia River Renaissance Trail, the iconic art piece, designed by nationally recognized public artist Larry Kirkland, is a gathering place for all who visit The Waterfront Vancouver. Flanking the Grant Street Pier, the Grant Street Restaurants are situated at the water's edge with front row seats to the Vancouver Waterfront Park, offering incredible views - all designed to give patrons a memorable dining experience.



GRANT
STREET
PIER

Open-air patios and a pedestrian-friendly atmosphere creates a dynamic energy, making it a popular spot for families, date night or your next memorable night out with friends. Grant Street Restaurants showcase a variety of restaurants that keep pace with culinary inspirations that the region is famous for. Whether you're seated inside or out you'll enjoy breathtaking river views with stunning Mount Hood in the background.

The Jean (Block 9), named after Gramor Development President Barry Cain's Mother, was designed to evoke a modern pavilion feel with extensive glass and an iconic soaring roof. As a dynamic backdrop to Grant Street Pier and the new 1/2 mile Waterfront Park and Headwaters Wall water feature, The Jean (Block 9) consists of over 15,000 square feet of space on two floors.

Block 12 (The Don), named after Gramor Development President Barry Cain's Father, features more than 28,000 square feet in total building space. Block 12 (The Don) is intended to recall a riverfront boathouse with a decidedly modern feel. Simple horizontal roof lines, with sliding doors and an expansive second floor waterfront view deck offering abundant outdoor seating provides a dining environment unlike any other in the metropolitan Vancouver/Portland area.





THE WATERFRONT VANCOUVER PARKING CENTER

700 W. Columbia Way, Vancouver, WA 98660

Total Square Footage: 10,664 SF Ground Floor Retail

Completed: August 2024

FOCUS: RETAIL, PARKING

The Waterfront Vancouver Parking Center features 10,664 square feet of ground floor retail space facing Columbia Way. This new 8-story garage includes three elevators and 829 spaces with 10% allocated for EV charging stations. With abundant apartment homes and retailers adjacent to Block 7, the retail space available is slated for the next wave of high-end retail, restaurants and neighborhood services that would like to call The Waterfront Vancouver home.

RETAILERS INCLUDE:

WHITE BIRCH *design co.* **CANTONG CAFÉ**





WILSONVILLE OLD TOWN SQUARE

30020 - 30040 S.W. Boones Ferry Road Wilsonville, OR 97062

Total Square Footage: 199,604

Completed: 2011

FOCUS: GROCERY-ANCHORED SHOPPING CENTER

Anchored by a Fred Meyer neighborhood department store, Wilsonville Old Town Square is located along I-5, on the corner of Boones Ferry Road and Wilsonville Road in Old Town Wilsonville, OR. Featured tenants included McMenamins Old Church & Pub, Oswego Grill, and Sleep Country.







CRESTVIEW CROSSING

4105 - 4215 E Crestview Drive, Newberg, OR 97132

Total Square Footage: 37,200

Completed: 2023

FOCUS: RETAIL, RESTAURANTS, SERVICES

Newberg is the gateway to Oregon’s wine country, considered one of the world’s best, and is one of the fastest growing communities in the metro area. With over 200 wineries, the valley is home to hiking trails, bike paths, farmer’s markets, and covered bridges making the area popular for tourists and locals alike. Crestview Crossing, Newberg’s first, Class A shopping center, was designed with pedestrian-friendly walkways, plazas, and fantastic exposure to serve the surrounding Willamette Valley.

Located at a high-traffic signalized intersection along Hwy. 99, this new development has excellent access to transportation, nearby attractions such as the Allison Inn & Spa and proximity to a large regional medical center immediately across the intersection.

Crestview Crossing provides retailers and service uses excellent trade area visibility and access.





REED'S CROSSING TOWN CENTER

Cornelius Pass Road and Blanton Street, Hillsboro, OR

Total Square Footage: 104,000

Completed: May 2025

FOCUS: GROCERY, RETAIL, SERVICES AND RESTAURANTS

Located in Reed's Crossing, the largest master planned community in the state, Reed's Crossing Town Center is a grocery anchored center and consists of 104,000 square feet of retail, restaurant, fitness and wellness, and retail service opportunities for lease. The project is anchored by Market of Choice, Oregon's leading specialty grocer. The shopping center is near several Intel campuses, allowing for excellent daytime activity in the center. Reed's Crossing consists of nearly 8,000 new homes and 20,000 additional residents to the trade area. Construction began Fall 2023.





HAPPY VALLEY CROSSROADS EAST

13100 – 13220 SE 172nd Avenue, Happy Valley, Oregon 97086

Total Square Footage: 62,000

Completed: 2022

FOCUS: RETAIL, SERVICES & RESTAURANTS

Happy Valley is the fastest-growing city in Oregon. Happy Valley Crossroads East sits at the key signaled intersection of Sunnyside Road and 172nd Avenue along this well-travelled and vital retail corridor, directly across 172nd from Happy Valley Crossroads.

Crossroads East is an extension of Happy Valley Crossroads, which is anchored by Fred Meyer. Crossroads East enjoys many open plaza seating areas, and excellent visibility and access to both Sunnyside Road and 172nd Avenue. Its tenants include national, regional and local retailers and restaurants. Willamette Valley Vineyards chose Crossroads East for their first tasting room and restaurant on Portland’s east side.

Happy Valley Crossroads East shares access to Sunnyside and 172nd with The Springs Living at Happy Valley.



162nd Place *
1900 – 1901 N.E. 162nd Avenue
Vancouver, WA 98684

205 Place
9710 – 9738 S.E. Washington Street
Portland, OR 97216

A Street Station
220 A Avenue
Lake Oswego, OR 97034

Battle Ground Market Center *
2108 – 2404 West Main Street
Battle Ground, WA 98604

Canby Market Center *
1369 – 1499 S.E. 1st Avenue
Canby, OR 97013

Cascade Summit Professional Building
22400 Salamo Road
West Linn, OR 97068

Center Square
13305 – 13309 N.E. Highway 99
Vancouver, WA 98686

Cherry Market Center *
2450 – 2555 S.W. Cherry Park Road
Troutdale, OR 97060

Coho Professional Building
19767 S.W. 72nd Avenue
Tualatin, OR 97062

Crestview Crossing
4105 – 4215 E Crestview Drive
Newberg, OR 97132

East Padden Square
8511 N.E. 162nd Avenue
Orchards, WA 98682

Fanno Creek Village Apartments
13816 S.W. Fanno Creek Drive
Tigard, OR 97223

Fisher’s Landing Marketplace *
2100 S.E. 164th Avenue
Vancouver, WA 98683

Grant Street Restaurants
777 Waterfront Way and 801 Waterfront Way
Vancouver, WA 98660

Happy Valley Crossroads *
17055 – 17155 SE Sunnyside Road
Happy Valley, Oregon 97086

Happy Valley Crossroads East *
13100 – 13220 SE 172nd Avenue
Happy Valley, Oregon 97086

Happy Valley Town Center *
15640 – 16144 S.E. Happy Valley Town Center Drive
Happy Valley, OR 97086

Hazel Dell Crossing
310 – 320 N.E. 78th Street
Vancouver, WA 98665

Hazel Dell Square
7604 – 7715 N.E. 5th Avenue
Vancouver, WA 98665

Heritage Market Center *
6700 N.E. 162nd Avenue
Vancouver, WA 98682

Kruse Village
4811 – 4871 SW Meadows Road
Lake Oswego, OR 97035

Lacamas Crossing *
19206 S.E. 1st Avenue
Camas, WA 98607

Lake View Village
310 – 390 N. State Street
Lake Oswego, OR 97034

Langer Farms Shopping Center *
2115 S.W. Baler Way
Sherwood, OR 97140

Mill Plain Town Center *
16010 – 16320 S.E. Mill Plain Boulevard
Vancouver, WA 98683

Misty Ridge Apartments
12846 SE 157th Avenue
Happy Valley, OR 97086

Molalla Market Center *
1515 – 1585 W. Main Street
Molalla, OR 97038

Murray Scholls Town Center *
14845 S.W. Murray Scholls Drive
Beaverton, OR 97007

OC Point
19502 – 19574 Molalla Avenue
Oregon City, OR 97045

Oak Street Square
10843 – 10983 S.E. Oak Street
Milwaukie, OR 97222

Office Depot Plaza
12115 S.E. Stevens Road
Happy Valley, OR 97086

Orchards Plaza *
11500 N.E. 76th Street
Vancouver, WA 98662

Orchards Square
6105 – 6115 N.E. 114th Avenue
Vancouver, WA 98662

Oswego Village Townhomes
2nd, 3rd and Evergreen Streets
Lake Oswego, OR 97034

Salmon Creek Square
910 N.E. Tenney Road
Vancouver, WA 98685

Parkway Village at Sherwood *
21174 – 21430 SW Langer Farms Parkway
Sherwood, OR 97140

Progress Ridge TownSquare *
S.W. Barrows Road and S.W. Horizon Boulevard
Beaverton, OR 97007

Rediviva at The Waterfront Vancouver
111 Parkway Place
Vancouver, WA 98660

Reeds Crossing Town Center *
7412 SE Chinquapin Drive
Hillsboro, OR 97123

Sherwood Market Center *
16030 S.W. Tualatin-Sherwood Road
Sherwood, OR 97140

Stevens Plaza
12100 Stevens Court
Clackamas, OR 97015

Sunnyside 205 *
10001 – 10017 S.E. Sunnyside Road
Clackamas, OR 97015

Sunnyside Marketplace *
12004 S.E. Sunnyside Road
Clackamas, OR 97015

Sunnyside Plaza
10001 – 10017 S.E. Sunnyside Road
Clackamas, OR 97015

Sunnyside Village Square *
14600 – 14800 SE Sunnyside Road
Clackamas, OR

Talbert Center
12250 S.E. Sunnyside Road
Clackamas, OR 97015

Talbert Creek Apartments
13300 S.E. 122nd Avenue
Clackamas, OR 97015

The Murdock at The Waterfront
655 W. Columbia Way
Vancouver, WA 98660

The Waterfront Parking Center
700 W. Columbia Way
Vancouver, WA 98660

The Waterfront-Vancouver USA
Columbia Way and Grant Street
Vancouver, WA 98660

Timberland Town Center *
230 – 250 NW Lost Springs Terrace
11800 – 11835 NW Cedar Falls Drive
Portland, OR 97229

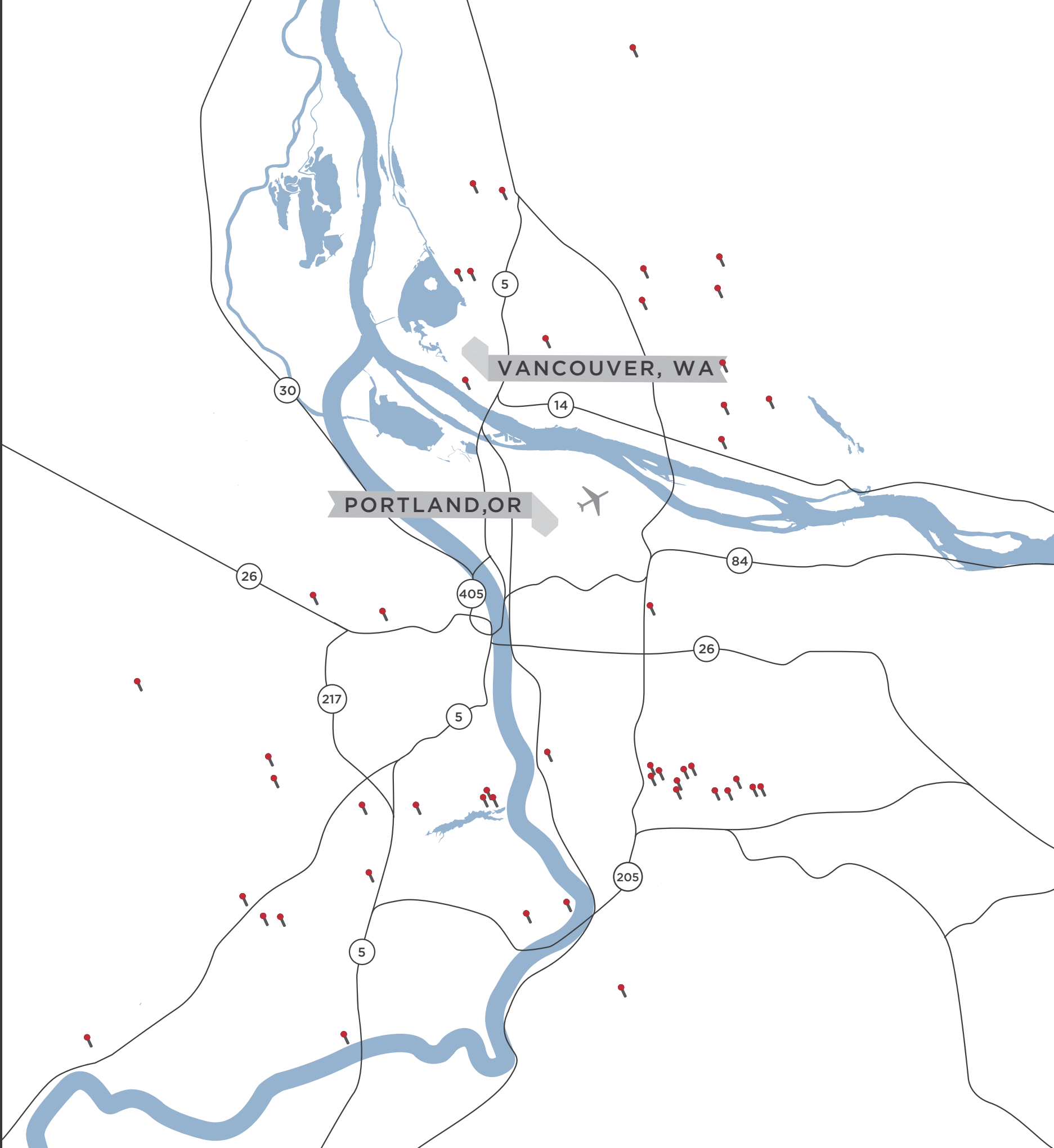
Vancouver Market Center *
5000 E. Fourth Plain Boulevard
Vancouver, WA 98661

West Hills Plaza *
7525 S.W. Barnes Road
Portland, OR 97225

West Linn Central Village *
21900 – 22000 Willamette Drive
West Linn, OR 97068

Wilsonville Old Town Square *
30020 – 30040 S.W. Boones Ferry Road
Wilsonville, OR 97062

*** Indicates Grocery Anchored Center**





BARRY CAIN, PRESIDENT

Barry Cain owns and directs Gramor Development, Inc., a commercial retail real estate company specializing in the development of retail shopping centers and restaurants. Since 1985, Gramor consistently has been one of the most active commercial developers in the metropolitan Portland area, having completed more than 70 retail and mixed-use projects.

THE GRAMOR TEAM

The success of Gramor Development as a commercial real estate developer can be attributed to one thing: A highly experienced team of professionals. Collectively, the company’s staff has more than 200 years’ combined knowledge in local development in Portland, OR and Vancouver, WA. To date, the company has completed more than 70 commercial real estate developments that reflect Gramor’s high standards and attention to detail.



PAUL DUNLAP
Construction Manager



CHRISTINE BURCHFIELD
Property Manager



JONAE WALDROOP
Property Manager



JOCELYN BURMESTER
Property Manager



RYAN CAIN
Vice President - Development



DEAN SORENSEN
Partner



MATT GRADY
Partner



JORDAN FABRIS
Property Manager



DAN LAMPE
Operations Manager



LISA M. KISLING
Senior Accountant



CELINA WELTON-GUZMAN
Accounting Specialist



PATTY TYSON
Property Management Assistant



ROBIN BERRY
Vice President - Asset Management



MARC STRABIC
Director of Leasing



LUKE MORRIS
Financial Controller



KRISTIN WOODS
Administrative Assistant



MARIO LIRA
Senior Service Specialist



TARQUINO PARRA
Service Specialist



MICHAEL SUTTERFIELD
Service Specialist



TREVOR HOLCOMB
Service Specialist



ENHANCING COMMUNITIES | GRAMOR.COM

19767 SW 72nd Ave, Suite 100 Tualatin, Oregon 97062

503.245.1976