

PAD AVAILABLE

# Prime Square 205

PORTLAND, OREGON

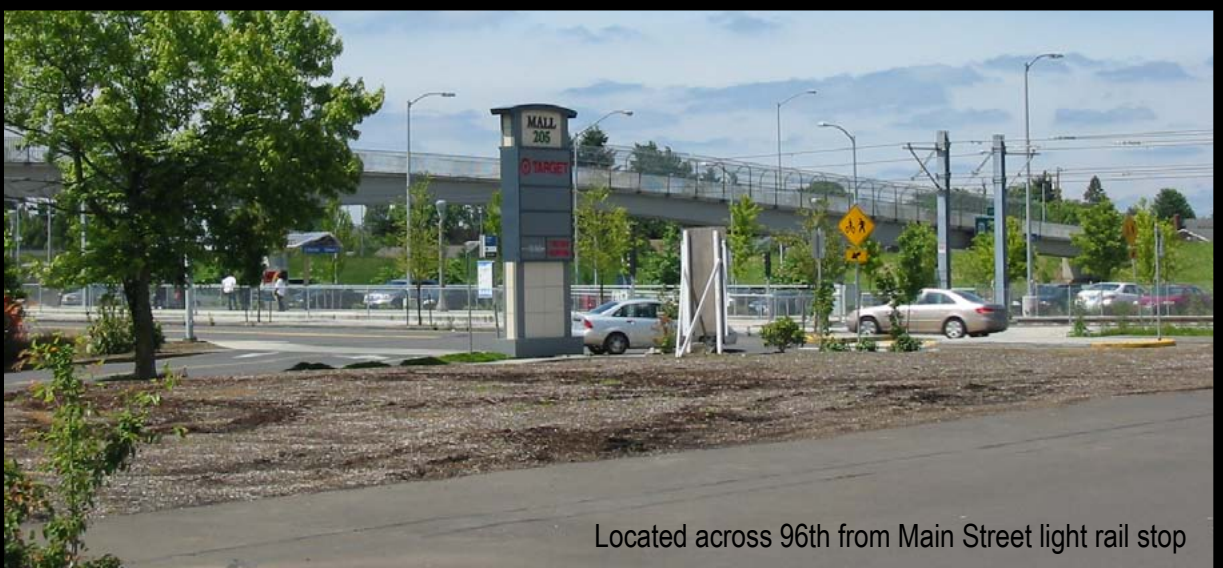


**Location:** Facing the I-205 freeway, next to Target at Mall 205, near SE Washington & 96th St

**Pad:** 27,568 SF will accommodate a retail building up to 8,300 SF or 6,000 SF restaurant

**Rate:** Owner will consider a ground lease, a sale or build-to-suit for qualified tenant

**Traffic Count:** I-205 at Washington – 165,900 ADT (09); Washington St – 22,611 ADT (07)  
Stark at 99th – 22,903 ADT (07); 96th S. of Washington – 15,350 ADT (05)



Located across 96th from Main Street light rail stop



Ralph Bigelow

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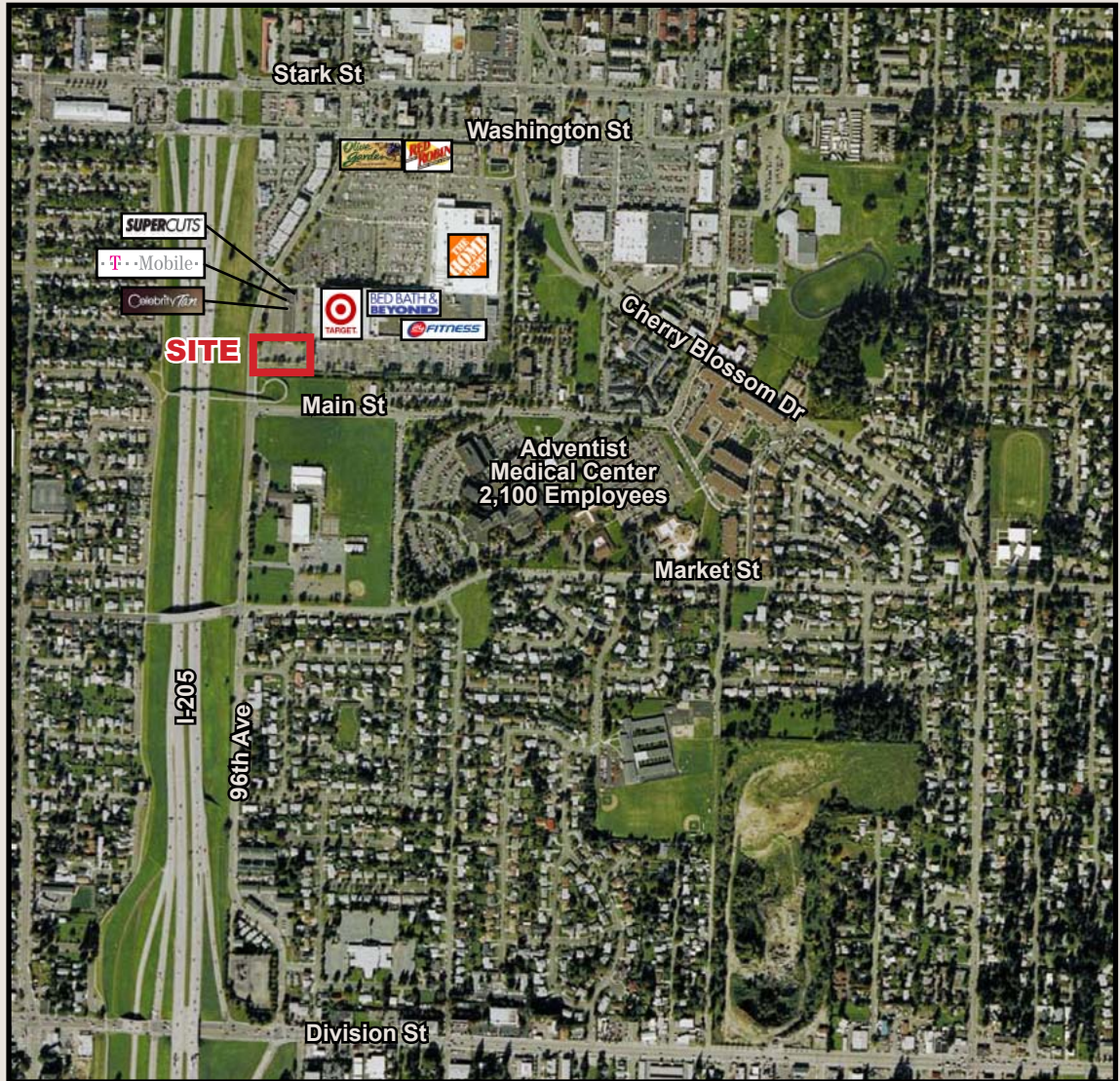
www.cra-nw.com

Licensed Brokers in Oregon & Washington

PAD AVAILABLE

# Prime Square 205

PORTLAND, OREGON



### Demographics:

	1 Mile	3 Mile	5 Mile
Population 2010	20,572	192,168	414,032
Labor Force (16+)	16,264	152,176	331,476
2010 Average HH Income	\$50,146	\$58,764	\$62,146
Education (some college-graduate degree)	59%	61%	64.3%

Source: Regis - SitesUSA



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# Prime Square 205

PORTLAND, OREGON



**Comments:**

- Close to shopping, hospitals and public transportation
- Pylon signage available
- Freeway visibility
- Adjacent to Mall 205 with Target, Bed Bath & Beyond, Home Depot & 24 Hour Fitness



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MALL  
205

TARGET

CREDIT UNION

YOUR  
NAME HERE

Mobile TUESDAY  
MORNING

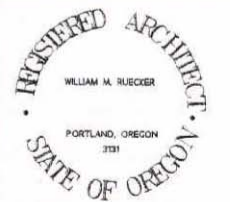


JM0534

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JD MERCER  
MALL 205 AUTO CENTER REMODEL

SOUTH EAST 96TH AVENUE  
PORTLAND, OR  
Phone: Fax:

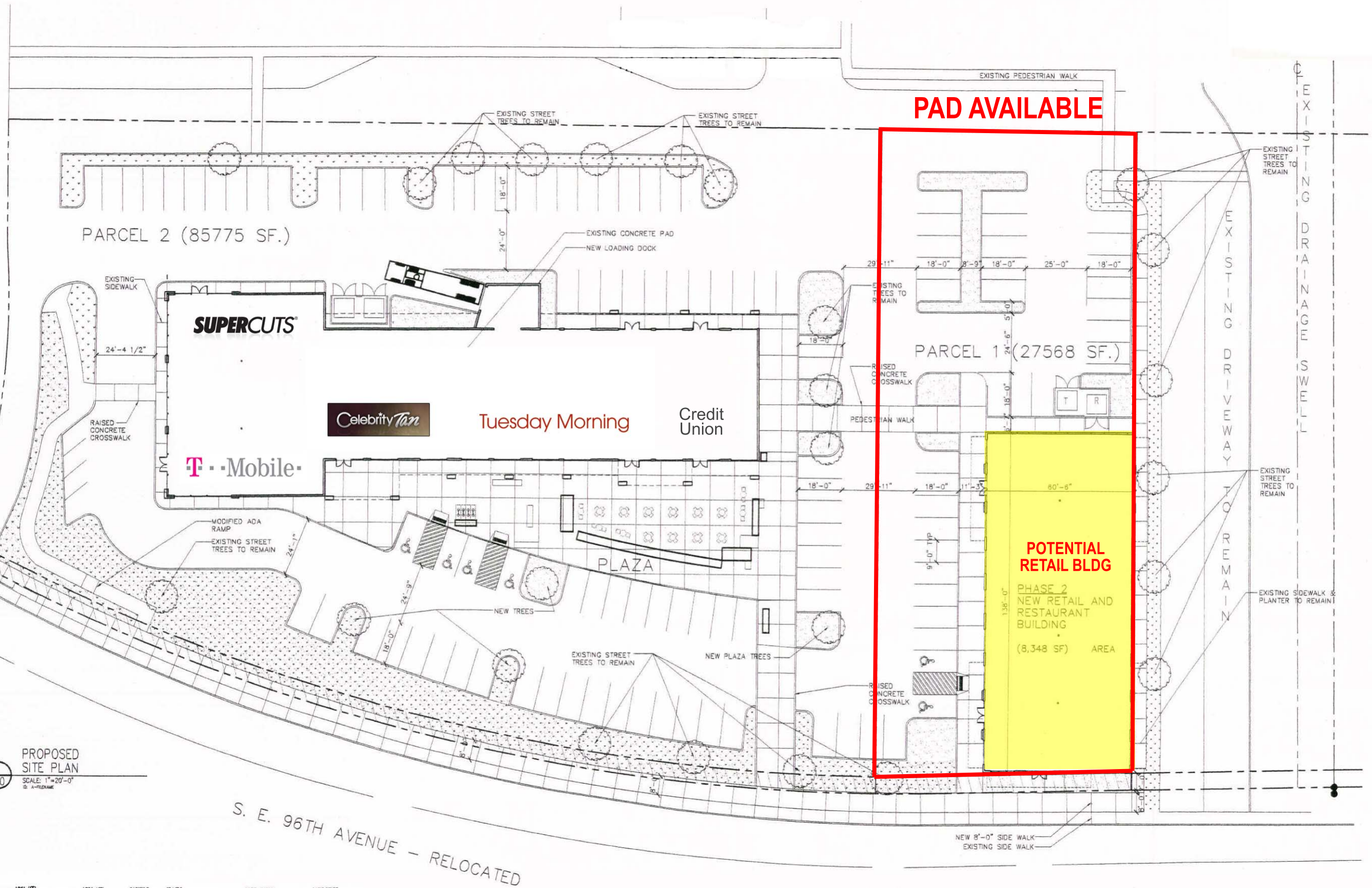


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ISSUED / REVISED DATE

ORIGINAL ISSUE DATE 11-09-05  
DRAWN BY RH CHECKED BY BR

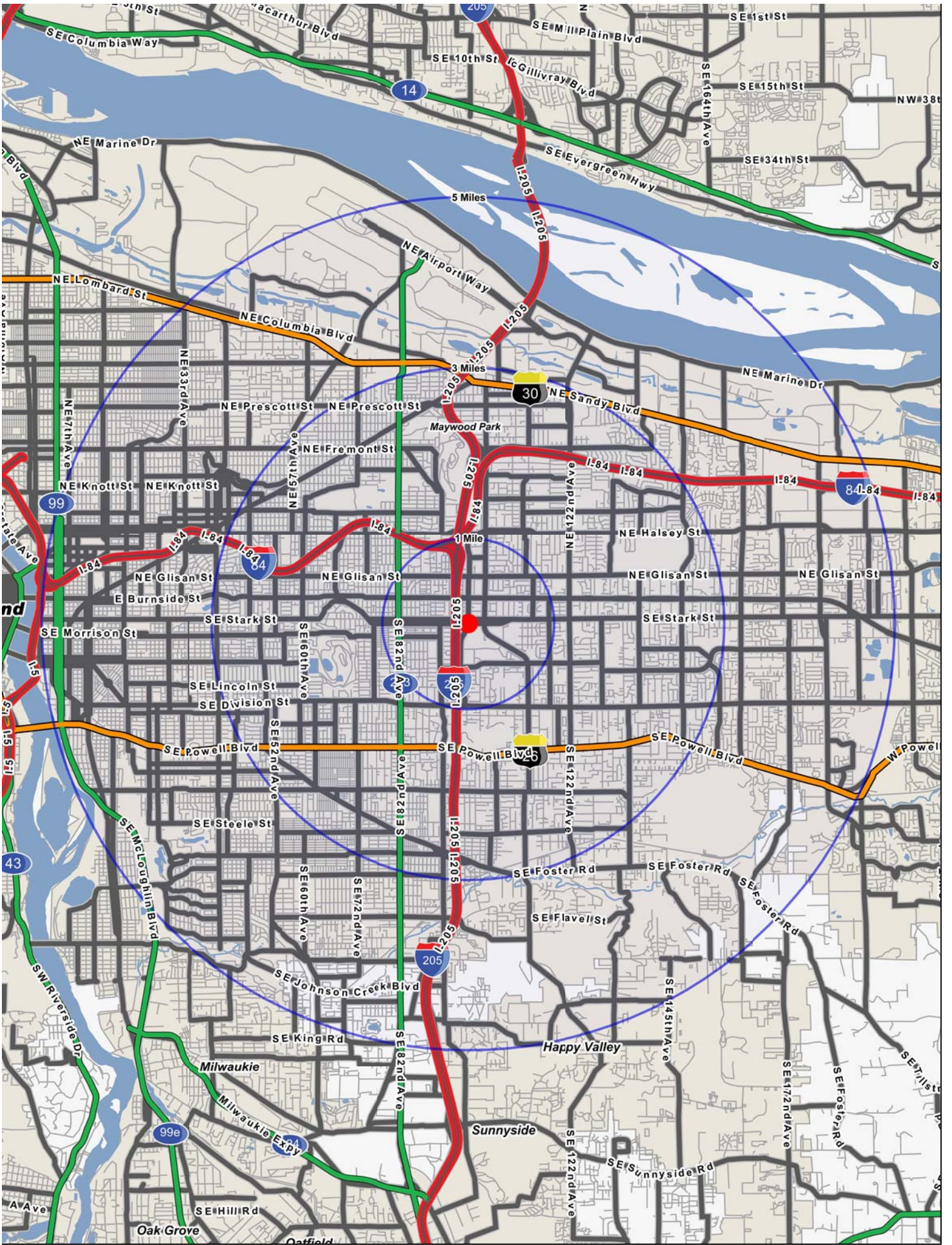
SITE PLAN



PROPOSED SITE PLAN  
SCALE: 1"=20'-0"  
D. A. RIVKIN

	AREA (SF)	AREA (SF)	PARKING SPACES	PARK /RATIO	LANDSCAPE
AREA	14,960.0 SF		01 STANDARD		
DOOR AREA	11,200.0 SF		4 ACCESSIBLE		
AREA	85,402 SF				
EDUCATION	2,751 SF				
IEA	26,160.0 SF	30,133 SF	85 SPACES	1.2 /1000	
AREA	8,348.0 SF				
AREA	27,382 SF				

- EXISTING LANDSCAPE PLANTERS
- NEW LANDSCAPE PLANTERS
- 7'-0" ROW DEDICATION AREA = 3505.8
- MODIFIED LANDSCAPE PLANTERS



# FULL PROFILE

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



Lat/Lon: 45.51832/-122.5623

## Se 96th Ave & Se Washington St

### Portland, OR

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2010 Estimated Population	20,572	192,168	414,032
	2015 Projected Population	22,843	211,123	449,527
	2000 Census Population	17,510	174,373	378,374
	1990 Census Population	15,203	159,261	342,574
	Historical Annual Growth 1990 to 2010	1.8%	1.0%	1.0%
	Projected Annual Growth 2010 to 2015	2.2%	2.0%	1.7%
<b>HOUSEHOLDS</b>	2010 Est. Households	7,630	73,238	161,925
	2015 Proj. Households	8,066	76,339	167,046
	2000 Census Households	6,614	68,381	152,351
	1990 Census Households	6,028	64,463	140,911
	Historical Annual Growth 1990 to 2010	1.3%	0.7%	0.7%
	Projected Annual Growth 2010 to 2015	1.1%	0.8%	0.6%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	14.4%	14.2%	13.5%
	2010 Est. Population 10 to 19 Years	11.1%	10.8%	10.5%
	2010 Est. Population 20 to 29 Years	14.7%	13.2%	14.2%
	2010 Est. Population 30 to 44 Years	23.6%	25.1%	25.4%
	2010 Est. Population 45 to 59 Years	17.4%	18.6%	19.2%
	2010 Est. Population 60 to 74 Years	12.2%	12.1%	11.6%
	2010 Est. Population 75 Years Plus	6.6%	6.1%	5.6%
	2010 Est. Median Age	34.8	35.9	35.8
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	48.2%	48.6%	48.9%
	2010 Est. Female Population	51.8%	51.4%	51.1%
	2010 Est. Never Married	31.8%	30.9%	32.0%
	2010 Est. Now Married	43.1%	44.2%	43.7%
	2010 Est. Separated or Divorced	17.5%	17.9%	18.0%
	2010 Est. Widowed	7.6%	6.9%	6.3%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	0.2%	1.5%	2.0%
	2010 Est. HH Income \$150,000 to \$199,999	1.5%	2.0%	2.9%
	2010 Est. HH Income \$100,000 to \$149,999	7.1%	7.8%	9.3%
	2010 Est. HH Income \$75,000 to \$99,999	9.4%	11.1%	11.5%
	2010 Est. HH Income \$50,000 to \$74,999	22.1%	22.1%	20.4%
	2010 Est. HH Income \$35,000 to \$49,999	18.5%	16.6%	15.9%
	2010 Est. HH Income \$25,000 to \$34,999	14.8%	12.8%	12.5%
	2010 Est. HH Income \$15,000 to \$24,999	13.3%	12.0%	11.8%
	2010 Est. HH Income \$0 to \$14,999	13.2%	14.0%	13.7%
	2010 Est. Average Household Income	\$50,146	\$58,764	\$62,416
	2010 Est. Median HH Income	\$41,755	\$45,328	\$48,295
	2010 Est. Per Capita Income	\$20,425	\$23,661	\$25,493
	2010 Est. Number of Businesses	1,046	6,237	15,831
	2010 Est. Total Number of Employees	10,708	58,446	179,920

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### Portland, OR

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	75.8%	78.1%	78.7%
	2010 Est. Black Population	3.7%	3.1%	4.1%
	2010 Est. Asian & Pacific Islander	11.1%	10.1%	7.9%
	2010 Est. American Indian & Alaska Native	1.0%	1.1%	1.1%
	2010 Est. Other Races Population	8.4%	7.6%	8.2%
<b>HISPANIC</b>	2010 Est. Hispanic Population	2,257	20,263	47,477
	2010 Est. Hispanic Population Percent	11.0%	10.5%	11.5%
	2015 Proj. Hispanic Population Percent	12.2%	11.8%	12.8%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	13,916	133,751	290,688
	2010 Est. Elementary (0 to 8)	7.4%	6.0%	5.4%
	2010 Est. Some High School (9 to 11)	7.0%	7.0%	6.5%
	2010 Est. High School Graduate (12)	26.5%	25.9%	23.8%
	2010 Est. Some College (13 to 16)	24.3%	24.3%	23.7%
	2010 Est. Associate Degree Only	7.4%	7.1%	7.2%
	2010 Est. Bachelor Degree Only	17.9%	18.9%	20.8%
	2010 Est. Graduate Degree	9.4%	10.7%	12.6%
<b>HOUSING</b>	2010 Est. Total Housing Units	8,155	77,616	171,994
	2010 Est. Owner Occupied Percent	55.2%	58.5%	56.6%
	2010 Est. Renter Occupied Percent	38.4%	35.9%	37.5%
	2010 Est. Vacant Housing Percent	6.4%	5.6%	5.9%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	5.8%	2.1%	1.8%
	2000 Homes Built 1995 to 1998	4.5%	4.3%	5.2%
	2000 Homes Built 1990 to 1994	1.5%	2.7%	3.6%
	2000 Homes Built 1980 to 1989	5.0%	4.6%	5.7%
	2000 Homes Built 1970 to 1979	12.4%	12.0%	12.6%
	2000 Homes Built 1960 to 1969	14.3%	14.5%	13.1%
	2000 Homes Built 1950 to 1959	29.0%	20.6%	16.0%
	2000 Homes Built Before 1949	27.5%	39.1%	42.0%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.1%	-	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.1%	0.8%
	2000 Home Value \$400,000 to \$499,999	-	0.3%	1.0%
	2000 Home Value \$300,000 to \$399,999	0.4%	1.4%	3.9%
	2000 Home Value \$200,000 to \$299,999	4.2%	10.6%	15.6%
	2000 Home Value \$150,000 to \$199,999	24.5%	29.5%	28.8%
	2000 Home Value \$100,000 to \$149,999	54.8%	47.9%	40.5%
	2000 Home Value \$50,000 to \$99,999	14.9%	9.5%	8.7%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	0.8%	0.4%	0.3%
	2000 Median Home Value	\$134,167	\$147,679	\$162,965
	2000 Median Rent	\$581	\$565	\$570

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### Portland, OR

		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	16,264	152,176	331,476
	2010 Est. Civilian Employed	59.0%	59.0%	60.5%
	2010 Est. Civilian Unemployed	6.8%	8.1%	8.0%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	34.2%	32.8%	31.4%
	2010 Labor Force: Males	47.6%	47.9%	48.3%
	2010 Labor Force: Females	52.4%	52.1%	51.7%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	8,542	85,616	193,322
	2000 Mgmt, Business, & Financial Operations	8.9%	10.5%	11.9%
	2000 Professional & Related	16.9%	18.1%	20.4%
	2000 Service	19.8%	16.6%	15.8%
	2000 Sales and Office	27.8%	27.7%	27.2%
	2000 Farming, Fishing, and Forestry	0.1%	0.3%	0.4%
	2000 Construction, Extraction, & Maintenance	7.8%	9.1%	8.4%
	2000 Production, Transport, & Material Moving	18.6%	17.8%	15.8%
	2000 Percent White Collar Workers	53.6%	56.3%	59.5%
	2000 Percent Blue Collar Workers	46.4%	43.7%	40.5%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	65.4%	67.3%	65.5%
	2000 Drive to Work in Carpool	12.5%	13.3%	12.5%
	2000 Travel to Work by Public Transportation	12.3%	11.0%	12.1%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2000 Walk or Bicycle to Work	5.2%	3.5%	4.8%
	2000 Other Means	0.6%	0.8%	0.7%
	2000 Work at Home	3.9%	3.9%	4.1%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	24.3%	21.8%	23.1%
	2000 Travel to Work in 15 to 29 Minutes	41.4%	44.9%	44.4%
	2000 Travel to Work in 30 to 59 Minutes	29.5%	28.2%	27.3%
	2000 Travel to Work in 60 Minutes or More	4.9%	5.1%	5.3%
	2000 Average Travel Time to Work	22.8	23.0	22.9
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$334 M	\$3.56 B	\$8.18 B
	2010 Est. Apparel	\$16.0 M	\$170 M	\$392 M
	2010 Est. Contributions & Gifts	\$19.4 M	\$213 M	\$503 M
	2010 Est. Education & Reading	\$8.31 M	\$91.6 M	\$217 M
	2010 Est. Entertainment	\$18.5 M	\$197 M	\$455 M
	2010 Est. Food, Beverages & Tobacco	\$55.1 M	\$581 M	\$1.32 B
	2010 Est. Furnishings & Equipment	\$14.1 M	\$153 M	\$354 M
	2010 Est. Health Care & Insurance	\$24.7 M	\$260 M	\$593 M
	2010 Est. Household Operations & Shelter & Utilities	\$99.8 M	\$1.06 B	\$2.45 B
	2010 Est. Miscellaneous Expenses	\$5.74 M	\$60.7 M	\$139 M
	2010 Est. Personal Care	\$4.90 M	\$52.0 M	\$119 M
	2010 Est. Transportation	\$67.8 M	\$718 M	\$1.64 B

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