

FOR
LEASE

Capitol Corner

Portland, Oregon



- Location:** At the corner of I-5 & SW Barbur Blvd, intersecting at Capitol Hwy
- Available Space:** 1,775 SF & 2,215 SF
- Rental Rate:** \$28.00/SF/YR, NNN
- Comments:** This high profile shopping center provides tenant signage and visibility to I-5. Due to its freeway location, it draws from the entire close-in west side area of Portland and the Lake Oswego/Mountain Park trade areas. Retailers in the immediate area include McDonald's, Starbucks and Oil Can Henry's.
- Traffic Count:** I-5 – 116,100 ADT (09)
Barbur Blvd (Hwy 99W) – 16,900 ADT (09)
Capitol Hwy – 18,472 ADT (05)

Demographics	1 Mile	3 Mile	5 Mile
Est. Population 2010	14,604	103,820	301,811
Proj. Population 2015	16,015	111,040	319,774
Average HH Income 2010	\$100,149	\$99,615	\$91,161
Employees	4,613	64,264	238,188

Source: Regis - SitesUSA

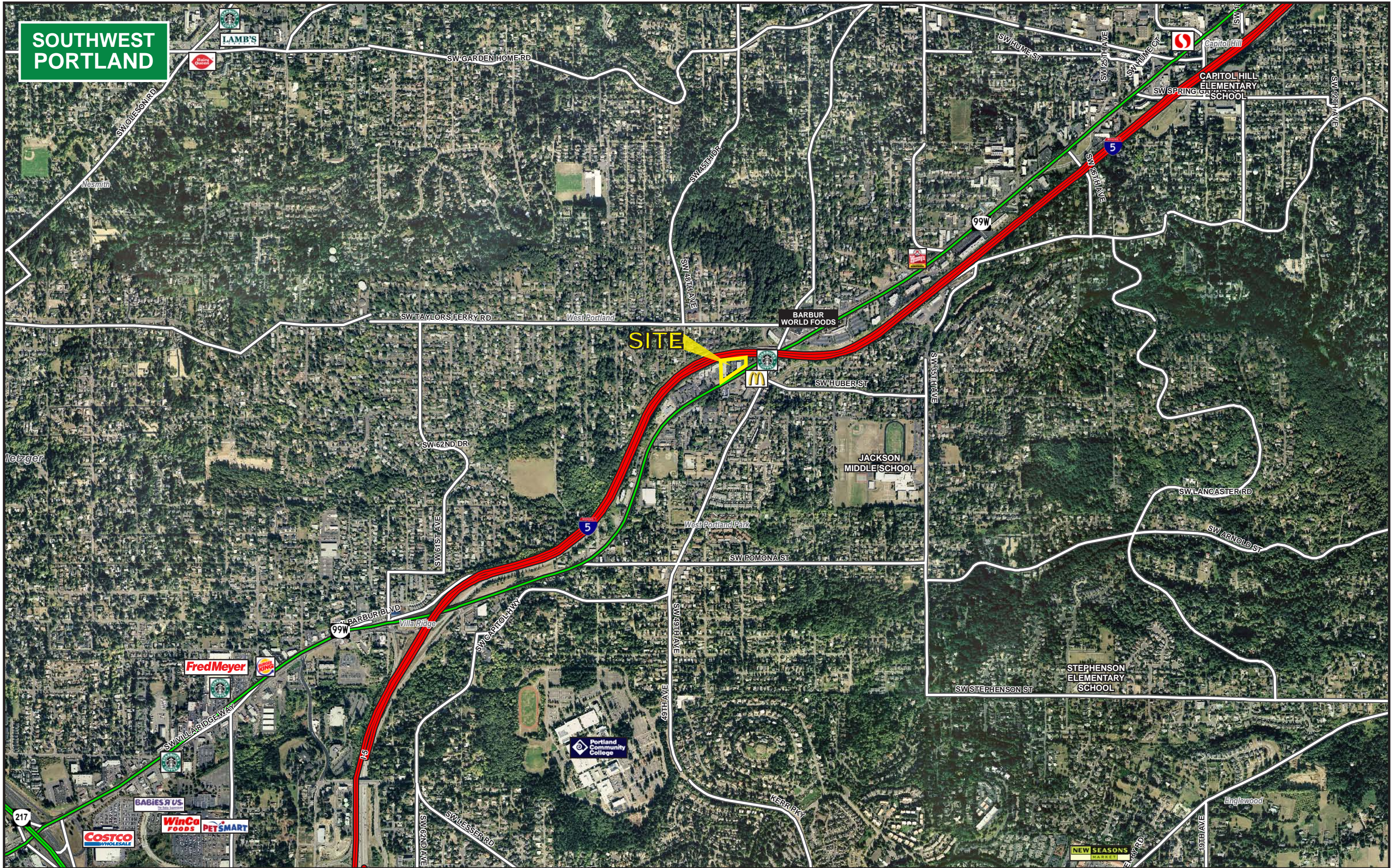
Co-Tenants:



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

Commercial Realty Advisors NW, LLC
733 SW 2nd Avenue, Suite 200
Portland, Oregon 97204
www.cra-nw.com
Licensed brokers in Oregon & Washington.

SOUTHWEST PORTLAND



Do Not Disturb
the Tenant

Juan Colorado
2,215 SF

Available
1,755 SF

Capitol Nails
1,005 SF

Black Dog Natural
Pet Supply
1,228 SF

NW Hair
828 SF

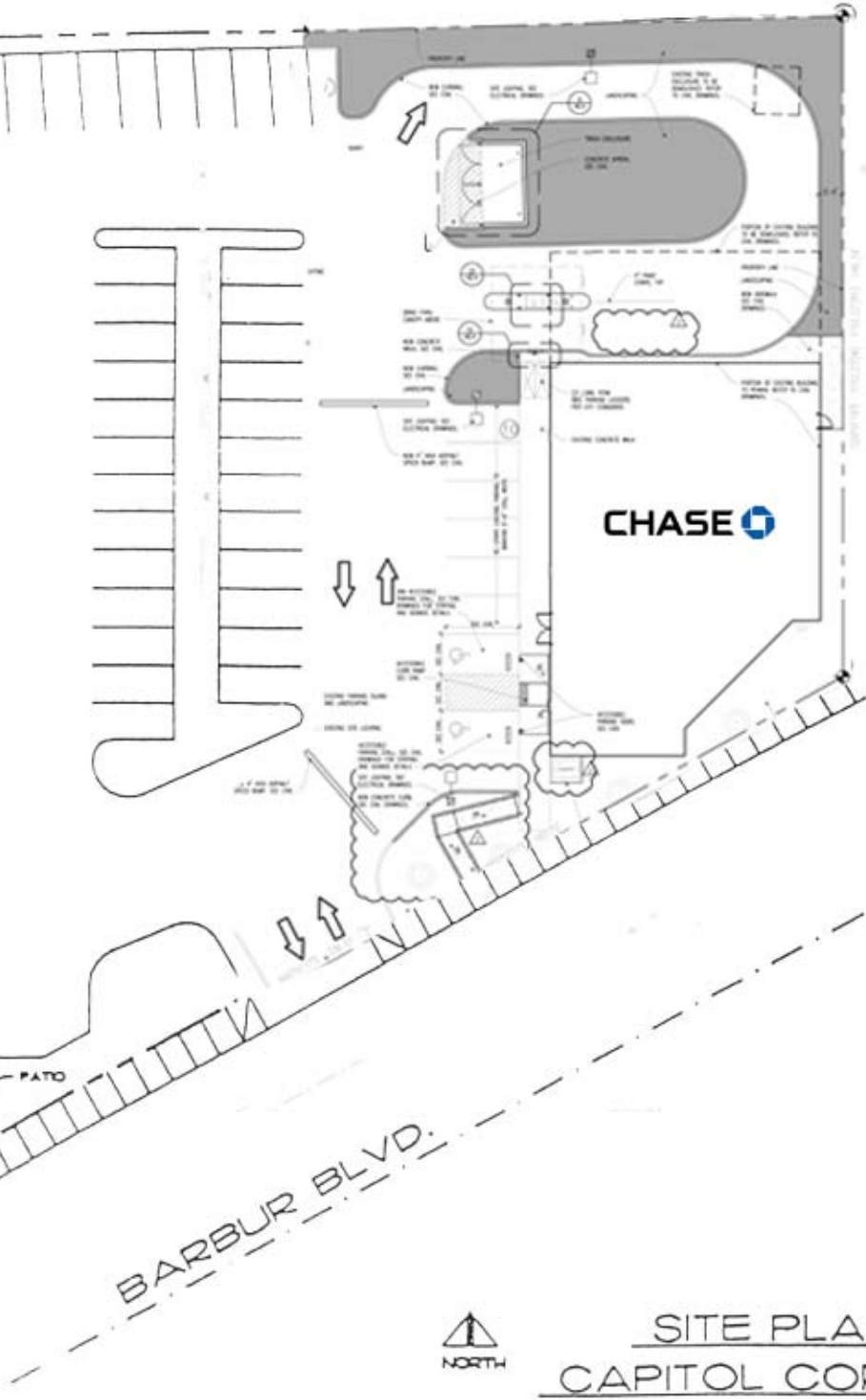
Dry Cleaner
1,316 SF

SUPERCUTS
1,300 SF
56'

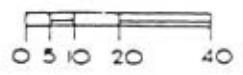
 Thai Orchid Restaurant
3,150 SF

ELECT.
ROOM

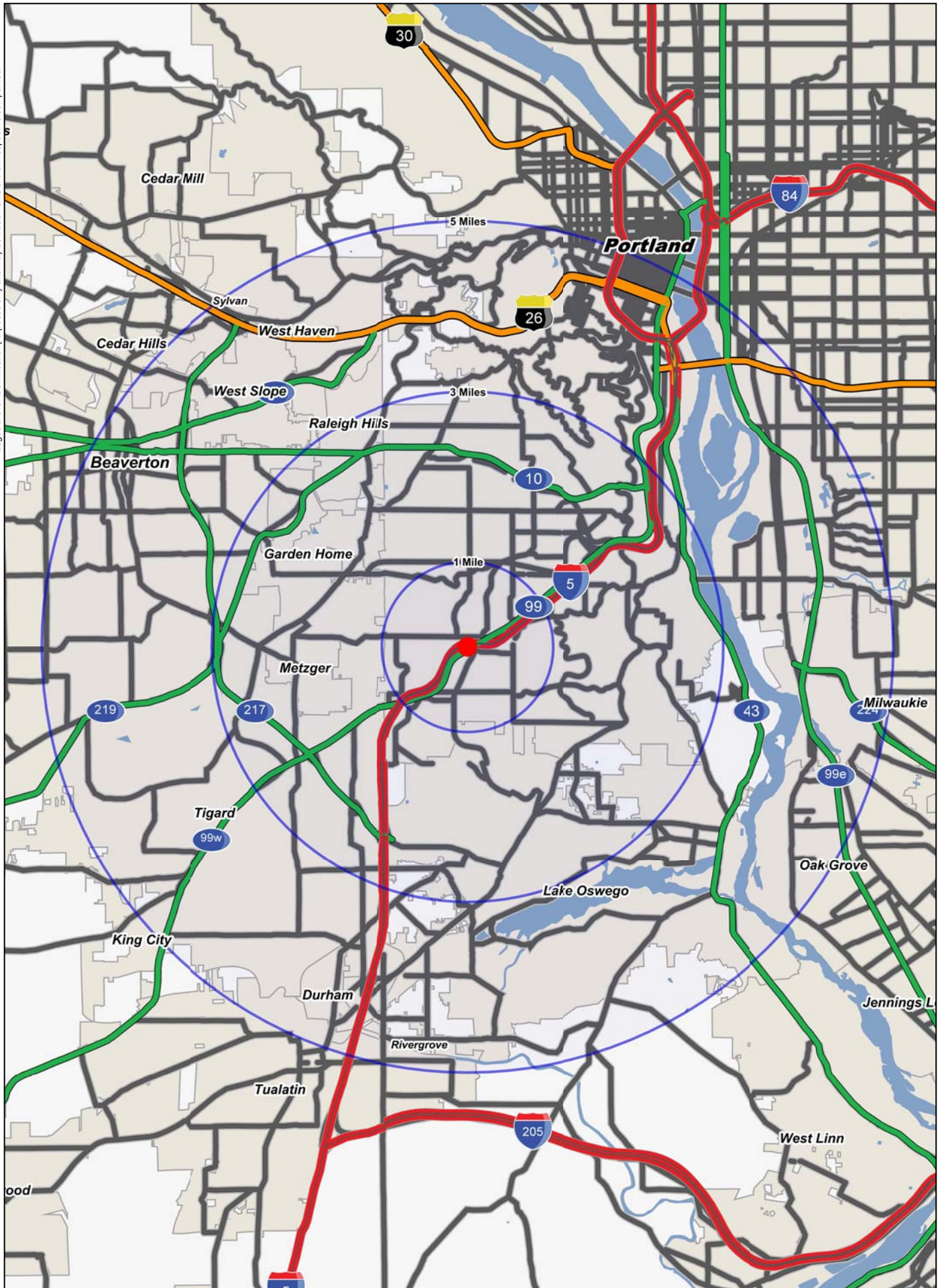
26'



SITE PLAN
CAPITOL CORNER



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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.45304/-122.7237

10065 Sw Barbur Blvd

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	14,604	103,820	301,811
	2015 Projected Population	16,015	111,040	319,774
	2000 Census Population	13,348	96,354	277,586
	1990 Census Population	12,055	87,185	249,161
	Historical Annual Growth 1990 to 2010	1.1%	1.0%	1.1%
	Projected Annual Growth 2010 to 2015	1.9%	1.4%	1.2%
HOUSEHOLDS	2010 Est. Households	6,147	43,985	129,508
	2015 Proj. Households	6,436	45,998	135,263
	2000 Census Households	5,716	41,619	121,633
	1990 Census Households	5,115	36,825	108,509
	Historical Annual Growth 1990 to 2010	1.0%	1.0%	1.0%
	Projected Annual Growth 2010 to 2015	0.9%	0.9%	0.9%
AGE	2010 Est. Population 0 to 9 Years	12.6%	11.3%	11.0%
	2010 Est. Population 10 to 19 Years	11.1%	11.6%	11.5%
	2010 Est. Population 20 to 29 Years	11.4%	11.5%	12.4%
	2010 Est. Population 30 to 44 Years	24.6%	22.0%	21.4%
	2010 Est. Population 45 to 59 Years	25.7%	25.5%	24.3%
	2010 Est. Population 60 to 74 Years	11.3%	13.0%	13.5%
	2010 Est. Population 75 Years Plus	3.3%	5.2%	5.9%
	2010 Est. Median Age	38.6	40.0	40.0
MARITAL STATUS & SEX	2010 Est. Male Population	49.6%	49.0%	49.3%
	2010 Est. Female Population	50.4%	51.0%	50.7%
	2010 Est. Never Married	29.2%	28.3%	28.9%
	2010 Est. Now Married	52.1%	51.4%	49.9%
	2010 Est. Separated or Divorced	14.8%	15.2%	15.6%
	2010 Est. Widowed	3.9%	5.2%	5.5%
INCOME	2010 Est. HH Income \$200,000 or More	8.1%	8.1%	7.1%
	2010 Est. HH Income \$150,000 to \$199,999	6.3%	7.6%	6.6%
	2010 Est. HH Income \$100,000 to \$149,999	18.2%	18.1%	16.0%
	2010 Est. HH Income \$75,000 to \$99,999	13.7%	13.3%	12.6%
	2010 Est. HH Income \$50,000 to \$74,999	19.9%	17.4%	17.0%
	2010 Est. HH Income \$35,000 to \$49,999	12.0%	11.6%	12.1%
	2010 Est. HH Income \$25,000 to \$34,999	9.4%	9.0%	9.3%
	2010 Est. HH Income \$15,000 to \$24,999	6.3%	7.3%	8.9%
	2010 Est. HH Income \$0 to \$14,999	6.2%	7.5%	10.5%
	2010 Est. Average Household Income	\$100,149	\$99,615	\$91,161
	2010 Est. Median HH Income	\$73,148	\$73,725	\$67,843
	2010 Est. Per Capita Income	\$42,203	\$42,879	\$39,864
	2010 Est. Number of Businesses	673	6,441	19,258
2010 Est. Total Number of Employees	4,613	64,264	238,188	

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Portland, OR

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	89.3%	90.3%	89.5%
	2010 Est. Black Population	3.0%	1.8%	2.0%
	2010 Est. Asian & Pacific Islander	4.6%	5.4%	5.8%
	2010 Est. American Indian & Alaska Native	0.6%	0.6%	0.7%
	2010 Est. Other Races Population	2.4%	1.9%	2.0%
HISPANIC	2010 Est. Hispanic Population	1,160	8,281	28,741
	2010 Est. Hispanic Population Percent	7.9%	8.0%	9.5%
	2015 Proj. Hispanic Population Percent	9.0%	9.2%	10.8%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	10,392	74,459	215,955
	2010 Est. Elementary (0 to 8)	1.9%	2.1%	2.8%
	2010 Est. Some High School (9 to 11)	2.4%	2.8%	3.5%
	2010 Est. High School Graduate (12)	11.9%	12.9%	15.1%
	2010 Est. Some College (13 to 16)	20.0%	19.8%	21.4%
	2010 Est. Associate Degree Only	7.0%	6.7%	6.8%
	2010 Est. Bachelor Degree Only	33.1%	32.3%	30.1%
	2010 Est. Graduate Degree	23.7%	23.4%	20.3%
HOUSING	2010 Est. Total Housing Units	6,506	46,686	138,170
	2010 Est. Owner Occupied Percent	65.5%	60.7%	55.0%
	2010 Est. Renter Occupied Percent	29.0%	33.5%	38.7%
	2010 Est. Vacant Housing Percent	5.5%	5.8%	6.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.6%	1.0%	1.3%
	2000 Homes Built 1995 to 1998	6.0%	5.3%	5.2%
	2000 Homes Built 1990 to 1994	10.3%	8.6%	7.9%
	2000 Homes Built 1980 to 1989	14.2%	16.3%	15.8%
	2000 Homes Built 1970 to 1979	29.6%	24.0%	23.0%
	2000 Homes Built 1960 to 1969	9.7%	15.2%	15.4%
	2000 Homes Built 1950 to 1959	11.8%	13.9%	11.3%
	2000 Homes Built Before 1949	17.8%	15.7%	20.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.1%	0.6%	1.0%
	2000 Home Value \$500,000 to \$999,999	1.0%	4.1%	5.4%
	2000 Home Value \$400,000 to \$499,999	3.2%	5.8%	5.3%
	2000 Home Value \$300,000 to \$399,999	9.3%	13.2%	11.6%
	2000 Home Value \$200,000 to \$299,999	28.4%	31.7%	29.3%
	2000 Home Value \$150,000 to \$199,999	36.1%	28.8%	30.5%
	2000 Home Value \$100,000 to \$149,999	18.4%	13.3%	14.4%
	2000 Home Value \$50,000 to \$99,999	3.5%	2.1%	2.2%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
	2000 Median Home Value	\$192,431	\$232,370	\$236,189
	2000 Median Rent	\$667	\$667	\$626

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Portland, OR				
LABOR FORCE	2010 Est. Labor: Population Age 16+	11,707	84,577	247,634
	2010 Est. Civilian Employed	68.6%	64.0%	62.1%
	2010 Est. Civilian Unemployed	5.9%	6.9%	7.5%
	2010 Est. in Armed Forces	-	-	0.1%
	2010 Est. not in Labor Force	25.4%	29.0%	30.3%
	2010 Labor Force: Males	49.3%	48.4%	48.9%
	2010 Labor Force: Females	50.7%	51.6%	51.1%
OCCUPATION	2000 Occupation: Population Age 16+	7,853	53,548	150,656
	2000 Mgmt, Business, & Financial Operations	19.7%	20.7%	19.5%
	2000 Professional & Related	32.2%	30.3%	27.6%
	2000 Service	9.0%	10.0%	11.2%
	2000 Sales and Office	24.3%	27.0%	27.8%
	2000 Farming, Fishing, and Forestry	-	0.1%	0.2%
	2000 Construction, Extraction, & Maintenance	5.9%	5.0%	5.5%
	2000 Production, Transport, & Material Moving	8.8%	7.0%	8.3%
	2000 Percent White Collar Workers	76.2%	78.0%	74.8%
	2000 Percent Blue Collar Workers	23.8%	22.0%	25.2%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	72.9%	74.6%	71.3%
	2000 Drive to Work in Carpool	10.2%	9.2%	9.5%
	2000 Travel to Work by Public Transportation	8.3%	6.7%	7.8%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.6%	3.1%	5.3%
	2000 Other Means	0.3%	0.3%	0.4%
	2000 Work at Home	5.7%	5.9%	5.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	25.8%	29.7%	28.6%
	2000 Travel to Work in 15 to 29 Minutes	49.3%	47.9%	45.4%
	2000 Travel to Work in 30 to 59 Minutes	22.4%	19.7%	22.4%
	2000 Travel to Work in 60 Minutes or More	2.6%	2.7%	3.5%
	2000 Average Travel Time to Work	20.3	19.1	20.3
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$435 M	\$3.09 B	\$8.47 B
	2010 Est. Apparel	\$20.9 M	\$148 M	\$408 M
	2010 Est. Contributions & Gifts	\$30.0 M	\$216 M	\$587 M
	2010 Est. Education & Reading	\$12.9 M	\$93.1 M	\$254 M
	2010 Est. Entertainment	\$24.5 M	\$174 M	\$476 M
	2010 Est. Food, Beverages & Tobacco	\$67.5 M	\$477 M	\$1.32 B
	2010 Est. Furnishings & Equipment	\$19.7 M	\$140 M	\$382 M
	2010 Est. Health Care & Insurance	\$30.3 M	\$214 M	\$593 M
	2010 Est. Household Operations & Shelter & Utilities	\$130 M	\$925 M	\$2.54 B
	2010 Est. Miscellaneous Expenses	\$7.13 M	\$50.3 M	\$139 M
	2010 Est. Personal Care	\$6.25 M	\$44.4 M	\$122 M
	2010 Est. Transportation	\$85.6 M	\$603 M	\$1.66 B

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