

NOW LEASING

The Crossroads at Orenco Station

Hillsboro, Oregon



- Available:**
- 1,240 SF
 - Restaurant Pad
- Lease Rate:** \$28.00–\$34.00/SF/YR NNN
Pads: Call for details
- Traffic Counts:** Cornell 21,472 ADT (10) | Cornelius Pass 26,542 ADT (10)
- Comments:**
- Prime westside location at Cornell Rd & Cornelius Pass Rd accessible from Hwy 26, Hwy 8 and the MAX
 - Anchored by Kohl's, Dick's Sporting Goods, WinCo, OfficeMax, Jo-Ann's & Walgreens

Demographics:

	1 Mile	3 Mile	5 Mile
Population 2010	10,997	109,658	234,441
2010 Average HH Income	\$64,180	\$72,886	\$77,416
Employees	6,412	33,832	77,302

Source: Regis - SitesUSA



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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.

CROSSROADS AT ORENCO STATION

HILLSBORO, OR 97124

A **FACTRUST** PROPERTY



**Available
1,240 SF**
(former Garlic Jim's Pizza)

Pad Available



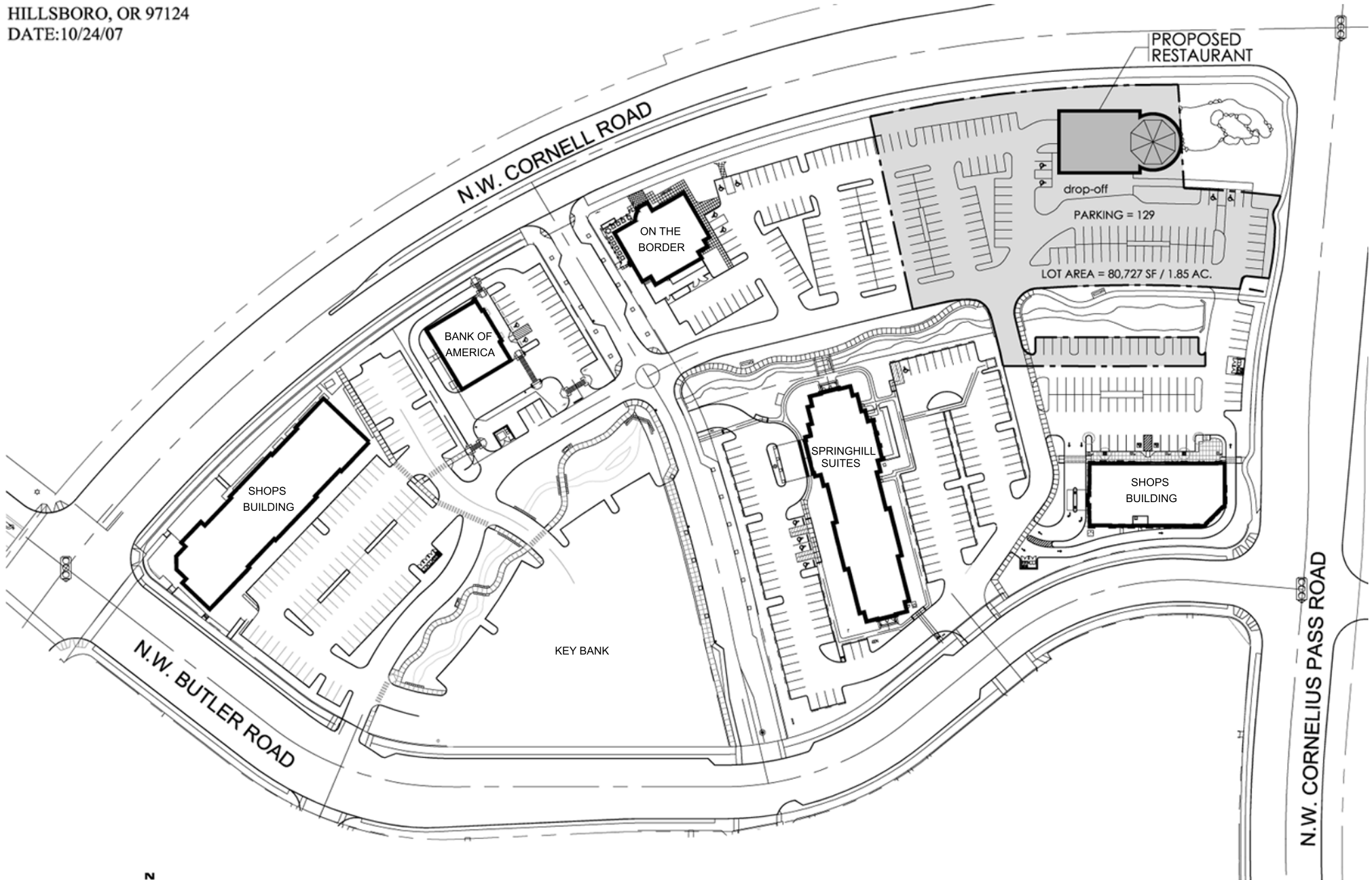
Frozen
Yogurt

RESTAURANT PAD

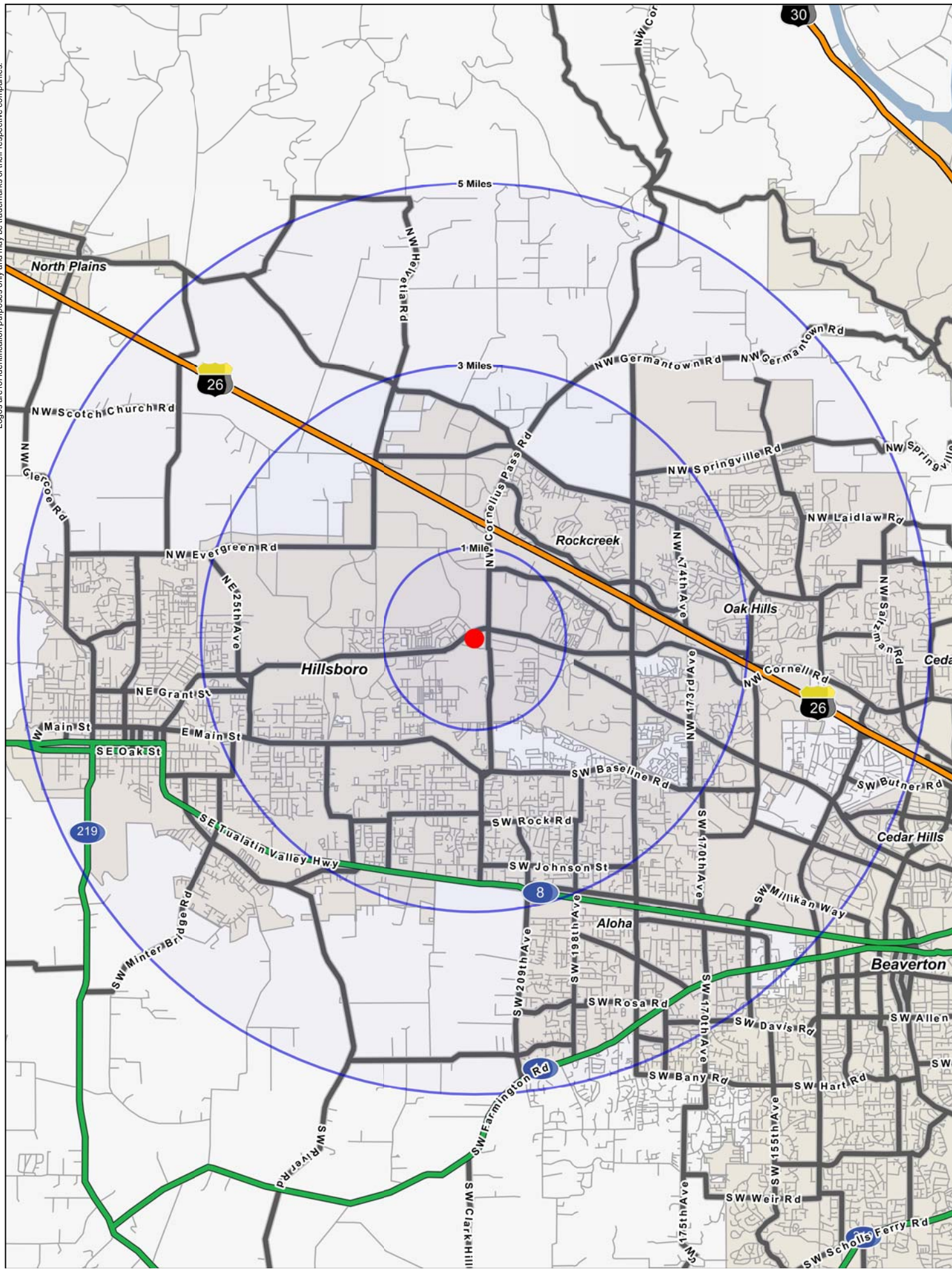
CROSSROADS NORTH AT ORENCO STATION

HILLSBORO, OR 97124

DATE:10/24/07



Logos are for identification purposes only and may be trademarks of their respective companies.



FULL PROFILE

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



Lat/Lon: 45.53553/-122.9047

Orenco Station

Hillsboro, Oregon

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	10,997	109,658	234,441
	2015 Projected Population	13,207	122,600	258,903
	2000 Census Population	6,525	82,327	182,989
	1990 Census Population	974	46,069	114,805
	Historical Annual Growth 1990 to 2010	51.5%	6.9%	5.2%
	Projected Annual Growth 2010 to 2015	4.0%	2.4%	2.1%
HOUSEHOLDS	2010 Est. Households	4,759	40,039	82,786
	2015 Proj. Households	5,546	43,305	88,183
	2000 Census Households	2,913	30,994	67,074
	1990 Census Households	402	16,313	41,063
	Historical Annual Growth 1990 to 2010	54.2%	7.3%	5.1%
	Projected Annual Growth 2010 to 2015	3.3%	1.6%	1.3%
AGE	2010 Est. Population 0 to 9 Years	14.6%	15.6%	15.7%
	2010 Est. Population 10 to 19 Years	10.0%	13.3%	13.6%
	2010 Est. Population 20 to 29 Years	24.8%	15.9%	14.6%
	2010 Est. Population 30 to 44 Years	25.2%	24.6%	24.2%
	2010 Est. Population 45 to 59 Years	15.1%	18.7%	19.1%
	2010 Est. Population 60 to 74 Years	7.4%	8.9%	9.7%
	2010 Est. Population 75 Years Plus	2.9%	2.9%	3.2%
	2010 Est. Median Age	29.5	32.4	33.1
MARITAL STATUS & SEX	2010 Est. Male Population	50.8%	50.6%	50.8%
	2010 Est. Female Population	49.2%	49.4%	49.2%
	2010 Est. Never Married	34.4%	27.7%	26.7%
	2010 Est. Now Married	49.3%	56.7%	56.8%
	2010 Est. Separated or Divorced	13.5%	12.6%	13.2%
	2010 Est. Widowed	2.8%	3.1%	3.3%
INCOME	2010 Est. HH Income \$200,000 or More	0.8%	2.0%	3.5%
	2010 Est. HH Income \$150,000 to \$199,999	2.7%	4.2%	4.8%
	2010 Est. HH Income \$100,000 to \$149,999	13.6%	16.7%	16.5%
	2010 Est. HH Income \$75,000 to \$99,999	17.3%	16.6%	15.3%
	2010 Est. HH Income \$50,000 to \$74,999	25.4%	24.6%	22.1%
	2010 Est. HH Income \$35,000 to \$49,999	16.1%	14.0%	14.0%
	2010 Est. HH Income \$25,000 to \$34,999	9.1%	8.3%	9.0%
	2010 Est. HH Income \$15,000 to \$24,999	8.7%	7.3%	7.8%
	2010 Est. HH Income \$0 to \$14,999	6.2%	6.3%	7.1%
	2010 Est. Average Household Income	\$64,180	\$72,886	\$77,416
	2010 Est. Median HH Income	\$58,292	\$64,738	\$66,114
	2010 Est. Per Capita Income	\$27,775	\$26,708	\$27,699
	2010 Est. Number of Businesses	353	2,530	5,852
	2010 Est. Total Number of Employees	6,412	33,832	77,302

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Orenco Station		1 Mile	3 Miles	5 Miles
Hillsboro, Oregon				
RACE	2010 Est. White Population	72.1%	76.8%	77.4%
	2010 Est. Black Population	3.3%	2.5%	2.3%
	2010 Est. Asian & Pacific Islander	18.3%	13.9%	12.0%
	2010 Est. American Indian & Alaska Native	1.0%	0.9%	1.0%
	2010 Est. Other Races Population	5.2%	5.8%	7.2%
HISPANIC	2010 Est. Hispanic Population	1,318	14,991	40,702
	2010 Est. Hispanic Population Percent	12.0%	13.7%	17.4%
	2015 Proj. Hispanic Population Percent	13.7%	15.4%	19.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	7,097	70,286	150,460
	2010 Est. Elementary (0 to 8)	3.0%	4.0%	5.8%
	2010 Est. Some High School (9 to 11)	2.5%	3.7%	4.9%
	2010 Est. High School Graduate (12)	17.0%	19.5%	19.7%
	2010 Est. Some College (13 to 16)	22.3%	23.9%	23.2%
	2010 Est. Associate Degree Only	10.4%	9.9%	9.0%
	2010 Est. Bachelor Degree Only	27.8%	25.0%	23.8%
	2010 Est. Graduate Degree	17.0%	14.1%	13.7%
HOUSING	2010 Est. Total Housing Units	5,582	43,592	88,611
	2010 Est. Owner Occupied Percent	30.7%	53.6%	57.6%
	2010 Est. Renter Occupied Percent	54.5%	38.3%	35.8%
	2010 Est. Vacant Housing Percent	14.7%	8.2%	6.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	19.0%	7.6%	6.3%
	2000 Homes Built 1995 to 1998	51.9%	26.8%	22.3%
	2000 Homes Built 1990 to 1994	16.3%	16.8%	13.9%
	2000 Homes Built 1980 to 1989	6.9%	17.2%	15.6%
	2000 Homes Built 1970 to 1979	2.7%	22.7%	24.7%
	2000 Homes Built 1960 to 1969	0.7%	5.0%	9.2%
	2000 Homes Built 1950 to 1959	0.9%	1.7%	3.7%
	2000 Homes Built Before 1949	1.7%	2.2%	4.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.2%
	2000 Home Value \$500,000 to \$999,999	-	0.3%	1.4%
	2000 Home Value \$400,000 to \$499,999	-	0.5%	1.8%
	2000 Home Value \$300,000 to \$399,999	3.8%	3.9%	6.2%
	2000 Home Value \$200,000 to \$299,999	24.7%	22.9%	23.3%
	2000 Home Value \$150,000 to \$199,999	56.2%	44.6%	39.0%
	2000 Home Value \$100,000 to \$149,999	12.3%	25.3%	25.4%
	2000 Home Value \$50,000 to \$99,999	2.0%	2.2%	2.4%
	2000 Home Value \$25,000 to \$49,999	1.0%	0.2%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$181,526	\$176,813	\$188,463
	2000 Median Rent	\$755	\$731	\$694

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Orenco Station		1 Mile	3 Miles	5 Miles
Hillsboro, Oregon				
LABOR FORCE	2010 Est. Labor: Population Age 16+	8,800	83,704	178,237
	2010 Est. Civilian Employed	68.2%	64.8%	63.0%
	2010 Est. Civilian Unemployed	8.4%	9.5%	9.5%
	2010 Est. in Armed Forces	0.2%	0.1%	0.1%
	2010 Est. not in Labor Force	23.3%	25.6%	27.4%
	2010 Labor Force: Males	50.6%	50.3%	50.6%
	2010 Labor Force: Females	49.4%	49.7%	49.4%
OCCUPATION	2000 Occupation: Population Age 16+	4,046	45,028	96,005
	2000 Mgmt, Business, & Financial Operations	14.2%	14.9%	14.8%
	2000 Professional & Related	31.6%	26.6%	24.6%
	2000 Service	8.8%	11.0%	12.2%
	2000 Sales and Office	27.1%	27.1%	26.4%
	2000 Farming, Fishing, and Forestry	0.1%	0.7%	1.1%
	2000 Construction, Extraction, & Maintenance	8.3%	7.6%	7.8%
	2000 Production, Transport, & Material Moving	9.9%	12.2%	13.1%
	2000 Percent White Collar Workers	73.0%	68.6%	65.9%
	2000 Percent Blue Collar Workers	27.0%	31.4%	34.1%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	73.7%	76.6%	74.5%
	2000 Drive to Work in Carpool	10.0%	10.3%	11.7%
	2000 Travel to Work by Public Transportation	9.7%	6.7%	6.5%
	2000 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2000 Walk or Bicycle to Work	3.1%	2.2%	2.5%
	2000 Other Means	0.5%	0.5%	0.7%
	2000 Work at Home	2.9%	3.5%	3.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	36.5%	31.6%	28.8%
	2000 Travel to Work in 15 to 29 Minutes	31.5%	35.9%	38.3%
	2000 Travel to Work in 30 to 59 Minutes	26.7%	27.3%	27.8%
	2000 Travel to Work in 60 Minutes or More	5.2%	5.2%	5.2%
	2000 Average Travel Time to Work	22.3	22.5	22.4
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$247 M	\$2.26 B	\$4.85 B
	2010 Est. Apparel	\$11.8 M	\$108 M	\$233 M
	2010 Est. Contributions & Gifts	\$14.8 M	\$141 M	\$311 M
	2010 Est. Education & Reading	\$6.51 M	\$61.9 M	\$136 M
	2010 Est. Entertainment	\$13.7 M	\$127 M	\$272 M
	2010 Est. Food, Beverages & Tobacco	\$39.7 M	\$360 M	\$768 M
	2010 Est. Furnishings & Equipment	\$10.9 M	\$101 M	\$217 M
	2010 Est. Health Care & Insurance	\$17.7 M	\$159 M	\$340 M
	2010 Est. Household Operations & Shelter & Utilities	\$73.3 M	\$674 M	\$1.45 B
	2010 Est. Miscellaneous Expenses	\$4.19 M	\$37.7 M	\$80.1 M
	2010 Est. Personal Care	\$3.62 M	\$32.9 M	\$70.3 M
2010 Est. Transportation	\$50.5 M	\$460 M	\$976 M	

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