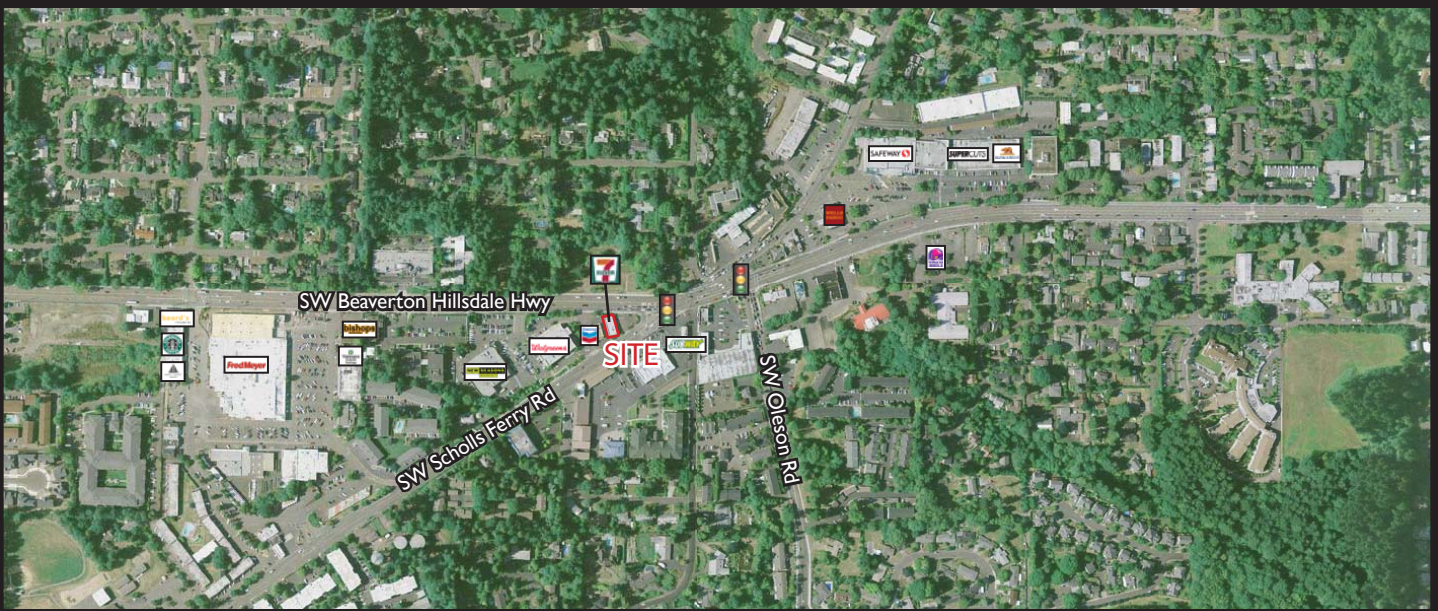


New

FOR SALE

NNN Corporate 7-Eleven

Portland, OR (Raleigh Hills)



Excellent investment opportunity in Portland, OR offering passive income, no management, and a strong tenant with NNN long-term lease

Location: 7170 SW Beaverton-Hillsdale Hwy, Portland, OR 97225

Land: 7,840 SF (0.18 AC) **Building:** 2,548 SF

Tenant: 7-ELEVEN, Inc.

Term: 15-year Primary Term + (3) 5-year Options

Scheduled Opening: 2011

Property Info:

NOI	\$81,536	(Increases 10% every 5 years)
Cap Rate	6.0%	
Price	\$1,360,000	

Demographics:	1 Mile	3 Mile	5 Mile
Population 2010	12,320	106,566	313,334
2010 Average HH Income	\$102,658	\$95,763	\$86,855
Employees	5,921	70,329	307,935

Source: Regis - SitesUSA



Jeff Olson

jeff@cra-nw.com

503-274-0211

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

S.W. BEAVERTON-HILLSDALE HIGHWAY

EXISTING DRIVE ACCESS

OVERHANG EXTENDS OVER PROPERTY LINE 2.31 FEET

EXISTING WALK

EXISTING LANDSCAPED AREA

EXISTING DRIVE



EXISTING BLDG. 2,548 S.F.

ENTRANCE DOORS

NEW PAINTED CONC. BLOCK TRASH & RECYCLING ENCLOSURE

EXISTING CURBS AND ASPHALT PARKING AREA TO REMAIN - TYP.

EXISTING LANDSCAPED AREA

EXISTING SERVICE STATION BLDG. (ON ADJACENT SITE)

CORNER OF BLDG. EXTENDS OVER PROPERTY LINE 0.08 FEET

ENTRANCE DOORS

EXISTING DRIVE ACCESS

S.W. SCHOLLS FERRY ROAD

PROPERTY LINE

EXISTING LANDSCAPED AREA

EXISTING WALK

NEW SHORT-TERM BICYCLE PARKING

EXISTING DRIVE

EXISTING BUS STOP

TILAND / SCHMIDT ARCHITECTS, P.C. 3611 S.W. HOOD AVE. SUITE 200 PORTLAND, OR 97239 (503) 220-8511 FAX (503) 220-8518

T-11 RALEIGH HILLS 110 SW BEAVERTON-HILLSDALE HIGHWAY BEAVERTON, OREGON

PROJECT NO. 10165

DATE: 12-08-10
DRAWN BY: GAH, CDO
CHECKED BY: FLT

REVISIONS

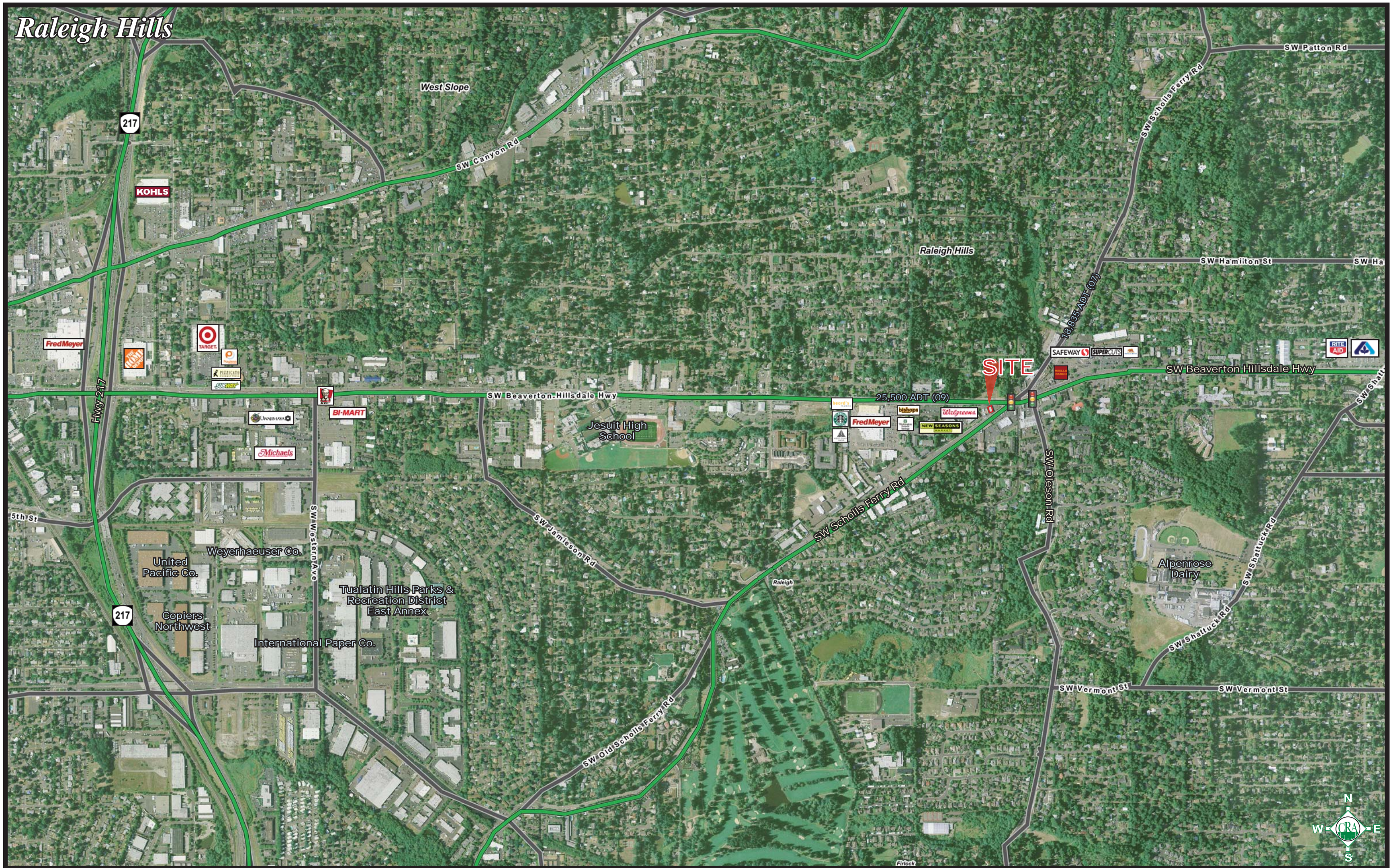
SITE PLAN



A

1

Raleigh Hills



217

KOHL'S

Fred Meyer

TARGET

217

United Pacific Co.

Weyerhaeuser Co.

Copiers Northwest

International Paper Co.

Tualatin Hills Parks & Recreation District East Annex

Jesuit High School

SITE

25,500 ADT (09)

Fred Meyer

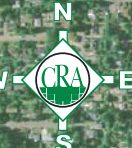
Walgreens

SAFeway

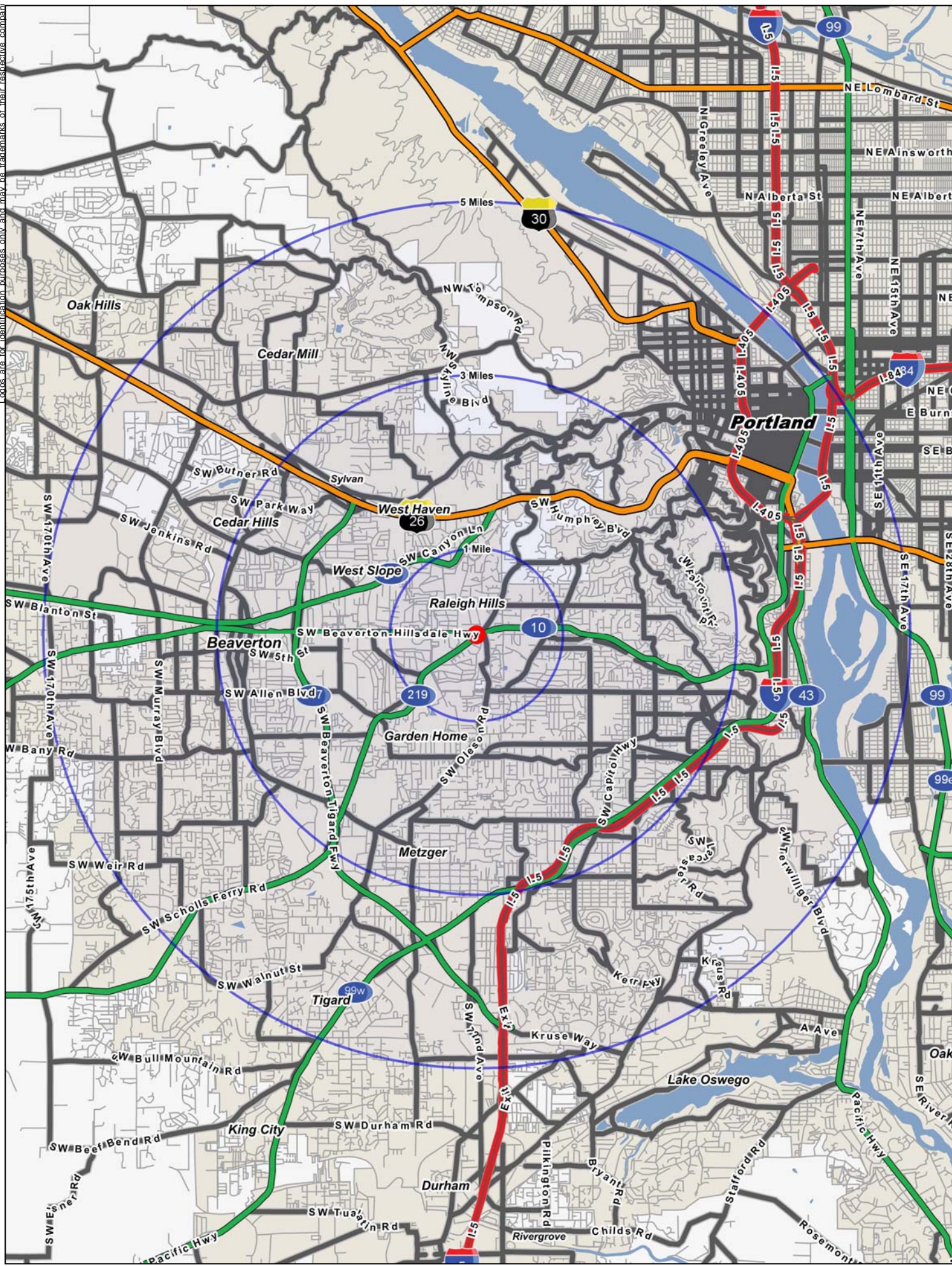
SUPERCUTS

RITE AID

Alpenrose Dairy



Locations 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: 45.48587/-122.7501

7170 SW Beaverton Hillsdale Hwy		1 Mile	3 Miles	5 Miles
Portland, OR				
POPULATION	2010 Estimated Population	12,320	106,566	313,334
	2015 Projected Population	12,365	112,613	338,440
	2000 Census Population	11,691	98,738	277,425
	1990 Census Population	11,059	92,681	238,308
	Historical Annual Growth 1990 to 2010	0.6%	0.7%	1.6%
	Projected Annual Growth 2010 to 2015	0.1%	1.1%	1.6%
HOUSEHOLDS	2010 Est. Households	5,415	45,255	138,080
	2015 Proj. Households	5,333	46,903	147,251
	2000 Census Households	5,266	42,928	124,242
	1990 Census Households	4,808	40,089	106,243
	Historical Annual Growth 1990 to 2010	0.6%	0.6%	1.5%
	Projected Annual Growth 2010 to 2015	-0.3%	0.7%	1.3%
AGE	2010 Est. Population 0 to 9 Years	11.0%	11.8%	11.3%
	2010 Est. Population 10 to 19 Years	10.9%	11.0%	11.1%
	2010 Est. Population 20 to 29 Years	9.1%	11.4%	13.4%
	2010 Est. Population 30 to 44 Years	19.9%	21.6%	23.0%
	2010 Est. Population 45 to 59 Years	25.9%	24.6%	24.0%
	2010 Est. Population 60 to 74 Years	15.1%	13.7%	12.5%
	2010 Est. Population 75 Years Plus	8.2%	5.8%	4.7%
	2010 Est. Median Age	43.3	40.1	38.6
MARITAL STATUS & SEX	2010 Est. Male Population	48.2%	49.3%	50.4%
	2010 Est. Female Population	51.8%	50.7%	49.6%
	2010 Est. Never Married	24.2%	27.8%	32.2%
	2010 Est. Now Married	51.7%	50.1%	46.8%
	2010 Est. Separated or Divorced	16.9%	16.4%	16.4%
	2010 Est. Widowed	7.3%	5.7%	4.7%
INCOME	2010 Est. HH Income \$200,000 or More	10.1%	7.9%	6.6%
	2010 Est. HH Income \$150,000 to \$199,999	8.7%	7.0%	6.6%
	2010 Est. HH Income \$100,000 to \$149,999	17.2%	16.1%	15.3%
	2010 Est. HH Income \$75,000 to \$99,999	12.1%	12.0%	11.9%
	2010 Est. HH Income \$50,000 to \$74,999	14.4%	17.3%	15.9%
	2010 Est. HH Income \$35,000 to \$49,999	10.9%	12.4%	12.1%
	2010 Est. HH Income \$25,000 to \$34,999	8.6%	10.0%	9.8%
	2010 Est. HH Income \$15,000 to \$24,999	8.4%	9.2%	9.6%
	2010 Est. HH Income \$0 to \$14,999	9.4%	8.1%	12.1%
	2010 Est. Average Household Income	\$102,658	\$95,763	\$86,855
	2010 Est. Median HH Income	\$74,416	\$69,176	\$65,000
	2010 Est. Per Capita Income	\$46,154	\$41,358	\$39,160
	2010 Est. Number of Businesses	663	6,841	23,311
	2010 Est. Total Number of Employees	5,921	70,329	307,935

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FULL PROFILE

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 Calculated using Proportional Block Groups

Lat/Lon: 45.48587/-122.7501

7170 SW Beaverton Hillsdale Hwy

Portland, OR

		1 Mile	3 Miles	5 Miles
RACE	2010 Est. White Population	92.0%	89.6%	87.3%
	2010 Est. Black Population	1.7%	2.2%	2.5%
	2010 Est. Asian & Pacific Islander	4.1%	5.1%	7.3%
	2010 Est. American Indian & Alaska Native	0.5%	0.7%	0.8%
	2010 Est. Other Races Population	1.6%	2.3%	2.1%
HISPANIC	2010 Est. Hispanic Population	987	12,959	33,238
	2010 Est. Hispanic Population Percent	8.0%	12.2%	10.6%
	2015 Proj. Hispanic Population Percent	9.8%	13.5%	11.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	9,120	76,569	223,463
	2010 Est. Elementary (0 to 8)	1.9%	3.4%	3.1%
	2010 Est. Some High School (9 to 11)	2.9%	3.5%	3.6%
	2010 Est. High School Graduate (12)	12.9%	14.8%	14.7%
	2010 Est. Some College (13 to 16)	20.3%	19.9%	20.8%
	2010 Est. Associate Degree Only	6.5%	6.4%	6.9%
	2010 Est. Bachelor Degree Only	32.0%	30.1%	30.4%
	2010 Est. Graduate Degree	23.6%	21.9%	20.5%
HOUSING	2010 Est. Total Housing Units	5,799	47,871	147,775
	2010 Est. Owner Occupied Percent	55.0%	57.7%	49.6%
	2010 Est. Renter Occupied Percent	38.3%	36.8%	43.8%
	2010 Est. Vacant Housing Percent	6.6%	5.5%	6.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.4%	1.0%	2.0%
	2000 Homes Built 1995 to 1998	2.8%	3.4%	6.8%
	2000 Homes Built 1990 to 1994	4.7%	5.8%	8.4%
	2000 Homes Built 1980 to 1989	9.4%	12.1%	15.5%
	2000 Homes Built 1970 to 1979	20.5%	24.5%	21.6%
	2000 Homes Built 1960 to 1969	21.3%	20.0%	14.2%
	2000 Homes Built 1950 to 1959	22.4%	16.5%	10.3%
	2000 Homes Built Before 1949	16.4%	16.6%	21.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.3%	0.8%	0.7%
	2000 Home Value \$500,000 to \$999,999	6.7%	4.8%	5.2%
	2000 Home Value \$400,000 to \$499,999	8.5%	5.6%	5.7%
	2000 Home Value \$300,000 to \$399,999	16.3%	11.7%	11.4%
	2000 Home Value \$200,000 to \$299,999	35.8%	29.8%	29.0%
	2000 Home Value \$150,000 to \$199,999	23.4%	29.8%	30.6%
	2000 Home Value \$100,000 to \$149,999	8.0%	15.1%	14.7%
	2000 Home Value \$50,000 to \$99,999	0.9%	1.9%	2.2%
	2000 Home Value \$25,000 to \$49,999	0.2%	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	0.1%	0.2%	0.2%
	2000 Median Home Value	\$250,881	\$231,569	\$236,393
	2000 Median Rent	\$606	\$620	\$603

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7170 SW Beaverton Hillsdale Hwy		1 Mile	3 Miles	5 Miles
Portland, OR				
LABOR FORCE	2010 Est. Labor: Population Age 16+	10,111	86,683	257,104
	2010 Est. Civilian Employed	59.6%	62.6%	62.9%
	2010 Est. Civilian Unemployed	7.9%	7.7%	8.4%
	2010 Est. in Armed Forces	0.1%	-	0.1%
	2010 Est. not in Labor Force	32.4%	29.6%	28.7%
	2010 Labor Force: Males	47.5%	48.9%	50.2%
	2010 Labor Force: Females	52.5%	51.1%	49.8%
OCCUPATION	2000 Occupation: Population Age 16+	6,109	54,092	153,992
	2000 Mgmt, Business, & Financial Operations	21.3%	19.4%	19.1%
	2000 Professional & Related	28.6%	29.1%	28.5%
	2000 Service	10.0%	11.5%	11.6%
	2000 Sales and Office	29.3%	25.5%	26.9%
	2000 Farming, Fishing, and Forestry	0.1%	0.3%	0.2%
	2000 Construction, Extraction, & Maintenance	5.2%	5.8%	5.1%
	2000 Production, Transport, & Material Moving	5.4%	8.4%	8.7%
	2000 Percent White Collar Workers	79.2%	74.0%	74.4%
	2000 Percent Blue Collar Workers	20.8%	26.0%	25.6%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	74.4%	71.8%	68.8%
	2000 Drive to Work in Carpool	9.0%	10.0%	9.4%
	2000 Travel to Work by Public Transportation	6.8%	8.7%	9.2%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.5%	3.2%	6.8%
	2000 Other Means	0.3%	0.4%	0.5%
	2000 Work at Home	6.8%	5.8%	5.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	30.3%	29.0%	29.3%
	2000 Travel to Work in 15 to 29 Minutes	48.4%	47.9%	45.0%
	2000 Travel to Work in 30 to 59 Minutes	18.1%	19.9%	22.1%
	2000 Travel to Work in 60 Minutes or More	3.2%	3.2%	3.6%
	2000 Average Travel Time to Work	18.8	19.4	20.1
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$386 M	\$3.07 B	\$8.72 B
	2010 Est. Apparel	\$18.7 M	\$148 M	\$420 M
	2010 Est. Contributions & Gifts	\$27.9 M	\$215 M	\$600 M
	2010 Est. Education & Reading	\$12.0 M	\$92.1 M	\$261 M
	2010 Est. Entertainment	\$21.8 M	\$173 M	\$489 M
	2010 Est. Food, Beverages & Tobacco	\$59.3 M	\$476 M	\$1.36 B
	2010 Est. Furnishings & Equipment	\$17.6 M	\$139 M	\$391 M
	2010 Est. Health Care & Insurance	\$26.8 M	\$214 M	\$612 M
	2010 Est. Household Operations & Shelter & Utilities	\$116 M	\$921 M	\$2.62 B
	2010 Est. Miscellaneous Expenses	\$6.25 M	\$50.2 M	\$143 M
	2010 Est. Personal Care	\$5.55 M	\$44.2 M	\$126 M
	2010 Est. Transportation	\$74.4 M	\$599 M	\$1.70 B

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