

FOR LEASE

Glencoe Crossing

Hillsboro, Oregon



Location:

3199 NW Glencoe Rd in Hillsboro, Oregon

Available Space:

1,500 SF

Lease Rate:

\$17.00/SF/YR, NNN

Comments:

- Neighborhood strip center built in 2001
- Center is across the street from Glencoe High School with 1,534 students
- Over \$100,000 average household income within 1 mile radius



Traffic Count:

Glencoe Rd – 12,505 ADT (10)

Demographics:

	1 Mile	3 Mile	5 Mile
2010 Est. Population	7,994	48,951	102,197
2015 Projected Population	8,169	54,468	114,320
2010 Average HH Income	\$113,506	\$73,539	\$70,582
2010 Est. Households	2,546	12,251	34,006

Source: Regis - SitesUSA



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Commercial Realty Advisors NW, LLC

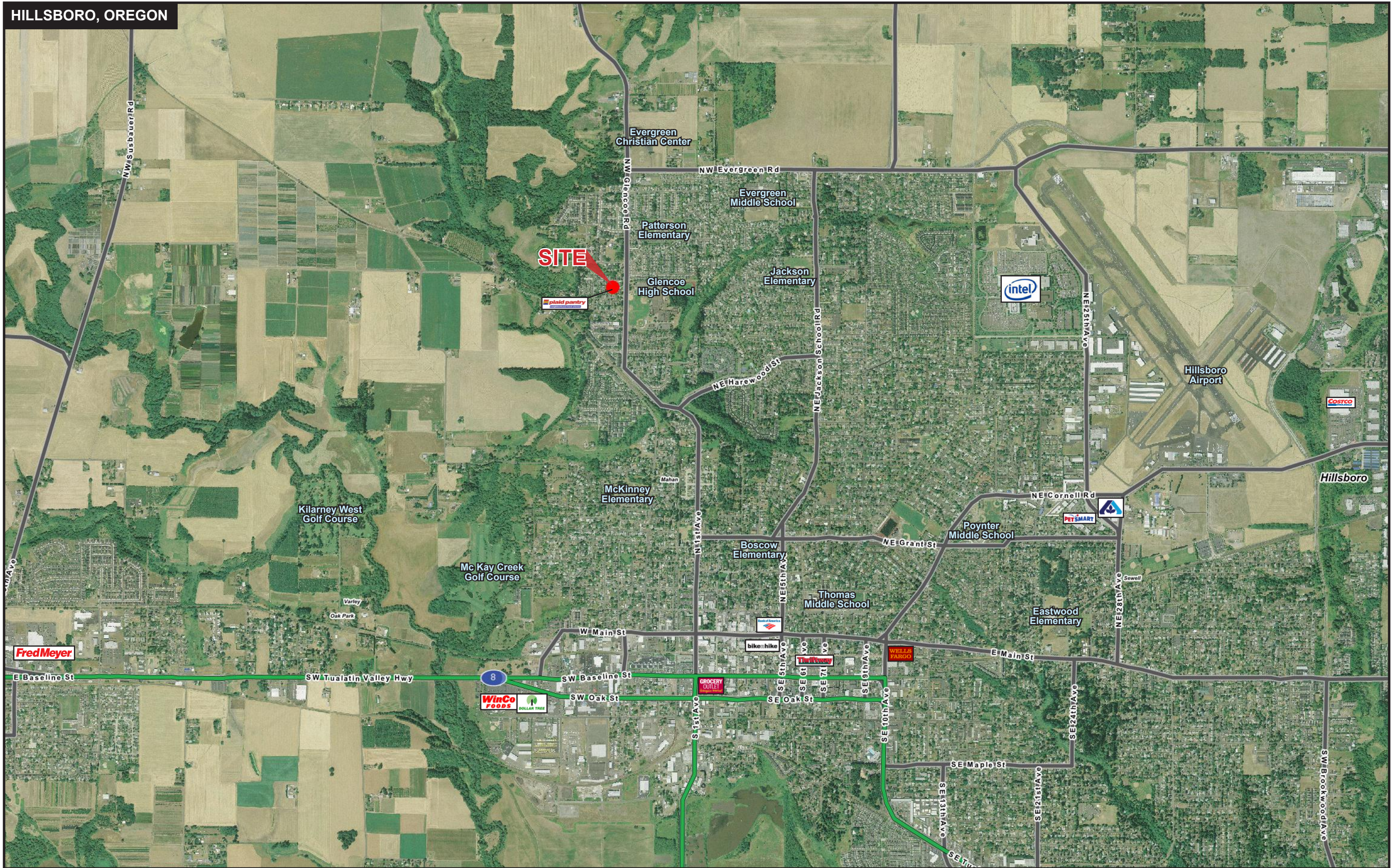
733 S.W. 2nd Avenue, Suite 200

Portland, Oregon 97204

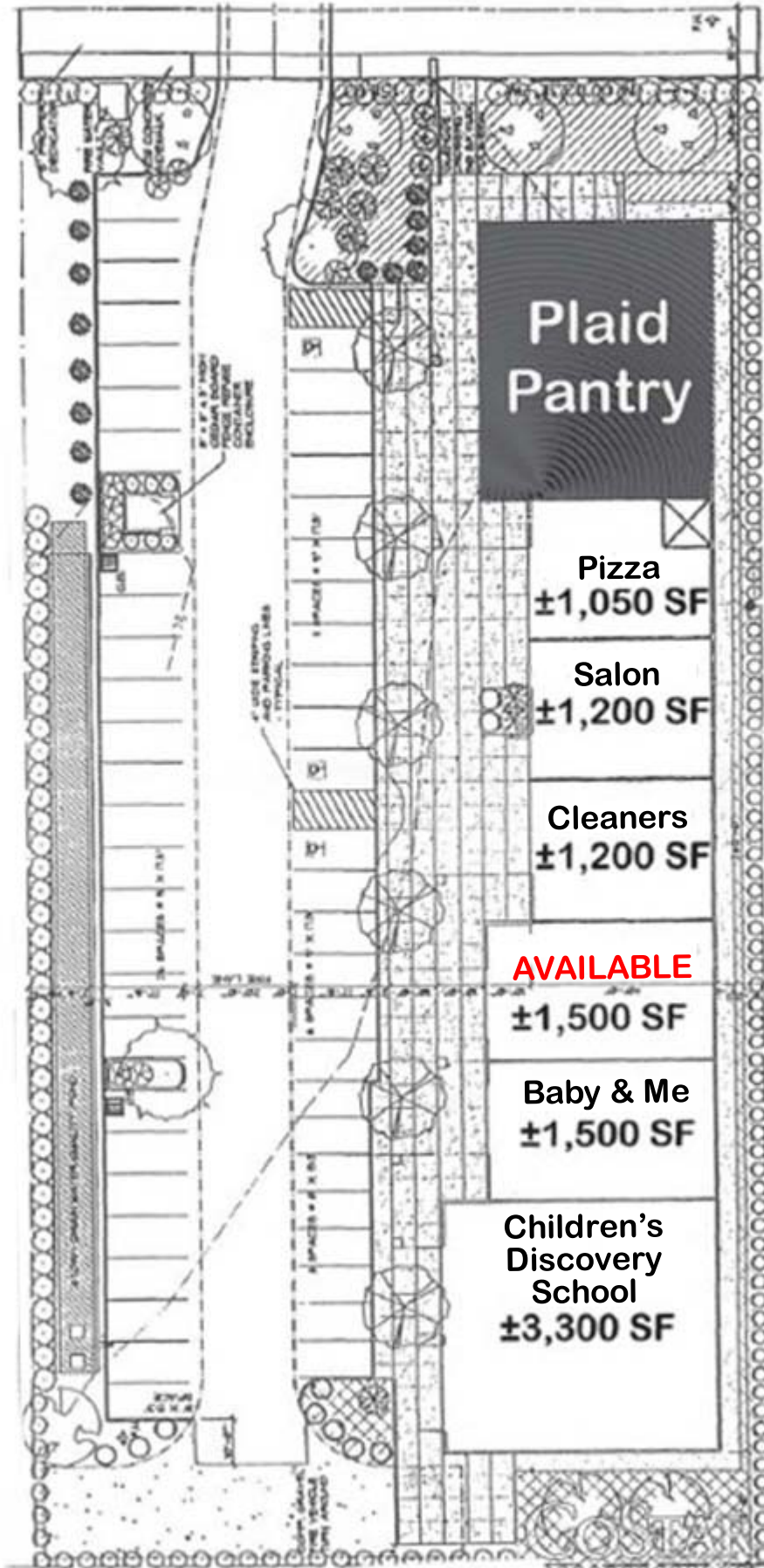
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HILLSBORO, OREGON



Glencoe Crossing



FULL PROFILE

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



Lat/Lon: 45.54301/-122.9968

3207 Nw Glencoe		1 Mile	3 Miles	5 Miles
Hillsboro, OR				
POPULATION	2010 Estimated Population	7,994	48,951	102,197
	2015 Projected Population	8,169	54,468	114,320
	2000 Census Population	6,708	41,604	81,638
	1990 Census Population	2,863	29,906	54,748
	Historical Annual Growth 1990 to 2010	9.0%	3.2%	4.3%
	Projected Annual Growth 2010 to 2015	0.4%	2.3%	2.4%
HOUSEHOLDS	2010 Est. Households	2,546	15,251	34,006
	2015 Proj. Households	2,584	16,765	38,027
	2000 Census Households	2,200	13,298	27,669
	1990 Census Households	923	10,147	18,693
	Historical Annual Growth 1990 to 2010	8.8%	2.5%	4.1%
	Projected Annual Growth 2010 to 2015	0.3%	2.0%	2.4%
AGE	2010 Est. Population 0 to 9 Years	17.0%	16.4%	15.9%
	2010 Est. Population 10 to 19 Years	17.2%	15.3%	14.6%
	2010 Est. Population 20 to 29 Years	8.3%	12.7%	13.1%
	2010 Est. Population 30 to 44 Years	24.5%	22.6%	22.8%
	2010 Est. Population 45 to 59 Years	21.5%	19.3%	19.2%
	2010 Est. Population 60 to 74 Years	9.2%	10.3%	10.5%
	2010 Est. Population 75 Years Plus	2.3%	3.4%	3.8%
	2010 Est. Median Age	34.2	33.1	33.4
MARITAL STATUS & SEX	2010 Est. Male Population	51.3%	52.5%	51.4%
	2010 Est. Female Population	48.7%	47.5%	48.6%
	2010 Est. Never Married	19.7%	25.4%	25.3%
	2010 Est. Now Married	67.6%	55.7%	56.3%
	2010 Est. Separated or Divorced	9.8%	14.9%	13.9%
	2010 Est. Widowed	2.9%	4.0%	4.4%
INCOME	2010 Est. HH Income \$200,000 or More	9.7%	3.0%	2.3%
	2010 Est. HH Income \$150,000 to \$199,999	6.4%	3.5%	3.1%
	2010 Est. HH Income \$100,000 to \$149,999	27.3%	16.8%	15.6%
	2010 Est. HH Income \$75,000 to \$99,999	18.4%	13.8%	14.8%
	2010 Est. HH Income \$50,000 to \$74,999	17.9%	21.7%	22.9%
	2010 Est. HH Income \$35,000 to \$49,999	8.6%	14.6%	14.9%
	2010 Est. HH Income \$25,000 to \$34,999	4.4%	9.5%	9.1%
	2010 Est. HH Income \$15,000 to \$24,999	3.9%	7.8%	8.2%
	2010 Est. HH Income \$0 to \$14,999	3.2%	9.3%	9.2%
	2010 Est. Average Household Income	\$113,506	\$73,539	\$70,582
	2010 Est. Median HH Income	\$90,438	\$62,045	\$59,824
	2010 Est. Per Capita Income	\$36,160	\$23,981	\$24,167
	2010 Est. Number of Businesses	60	1,766	3,093
	2010 Est. Total Number of Employees	614	19,710	38,577

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Hillsboro, OR

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	91.6%	87.2%	86.4%
	2010 Est. Black Population	1.3%	1.9%	1.7%
	2010 Est. Asian & Pacific Islander	4.8%	4.4%	6.5%
	2010 Est. American Indian & Alaska Native	0.5%	1.2%	1.1%
	2010 Est. Other Races Population	1.7%	5.3%	4.4%
HISPANIC	2010 Est. Hispanic Population	899	17,188	28,604
	2010 Est. Hispanic Population Percent	11.2%	35.1%	28.0%
	2015 Proj. Hispanic Population Percent	13.6%	38.5%	30.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	4,970	30,427	64,625
	2010 Est. Elementary (0 to 8)	2.9%	13.2%	11.0%
	2010 Est. Some High School (9 to 11)	3.5%	7.5%	6.6%
	2010 Est. High School Graduate (12)	18.9%	23.3%	23.0%
	2010 Est. Some College (13 to 16)	22.9%	22.1%	23.0%
	2010 Est. Associate Degree Only	5.8%	6.8%	8.1%
	2010 Est. Bachelor Degree Only	29.1%	17.4%	18.1%
	2010 Est. Graduate Degree	16.9%	9.7%	10.1%
HOUSING	2010 Est. Total Housing Units	2,664	16,118	36,649
	2010 Est. Owner Occupied Percent	76.3%	61.1%	60.5%
	2010 Est. Renter Occupied Percent	19.3%	33.6%	32.2%
	2010 Est. Vacant Housing Percent	4.5%	5.4%	7.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.2%	4.3%	6.8%
	2000 Homes Built 1995 to 1998	31.0%	14.7%	20.0%
	2000 Homes Built 1990 to 1994	28.0%	11.8%	12.4%
	2000 Homes Built 1980 to 1989	10.8%	14.1%	13.6%
	2000 Homes Built 1970 to 1979	12.5%	25.6%	23.5%
	2000 Homes Built 1960 to 1969	4.6%	12.4%	9.7%
	2000 Homes Built 1950 to 1959	4.2%	7.0%	5.3%
	2000 Homes Built Before 1949	5.7%	10.2%	8.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.9%	0.3%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.7%	0.6%	0.6%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.6%	0.6%
	2000 Home Value \$300,000 to \$399,999	6.7%	3.6%	3.0%
	2000 Home Value \$200,000 to \$299,999	41.2%	21.3%	19.0%
	2000 Home Value \$150,000 to \$199,999	36.6%	33.3%	37.8%
	2000 Home Value \$100,000 to \$149,999	12.8%	36.4%	35.1%
	2000 Home Value \$50,000 to \$99,999	0.5%	3.3%	3.0%
	2000 Home Value \$25,000 to \$49,999	0.5%	0.4%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.3%
	2000 Median Home Value	\$204,339	\$169,479	\$167,165
	2000 Median Rent	\$739	\$650	\$672

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LABOR FORCE	2010 Est. Labor: Population Age 16+	5,749	36,392	77,030
	2010 Est. Civilian Employed	64.4%	60.0%	61.1%
	2010 Est. Civilian Unemployed	7.6%	10.8%	10.1%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	27.9%	29.0%	28.6%
	2010 Labor Force: Males	51.2%	52.7%	51.3%
	2010 Labor Force: Females	48.8%	47.3%	48.7%
OCCUPATION	2000 Occupation: Population Age 16+	3,368	20,145	40,598
	2000 Mgmt, Business, & Financial Operations	18.6%	11.0%	11.3%
	2000 Professional & Related	32.5%	21.0%	21.5%
	2000 Service	10.6%	15.7%	14.3%
	2000 Sales and Office	20.9%	22.3%	23.9%
	2000 Farming, Fishing, and Forestry	0.2%	3.7%	3.0%
	2000 Construction, Extraction, & Maintenance	9.2%	10.1%	9.9%
	2000 Production, Transport, & Material Moving	7.9%	16.2%	16.2%
	2000 Percent White Collar Workers	72.0%	54.3%	56.7%
	2000 Percent Blue Collar Workers	28.0%	45.7%	43.3%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	82.0%	70.2%	72.2%
	2000 Drive to Work in Carpool	9.2%	16.7%	14.3%
	2000 Travel to Work by Public Transportation	2.3%	6.1%	5.9%
	2000 Drive to Work on Motorcycle	-	0.1%	0.2%
	2000 Walk or Bicycle to Work	1.7%	3.1%	3.3%
	2000 Other Means	1.1%	0.8%	1.0%
	2000 Work at Home	3.7%	3.0%	3.1%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	39.6%	32.8%	32.4%
	2000 Travel to Work in 15 to 29 Minutes	34.0%	32.8%	33.4%
	2000 Travel to Work in 30 to 59 Minutes	20.7%	27.0%	27.4%
	2000 Travel to Work in 60 Minutes or More	5.6%	7.4%	6.8%
	2000 Average Travel Time to Work	21.4	23.0	23.2
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$198 M	\$865 M	\$1.88 B
	2010 Est. Apparel	\$9.56 M	\$41.6 M	\$90.0 M
	2010 Est. Contributions & Gifts	\$13.6 M	\$54.1 M	\$116 M
	2010 Est. Education & Reading	\$6.00 M	\$23.8 M	\$50.6 M
	2010 Est. Entertainment	\$11.3 M	\$48.4 M	\$105 M
	2010 Est. Food, Beverages & Tobacco	\$30.5 M	\$138 M	\$301 M
	2010 Est. Furnishings & Equipment	\$9.16 M	\$38.2 M	\$82.9 M
	2010 Est. Health Care & Insurance	\$13.4 M	\$60.8 M	\$133 M
	2010 Est. Household Operations & Shelter & Utilities	\$59.4 M	\$258 M	\$560 M
	2010 Est. Miscellaneous Expenses	\$3.18 M	\$14.4 M	\$31.3 M
	2010 Est. Personal Care	\$2.85 M	\$12.5 M	\$27.3 M
2010 Est. Transportation	\$39.4 M	\$175 M	\$381 M	

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