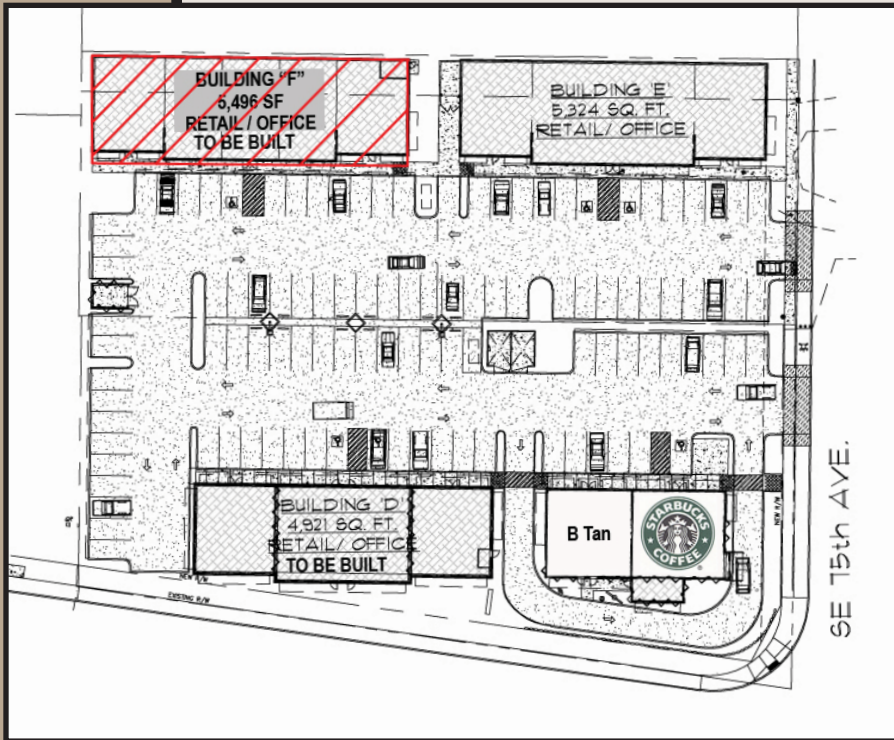


FOR SALE OR LEASE

Reedville Crossing

HILLSBORO, OREGON



Location:

Tualatin Valley Highway & Cornelius Pass Rd, Hillsboro, OR

Available Space:

Approximately 21,163 SF of land that can accommodate a building up to 5,496 SF

Sale Price:

\$600,000

Rental Rate:

Call for rates

Comments:

- Adjacent to popular Reedville Cafe, Starbucks, Tuality Health Care & Jack in the Box
- Near Intel campus
- Ideal for owner-user

Traffic Count:

Tualatin Valley Highway – 38,300 ADT (09)
Cornelius Pass Rd – 21,030 ADT

Demographics

	1 Mile	3 Mile	5 Mile
Population 2010	12,055	108,269	253,917
Population Forecast 2015	12,791	121,072	279,854
2010 Average HH Income	\$67,623	\$68,623	\$74,758
Employees	2,213	23,524	84,216

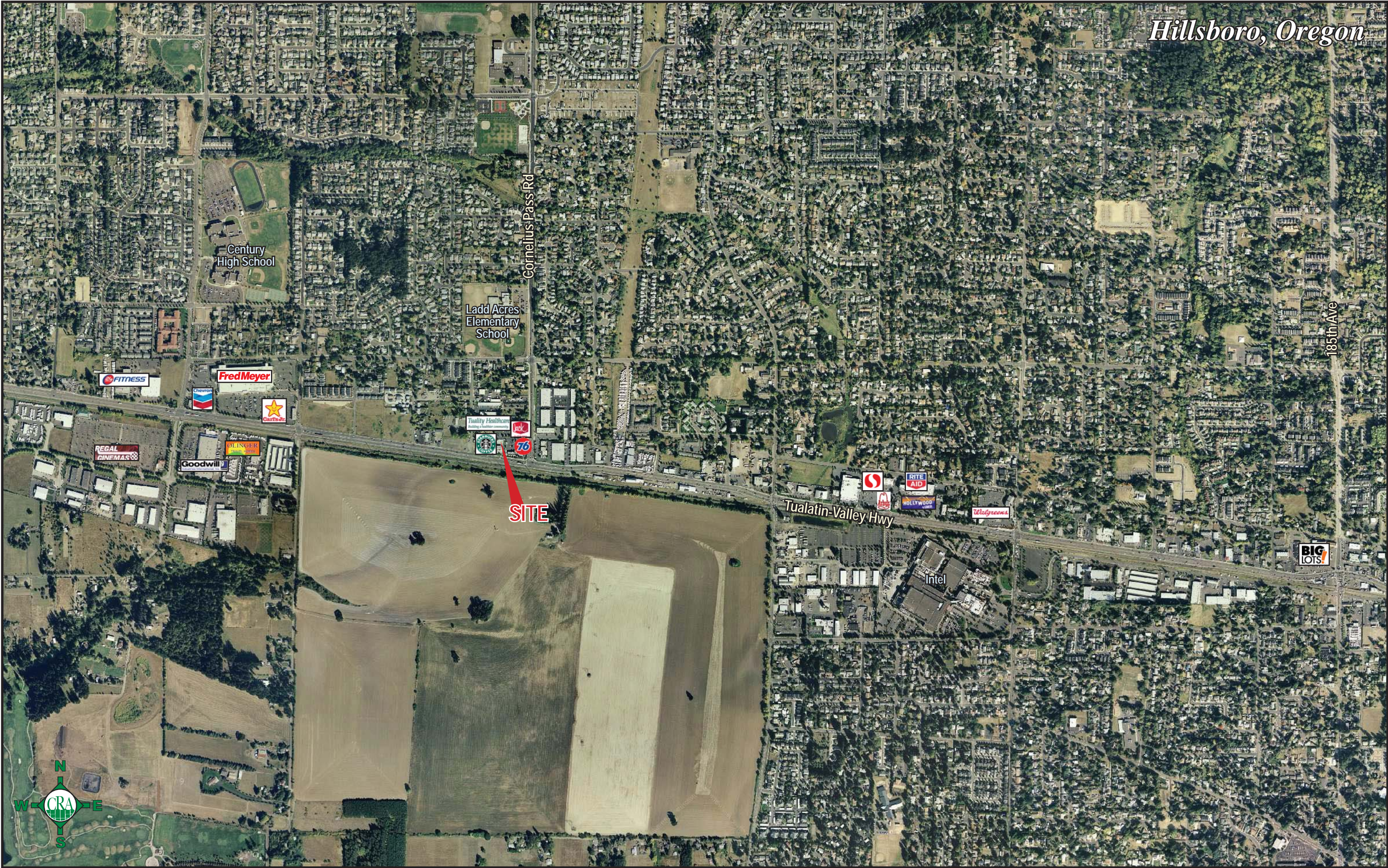
Source: Regis - SitesUSA



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(503) 274-0211

Commercial Realty Advisors NW, LLC
733 SW 2nd Avenue, Suite 200
Portland, Oregon 97204
www.cra-nw.com
Licensed brokers in Oregon & Washington

Hillsboro, Oregon



Century High School

Ladd Acres Elementary School

Cornelius Pass Rd

185th Ave

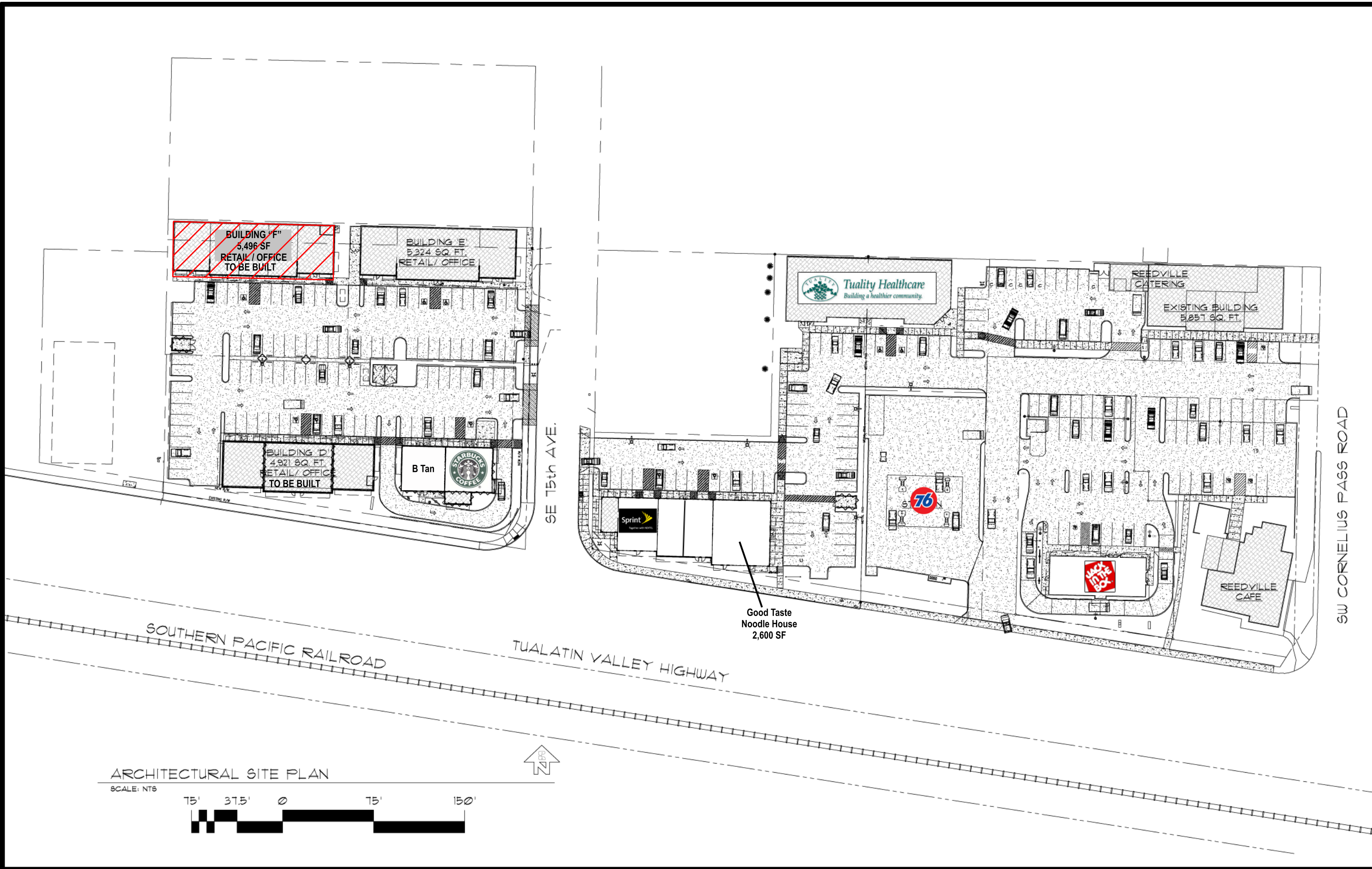
SITE

Tualatin-Valley Hwy

Intel

BIG LOTS





ARCHITECTURAL SITE PLAN

SCALE: NTS



FULL PROFILE

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



Lat/Lon: 45.49747/-122.9022

Tualatin Valley Hwy & Cornelius Pass Rd

Hillsboro, OR

	1 Mile	3 Miles	5 Miles	
POPULATION	2010 Estimated Population	12,055	108,269	253,917
	2015 Projected Population	12,791	121,072	279,854
	2000 Census Population	10,472	84,112	207,964
	1990 Census Population	5,967	54,269	139,832
	Historical Annual Growth 1990 to 2010	5.1%	5.0%	4.1%
	Projected Annual Growth 2010 to 2015	1.2%	2.4%	2.0%
HOUSEHOLDS	2010 Est. Households	3,871	37,808	91,129
	2015 Proj. Households	4,080	41,972	99,506
	2000 Census Households	3,460	30,190	77,018
	1990 Census Households	1,919	18,804	51,312
	Historical Annual Growth 1990 to 2010	5.1%	5.1%	3.9%
	Projected Annual Growth 2010 to 2015	1.1%	2.2%	1.8%
AGE	2010 Est. Population 0 to 9 Years	18.0%	16.0%	15.2%
	2010 Est. Population 10 to 19 Years	14.9%	14.1%	13.9%
	2010 Est. Population 20 to 29 Years	12.0%	13.4%	13.2%
	2010 Est. Population 30 to 44 Years	25.5%	23.9%	23.6%
	2010 Est. Population 45 to 59 Years	19.1%	20.1%	20.4%
	2010 Est. Population 60 to 74 Years	7.7%	9.6%	10.2%
	2010 Est. Population 75 Years Plus	2.9%	2.9%	3.4%
	2010 Est. Median Age	32.1	33.4	34.4
MARITAL STATUS & SEX	2010 Est. Male Population	50.7%	50.7%	50.7%
	2010 Est. Female Population	49.3%	49.3%	49.3%
	2010 Est. Never Married	24.8%	26.0%	26.5%
	2010 Est. Now Married	60.1%	57.5%	56.2%
	2010 Est. Separated or Divorced	11.4%	13.1%	13.6%
	2010 Est. Widowed	3.6%	3.3%	3.7%
INCOME	2010 Est. HH Income \$200,000 or More	1.1%	1.6%	3.0%
	2010 Est. HH Income \$150,000 to \$199,999	4.4%	3.6%	4.8%
	2010 Est. HH Income \$100,000 to \$149,999	12.4%	14.1%	16.1%
	2010 Est. HH Income \$75,000 to \$99,999	18.6%	16.4%	15.1%
	2010 Est. HH Income \$50,000 to \$74,999	29.3%	24.8%	21.7%
	2010 Est. HH Income \$35,000 to \$49,999	13.4%	15.2%	14.1%
	2010 Est. HH Income \$25,000 to \$34,999	7.7%	9.2%	9.6%
	2010 Est. HH Income \$15,000 to \$24,999	8.4%	7.9%	8.0%
	2010 Est. HH Income \$0 to \$14,999	4.9%	7.2%	7.6%
	2010 Est. Average Household Income	\$67,623	\$68,623	\$74,758
	2010 Est. Median HH Income	\$61,244	\$59,631	\$64,095
	2010 Est. Per Capita Income	\$22,060	\$24,269	\$27,283
2010 Est. Number of Businesses	274	2,155	6,555	
2010 Est. Total Number of Employees	2,213	23,524	84,216	

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FULL PROFILE

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Tualatin Valley Hwy & Cornelius Pass Rd

Hillsboro, OR

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	80.3%	82.7%	82.1%
	2010 Est. Black Population	2.1%	2.6%	2.5%
	2010 Est. Asian & Pacific Islander	13.9%	11.2%	11.7%
	2010 Est. American Indian & Alaska Native	0.8%	0.9%	0.8%
	2010 Est. Other Races Population	2.9%	2.6%	2.8%
HISPANIC	2010 Est. Hispanic Population	2,211	17,463	45,123
	2010 Est. Hispanic Population Percent	18.3%	16.1%	17.8%
	2015 Proj. Hispanic Population Percent	20.3%	18.1%	20.0%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	7,493	69,033	164,125
	2010 Est. Elementary (0 to 8)	7.3%	5.0%	6.0%
	2010 Est. Some High School (9 to 11)	5.3%	5.4%	5.0%
	2010 Est. High School Graduate (12)	23.8%	22.9%	20.0%
	2010 Est. Some College (13 to 16)	25.8%	25.7%	23.6%
	2010 Est. Associate Degree Only	11.4%	10.3%	8.9%
	2010 Est. Bachelor Degree Only	17.2%	20.5%	23.6%
	2010 Est. Graduate Degree	9.3%	10.1%	12.8%
HOUSING	2010 Est. Total Housing Units	4,047	40,496	97,177
	2010 Est. Owner Occupied Percent	71.4%	61.7%	57.6%
	2010 Est. Renter Occupied Percent	24.3%	31.7%	36.1%
	2010 Est. Vacant Housing Percent	4.3%	6.6%	6.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	7.2%	7.0%	5.2%
	2000 Homes Built 1995 to 1998	24.4%	21.8%	18.7%
	2000 Homes Built 1990 to 1994	18.6%	13.1%	13.6%
	2000 Homes Built 1980 to 1989	16.9%	15.5%	17.8%
	2000 Homes Built 1970 to 1979	22.7%	29.2%	25.8%
	2000 Homes Built 1960 to 1969	4.9%	7.0%	10.3%
	2000 Homes Built 1950 to 1959	2.4%	2.9%	4.2%
	2000 Homes Built Before 1949	2.9%	3.4%	4.3%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.4%	0.9%
	2000 Home Value \$400,000 to \$499,999	0.1%	0.5%	1.3%
	2000 Home Value \$300,000 to \$399,999	0.8%	2.6%	5.4%
	2000 Home Value \$200,000 to \$299,999	8.4%	13.3%	23.5%
	2000 Home Value \$150,000 to \$199,999	49.7%	47.9%	40.3%
	2000 Home Value \$100,000 to \$149,999	38.7%	32.5%	25.5%
	2000 Home Value \$50,000 to \$99,999	2.2%	2.4%	2.6%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$155,858	\$165,173	\$183,740
	2000 Median Rent	\$746	\$703	\$684

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Tualatin Valley Hwy & Cornelius Pass Rd

Hillsboro, OR

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	8,735	81,598	193,543
	2010 Est. Civilian Employed	64.8%	64.0%	62.6%
	2010 Est. Civilian Unemployed	10.4%	9.4%	9.6%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	24.6%	26.5%	27.7%
	2010 Labor Force: Males	50.5%	50.3%	50.4%
	2010 Labor Force: Females	49.5%	49.7%	49.6%
OCCUPATION	2000 Occupation: Population Age 16+	5,486	44,582	108,870
	2000 Mgmt, Business, & Financial Operations	13.2%	13.4%	15.1%
	2000 Professional & Related	20.4%	22.7%	24.2%
	2000 Service	12.4%	12.3%	12.4%
	2000 Sales and Office	26.5%	27.5%	26.8%
	2000 Farming, Fishing, and Forestry	1.4%	0.6%	1.0%
	2000 Construction, Extraction, & Maintenance	9.4%	9.1%	7.5%
	2000 Production, Transport, & Material Moving	16.7%	14.6%	13.0%
	2000 Percent White Collar Workers	60.1%	63.5%	66.0%
	2000 Percent Blue Collar Workers	39.9%	36.5%	34.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.5%	75.9%	74.4%
	2000 Drive to Work in Carpool	10.7%	11.4%	11.8%
	2000 Travel to Work by Public Transportation	5.1%	6.5%	6.8%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.2%
	2000 Walk or Bicycle to Work	1.5%	1.6%	2.4%
	2000 Other Means	0.3%	0.8%	0.7%
	2000 Work at Home	3.8%	3.6%	3.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	26.0%	27.4%	28.0%
	2000 Travel to Work in 15 to 29 Minutes	38.6%	38.6%	38.2%
	2000 Travel to Work in 30 to 59 Minutes	30.3%	28.8%	28.6%
	2000 Travel to Work in 60 Minutes or More	5.1%	5.2%	5.1%
	2000 Average Travel Time to Work	23.9	23.1	22.6
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$208 M	\$2.05 B	\$5.23 B
	2010 Est. Apparel	\$9.97 M	\$98.2 M	\$251 M
	2010 Est. Contributions & Gifts	\$12.7 M	\$126 M	\$333 M
	2010 Est. Education & Reading	\$5.47 M	\$54.4 M	\$145 M
	2010 Est. Entertainment	\$11.7 M	\$115 M	\$293 M
	2010 Est. Food, Beverages & Tobacco	\$33.3 M	\$329 M	\$829 M
	2010 Est. Furnishings & Equipment	\$9.25 M	\$90.7 M	\$233 M
	2010 Est. Health Care & Insurance	\$14.6 M	\$145 M	\$368 M
	2010 Est. Household Operations & Shelter & Utilities	\$61.8 M	\$610 M	\$1.56 B
	2010 Est. Miscellaneous Expenses	\$3.46 M	\$34.2 M	\$86.6 M
	2010 Est. Personal Care	\$3.02 M	\$29.8 M	\$75.8 M
	2010 Est. Transportation	\$42.5 M	\$418 M	\$1.05 B

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