

# Stay ahead of the curve. Get lease-ready.

## INCENTIVES FOR PROPERTY OWNERS

Looking to renovate your commercial space to attract and retain tenants?

**Garage to Storefront** covers the City-related costs of building remodels and façade improvements for property owners as well.

### REMODEL

\$0 for City-related improvement permits to remodel existing, vacant space.

### FAÇADE IMPROVEMENT

\$0 for City-related façade improvement permits for a vacant or occupied commercial space.

### TO QUALIFY, A PROPERTY MUST:

- Be located in Downtown, Civic Neighborhood or Central Rockwood. (See map below)
- Update existing construction, not undertake brand-new construction.
- Not exceed 5,000 square feet for each leasable tenant space; total building must not exceed 30,000 square feet.
- Sign an agreement with the City covering terms, obligations, timelines, etc.



**KEITH MOSKOWITZ,**  
Bishops Barbershop,  
639 NW Division St.

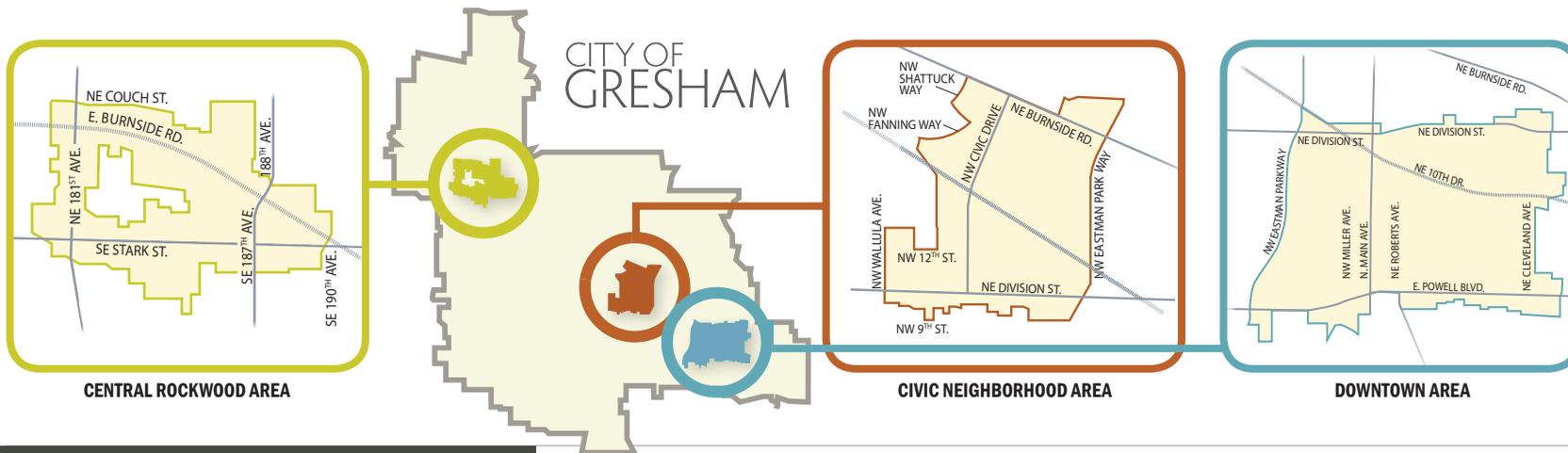
# Garage to Storefront

Come grow with us.

**PATRICIA GUTIERREZ,**  
Co-owner of  
Gresham Burrito Shop,  
325 N. Main Ave.



Start or expand your business in our Central Rockwood, Civic Neighborhood or Downtown incentive zones. Or put a better façade forward with our remodel incentive for property owners in these same areas.



GARAGE TO STOREFRONT IS BROUGHT TO YOU BY:

CITY OF GRESHAM



### GARAGE TO STOREFRONT PROGRAM DOES NOT COVER:

- Corporate or franchise stores with more than three existing locations.
- Government offices or agencies.
- Businesses or properties that:
  1. Exclude minors at all hours.
  2. Create new construction.
  3. Have a drive-thru.
  4. Must obtain a Type II or Type III Community Service Permit. (example: childcare facilities)

CITY OF GRESHAM  
GreshamOregon.gov/SmallBusiness

# Come join us. We're invested in your success.

The City of Gresham is going all-out to create vibrant places where people and businesses want to be. That's why we created **Garage to Storefront**, Gresham's acclaimed incentive program helping small businesses expand and entrepreneurs bring their ideas to market.

Focused in Gresham key commercial districts—Downtown, the Civic neighborhood, and Central Rockwood—**Garage to Storefront** helps reduce the cost of tenant improvements by waiving City-related fees for qualifying businesses and properties. Property owners looking to prime vacant space for future tenants or to make upgrades to existing storefronts can also take advantage of program.

We love to see new businesses help create a better, more prosperous Gresham. So whether you are a start-up looking for your first commercial space or a property owner thinking about strategic property enhancements, Gresham and **Garage to Storefront** is ready to partner in your success.

## FROM DREAMS TO REALITY

Since 2010, the City of Gresham has worked alongside more than 300 small businesses to achieve their dreams with the Garage to Storefront program. Participating small business owners and property owners have cumulatively saved over \$250,000 in City fees, hired or retained more than 300 employees, and occupied upwards of 260,000 square feet of commercial space.

**BEFORE**  
43 NW 3rd  
Downtown  
Gresham



**SHO ROBERTS**,  
Owner of  
Maggie Mae's  
Kids Bookshop

*"Gresham City staff were the first people I talked to when thinking of opening a store. With the Garage to Storefront program, they helped me find a space that fit my needs, guided me through permitting, and saved me thousands of dollars on fees so I could invest in other aspects of my business."*

—**SHO ROBERTS**, Owner, Maggie Mae's Kids Bookshop



**AFTER**  
Maggie Mae's  
Downtown  
Gresham

You want a place to start up or expand your business. We're looking for entrepreneurs to build their dreams here.  
**Start up, or size up, in Gresham.**

## NEW OR EXPANDING BUSINESS INCENTIVE

Apply today to take advantage of vacant space within specific commercial areas and City-related fees and charges for new or expanding business will be waived, including:

- Commercial tenant improvement permit fee (building, sign and other development fees)
- System development charges (SDCs)
- Business license fees

### TO QUALIFY, A BUSINESS MUST:

- **Operate** in the designated areas of Downtown, the Civic Neighborhood, or Central Rockwood
- **Occupy** no more than 5,000 square feet of existing, vacant commercial space
- **Be** a new or existing business expanding by at least 10% of floor space
- **Sign** an agreement with the City covering terms, obligations, timelines, etc.

Some restrictions apply. For details, visit [GreshamOregon.gov/SmallBusiness](http://GreshamOregon.gov/SmallBusiness). For more information, or to confirm eligibility, contact our Small Business Coordinator at 503-618-2872 or [SmallBusiness@GreshamOregon.gov](mailto:SmallBusiness@GreshamOregon.gov).



**JANELLE MIKULA**  
(center) and **DEBBIE EGGERS**  
(right), co-own iCandy at 344 N Main Ave.

SEE REVERSE SIDE FOR BOUNDARY MAP.