FOR LEASE

Cornell Town Center

Hillsboro, Oregon

Location:
NE Cornell Rd & 48th in Hillsboro, Oregon

Available Space:
1,535 SF, next to Starbucks

Rental Rate:
Call for rates

Tenants:
Join Starbucks, FedEx Office, AT&T, Taco Del Mar, Gorgeous Nail & Spa and The Barbers.

Traffic Count:
Cornell 30,825 ADT (2010)

Demographics	1 Mile	3 Mile	5 Mile
Population 2010	6,092	93,185	186,445
Population Forecast 2015	7,418	104,675	206,008
2010 Average HH Income	$83,386	$71,359	$74,612
Employees	4,994	35,227	60,393

Source: Regis - SitesUSA

Ralph Bigelow
(503) 274-0211, Ext. 700
ralph@cra-nw.com

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

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.

NE Airport Rd
NE 48th
NE Brookwood Pkwy
Cornell Rd
SITE
COSTCO WHOLESALE
N
W
E
S

SITE INFO

SITE INFO
PARCEL PLAT NUMBER: 2003-009
ZONE: C1 GENERAL COMMERCIAL
SITE ACRES: 2.09 ACRES

LANDSCAPE CALCULATIONS

LOT SIZE:	90,875 SF
LANDSCAPE PROVIDED:	19,143 SF
HARDSCAPE PROVIDED:	8,033 SF
TOTAL LANDSCAPE PROVIDED:	27,176 SF
PERCENT OF LANDSCAPE:	21.1%
PERCENT OF HARDSCAPE:	8.8%
TOTAL LANDSCAPE PERCENTAGE:	29.9%
PERCENT LANDSCAPE REQUIRED:	15%

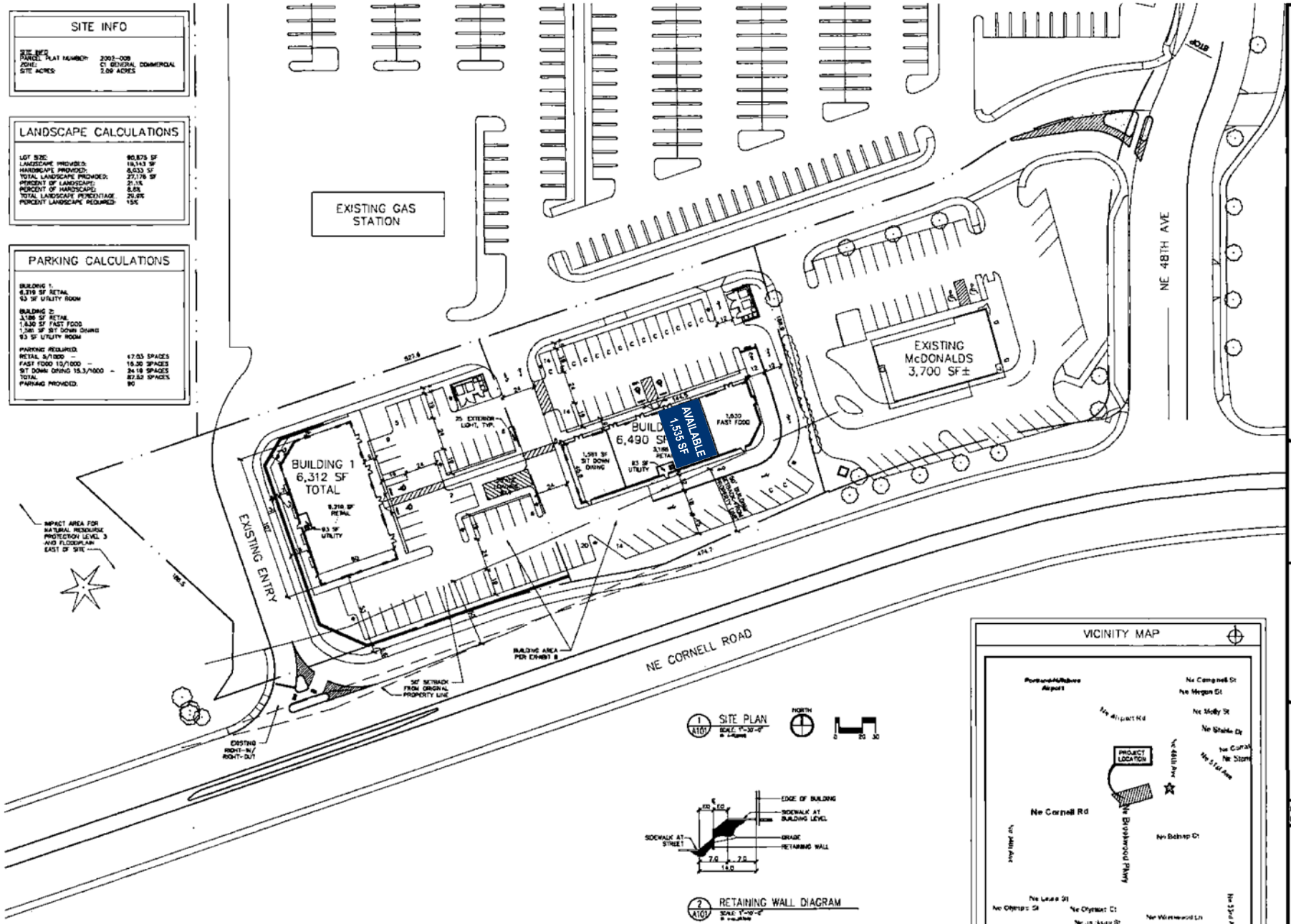
PARKING CALCULATIONS

BUILDING 1:
6,219 SF RETAIL
93 SF UTILITY ROOM

BUILDING 2:
3,186 SF RETAIL
1,830 SF FAST FOOD
1,591 SF SIT DOWN DINING
93 SF UTILITY ROOM

PARKING REQUIRED:

RETAIL 5/1000 =	47.03 SPACES
FAST FOOD 10/1000 =	18.30 SPACES
SIT DOWN DINING 15.3/1000 =	24.19 SPACES
TOTAL	87.52 SPACES
PARKING PROVIDED:	90



DAVE SCOTT
HILLSBORO RETAIL PADS

DS0547

BAYSINGER PARTNERS ARCHITECTURE PC
1006 SE Grand Ave., Suite 300, Portland, OR 97214
Phone: 503-546-1600 Fax: 503-546-1601
Paul@BaysingerPartners.com

4380 SW MACADAM AVE, SUITE 200
PORTLAND, OR 97239
Phone: (503) 274-4077 Fax: (503) 274-4078

ISSUED / REVISED DATE

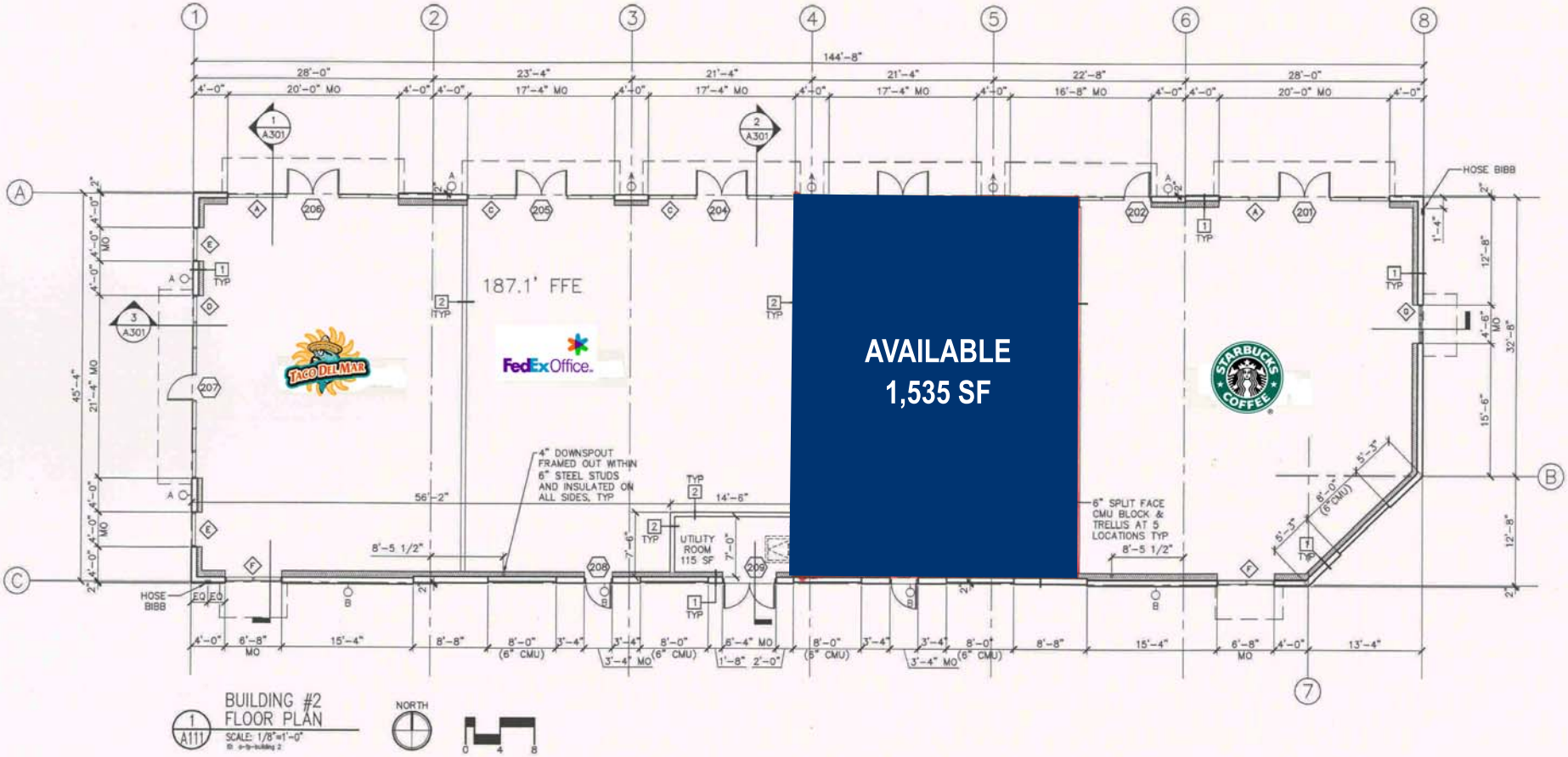
ORIGINAL ISSUE DATE 06/23/06
DRAWN BY GB CHECKED BY PR

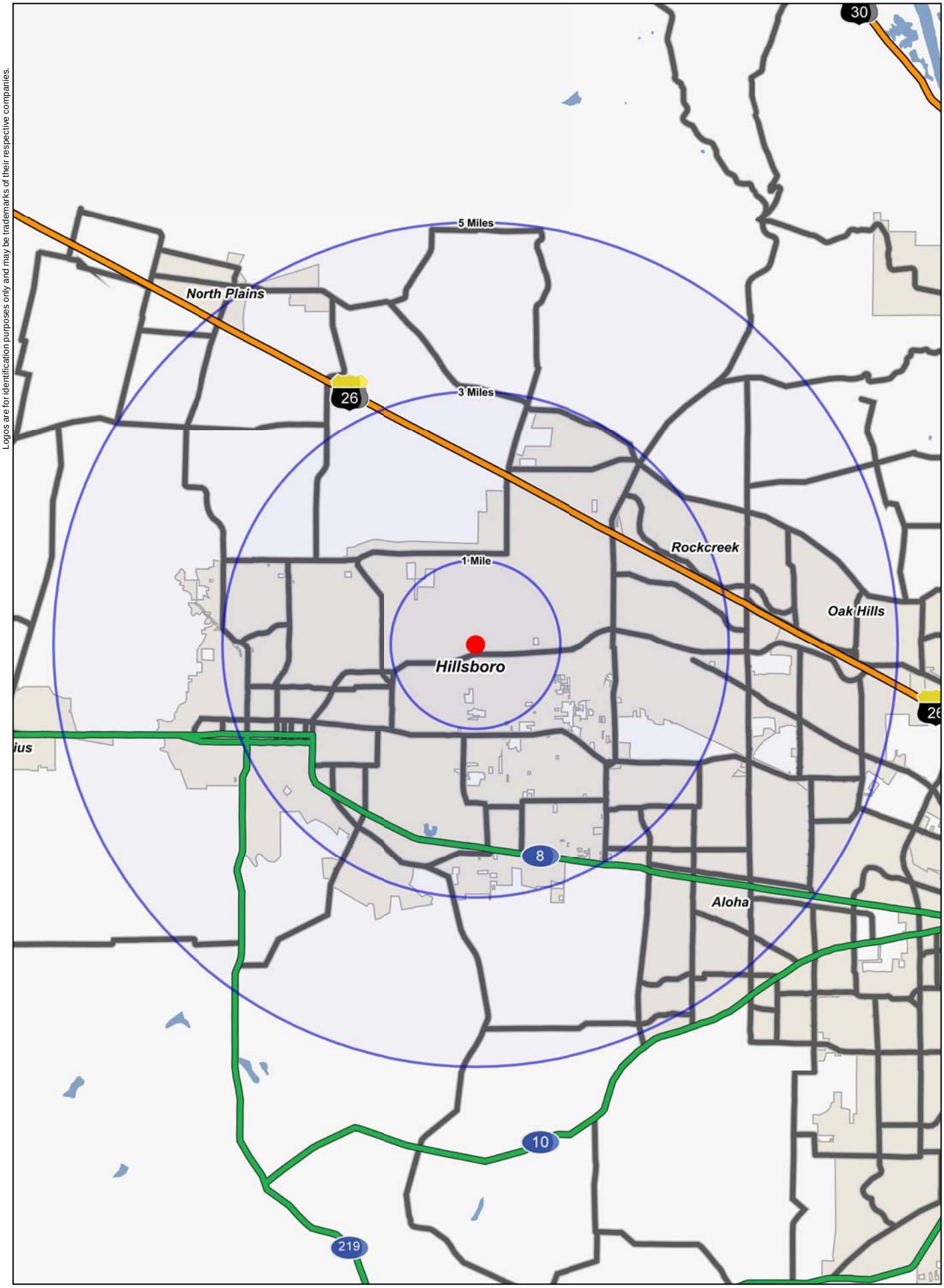
SITE PLAN

6-26-06

A101

DESIGN DEVELOPMENT


AVAILABLE
1,535 SF
187.1' FFE
TACO DEL MAR
FedEx Office
STARBUCKS COFFEE
UTILITY ROOM 115 SF
4" DOWNSPOUT FRAMED OUT WITHIN 6" STEEL STUDS AND INSULATED ON ALL SIDES, TYP
6" SPLIT FACE CMU BLOCK & TRELLIS AT 5 LOCATIONS TYP
HOSE BIBB
144'-8"
BUILDING #2
FLOOR PLAN
SCALE: 1/8"=1'-0"
NORTH



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FULL PROFILE

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

Lat/Lon: 45.53544/-122.9339

COMMERCIAL REALTY ADVISORS NORTHWEST, LLC

1231 Ne 48th St Hillsboro, OR		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	6,092	93,185	186,445
	2015 Projected Population	7,418	104,675	206,008
	2000 Census Population	3,915	74,741	148,269
	1990 Census Population	1,978	42,552	91,483
	Historical Annual Growth 1990 to 2010	10.4%	5.9%	5.2%
	Projected Annual Growth 2010 to 2015	4.4%	2.5%	2.1%
HOUSEHOLDS	2010 Est. Households	2,271	32,674	65,359
	2015 Proj. Households	2,793	36,521	71,702
	2000 Census Households	1,506	26,811	53,404
	1990 Census Households	681	14,683	31,913
	Historical Annual Growth 1990 to 2010	11.7%	6.1%	5.2%
	Projected Annual Growth 2010 to 2015	4.6%	2.4%	1.9%
AGE	2010 Est. Population 0 to 9 Years	15.2%	16.1%	15.7%
	2010 Est. Population 10 to 19 Years	13.3%	13.9%	14.2%
	2010 Est. Population 20 to 29 Years	14.4%	14.5%	13.5%
	2010 Est. Population 30 to 44 Years	25.1%	23.9%	23.8%
	2010 Est. Population 45 to 59 Years	20.4%	19.0%	19.9%
	2010 Est. Population 60 to 74 Years	9.6%	9.4%	9.9%
	2010 Est. Population 75 Years Plus	2.0%	3.1%	3.0%
	2010 Est. Median Age	33.0	32.7	33.6
MARITAL STATUS & SEX	2010 Est. Male Population	51.2%	51.4%	51.1%
	2010 Est. Female Population	48.8%	48.6%	48.9%
	2010 Est. Never Married	24.9%	26.6%	26.3%
	2010 Est. Now Married	60.5%	56.4%	57.3%
	2010 Est. Separated or Divorced	11.7%	13.3%	13.1%
	2010 Est. Widowed	2.8%	3.7%	3.3%
INCOME	2010 Est. HH Income $200,000 or More	2.2%	2.0%	2.7%
	2010 Est. HH Income $150,000 to $199,999	3.3%	3.5%	4.4%
	2010 Est. HH Income $100,000 to $149,999	23.4%	16.2%	16.4%
	2010 Est. HH Income $75,000 to $99,999	16.4%	16.3%	15.7%
	2010 Est. HH Income $50,000 to $74,999	25.6%	24.0%	23.2%
	2010 Est. HH Income $35,000 to $49,999	13.9%	14.4%	14.2%
	2010 Est. HH Income $25,000 to $34,999	5.7%	8.4%	8.8%
	2010 Est. HH Income $15,000 to $24,999	6.0%	7.6%	7.4%
	2010 Est. HH Income $0 to $14,999	3.4%	7.5%	7.2%
	2010 Est. Average Household Income	$83,368	$71,359	$74,612
	2010 Est. Median HH Income	$70,202	$62,371	$64,554
	2010 Est. Per Capita Income	$31,163	$25,453	$26,589
	2010 Est. Number of Businesses	242	2,648	4,973
	2010 Est. Total Number of Employees	4,944	35,227	60,393

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1231 Ne 48th St
Hillsboro, OR

		1 Mile	3 Miles	5 Miles
RACE	2010 Est. White Population	86.2%	83.7%	82.2%
	2010 Est. Black Population	1.7%	2.2%	2.3%
	2010 Est. Asian & Pacific Islander	9.7%	9.8%	11.7%
	2010 Est. American Indian & Alaska Native	0.7%	0.9%	0.9%
	2010 Est. Other Races Population	1.7%	3.4%	3.0%
HISPANIC	2010 Est. Hispanic Population	701	20,546	35,376
	2010 Est. Hispanic Population Percent	11.5%	22.0%	19.0%
	2015 Proj. Hispanic Population Percent	13.4%	24.9%	21.4%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	3,982	59,059	119,072
	2010 Est. Elementary (0 to 8)	3.5%	8.0%	6.3%
	2010 Est. Some High School (9 to 11)	3.1%	4.9%	5.1%
	2010 Est. High School Graduate (12)	18.9%	20.9%	20.7%
	2010 Est. Some College (13 to 16)	20.6%	23.2%	23.6%
	2010 Est. Associate Degree Only	11.7%	8.9%	9.1%
	2010 Est. Bachelor Degree Only	27.1%	21.8%	22.6%
	2010 Est. Graduate Degree	15.0%	12.3%	12.6%
HOUSING	2010 Est. Total Housing Units	2,559	35,617	70,087
	2010 Est. Owner Occupied Percent	55.6%	55.3%	58.5%
	2010 Est. Renter Occupied Percent	33.1%	36.5%	34.7%
	2010 Est. Vacant Housing Percent	11.2%	8.3%	6.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	9.0%	8.7%	6.5%
	2000 Homes Built 1995 to 1998	31.0%	26.7%	23.5%
	2000 Homes Built 1990 to 1994	17.9%	15.2%	14.8%
	2000 Homes Built 1980 to 1989	21.3%	13.5%	15.8%
	2000 Homes Built 1970 to 1979	13.7%	20.7%	24.1%
	2000 Homes Built 1960 to 1969	3.3%	7.0%	7.5%
	2000 Homes Built 1950 to 1959	1.4%	3.3%	3.1%
	2000 Homes Built Before 1949	2.4%	4.8%	4.6%
HOME VALUES	2000 Home Value $1,000,000 or More	-	0.1%	0.1%
	2000 Home Value $500,000 to $999,999	-	0.3%	0.5%
	2000 Home Value $400,000 to $499,999	0.4%	0.3%	0.8%
	2000 Home Value $300,000 to $399,999	0.8%	2.9%	5.0%
	2000 Home Value $200,000 to $299,999	27.1%	21.0%	23.3%
	2000 Home Value $150,000 to $199,999	53.5%	43.4%	40.4%
	2000 Home Value $100,000 to $149,999	17.5%	29.4%	26.8%
	2000 Home Value $50,000 to $99,999	0.7%	2.3%	2.6%
	2000 Home Value $25,000 to $49,999	-	0.3%	0.3%
	2000 Home Value $0 to $24,999	-	0.1%	0.1%
	2000 Median Home Value	$179,920	$171,420	$179,344
	2000 Median Rent	$740	$718	$701

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LABOR FORCE	2010 Est. Labor: Population Age 16+	4,658	70,410	141,049
	2010 Est. Civilian Employed	67.2%	63.5%	63.1%
	2010 Est. Civilian Unemployed	8.7%	9.7%	9.6%
	2010 Est. in Armed Forces	0.2%	0.1%	0.1%
	2010 Est. not in Labor Force	23.9%	26.8%	27.2%
	2010 Labor Force: Males	51.3%	51.3%	51.0%
	2010 Labor Force: Females	48.7%	48.7%	49.0%
OCCUPATION	2000 Occupation: Population Age 16+	2,271	39,408	77,629
	2000 Mgmt, Business, & Financial Operations	14.0%	13.3%	14.1%
	2000 Professional & Related	33.6%	24.9%	24.5%
	2000 Service	11.4%	12.3%	12.4%
	2000 Sales and Office	23.8%	25.6%	26.2%
	2000 Farming, Fishing, and Forestry	0.4%	1.8%	1.3%
	2000 Construction, Extraction, & Maintenance	7.5%	8.6%	8.1%
	2000 Production, Transport, & Material Moving	9.2%	13.5%	13.4%
	2000 Percent White Collar Workers	71.5%	63.8%	64.9%
	2000 Percent Blue Collar Workers	28.5%	36.2%	35.1%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.9%	74.7%	74.8%
	2000 Drive to Work in Carpool	8.6%	12.6%	11.8%
	2000 Travel to Work by Public Transportation	7.0%	6.5%	6.3%
	2000 Drive to Work on Motorcycle	-	0.2%	0.1%
	2000 Walk or Bicycle to Work	2.4%	2.2%	2.5%
	2000 Other Means	0.7%	0.6%	0.7%
	2000 Work at Home	2.3%	3.2%	3.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	40.9%	33.1%	29.8%
	2000 Travel to Work in 15 to 29 Minutes	27.3%	33.6%	36.9%
	2000 Travel to Work in 30 to 59 Minutes	26.8%	27.3%	27.7%
	2000 Travel to Work in 60 Minutes or More	4.9%	5.9%	5.6%
	2000 Average Travel Time to Work	21.0	22.6	22.6
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	$142 M	$1.82 B	$3.75 B
	2010 Est. Apparel	$6.79 M	$87.2 M	$180 M
	2010 Est. Contributions & Gifts	$8.79 M	$112 M	$237 M
	2010 Est. Education & Reading	$3.90 M	$49.3 M	$103 M
	2010 Est. Entertainment	$7.96 M	$102 M	$210 M
	2010 Est. Food, Beverages & Tobacco	$22.5 M	$291 M	$596 M
	2010 Est. Furnishings & Equipment	$6.38 M	$80.8 M	$167 M
	2010 Est. Health Care & Insurance	$9.89 M	$128 M	$263 M
	2010 Est. Household Operations & Shelter & Utilities	$42.3 M	$542 M	$1.12 B
	2010 Est. Miscellaneous Expenses	$2.35 M	$30.4 M	$62.2 M
	2010 Est. Personal Care	$2.06 M	$26.5 M	$54.4 M
	2010 Est. Transportation	$29.0 M	$370 M	$758 M

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