

FOR
SALE

Commercial Site

Hillsboro, Oregon

Location: NW Evergreen Rd & NE 15th Ave, Hillsboro

Available Space: 208,000 SF
Owner will consider dividing

Price: \$10.75 PSF

Zoning: C-1
The zoning will allow a wide variety of commercial uses including automotive sales.

Comments:

- Located near Intel and other High Tech companies
- Ideal owner/user development site
- Adjacent to Hillsboro Airport
- Seller will consider dividing the site

Demographics:	1 Mile	3 Mile	5 Mile
Population 2010	6,830	54,905	127,235
Population Forecast 2015	7,447	62,235	141,903
2010 Average HH Income	\$95,583	\$75,993	\$72,411
Employees	1,454	24,022	46,669

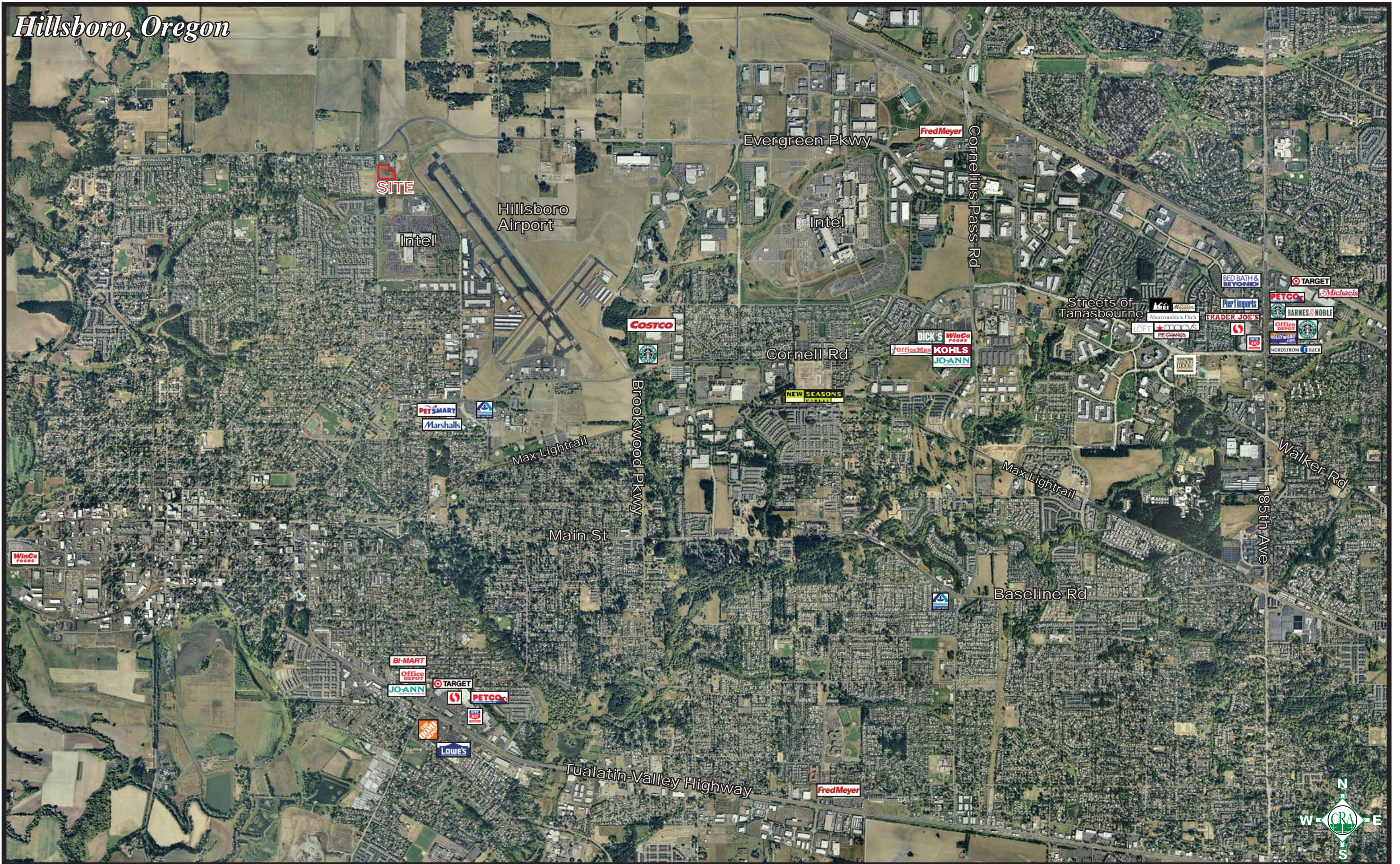
Source: Regis - SitesUSA



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Hillsboro, Oregon



SITE

Hillsboro Airport

Evergreen Pkwy

Intel

Fred Meyer

Cornelius Pass Rd

Costco

Cornell Rd

Streets of Tanasbourne

BED BATH & BEYOND

TARGET

Michaels

PETCO

BARNES & NOBLE

Office DEPOT

Starbucks

WALMART

WORDSTROM

BACK

PET SMART

Marshalls

Max Lightrail

Brookwood Pkwy

NEW SEASONS

DICK'S

WinCo FOODS

OfficeMax

KOHL'S

JO-ANN

Main St

Max Lightrail

Walker Rd

185th Ave

WinCo FOODS

Baseline Rd

BI-MART

Office DEPOT

JO-ANN

TARGET

PETCO

WALMART

LOWE'S

Tualatin-Valley Highway

Fred Meyer



RECORD OF SURVEY
 FOR ROBERT EVANS COMPANY
 IN LOTS 7 & 8, "GOLF ACRES"
 IN THE S.W. 1/4, SECTION 20 AND THE N.E. 1/4,
 SECTION 20, T3N, R74E, W4E
 CITY OF HILLSBORO,
 WASHINGTON COUNTY, OREGON

SCALE 1" = 30'
 DEC. 12, 2003

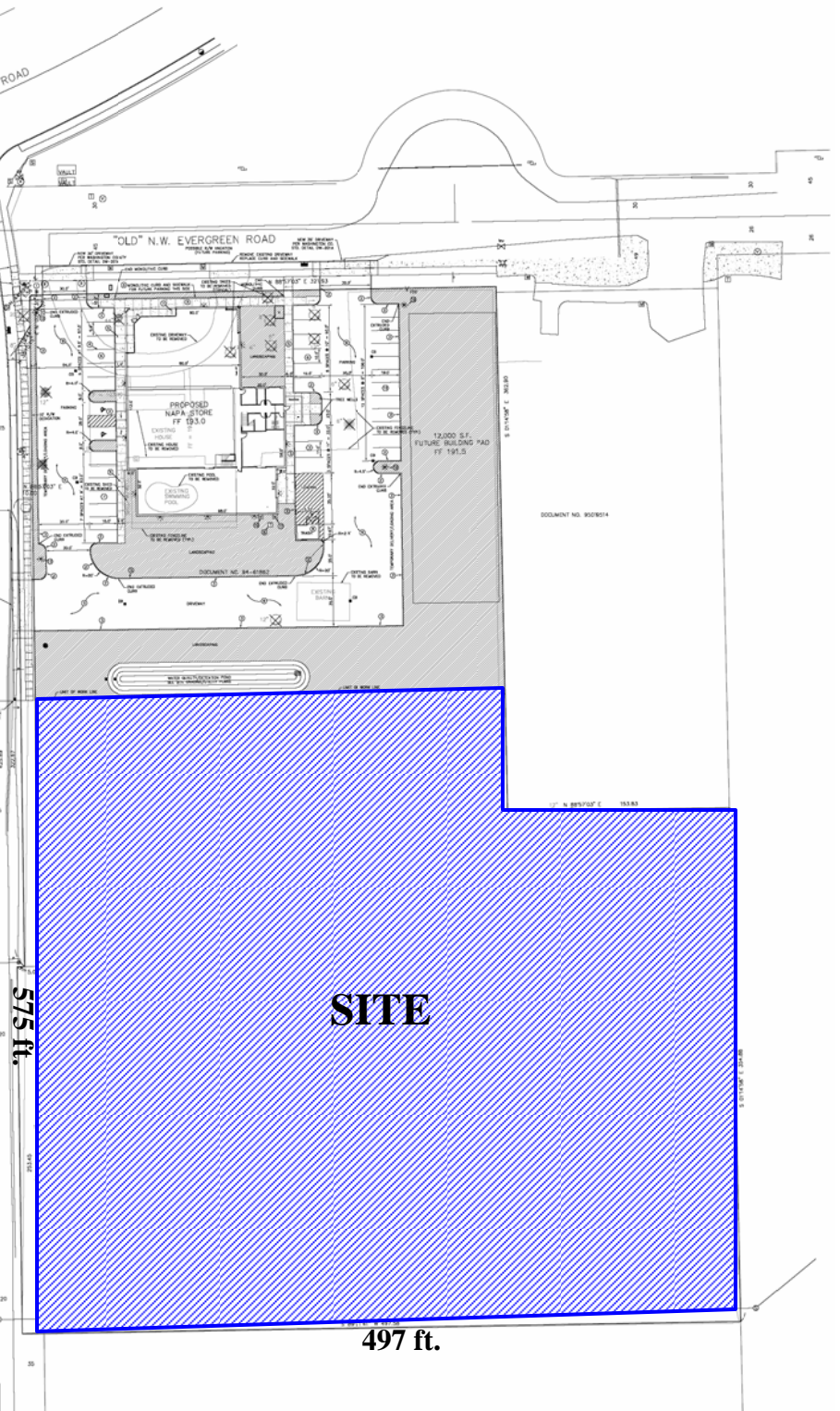
SURVEY LEGEND

- = IRON ROD
- = CONTROL POINT
- = IRON PIPE
- = BOLT
- = ASPHALT
- = GRAVEL
- = WATER METER
- = CATCH BASIN
- = STORM LINE
- = VERIZON LINE
- = TELEPHONE PEDISTAL
- = FIRE HYDRANT
- = WATER VALVE
- = CONCRETE
- = CLEAN OUT
- = POWER POLE
- = POWER LINE
- = SEADOWN
- = VERIZON LINE
- = P.E.E. LINE
- = CABLE TELEVISION LINE
- = SIGNAL BOX
- = TRANSFORMER
- = PLUM
- = RECOUROUS
- = LIGHT POLE
- = ELECTRIC BOX
- = RISER
- = STORM MANHOLE
- = GAS VALVE
- = SIGNAL POLE AND CROSSWALK
- = WATER LINE
- = WELLS
- = BOLLARD
- = P.E.E. METER
- = FIRE
- = CHERRY
- = DRAINAGE INLET
- = SANITARY MANHOLE
- = SANITARY LINE
- = GAS METER
- = PINE

SURVEY NOTE TABLE

NOTE DESCRIPTION	RIM ELEV.	I.C. ELEV.	SIZE	FLOW
○ CATCH BASIN	191.34	N. = 189.64	12"	IN
○ CURB INLET	192.54	N. = 192.38	12"	OUT
○ 12" C.D.P. FROM ○		N. = 187.78	12"	IN
○ 3" P.V.C.		N. = 192.98		IN
○ 1" P.V.C.		N. = 189.98		OUT
○ CURB INLET	192.51	N. = 191.14	12"	IN
○ CURB INLET	191.97	N.E. = 188.27	12"	OUT
○ STORM MANHOLE	191.70	N. = 189.31	12"	IN
○ STORM MANHOLE	192.53	N.W. = 187.02	12"	IN
○ CURB INLET	191.95	N. = 187.48	12"	IN
○ STORM MANHOLE	190.37	N. = 189.02	12"	OUT
○ STORM MANHOLE	190.37	N. = 185.32	18"	OUT
○ DRAINAGE INLET TOP	188.98			
○ BOTTOM	187.99			
○ CATCH BASIN	187.42	N.E. = 184.92	12"	OUT
○ CATCH BASIN	187.28	N. = 184.02	12"	OUT
○ CATCH BASIN	188.64	N. = 184.81	12"	OUT
○ STORM MANHOLE	188.88	N. = 184.42	18"	IN
○ STORM MANHOLE	188.42	N. = 184.28	12"	IN
○ STORM MANHOLE	188.42	N. = 184.22	12"	IN
○ STORM MANHOLE	188.42	N. = 184.24	18"	IN
○ STORM MANHOLE	188.38	N. = 182.88	8"	OUT
○ SANITARY MANHOLE	191.05	N.E. = 182.65	8"	IN
○ SANITARY MANHOLE	191.05	N. = 181.47	8"	IN
○ SANITARY MANHOLE	191.05	N. = 181.08	8"	IN
○ 12" P.V.C.		N. = 181.77	8"	OUT
○ SANITARY MANHOLE	178.77	N. = 181.02	12"	IN
○ SANITARY MANHOLE	178.77	N. = 181.02	24"	OUT
○ CATCH BASIN	181.68	N. = 178.28	12"	IN
○ SANITARY MANHOLE	185.22	N. = 178.28	24"	OUT
○ SANITARY MANHOLE	186.83	N. = 188.77	24"	IN
○ SANITARY MANHOLE	186.83	N. = 186.83	24"	OUT
○ SANITARY MANHOLE	182.16	N.E. = 185.34	24"	IN
○ SANITARY MANHOLE	182.16	N. = 170.07	24"	IN
○ SANITARY MANHOLE	182.16	N. = 169.86	24"	OUT

ELEVATIONS BASED ON CITY OF HILLSBORO BENCH MARK NO. 90
 DESCRIPTION: ELEV. = 196.84
 BRASS CAP IN CURB ON THE EAST SIDE OF N.E. 25TH AVENUE
 500 FEET NORTH OF N.E. GRIFFIN OAKS ST.



FULL PROFILE

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



Lat/Lon: 45.55021/-122.9666

Evergreen & 15th

Hillsboro, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	6,830	54,905	127,235
	2015 Projected Population	7,447	62,235	141,903
	2000 Census Population	5,485	44,565	98,231
	1990 Census Population	2,592	31,104	60,011
	Historical Annual Growth 1990 to 2010	8.2%	3.8%	5.6%
	Projected Annual Growth 2010 to 2015	1.8%	2.7%	2.3%
HOUSEHOLDS	2010 Est. Households	2,317	17,618	44,232
	2015 Proj. Households	2,439	19,337	47,746
	2000 Census Households	1,937	14,681	34,989
	1990 Census Households	799	10,449	20,765
	Historical Annual Growth 1990 to 2010	9.5%	3.4%	5.7%
	Projected Annual Growth 2010 to 2015	1.1%	2.0%	1.6%
AGE	2010 Est. Population 0 to 9 Years	16.4%	16.0%	15.8%
	2010 Est. Population 10 to 19 Years	15.0%	14.5%	13.6%
	2010 Est. Population 20 to 29 Years	13.2%	13.8%	15.4%
	2010 Est. Population 30 to 44 Years	25.0%	23.3%	23.8%
	2010 Est. Population 45 to 59 Years	19.1%	19.0%	18.4%
	2010 Est. Population 60 to 74 Years	9.0%	9.9%	9.6%
	2010 Est. Population 75 Years Plus	2.3%	3.5%	3.4%
	2010 Est. Median Age	32.3	32.7	32.7
MARITAL STATUS & SEX	2010 Est. Male Population	51.3%	52.1%	51.1%
	2010 Est. Female Population	48.7%	47.9%	48.9%
	2010 Est. Never Married	24.5%	25.7%	26.8%
	2010 Est. Now Married	60.2%	56.4%	56.0%
	2010 Est. Separated or Divorced	12.3%	14.0%	13.4%
	2010 Est. Widowed	3.0%	3.8%	3.7%
INCOME	2010 Est. HH Income \$200,000 or More	4.7%	2.8%	2.3%
	2010 Est. HH Income \$150,000 to \$199,999	6.0%	3.8%	3.4%
	2010 Est. HH Income \$100,000 to \$149,999	32.2%	18.3%	16.0%
	2010 Est. HH Income \$75,000 to \$99,999	13.9%	15.2%	16.0%
	2010 Est. HH Income \$50,000 to \$74,999	18.6%	22.7%	24.1%
	2010 Est. HH Income \$35,000 to \$49,999	12.4%	14.2%	14.6%
	2010 Est. HH Income \$25,000 to \$34,999	7.6%	8.3%	8.4%
	2010 Est. HH Income \$15,000 to \$24,999	2.3%	7.0%	7.7%
	2010 Est. HH Income \$0 to \$14,999	2.4%	7.7%	7.5%
	2010 Est. Average Household Income	\$95,583	\$75,993	\$72,411
	2010 Est. Median HH Income	\$89,403	\$65,414	\$62,256
	2010 Est. Per Capita Income	\$32,646	\$25,210	\$25,651
	2010 Est. Number of Businesses	110	1,966	3,625
	2010 Est. Total Number of Employees	1,454	24,022	46,669

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

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Lat/Lon: 45.55021/-122.9666

Evergreen & 15th Hillsboro, OR		1 Mile	3 Miles	5 Miles
RACE	2010 Est. White Population	83.0%	80.9%	79.0%
	2010 Est. Black Population	1.4%	1.6%	2.1%
	2010 Est. Asian & Pacific Islander	8.3%	4.9%	9.0%
	2010 Est. American Indian & Alaska Native	1.7%	1.3%	1.2%
	2010 Est. Other Races Population	5.5%	11.2%	8.8%
HISPANIC	2010 Est. Hispanic Population	901	16,085	27,610
	2010 Est. Hispanic Population Percent	13.2%	29.3%	21.7%
	2015 Proj. Hispanic Population Percent	14.9%	31.2%	23.5%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	4,330	34,670	81,161
	2010 Est. Elementary (0 to 8)	3.9%	11.1%	7.8%
	2010 Est. Some High School (9 to 11)	3.4%	6.1%	5.2%
	2010 Est. High School Graduate (12)	17.3%	22.0%	21.4%
	2010 Est. Some College (13 to 16)	21.7%	21.7%	23.5%
	2010 Est. Associate Degree Only	5.6%	7.7%	9.0%
	2010 Est. Bachelor Degree Only	29.7%	20.2%	21.1%
	2010 Est. Graduate Degree	18.5%	11.2%	12.0%
HOUSING	2010 Est. Total Housing Units	2,499	19,030	48,035
	2010 Est. Owner Occupied Percent	62.1%	59.5%	55.8%
	2010 Est. Renter Occupied Percent	30.6%	33.1%	36.3%
	2010 Est. Vacant Housing Percent	7.3%	7.4%	7.9%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	12.5%	6.4%	7.5%
	2000 Homes Built 1995 to 1998	35.8%	17.8%	24.0%
	2000 Homes Built 1990 to 1994	16.2%	12.6%	14.7%
	2000 Homes Built 1980 to 1989	14.3%	13.1%	14.1%
	2000 Homes Built 1970 to 1979	14.4%	24.3%	22.3%
	2000 Homes Built 1960 to 1969	3.1%	10.8%	7.7%
	2000 Homes Built 1950 to 1959	1.8%	6.0%	3.8%
	2000 Homes Built Before 1949	1.8%	9.1%	5.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.3%	0.2%
	2000 Home Value \$500,000 to \$999,999	2.0%	0.6%	0.5%
	2000 Home Value \$400,000 to \$499,999	1.5%	0.5%	0.6%
	2000 Home Value \$300,000 to \$399,999	5.2%	3.4%	3.2%
	2000 Home Value \$200,000 to \$299,999	41.3%	23.3%	20.3%
	2000 Home Value \$150,000 to \$199,999	28.5%	36.0%	41.3%
	2000 Home Value \$100,000 to \$149,999	20.8%	32.8%	30.8%
	2000 Home Value \$50,000 to \$99,999	0.7%	2.8%	2.7%
	2000 Home Value \$25,000 to \$49,999	0.1%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$202,590	\$172,408	\$171,331
	2000 Median Rent	\$759	\$688	\$712

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Evergreen & 15th Hillsboro, OR		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	5,062	41,299	96,785
	2010 Est. Civilian Employed	62.8%	61.2%	63.1%
	2010 Est. Civilian Unemployed	9.6%	10.5%	9.5%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	27.4%	28.2%	27.2%
	2010 Labor Force: Males	51.2%	52.1%	51.0%
	2010 Labor Force: Females	48.8%	47.9%	49.0%
OCCUPATION	2000 Occupation: Population Age 16+	2,822	22,134	51,366
	2000 Mgmt, Business, & Financial Operations	15.8%	11.7%	13.2%
	2000 Professional & Related	33.2%	23.2%	23.8%
	2000 Service	8.4%	14.5%	12.7%
	2000 Sales and Office	24.7%	23.3%	25.5%
	2000 Farming, Fishing, and Forestry	0.7%	3.1%	1.9%
	2000 Construction, Extraction, & Maintenance	6.6%	9.6%	8.8%
	2000 Production, Transport, & Material Moving	10.6%	14.6%	14.2%
	2000 Percent White Collar Workers	73.7%	58.2%	62.5%
	2000 Percent Blue Collar Workers	26.3%	41.8%	37.5%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.4%	71.3%	74.8%
	2000 Drive to Work in Carpool	9.7%	15.6%	12.5%
	2000 Travel to Work by Public Transportation	3.2%	6.2%	6.1%
	2000 Drive to Work on Motorcycle	-	0.2%	0.1%
	2000 Walk or Bicycle to Work	2.9%	3.0%	2.4%
	2000 Other Means	0.8%	0.7%	0.6%
	2000 Work at Home	4.9%	3.0%	3.4%
	2000 Average Travel Time to Work	19.6	22.7	22.8
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	46.4%	34.0%	32.1%
	2000 Travel to Work in 15 to 29 Minutes	30.9%	31.9%	34.4%
	2000 Travel to Work in 30 to 59 Minutes	19.1%	27.2%	27.3%
	2000 Travel to Work in 60 Minutes or More	3.6%	6.9%	6.2%
	2000 Average Travel Time to Work	19.6	22.7	22.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$159 M	\$1.02 B	\$2.49 B
	2010 Est. Apparel	\$7.62 M	\$49.2 M	\$119 M
	2010 Est. Contributions & Gifts	\$10.5 M	\$64.1 M	\$154 M
	2010 Est. Education & Reading	\$4.72 M	\$28.3 M	\$67.4 M
	2010 Est. Entertainment	\$8.98 M	\$57.3 M	\$139 M
	2010 Est. Food, Beverages & Tobacco	\$24.8 M	\$163 M	\$397 M
	2010 Est. Furnishings & Equipment	\$7.26 M	\$45.6 M	\$110 M
	2010 Est. Health Care & Insurance	\$10.9 M	\$71.7 M	\$175 M
	2010 Est. Household Operations & Shelter & Utilities	\$47.6 M	\$306 M	\$741 M
	2010 Est. Miscellaneous Expenses	\$2.63 M	\$17.0 M	\$41.5 M
	2010 Est. Personal Care	\$2.29 M	\$14.8 M	\$36.1 M
	2010 Est. Transportation	\$32.0 M	\$207 M	\$505 M

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