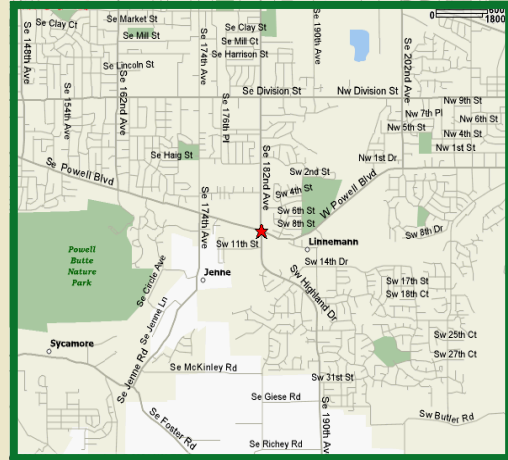


FOR LEASE

4273 SE 182nd Ave.



Location:

Intersection of SE 182nd and Powell

Size:

1,200 SF and 1,600 SF

Comments:

Excellent visibility from SE Powell.

Tenants within the center and adjoining center include Edward Jones, Subway, Advance America, McMenamins, Taco Bell and others.

Traffic Counts:

Powell Street - 23,200 ADT
182nd Avenue - 18,910 ADT

Rates:

\$20.00 PSF/YR, NNN

Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	14,659	110,666	249,992
Average HH Income	\$54,354	\$53,085	\$56,777
Daytime Population	5,867	52,891	142,893



Nick Stanton

503-274-0211 Ext. 170
nick@cra-nw.com

Commercial Realty Advisors
733 SW 2nd Avenue, Ste 200
Portland, OR 97204
www.cra-nw.com

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Nick Stanton



Lat/Lon: 45.49192/-122.475621

April 2009

RF1

4273 SE 182nd Ave Gresham, Oregon		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	14,417	113,356	255,305
	2012 Projected Population	14,970	119,374	269,869
	2000 Census Population	13,756	105,473	235,921
	1990 Census Population	9,994	84,055	183,120
	Historical Annual Growth 1990 to 2007	2.6%	2.1%	2.3%
	Projected Annual Growth 2007 to 2012	0.8%	1.1%	1.1%
HOUSEHOLDS	2007 Est. Households	5,500	42,072	96,219
	2012 Proj. Households	5,809	45,069	103,169
	2000 Census Households	5,096	37,986	86,713
	1990 Census Households	3,534	31,287	69,551
	Historical Annual Growth 1990 to 2007	3.3%	2.0%	2.3%
	Projected Annual Growth 2007 to 2012	1.1%	1.4%	1.4%
AGE	2007 Est. Population 0 to 9 Years	15.5%	16.0%	15.3%
	2007 Est. Population 10 to 19 Years	14.8%	14.2%	13.9%
	2007 Est. Population 20 to 29 Years	11.3%	11.5%	11.2%
	2007 Est. Population 30 to 44 Years	22.3%	22.7%	22.5%
	2007 Est. Population 45 to 59 Years	19.8%	20.3%	20.6%
	2007 Est. Population 60 to 74 Years	10.4%	10.7%	11.2%
	2007 Est. Population 75 Years Plus	5.8%	4.6%	5.4%
	2007 Est. Median Age	35.0	34.8	36.1
MARITAL STATUS & SEX	2007 Est. Male Population	48.2%	49.7%	49.4%
	2007 Est. Female Population	51.8%	50.3%	50.6%
	2007 Est. Never Married	24.8%	27.0%	26.0%
	2007 Est. Now Married	53.3%	50.5%	51.2%
	2007 Est. Separated or Divorced	14.9%	16.8%	16.6%
	2007 Est. Widowed	7.1%	5.7%	6.1%
INCOME	2007 Est. HH Income \$200,000 or More	1.5%	1.5%	2.2%
	2007 Est. HH Income \$150,000 to 199,999	2.8%	2.5%	2.7%
	2007 Est. HH Income \$100,000 to 149,999	13.3%	10.8%	10.9%
	2007 Est. HH Income \$75,000 to 99,999	13.0%	13.6%	13.7%
	2007 Est. HH Income \$50,000 to 74,999	22.5%	22.2%	22.4%
	2007 Est. HH Income \$35,000 to 49,999	16.9%	16.7%	16.4%
	2007 Est. HH Income \$25,000 to 34,999	10.1%	10.9%	11.1%
	2007 Est. HH Income \$15,000 to 24,999	10.7%	10.4%	10.1%
	2007 Est. HH Income \$0 to 14,999	9.3%	11.2%	10.4%
	2007 Est. Average Household Income	\$ 56,996	\$ 54,991	\$ 58,482
	2007 Est. Median HH Income	\$ 54,705	\$ 52,225	\$ 53,529
	2007 Est. Per Capita Income	\$ 23,174	\$ 21,175	\$ 22,836
	2007 Est. Number of Businesses	221	2,638	6,661
2007 Est. Total Number of Employees	2,061	24,365	78,355	

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RACE	2007 Est. White Population	85.3%	83.8%	83.5%
	2007 Est. Black Population	1.8%	2.2%	2.3%
	2007 Est. Asian & Pacific Islander	6.3%	5.9%	7.3%
	2007 Est. American Indian & Alaska Native	0.8%	1.2%	1.1%
	2007 Est. Other Races Population	5.8%	6.8%	5.8%
HISPANIC	2007 Est. Hispanic Population	1,724	17,758	32,356
	2007 Est. Hispanic Population Percent	12.0%	15.7%	12.7%
	2012 Proj. Hispanic Population Percent	13.9%	18.0%	14.6%
	2000 Hispanic Population Percent	8.8%	11.8%	9.5%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	9,209	72,492	166,715
	2007 Est. Elementary (0 to 8)	3.7%	5.6%	4.9%
	2007 Est. Some High School (9 to 11)	9.0%	9.7%	9.2%
	2007 Est. High School Graduate (12)	27.3%	27.9%	26.9%
	2007 Est. Some College (13 to 16)	24.6%	25.7%	26.1%
	2007 Est. Associate Degree Only	7.2%	6.7%	6.7%
	2007 Est. Bachelor Degree Only	19.8%	16.6%	17.4%
	2007 Est. Graduate Degree	8.4%	7.9%	8.8%
HOUSING	2007 Est. Total Housing Units	5,857	44,836	102,635
	2007 Est. Owner Occupied Percent	52.5%	54.9%	57.7%
	2007 Est. Renter Occupied Percent	41.4%	39.0%	36.1%
	2007 Est. Vacant Housing Percent	6.1%	6.2%	6.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	4.1%	3.1%	3.5%
	2000 Homes Built 1995 to 1998	13.2%	9.9%	11.6%
	2000 Homes Built 1990 to 1994	15.2%	9.2%	9.0%
	2000 Homes Built 1980 to 1989	14.9%	11.6%	11.9%
	2000 Homes Built 1970 to 1979	23.3%	26.0%	23.7%
	2000 Homes Built 1960 to 1969	14.6%	19.1%	16.0%
	2000 Homes Built 1950 to 1959	10.1%	12.6%	13.7%
	2000 Homes Built Before 1949	4.6%	8.4%	10.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.4%	0.6%	1.1%
	2000 Home Value \$400,000 to \$499,999	0.6%	0.4%	0.9%
	2000 Home Value \$300,000 to \$399,999	1.2%	2.3%	3.2%
	2000 Home Value \$200,000 to \$299,999	8.5%	12.9%	15.9%
	2000 Home Value \$150,000 to \$199,999	43.6%	35.4%	33.3%
	2000 Home Value \$100,000 to \$149,999	40.9%	42.0%	38.4%
	2000 Home Value \$50,000 to \$99,999	4.4%	5.7%	6.4%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.4%	0.3%
	2000 Home Value \$0 to \$24,999	0.0%	0.1%	0.3%
	2000 Median Home Value	\$ 156,513	\$ 158,880	\$ 164,668
	2000 Median Rent	\$ 618	\$ 582	\$ 591

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LABOR FORCE	2007 Est. Labor: Population Age 16+	10,871	85,180	194,409
	2007 Est. Civilian Employed	64.8%	62.9%	62.1%
	2007 Est. Civilian Unemployed	4.0%	5.4%	5.1%
	2007 Est. in Armed Forces	0.3%	0.1%	0.1%
	2007 Est. not in Labor Force	30.9%	31.6%	32.7%
	2007 Labor Force: Males	47.4%	49.1%	48.8%
	2007 Labor Force: Females	52.6%	50.9%	51.2%
OCCUPATION	2000 Occupation: Population Age 16+	6,783	50,214	111,964
	2000 Mgmt, Business, & Financial Operations	12.0%	10.1%	11.2%
	2000 Professional and Related	14.0%	13.2%	14.2%
	2000 Service	15.4%	17.0%	16.2%
	2000 Sales and Office	32.0%	29.5%	29.2%
	2000 Farming, Fishing, and Forestry	0.4%	1.0%	0.7%
	2000 Construction, Extraction, & Maintenance	11.0%	11.1%	10.7%
	2000 Production, Transport, & Material Moving	15.2%	18.1%	17.8%
	2000 Percent White Collar Workers	58.0%	52.8%	54.6%
2000 Percent Blue Collar Workers	42.0%	47.2%	45.4%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	74.7%	70.9%	72.4%
	2000 Drive to Work in Carpool	12.6%	14.3%	13.3%
	2000 Travel to Work by Public Transportation	7.8%	8.1%	7.3%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2000 Walk or Bicycle to Work	1.7%	2.1%	2.3%
	2000 Other Means	1.0%	1.0%	1.0%
	2000 Work at Home	2.1%	3.4%	3.6%
	TRAVEL TIME			
2000 Travel to Work in 14 Minutes or Less	18.2%	21.3%	22.8%	
2000 Travel to Work in 15 to 29 Minutes	34.8%	37.2%	38.4%	
2000 Travel to Work in 30 to 59 Minutes	40.4%	34.4%	32.3%	
2000 Travel to Work in 60 Minutes or More	6.6%	7.1%	6.6%	
2000 Average Travel Time to Work	26.8	25.6	24.8	
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 262.1	\$ 1,957.3	\$ 4,661.1
	2007 Est. Apparel	\$ 12.5	\$ 93.7	\$ 223.1
	2007 Est. Contributions & Gifts	\$ 15.9	\$ 118.4	\$ 286.6
	2007 Est. Education & Reading	\$ 6.9	\$ 51.1	\$ 122.7
	2007 Est. Entertainment	\$ 14.6	\$ 109.0	\$ 259.9
	2007 Est. Food, Beverages & Tobacco	\$ 42.3	\$ 317.4	\$ 752.3
	2007 Est. Furnishings And Equipment	\$ 11.4	\$ 84.7	\$ 202.6
	2007 Est. Health Care & Insurance	\$ 18.8	\$ 141.1	\$ 335.4
	2007 Est. Household Operations & Shelter & Utilities	\$ 78.2	\$ 583.5	\$ 1,389.8
	2007 Est. Miscellaneous Expenses	\$ 4.4	\$ 33.2	\$ 78.8
	2007 Est. Personal Care	\$ 3.8	\$ 28.5	\$ 67.8
	2007 Est. Transportation	\$ 53.2	\$ 396.7	\$ 942.1

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