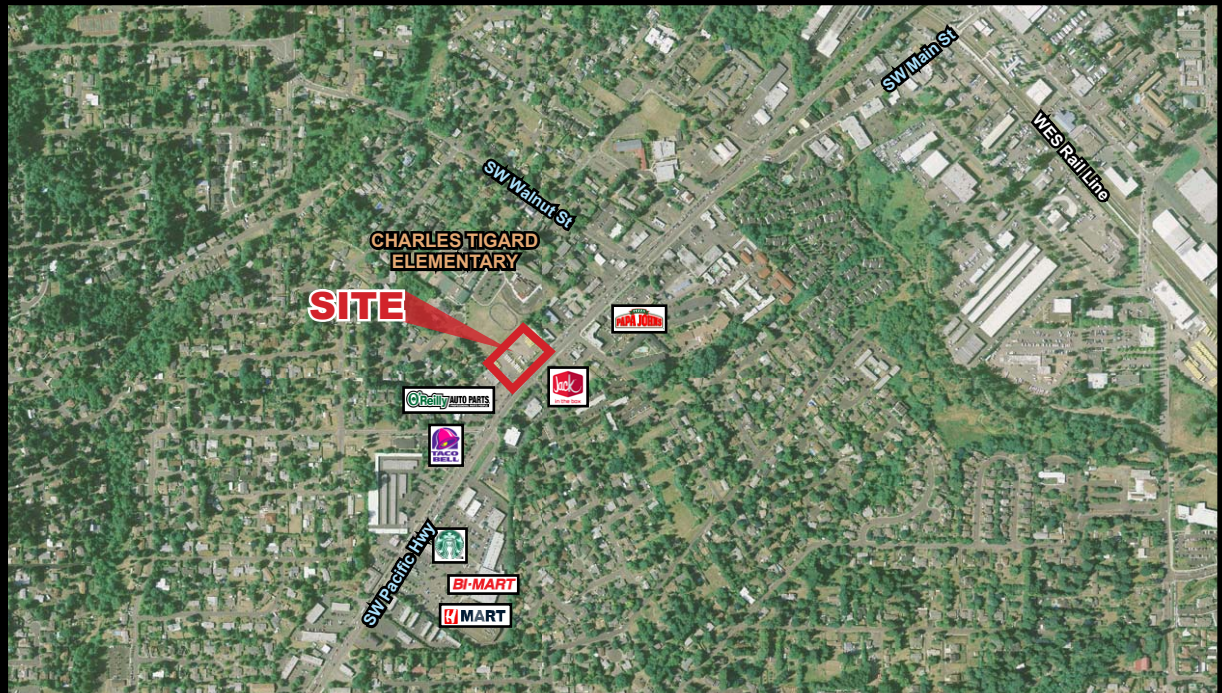


AVAILABLE
13125 SW Pacific Hwy
 TIGARD, OREGON



Location: Pacific Hwy (99W) and SW School St in Tigard, Oregon

Available Space: 1.37 Acres for sale

Price: \$1,645,325 (\$25.00/SF)

Comments:

- This project offers excellent visibility
- Extremely high traffic counts and daytime employment
- Close proximity to Washington Square, Home Depot and Lowe's

Traffic Count: Pacific Hwy – 46,100 ADT (2008)

Demographics:	1 Mile	3 Miles	5 Miles
Population 2011	13,808	114,061	269,443
Population Forecast 2016	14,441	117,977	277,643
2011 Average HH Income	\$78,326	\$81,737	\$89,098
Employees	9,193	65,340	134,127

Source: Regis - SitesUSA



George Macoubray | george@cra-nw.com
 Nick Stanton | nick@cra-nw.com
 (503) 274-0211

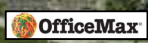
Commercial Realty Advisors NW, LLC
 733 S.W. 2nd Avenue, Suite 200
 Portland, Oregon 97204
www.cra-nw.com

TIGARD, OREGON



- Cascade Square**
- Best Buy
 - Ross
 - Burlington Coat Factory
 - Petsmart
 - Dick's Sporting Goods
 - Cost Plus
 - Barnes & Noble

- Washington Square**
- Sears
 - Nordstrom
 - JCPenney
 - Macy's
 - Dick's Sporting Goods
 - Cost Plus
 - Barnes & Noble



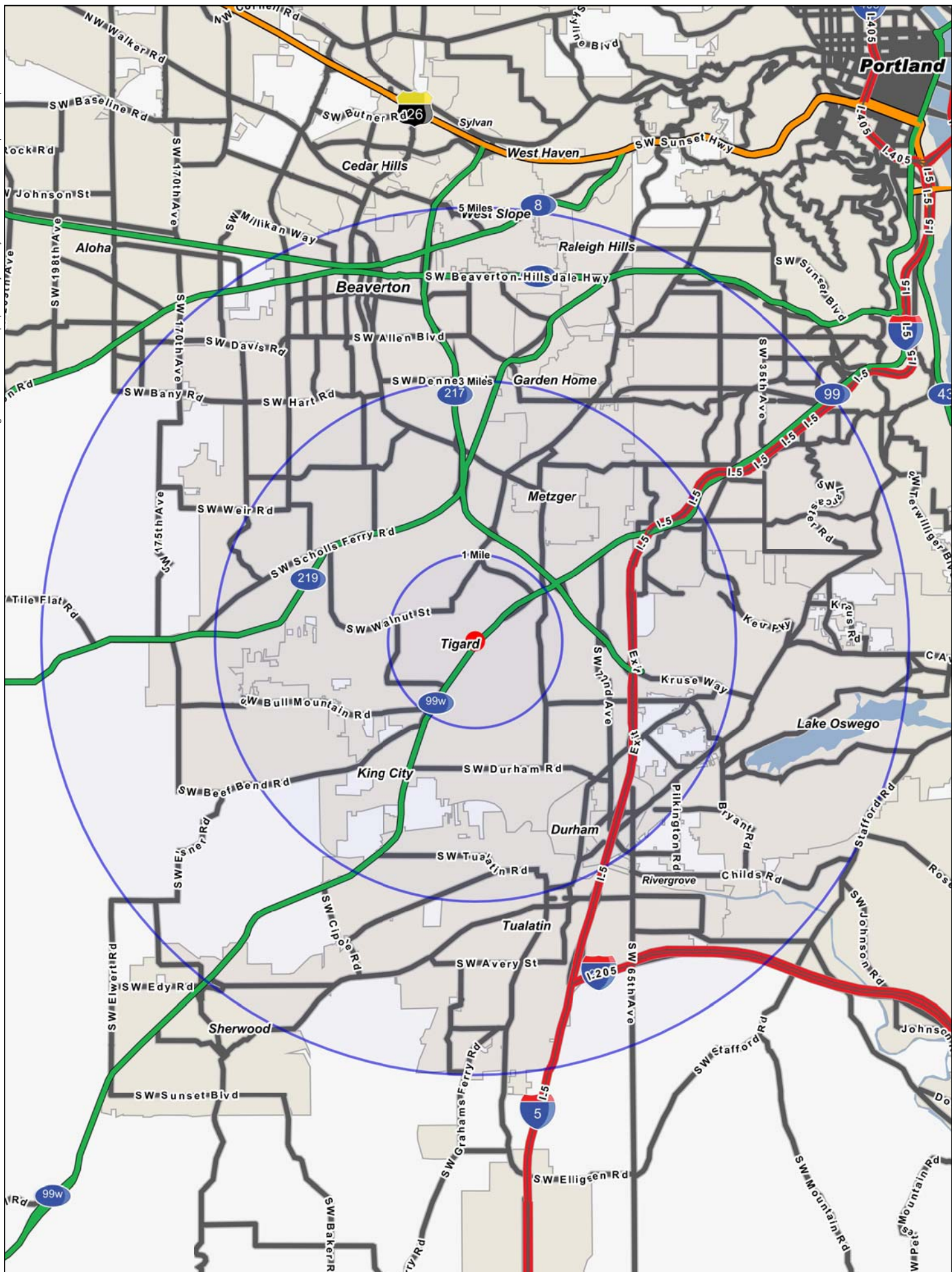
SITE



KRUSE WAY



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FULL PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.42535/-122.7814

13125 Sw Pacific Hwy

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2011 Estimated Population	13,808	114,061	269,443
	2016 Projected Population	14,441	117,977	277,643
	2010 Census Population	13,580	113,213	267,169
	2000 Census Population	11,916	101,370	242,851
	Historical Annual Growth 2000 to 2011	1.4%	1.1%	1.0%
	Projected Annual Growth 2011 to 2016	0.9%	0.7%	0.6%
HOUSEHOLDS	2011 Est. Households	5,453	48,217	111,241
	2016 Proj. Households	5,907	51,644	118,308
	2010 Census Households	5,227	47,446	109,550
	2000 Census Households	4,680	41,863	98,448
	Historical Annual Growth 2000 to 2011	0.8%	0.7%	0.6%
	Projected Annual Growth 2011 to 2016	1.7%	1.4%	1.3%
AGE	2011 Est. Population 0 to 9 Years	15.1%	14.9%	14.6%
	2011 Est. Population 10 to 19 Years	13.6%	13.5%	13.4%
	2011 Est. Population 20 to 29 Years	13.9%	13.4%	13.4%
	2011 Est. Population 30 to 44 Years	23.9%	24.0%	23.3%
	2011 Est. Population 45 to 59 Years	19.2%	19.3%	19.8%
	2011 Est. Population 60 to 74 Years	9.6%	10.1%	10.5%
	2011 Est. Population 75 Years Plus	4.7%	4.7%	5.0%
	2011 Est. Median Age	33.3	34.2	34.7
MARITAL STATUS & SEX	2011 Est. Male Population	49.4%	48.9%	48.5%
	2011 Est. Female Population	50.6%	51.1%	51.5%
	2011 Est. Never Married	27.4%	26.0%	25.5%
	2011 Est. Now Married	52.5%	55.0%	55.5%
	2011 Est. Separated or Divorced	16.5%	14.1%	14.2%
	2011 Est. Widowed	3.7%	4.9%	4.8%
INCOME	2011 Est. HH Income \$200,000 or More	3.6%	5.0%	6.7%
	2011 Est. HH Income \$150,000 to \$199,999	4.2%	6.8%	6.9%
	2011 Est. HH Income \$100,000 to \$149,999	21.4%	17.2%	17.3%
	2011 Est. HH Income \$75,000 to \$99,999	13.3%	13.5%	13.8%
	2011 Est. HH Income \$50,000 to \$74,999	17.9%	18.3%	17.4%
	2011 Est. HH Income \$35,000 to \$49,999	15.2%	13.1%	12.5%
	2011 Est. HH Income \$25,000 to \$34,999	6.6%	9.1%	9.3%
	2011 Est. HH Income \$15,000 to \$24,999	9.1%	7.9%	7.7%
	2011 Est. HH Income \$0 to \$14,999	8.7%	9.0%	8.5%
	2011 Est. Average Household Income	\$78,326	\$81,737	\$89,098
	2011 Est. Median HH Income	\$66,274	\$66,354	\$70,048
	2011 Est. Per Capita Income	\$31,444	\$34,867	\$37,333
	2011 Est. Number of Businesses	925	5,595	12,528
	2011 Est. Total Number of Employees	9,193	65,340	134,127

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Portland, OR

	1 Mile	3 Miles	5 Miles
RACE			
2011 Est. White Population	80.4%	81.2%	81.3%
2011 Est. Black Population	1.6%	1.9%	1.8%
2011 Est. Asian & Pacific Islander	5.8%	7.7%	7.0%
2011 Est. American Indian & Alaska Native	0.7%	0.6%	0.6%
2011 Est. Other Races Population	11.5%	8.7%	9.3%
HISPANIC			
2011 Est. Hispanic Population	2,394	12,262	31,341
2011 Est. Hispanic Population Percent	17.3%	10.8%	11.6%
2016 Proj. Hispanic Population Percent	19.5%	12.4%	13.2%
2010 Hispanic Population Percent	17.3%	10.4%	11.2%
EDUCATION (Adults 25 or Older)			
2011 Est. Adult Population (25 Years or Older)	8,983	74,685	177,191
2011 Est. Elementary (0 to 8)	4.8%	2.8%	2.9%
2011 Est. Some High School (9 to 11)	5.0%	3.3%	3.6%
2011 Est. High School Graduate (12)	19.6%	17.8%	16.7%
2011 Est. Some College (13 to 16)	22.1%	24.5%	23.1%
2011 Est. Associate Degree Only	12.8%	8.6%	8.0%
2011 Est. Bachelor Degree Only	23.6%	27.9%	29.4%
2011 Est. Graduate Degree	12.0%	15.1%	16.3%
HOUSING			
2011 Est. Total Housing Units	5,693	50,877	117,270
2011 Est. Owner Occupied Percent	55.4%	58.3%	60.4%
2011 Est. Renter Occupied Percent	40.4%	36.5%	34.5%
2011 Est. Vacant Housing Percent	4.2%	5.2%	5.1%
HOMES BUILT BY YEAR			
2000 Homes Built 1999 to 2000	1.6%	1.9%	2.2%
2000 Homes Built 1995 to 1998	9.2%	11.1%	10.1%
2000 Homes Built 1990 to 1994	8.6%	15.8%	13.2%
2000 Homes Built 1980 to 1989	16.5%	24.7%	21.6%
2000 Homes Built 1970 to 1979	28.2%	25.4%	25.3%
2000 Homes Built 1960 to 1969	24.5%	12.2%	12.8%
2000 Homes Built 1950 to 1959	6.0%	4.8%	7.4%
2000 Homes Built Before 1949	5.4%	4.1%	7.4%
HOME VALUES			
2000 Home Value \$1,000,000 or More	-	-	0.4%
2000 Home Value \$500,000 to \$999,999	0.8%	1.5%	3.1%
2000 Home Value \$400,000 to \$499,999	1.6%	3.0%	4.0%
2000 Home Value \$300,000 to \$399,999	6.5%	9.9%	11.0%
2000 Home Value \$200,000 to \$299,999	25.7%	30.1%	31.1%
2000 Home Value \$150,000 to \$199,999	43.4%	38.0%	34.0%
2000 Home Value \$100,000 to \$149,999	19.6%	15.2%	14.1%
2000 Home Value \$50,000 to \$99,999	2.0%	2.0%	2.0%
2000 Home Value \$25,000 to \$49,999	0.4%	0.1%	0.1%
2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
2000 Median Home Value	\$187,148	\$207,584	\$218,518
2000 Median Rent	\$625	\$666	\$673

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Portland, OR

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2011 Est. Labor: Population Age 16+	10,586	88,012	208,681
	2011 Est. Civilian Employed	61.8%	62.6%	62.6%
	2011 Est. Civilian Unemployed	9.5%	8.4%	8.1%
	2011 Est. in Armed Forces	0.1%	0.1%	0.1%
	2011 Est. not in Labor Force	28.7%	28.9%	29.3%
	2011 Labor Force: Males	48.9%	48.8%	48.3%
	2011 Labor Force: Females	51.1%	51.2%	51.7%
OCCUPATION	2000 Occupation: Population Age 16+	6,444	53,882	129,313
	2000 Mgmt, Business, & Financial Operations	15.2%	19.6%	20.0%
	2000 Professional & Related	19.9%	24.1%	25.1%
	2000 Service	13.8%	10.5%	10.9%
	2000 Sales and Office	30.5%	30.8%	28.8%
	2000 Farming, Fishing, and Forestry	0.3%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	7.2%	5.8%	5.9%
	2000 Production, Transport, & Material Moving	13.1%	9.0%	9.1%
	2000 Percent White Collar Workers	65.6%	74.6%	73.9%
	2000 Percent Blue Collar Workers	34.4%	25.4%	26.1%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	75.5%	77.5%	76.3%
	2000 Drive to Work in Carpool	11.4%	10.3%	9.9%
	2000 Travel to Work by Public Transportation	5.5%	4.9%	5.7%
	2000 Drive to Work on Motorcycle	0.6%	0.2%	0.1%
	2000 Walk or Bicycle to Work	2.3%	1.9%	2.3%
	2000 Other Means	0.1%	0.2%	0.4%
	2000 Work at Home	4.5%	4.9%	5.4%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	29.4%	27.0%	27.1%
	2000 Travel to Work in 15 to 29 Minutes	39.3%	42.6%	43.2%
	2000 Travel to Work in 30 to 59 Minutes			
	2000 Travel to Work in 60 Minutes or More	3.5%	3.2%	3.5%
	2000 Average Travel Time to Work	21.7	21.2	21.1
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$324 M	\$2.95 B	\$7.20 B
	2011 Est. Apparel	\$15.4 M	\$141 M	\$346 M
	2011 Est. Contributions & Gifts	\$20.7 M	\$198 M	\$494 M
	2011 Est. Education & Reading	\$9.13 M	\$85.5 M	\$213 M
	2011 Est. Entertainment	\$18.2 M	\$166 M	\$406 M
	2011 Est. Food, Beverages & Tobacco	\$51.3 M	\$462 M	\$1.12 B
	2011 Est. Furnishings & Equipment	\$14.5 M	\$133 M	\$326 M
	2011 Est. Health Care & Insurance	\$22.8 M	\$207 M	\$503 M
	2011 Est. Household Operations & Shelter & Utilities	\$96.9 M	\$883 M	\$2.16 B
	2011 Est. Miscellaneous Expenses	\$5.41 M	\$48.6 M	\$118 M
	2011 Est. Personal Care	\$4.70 M	\$42.7 M	\$104 M
	2011 Est. Transportation	\$65.2 M	\$585 M	\$1.42 B

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