

FOR SALE OR LEASE

Former Hollywood Video

Hillsboro, Oregon



Location: 1328 SW Baseline St, Hillsboro, OR
SW Baseline St & W Main St

Available Space: 7,278 SF on 0.87 acres

Asking Price: \$950,000

Rental Rate: \$14.00/SF/YR NNN

Comments: Highly visible freestanding former Hollywood Video available in West Hillsboro. Built in 1997, the building is approximately 104' wide by 72' deep and 18' to the top of the parapet. Parking is 5.2/1000.

Traffic Count: SW Baseline – 14,500 ADT (09)
SW Oak – 16,900 ADT (09)

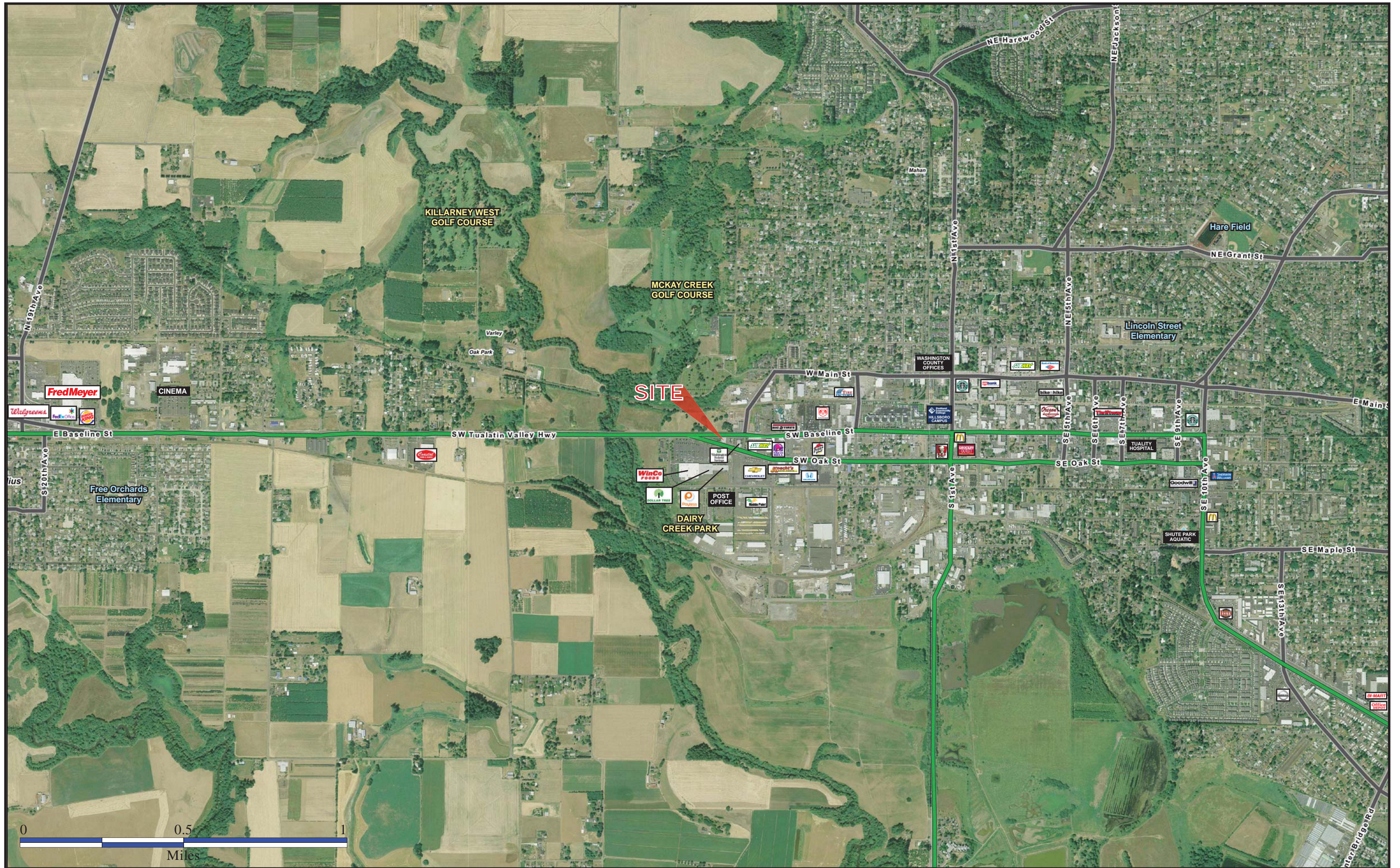
Demographics:	1 Mile	3 Mile	5 Mile
Est. Population 2010	6,947	56,629	103,505
Projected Population 2015	7,324	62,525	114,280
2010 Average HH Income	\$69,360	\$73,650	\$71,506
Employees	8,311	19,755	36,287

Source: Regis - SitesUSA



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KILLARNEY WEST GOLF COURSE

MCKAY CREEK GOLF COURSE

SITE

DAIRY CREEK PARK

Fred Meyer

Free Orchards Elementary

CINEMA

Oak Park

Varley

WASHINGTON COUNTY OFFICES

Lincoln Street Elementary

Hare Field

Walgreens

FedEx Office

CVS

Circle K

WinCo Foods

POST OFFICE

CVS

CVS

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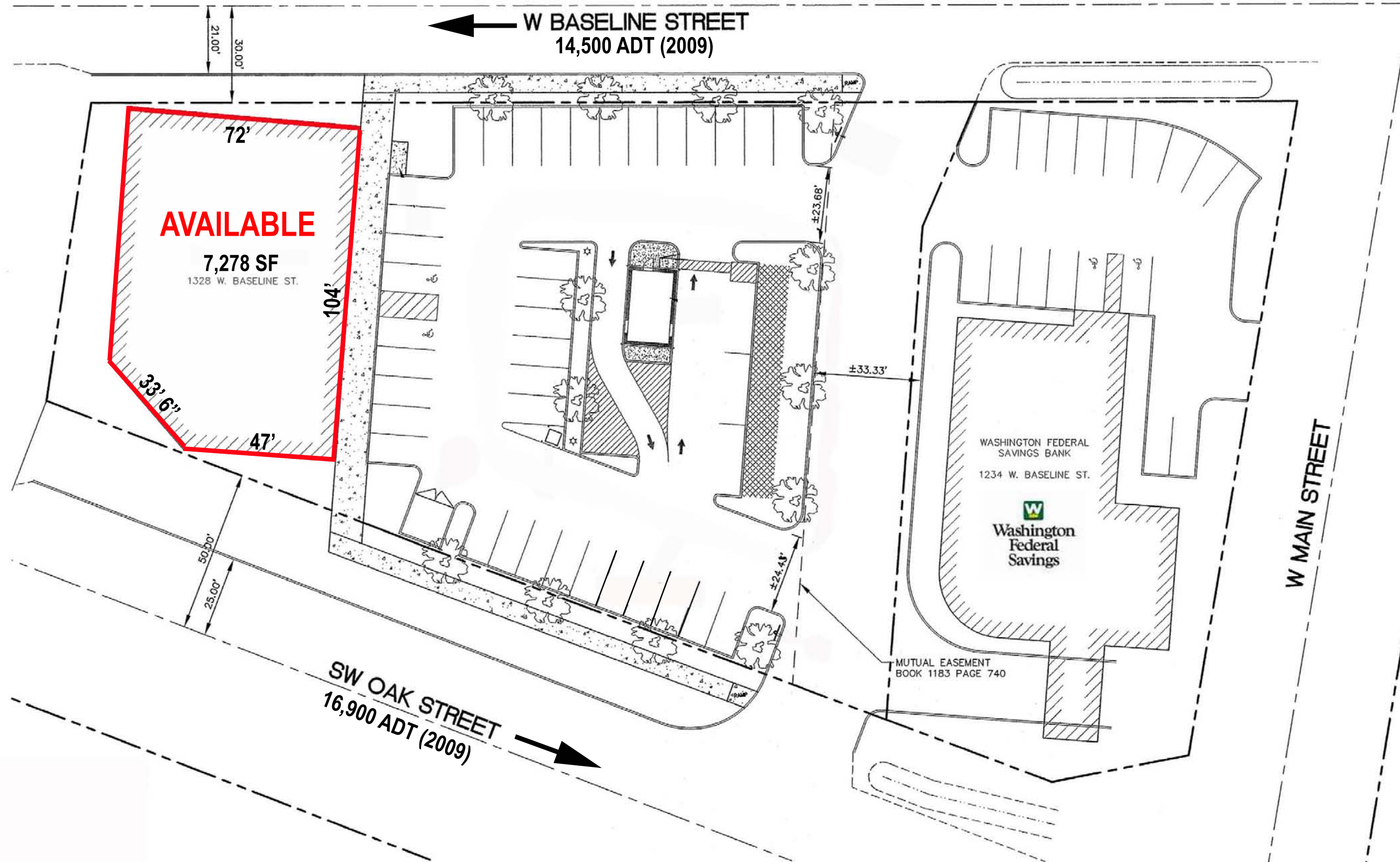
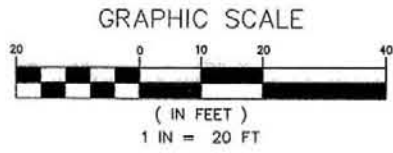
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FULL PROFILE

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



Lat/Lon: 45.5197/-123.0038

1328 Sw Baseline

Hillsboro, OR

	1 Mile	3 Miles	5 Miles	
POPULATION	2010 Estimated Population	6,947	56,629	103,505
	2015 Projected Population	7,324	62,525	114,280
	2000 Census Population	5,772	47,803	83,315
	1990 Census Population	4,663	35,362	57,562
	Historical Annual Growth 1990 to 2010	2.4%	3.0%	4.0%
	Projected Annual Growth 2010 to 2015	1.1%	2.1%	2.1%
HOUSEHOLDS	2010 Est. Households	1,995	17,422	33,495
	2015 Proj. Households	2,028	18,499	35,720
	2000 Census Households	1,715	15,304	27,910
	1990 Census Households	1,570	11,996	19,665
	Historical Annual Growth 1990 to 2010	1.4%	2.3%	3.5%
	Projected Annual Growth 2010 to 2015	0.3%	1.2%	1.3%
AGE	2010 Est. Population 0 to 9 Years	14.7%	16.2%	16.0%
	2010 Est. Population 10 to 19 Years	14.3%	15.0%	14.4%
	2010 Est. Population 20 to 29 Years	14.4%	13.0%	13.6%
	2010 Est. Population 30 to 44 Years	24.3%	22.6%	22.9%
	2010 Est. Population 45 to 59 Years	17.9%	18.9%	18.4%
	2010 Est. Population 60 to 74 Years	10.4%	10.6%	10.3%
	2010 Est. Population 75 Years Plus	3.9%	3.8%	4.4%
	2010 Est. Median Age	33.0	33.1	33.1
MARITAL STATUS & SEX	2010 Est. Male Population	54.3%	51.9%	51.0%
	2010 Est. Female Population	45.7%	48.1%	49.0%
	2010 Est. Never Married	30.0%	25.1%	25.0%
	2010 Est. Now Married	44.9%	56.1%	56.3%
	2010 Est. Separated or Divorced	19.9%	14.5%	14.1%
	2010 Est. Widowed	5.1%	4.3%	4.6%
INCOME	2010 Est. HH Income \$200,000 or More	3.0%	2.9%	2.4%
	2010 Est. HH Income \$150,000 to \$199,999	2.9%	3.2%	3.1%
	2010 Est. HH Income \$100,000 to \$149,999	12.3%	16.4%	15.7%
	2010 Est. HH Income \$75,000 to \$99,999	10.5%	14.4%	14.7%
	2010 Est. HH Income \$50,000 to \$74,999	21.7%	22.0%	22.7%
	2010 Est. HH Income \$35,000 to \$49,999	17.4%	15.0%	14.7%
	2010 Est. HH Income \$25,000 to \$34,999	11.4%	9.3%	9.0%
	2010 Est. HH Income \$15,000 to \$24,999	8.2%	7.7%	8.2%
	2010 Est. HH Income \$0 to \$14,999	12.6%	9.1%	9.6%
	2010 Est. Average Household Income	\$69,360	\$73,650	\$71,506
	2010 Est. Median HH Income	\$54,195	\$61,941	\$59,848
	2010 Est. Per Capita Income	\$25,150	\$23,655	\$23,840
2010 Est. Number of Businesses	640	1,817	3,022	
2010 Est. Total Number of Employees	8,311	19,755	36,287	

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	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	80.2%	80.1%	80.2%
	2010 Est. Black Population	2.2%	1.7%	1.5%
	2010 Est. Asian & Pacific Islander	2.3%	3.6%	5.6%
	2010 Est. American Indian & Alaska Native	1.7%	1.4%	1.3%
	2010 Est. Other Races Population	13.7%	13.3%	11.4%
HISPANIC	2010 Est. Hispanic Population	2,458	19,255	29,089
	2010 Est. Hispanic Population Percent	35.4%	34.0%	28.1%
	2015 Proj. Hispanic Population Percent	36.9%	36.0%	29.7%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	4,464	35,532	65,441
	2010 Est. Elementary (0 to 8)	12.2%	13.0%	11.5%
	2010 Est. Some High School (9 to 11)	9.9%	7.4%	6.8%
	2010 Est. High School Graduate (12)	30.1%	23.8%	23.4%
	2010 Est. Some College (13 to 16)	23.2%	22.8%	22.8%
	2010 Est. Associate Degree Only	8.3%	6.9%	8.0%
	2010 Est. Bachelor Degree Only	9.7%	16.6%	17.5%
	2010 Est. Graduate Degree	6.7%	9.4%	9.9%
HOUSING	2010 Est. Total Housing Units	2,125	18,352	35,853
	2010 Est. Owner Occupied Percent	59.8%	65.7%	62.8%
	2010 Est. Renter Occupied Percent	34.1%	29.2%	30.6%
	2010 Est. Vacant Housing Percent	6.1%	5.1%	6.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.1%	4.5%	6.1%
	2000 Homes Built 1995 to 1998	6.0%	13.2%	18.3%
	2000 Homes Built 1990 to 1994	10.1%	11.2%	11.8%
	2000 Homes Built 1980 to 1989	9.8%	14.0%	13.8%
	2000 Homes Built 1970 to 1979	21.4%	29.0%	24.3%
	2000 Homes Built 1960 to 1969	10.5%	12.2%	10.3%
	2000 Homes Built 1950 to 1959	13.1%	6.3%	5.9%
	2000 Homes Built Before 1949	27.0%	9.6%	9.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.7%	0.2%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.7%	0.5%	0.6%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.5%	0.6%
	2000 Home Value \$300,000 to \$399,999	3.4%	3.1%	2.9%
	2000 Home Value \$200,000 to \$299,999	5.8%	18.5%	18.4%
	2000 Home Value \$150,000 to \$199,999	28.0%	33.9%	38.2%
	2000 Home Value \$100,000 to \$149,999	54.6%	39.0%	35.5%
	2000 Home Value \$50,000 to \$99,999	5.8%	3.5%	3.1%
	2000 Home Value \$25,000 to \$49,999	0.6%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	0.3%	0.4%	0.3%
	2000 Median Home Value	\$143,217	\$165,410	\$166,305
	2000 Median Rent	\$575	\$648	\$660

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LABOR FORCE	2010 Est. Labor: Population Age 16+	5,348	42,349	78,025
	2010 Est. Civilian Employed	53.5%	59.7%	60.4%
	2010 Est. Civilian Unemployed	12.5%	10.6%	10.3%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	33.9%	29.6%	29.2%
	2010 Labor Force: Males	55.2%	52.0%	50.9%
	2010 Labor Force: Females	44.8%	48.0%	49.1%
OCCUPATION	2000 Occupation: Population Age 16+	2,410	23,066	40,888
	2000 Mgmt, Business, & Financial Operations	8.0%	11.0%	11.0%
	2000 Professional & Related	14.6%	20.0%	20.8%
	2000 Service	20.1%	15.7%	14.5%
	2000 Sales and Office	21.8%	22.9%	23.7%
	2000 Farming, Fishing, and Forestry	0.8%	3.6%	3.1%
	2000 Construction, Extraction, & Maintenance	11.8%	9.7%	10.0%
	2000 Production, Transport, & Material Moving	22.9%	17.1%	16.9%
	2000 Percent White Collar Workers	44.4%	53.9%	55.5%
	2000 Percent Blue Collar Workers	55.6%	46.1%	44.5%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	67.4%	71.1%	72.0%
	2000 Drive to Work in Carpool	18.0%	16.5%	14.6%
	2000 Travel to Work by Public Transportation	6.6%	5.7%	5.7%
	2000 Drive to Work on Motorcycle	-	0.1%	0.2%
	2000 Walk or Bicycle to Work	5.2%	2.8%	3.5%
	2000 Other Means	0.3%	0.9%	1.0%
	2000 Work at Home	2.6%	2.8%	3.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	28.8%	31.7%	32.3%
	2000 Travel to Work in 15 to 29 Minutes	36.1%	33.4%	33.4%
	2000 Travel to Work in 30 to 59 Minutes	24.6%	27.4%	27.4%
	2000 Travel to Work in 60 Minutes or More	10.5%	7.4%	6.9%
	2000 Average Travel Time to Work	25.1	23.4	23.3
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$109 M	\$989 M	\$1.86 B
	2010 Est. Apparel	\$5.23 M	\$47.5 M	\$89.5 M
	2010 Est. Contributions & Gifts	\$6.71 M	\$61.5 M	\$115 M
	2010 Est. Education & Reading	\$2.93 M	\$27.0 M	\$50.4 M
	2010 Est. Entertainment	\$6.05 M	\$55.4 M	\$104 M
	2010 Est. Food, Beverages & Tobacco	\$17.6 M	\$158 M	\$299 M
	2010 Est. Furnishings & Equipment	\$4.70 M	\$43.7 M	\$82.3 M
	2010 Est. Health Care & Insurance	\$7.75 M	\$69.6 M	\$132 M
	2010 Est. Household Operations & Shelter & Utilities	\$32.5 M	\$295 M	\$557 M
	2010 Est. Miscellaneous Expenses	\$1.82 M	\$16.4 M	\$31.1 M
	2010 Est. Personal Care	\$1.58 M	\$14.3 M	\$27.1 M
	2010 Est. Transportation	\$21.8 M	\$200 M	\$378 M

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