

FOR  
LEASE

# Cornelius Pass Plaza

Hillsboro, Oregon



**Location:** 7502 NE Shaleen St, Hillsboro, Oregon

**Available Space:** 1,036 SF & 1,880 SF

**Rate:** \$18.00 – \$22.00 per SF/YR, NNN

**Comments:** Retail space now available in the newly constructed Cornelius Pass Plaza located just north of Baseline Rd on Cornelius Pass Rd. This retail/office/service center is centrally located in a growing neighborhood with over 17,000 people living within one mile of this center and offers tremendous exposure from Cornelius Pass Rd.

**Traffic Count:** Baseline Rd – 16,882 ADT (09)  
Cornelius Pass Rd – 18,843 ADT (09)

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Est. Population 2010	17,980	120,535	262,373
Population Forecast 2015	20,043	133,750	288,263
2010 Average HH Income	\$71,146	\$69,327	\$77,298
Employees	3,110	37,531	85,007

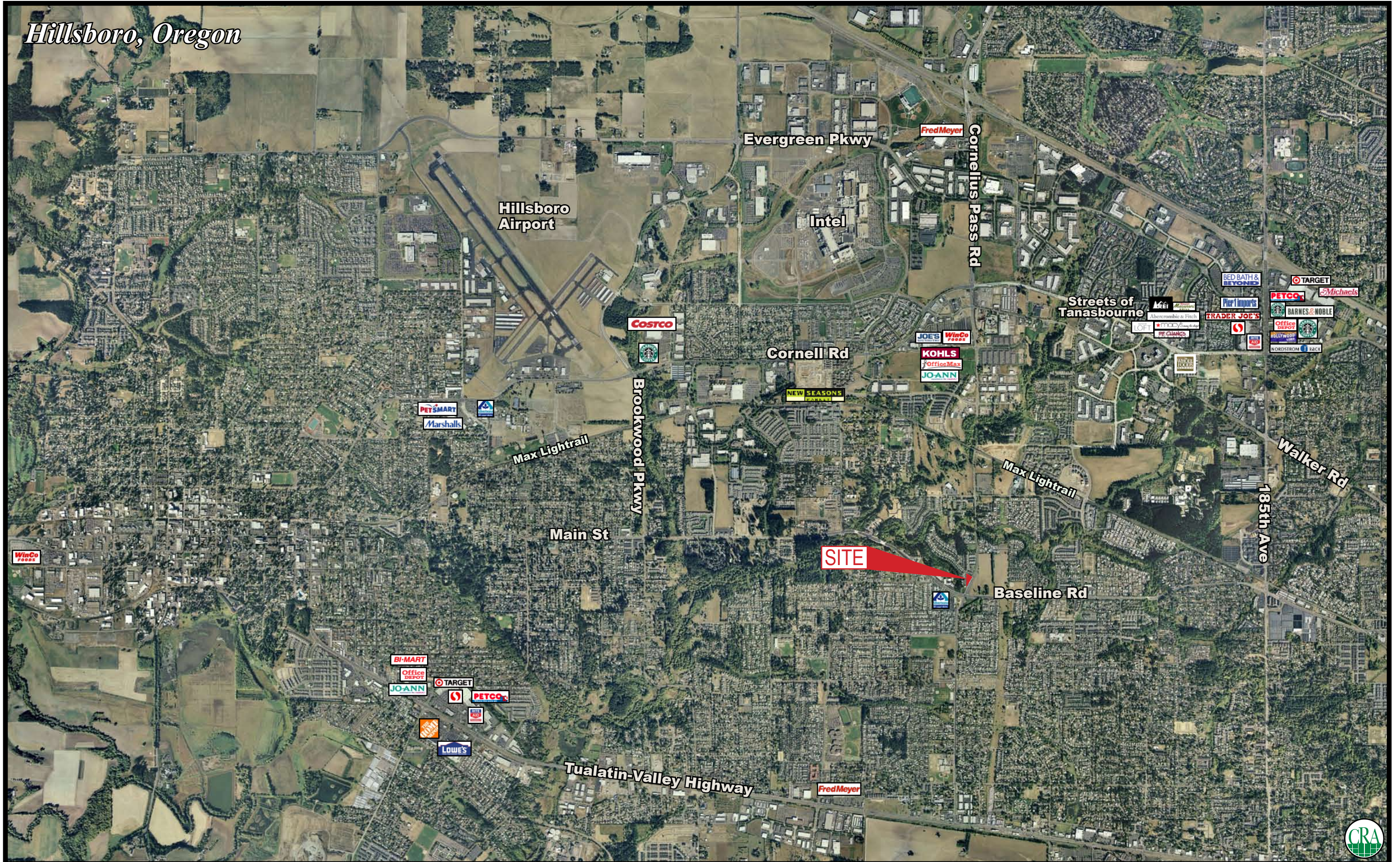
Source: Regis - SitesUSA

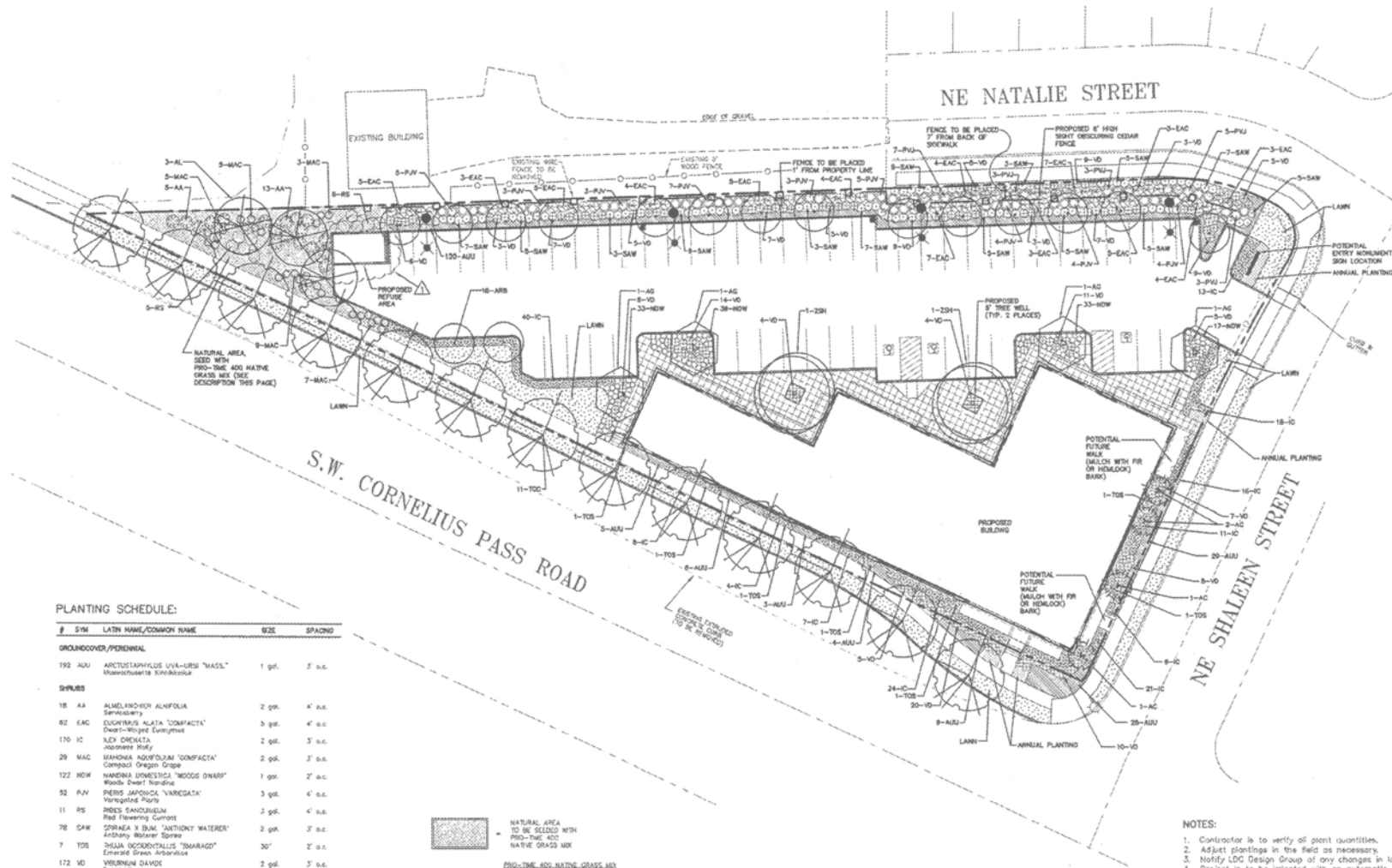


Gary Surgeon | gary@cra-nw.com  
Mark Banta | mark@cra-nw.com  
(503) 274-0211

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

# Hillsboro, Oregon



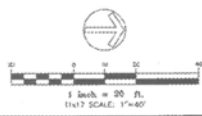


PLANTING SCHEDULE:

#	SYM	LATIN NAME/COMMON NAME	SIZE	SPACING
<b>GROUNDCOVER/PERENNIAL</b>				
192	AUJ	ARCTOSTAPHYLOS UVA-URSI "MASS," Maunshuetaria Kunkeliana	1 gal.	3' o.c.
<b>SHRUBS</b>				
18	AA	ALNEMOHA ALNIFOLIA Sawtooth	2 gal.	4' o.c.
62	EAC	EUONYMUS ALATA "COMPACTA" Dwarf-wooled Euonymus	3 gal.	4' o.c.
170	IC	UXE CINNATA Waxberry Holly	2 gal.	3' o.c.
29	MAC	MAHONIA AQUIFOLIUM "COMPACTA" Common Oregon Grape	2 gal.	3' o.c.
122	NOV	NANDINA DOMESTICA "WOODS DWARF" Woods Dwarf Nandina	1 gal.	2' o.c.
52	PJV	PIREUS AMPHICARPA "VAREGATA" Variegated Pigeon	3 gal.	4' o.c.
11	PS	PIREUS RANZOBIUM Red Flowering Camellia	3 gal.	4' o.c.
78	CAK	ZORNIA X BUNM "ANTHONY WATERER" Anthony Waterer Spirea	2 gal.	3' o.c.
7	TOS	TIGLIA ROCKWELLII "EMERALD" Emerald Green Arborvitae	30"	2' o.c.
172	VO	YUCCA FILIFERA David Yucca	2 gal.	3' o.c.
<b>TREES</b>				
4	AC	ACER GRISEBUM (One Maple (Min. 4 Stem))	5'-7"	As Shown
4	AG	ACER GRISEBUM Paperbark Maple	2" cal.	As Shown
18	ARB	ACER RUBRUM "BONNINI" Bonnini Maple	2" cal.	As Shown
3	AL	ALNUS GLABRA Red Alder	1" cal.	As Shown
13	UD	TRILICORDATA "VULNERARIA" Dartmouth Little Leaf Linden	2" cal.	As Shown
2	ZSH	ZELKOYA SERATA "NAUKA" Nauka Zelkova	2" cal.	As Shown

NATURAL AREA TO BE SEEDED WITH PRO-TIME 400 NATIVE GRASS MIX  
 PRO-TIME 400 NATIVE GRASS MIX  
 BLUE WILDFIRE      ELYMUS GLAUCUS  
 NATIVE RED FESCUE      NATIVE RED FESCUE  
 NATIVE CALIFORNIA BROME      BROOKS CARNIATUS

- NOTES:
- Contractor to verify of plant quantities.
  - Adjust plantings in the field as necessary.
  - Notify LDC Design Group of any changes in layout.
  - Project is to be irrigated with an automatic, underground irrigation system.
  - NE Shaleen Street and NE Natalie Street have existing street trees.
  - Adjust plantings in the field as necessary, i.e. shrubs away from doors, large evergreens away from windows, full grown trees concides away from signs, etc.



PREPARED FOR:  
**CORNELIUS PASS CENTER**  
 ARCHITECTS & PLANNERS, P.C.  
 CHRIS LIU DEVELOPMENT  
 500.840.1216  
 DATE: MAY 2004

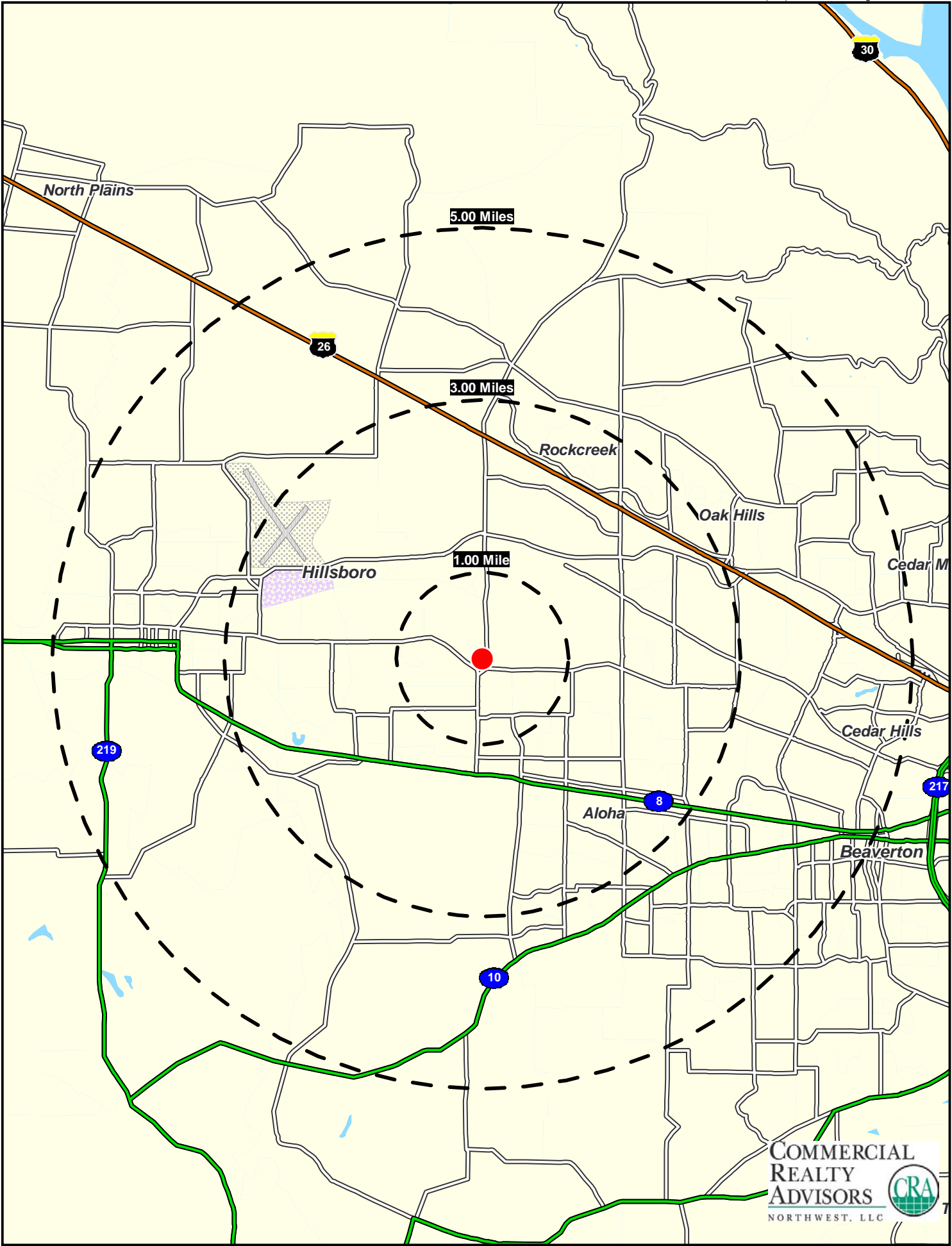
PROJECT:  
**PARTIN AND HILL**  
 ARCHITECTS & PLANNERS, P.C.  
 10000 NE 15th Avenue, Suite 200  
 BELLEVUE, WASHINGTON 98007

DRAWING TITLE:  
**LANDSCAPE PLAN**

CHECK BY:  
 REVISIONS:  
 10/20/04 REVISION: UNRECORDED PER ROUTE RELOCATION

LDC  
**Planners Engineers Surveyors**  
 DESIGN GROUP  
 10000 NE 15th Avenue, Suite 200  
 BELLEVUE, WA 98007  
 PH: 206.281.1442  
 FAX: 206.281.1444  
 WWW.LDCGROUP.COM

JOB NO.: 3130  
 SHEET NO.: 11  
 11



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# FULL PROFILE

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



Lat/Lon: 45.51688/-122.9006

## 7502 Ne Shaleen

### Hillsboro, OR

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2010 Estimated Population	17,980	120,535	262,373
	2015 Projected Population	20,043	133,750	288,263
	2000 Census Population	13,610	91,674	208,438
	1990 Census Population	4,684	54,587	135,274
	Historical Annual Growth 1990 to 2010	14.2%	6.0%	4.7%
	Projected Annual Growth 2010 to 2015	2.3%	2.2%	2.0%
<b>HOUSEHOLDS</b>	2010 Est. Households	6,016	43,751	93,107
	2015 Proj. Households	6,484	46,978	98,609
	2000 Census Households	4,705	34,340	76,969
	1990 Census Households	1,536	19,434	49,378
	Historical Annual Growth 1990 to 2010	14.6%	6.3%	4.4%
	Projected Annual Growth 2010 to 2015	1.6%	1.5%	1.2%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	18.2%	15.6%	15.5%
	2010 Est. Population 10 to 19 Years	13.3%	13.2%	13.5%
	2010 Est. Population 20 to 29 Years	14.9%	16.4%	14.3%
	2010 Est. Population 30 to 44 Years	26.3%	24.3%	24.1%
	2010 Est. Population 45 to 59 Years	16.9%	18.6%	19.2%
	2010 Est. Population 60 to 74 Years	7.9%	8.9%	9.8%
	2010 Est. Population 75 Years Plus	2.4%	3.0%	3.5%
	2010 Est. Median Age	30.8	32.2	33.5
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	49.9%	50.7%	50.6%
	2010 Est. Female Population	50.1%	49.3%	49.4%
	2010 Est. Never Married	23.6%	28.2%	26.6%
	2010 Est. Now Married	62.5%	55.6%	56.4%
	2010 Est. Separated or Divorced	11.0%	13.1%	13.4%
	2010 Est. Widowed	2.8%	3.2%	3.6%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	1.0%	1.7%	3.4%
	2010 Est. HH Income \$150,000 to \$199,999	4.3%	3.9%	5.0%
	2010 Est. HH Income \$100,000 to \$149,999	16.1%	14.6%	16.6%
	2010 Est. HH Income \$75,000 to \$99,999	20.1%	16.1%	15.2%
	2010 Est. HH Income \$50,000 to \$74,999	27.3%	24.8%	21.7%
	2010 Est. HH Income \$35,000 to \$49,999	13.4%	14.8%	13.8%
	2010 Est. HH Income \$25,000 to \$34,999	6.8%	8.8%	9.1%
	2010 Est. HH Income \$15,000 to \$24,999	6.1%	8.1%	7.9%
	2010 Est. HH Income \$0 to \$14,999	5.0%	7.4%	7.3%
	2010 Est. Average Household Income	\$71,146	\$69,327	\$77,298
	2010 Est. Median HH Income	\$64,671	\$60,836	\$65,729
	2010 Est. Per Capita Income	\$23,878	\$25,405	\$27,848
2010 Est. Number of Businesses	259	2,851	6,502	
2010 Est. Total Number of Employees	3,110	37,531	85,007	

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### Hillsboro, OR

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	74.0%	76.6%	77.6%
	2010 Est. Black Population	2.6%	2.7%	2.4%
	2010 Est. Asian & Pacific Islander	17.0%	13.3%	11.9%
	2010 Est. American Indian & Alaska Native	0.9%	1.0%	1.0%
	2010 Est. Other Races Population	5.5%	6.5%	7.1%
<b>HISPANIC</b>	2010 Est. Hispanic Population	2,117	18,646	44,833
	2010 Est. Hispanic Population Percent	11.8%	15.5%	17.1%
	2015 Proj. Hispanic Population Percent	13.5%	17.2%	18.9%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	11,247	77,001	169,287
	2010 Est. Elementary (0 to 8)	4.0%	4.6%	5.8%
	2010 Est. Some High School (9 to 11)	3.9%	4.5%	4.9%
	2010 Est. High School Graduate (12)	21.1%	21.0%	19.6%
	2010 Est. Some College (13 to 16)	26.8%	24.2%	23.2%
	2010 Est. Associate Degree Only	11.0%	10.2%	8.9%
	2010 Est. Bachelor Degree Only	21.4%	23.0%	24.1%
	2010 Est. Graduate Degree	11.8%	12.4%	13.6%
<b>HOUSING</b>	2010 Est. Total Housing Units	6,523	47,517	99,398
	2010 Est. Owner Occupied Percent	67.9%	52.5%	57.9%
	2010 Est. Renter Occupied Percent	24.4%	39.5%	35.8%
	2010 Est. Vacant Housing Percent	7.8%	7.9%	6.3%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	12.9%	7.5%	5.6%
	2000 Homes Built 1995 to 1998	37.4%	25.1%	20.4%
	2000 Homes Built 1990 to 1994	20.2%	14.9%	13.7%
	2000 Homes Built 1980 to 1989	13.1%	16.5%	16.9%
	2000 Homes Built 1970 to 1979	10.7%	25.1%	25.0%
	2000 Homes Built 1960 to 1969	1.9%	6.2%	9.7%
	2000 Homes Built 1950 to 1959	1.9%	2.1%	4.2%
	2000 Homes Built Before 1949	1.9%	2.6%	4.3%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.2%	1.2%
	2000 Home Value \$400,000 to \$499,999	-	0.4%	1.7%
	2000 Home Value \$300,000 to \$399,999	1.4%	3.4%	6.0%
	2000 Home Value \$200,000 to \$299,999	12.0%	17.4%	23.8%
	2000 Home Value \$150,000 to \$199,999	56.1%	46.1%	39.4%
	2000 Home Value \$100,000 to \$149,999	28.6%	29.5%	24.8%
	2000 Home Value \$50,000 to \$99,999	1.4%	2.7%	2.5%
	2000 Home Value \$25,000 to \$49,999	0.5%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$163,023	\$170,311	\$187,617
	2000 Median Rent	\$742	\$716	\$688

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### Hillsboro, OR

		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	13,208	92,161	200,049
	2010 Est. Civilian Employed	67.5%	64.5%	62.7%
	2010 Est. Civilian Unemployed	8.0%	9.4%	9.6%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	24.5%	26.0%	27.7%
	2010 Labor Force: Males	49.5%	50.5%	50.3%
	2010 Labor Force: Females	50.5%	49.5%	49.7%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	7,477	49,757	109,006
	2000 Mgmt, Business, & Financial Operations	14.4%	14.1%	15.1%
	2000 Professional & Related	24.4%	25.0%	24.6%
	2000 Service	9.4%	11.6%	12.2%
	2000 Sales and Office	26.8%	27.4%	26.5%
	2000 Farming, Fishing, and Forestry	0.1%	0.7%	1.0%
	2000 Construction, Extraction, & Maintenance	10.4%	7.9%	7.6%
	2000 Production, Transport, & Material Moving	14.5%	13.3%	13.0%
	2000 Percent White Collar Workers	65.7%	66.5%	66.2%
	2000 Percent Blue Collar Workers	34.3%	33.5%	33.8%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	77.8%	75.7%	74.6%
	2000 Drive to Work in Carpool	10.2%	10.8%	11.6%
	2000 Travel to Work by Public Transportation	6.4%	7.0%	6.7%
	2000 Drive to Work on Motorcycle	0.3%	0.1%	0.2%
	2000 Walk or Bicycle to Work	1.1%	2.2%	2.4%
	2000 Other Means	0.7%	0.7%	0.7%
	2000 Work at Home	3.6%	3.5%	3.8%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	30.0%	30.3%	28.3%
	2000 Travel to Work in 15 to 29 Minutes	36.0%	36.2%	38.6%
	2000 Travel to Work in 30 to 59 Minutes	28.2%	28.2%	28.1%
	2000 Travel to Work in 60 Minutes or More	5.9%	5.3%	5.0%
	2000 Average Travel Time to Work	23.6	22.8	22.4
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$335 M	\$2.39 B	\$5.46 B
	2010 Est. Apparel	\$16.1 M	\$115 M	\$262 M
	2010 Est. Contributions & Gifts	\$20.5 M	\$147 M	\$350 M
	2010 Est. Education & Reading	\$8.95 M	\$64.4 M	\$153 M
	2010 Est. Entertainment	\$18.9 M	\$134 M	\$306 M
	2010 Est. Food, Beverages & Tobacco	\$53.5 M	\$382 M	\$863 M
	2010 Est. Furnishings & Equipment	\$15.0 M	\$106 M	\$244 M
	2010 Est. Health Care & Insurance	\$23.5 M	\$169 M	\$382 M
	2010 Est. Household Operations & Shelter & Utilities	\$99.7 M	\$711 M	\$1.63 B
	2010 Est. Miscellaneous Expenses	\$5.56 M	\$39.9 M	\$90.1 M
	2010 Est. Personal Care	\$4.87 M	\$34.8 M	\$79.0 M
	2010 Est. Transportation	\$68.8 M	\$486 M	\$1.10 B

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