

NOW LEASING
Restaurant @ Jantzen Beach Center
 Portland, Oregon



Location: Jantzen Beach Supercenter
 11950 N Center Ave, Portland, Oregon

Available Space: Approx. 5,500 SF

Rental Rate: \$30.00/SF/YR, NNN – call for details

Comments: Located at Oregon's gateway interchange on I-5 in front of the Jantzen Beach Supercenter, which is the largest premiere power shopping center in Oregon. Harbor Shops is easy to identify, easy to access for this customer base with convenient surface customer off-street parking.

Traffic Count: I-5 126,800 ADT (09)

Demographics:

	3 Mile	5 Mile	10 Mile
Population 2010	69,379	202,270	857,388
Population Forecast 2015	73,609	217,676	933,812
2010 Average HH Income	\$53,052	\$57,950	\$73,153
Employees	47,960	132,852	563,217

Source: Regis - SitesUSA



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Restaurant @ Jantzen Beach Center



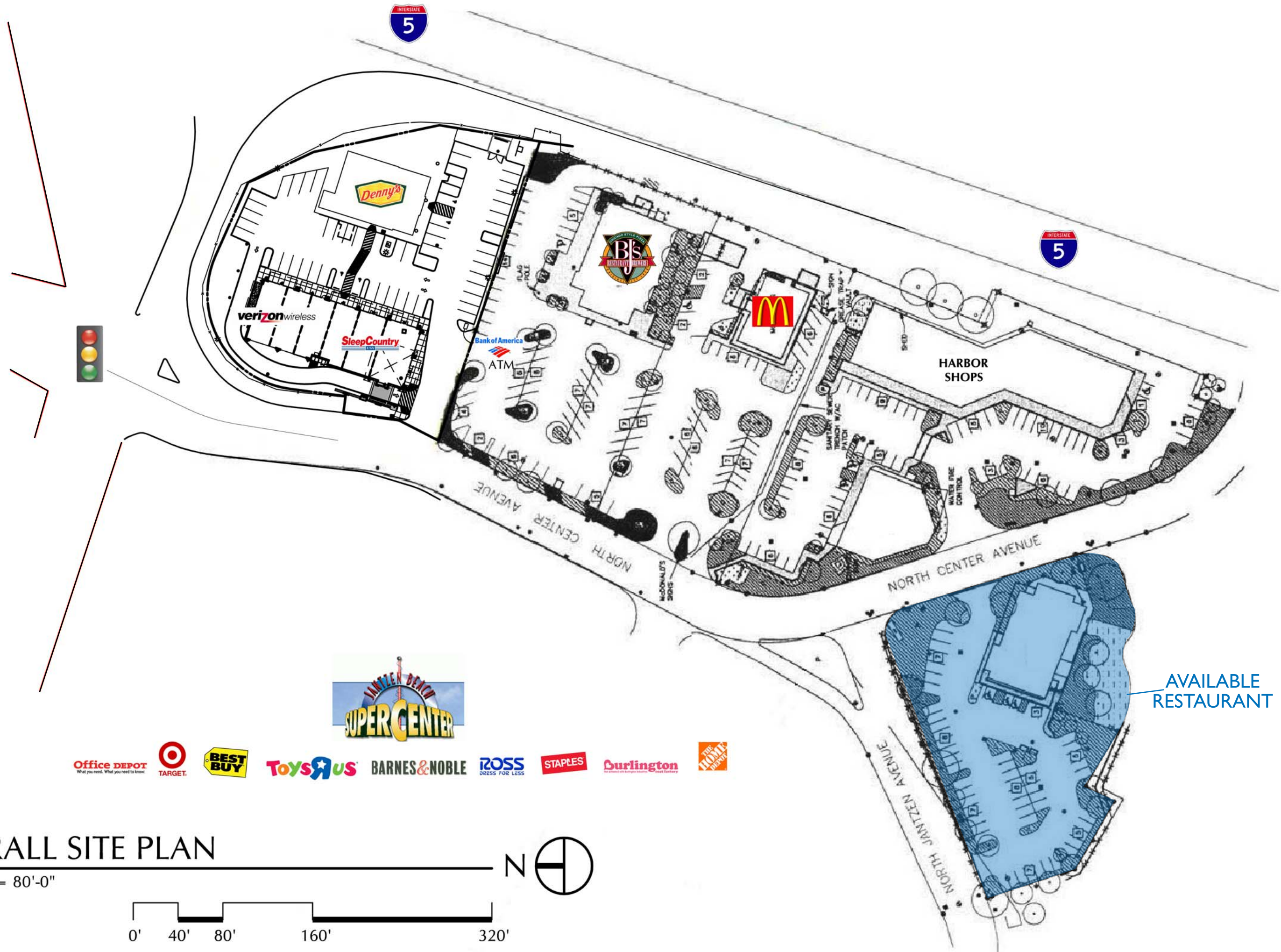
Exclusive Parking



Freeway Signage

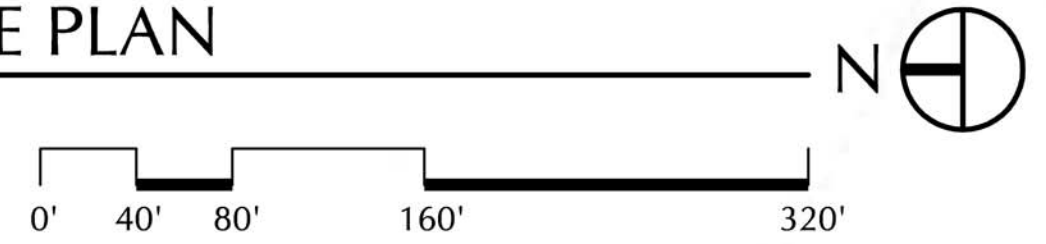


CONTACT: Jeff Olson | 503-274-0211 x160



OVERALL SITE PLAN

SCALE: 1" = 80'-0"

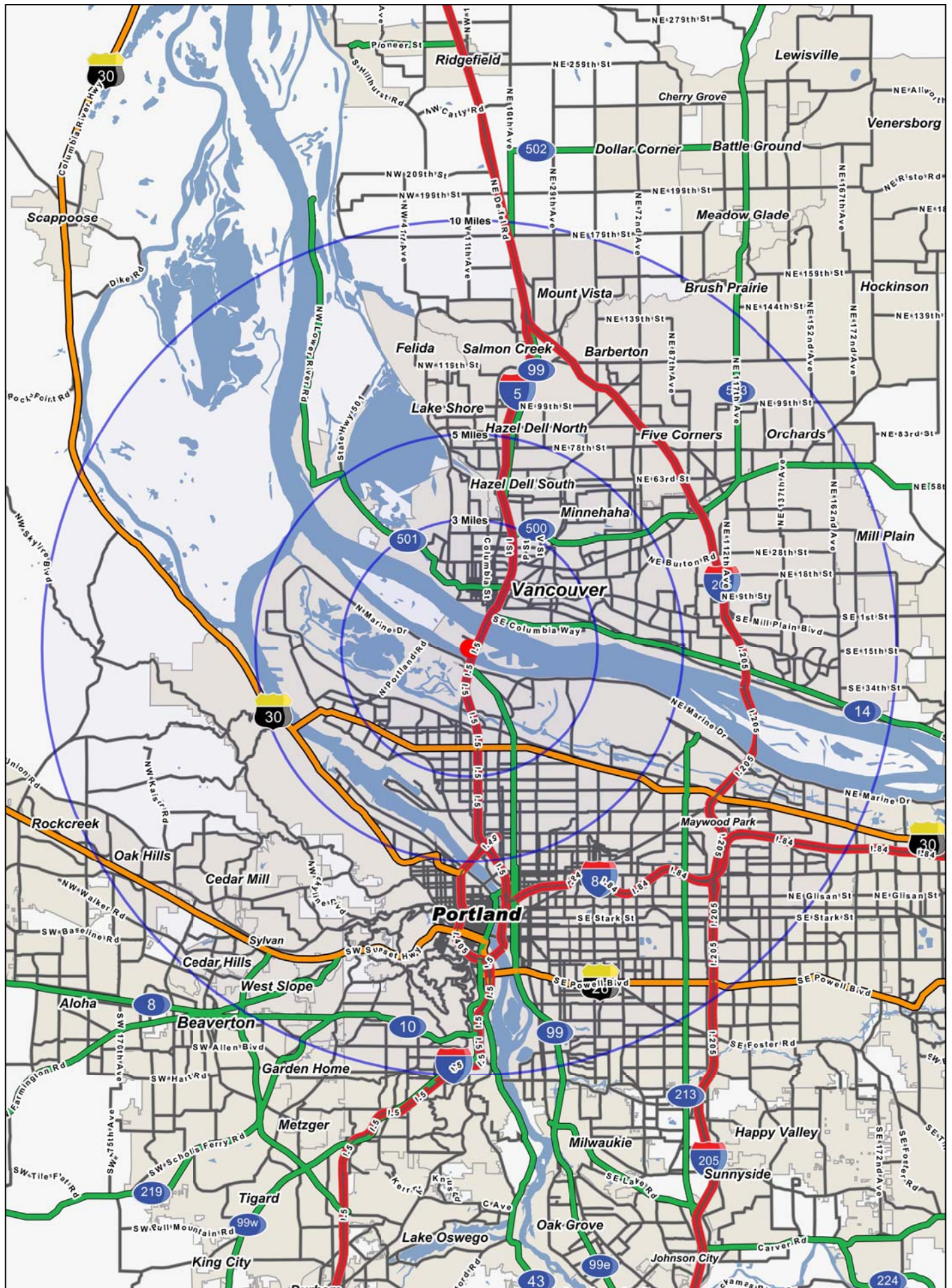


AVAILABLE RESTAURANT



Mall and Tenant Building
(Gross Leasable Area)

ROSS	24,725 SF
Burlington Coat Factory	54,180 SF
Target	127,829 SF
Total Anchors:	236,734 SF
Small Shop GLA	87,457 SF
Outparcels	463,357 SF
Total:	787,548 SF



FULL PROFILE

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



Lat/Lon: 45.61105/-122.6824

11950 N Center Dr

Portland, OR

		3 Miles	5 Miles	10 Miles
POPULATION	2010 Estimated Population	69,379	202,270	857,388
	2015 Projected Population	73,609	217,676	933,812
	2000 Census Population	61,977	182,110	737,985
	1990 Census Population	58,698	165,488	614,718
	Historical Annual Growth 1990 to 2010	0.9%	1.1%	2.0%
	Projected Annual Growth 2010 to 2015	1.2%	1.5%	1.8%
HOUSEHOLDS	2010 Est. Households	27,569	77,610	342,753
	2015 Proj. Households	27,941	79,771	357,647
	2000 Census Households	25,247	71,838	304,896
	1990 Census Households	24,372	65,868	256,015
	Historical Annual Growth 1990 to 2010	0.7%	0.9%	1.7%
	Projected Annual Growth 2010 to 2015	0.3%	0.6%	0.9%
AGE	2010 Est. Population 0 to 9 Years	14.3%	14.2%	12.9%
	2010 Est. Population 10 to 19 Years	11.4%	11.8%	11.3%
	2010 Est. Population 20 to 29 Years	14.1%	14.1%	14.2%
	2010 Est. Population 30 to 44 Years	23.3%	23.5%	23.9%
	2010 Est. Population 45 to 59 Years	19.2%	19.1%	20.4%
	2010 Est. Population 60 to 74 Years	12.2%	12.1%	12.0%
	2010 Est. Population 75 Years Plus	5.5%	5.2%	5.2%
	2010 Est. Median Age	35.3	35.2	36.3
MARITAL STATUS & SEX	2010 Est. Male Population	50.1%	49.4%	49.5%
	2010 Est. Female Population	49.9%	50.6%	50.5%
	2010 Est. Never Married	31.4%	32.1%	30.5%
	2010 Est. Now Married	37.8%	41.0%	46.7%
	2010 Est. Separated or Divorced	23.7%	20.8%	17.3%
	2010 Est. Widowed	7.1%	6.1%	5.5%
INCOME	2010 Est. HH Income \$200,000 or More	1.5%	1.9%	3.8%
	2010 Est. HH Income \$150,000 to \$199,999	1.4%	1.9%	4.3%
	2010 Est. HH Income \$100,000 to \$149,999	7.0%	8.5%	12.6%
	2010 Est. HH Income \$75,000 to \$99,999	8.9%	10.7%	12.3%
	2010 Est. HH Income \$50,000 to \$74,999	18.4%	18.9%	19.1%
	2010 Est. HH Income \$35,000 to \$49,999	16.4%	16.5%	14.3%
	2010 Est. HH Income \$25,000 to \$34,999	12.4%	12.0%	10.5%
	2010 Est. HH Income \$15,000 to \$24,999	14.1%	13.0%	10.4%
	2010 Est. HH Income \$0 to \$14,999	19.8%	16.6%	12.8%
	2010 Est. Average Household Income	\$53,052	\$57,950	\$73,153
	2010 Est. Median HH Income	\$39,730	\$44,781	\$56,969
	2010 Est. Per Capita Income	\$21,760	\$22,885	\$29,988
	2010 Est. Number of Businesses	3,685	9,310	43,503
	2010 Est. Total Number of Employees	47,960	132,952	563,217

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11950 N Center Dr		3 Miles	5 Miles	10 Miles
Portland, OR				
RACE	2010 Est. White Population	71.2%	69.2%	79.4%
	2010 Est. Black Population	10.9%	14.2%	5.6%
	2010 Est. Asian & Pacific Islander	5.1%	4.6%	7.0%
	2010 Est. American Indian & Alaska Native	1.7%	1.5%	1.1%
	2010 Est. Other Races Population	11.1%	10.6%	7.0%
HISPANIC	2010 Est. Hispanic Population	10,755	27,950	80,622
	2010 Est. Hispanic Population Percent	15.5%	13.8%	9.4%
	2015 Proj. Hispanic Population Percent	17.5%	15.6%	10.6%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	47,064	136,673	596,988
	2010 Est. Elementary (0 to 8)	6.6%	5.8%	3.9%
	2010 Est. Some High School (9 to 11)	9.1%	7.8%	5.7%
	2010 Est. High School Graduate (12)	27.1%	25.7%	21.2%
	2010 Est. Some College (13 to 16)	24.7%	24.5%	23.8%
	2010 Est. Associate Degree Only	7.6%	7.5%	7.8%
	2010 Est. Bachelor Degree Only	15.5%	18.4%	23.2%
	2010 Est. Graduate Degree	9.3%	10.3%	14.4%
HOUSING	2010 Est. Total Housing Units	30,167	83,731	365,950
	2010 Est. Owner Occupied Percent	49.4%	54.1%	55.6%
	2010 Est. Renter Occupied Percent	42.0%	38.6%	38.0%
	2010 Est. Vacant Housing Percent	8.6%	7.3%	6.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.7%	1.9%	2.6%
	2000 Homes Built 1995 to 1998	3.3%	5.0%	8.4%
	2000 Homes Built 1990 to 1994	2.4%	3.7%	7.2%
	2000 Homes Built 1980 to 1989	6.5%	6.3%	9.3%
	2000 Homes Built 1970 to 1979	13.9%	13.9%	15.9%
	2000 Homes Built 1960 to 1969	10.3%	11.2%	11.2%
	2000 Homes Built 1950 to 1959	15.7%	14.0%	11.7%
	2000 Homes Built Before 1949	45.3%	44.1%	33.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.1%	0.1%	0.3%
	2000 Home Value \$500,000 to \$999,999	0.3%	0.7%	2.3%
	2000 Home Value \$400,000 to \$499,999	0.8%	1.1%	2.6%
	2000 Home Value \$300,000 to \$399,999	1.5%	2.3%	6.0%
	2000 Home Value \$200,000 to \$299,999	4.3%	9.3%	18.5%
	2000 Home Value \$150,000 to \$199,999	16.2%	22.2%	26.8%
	2000 Home Value \$100,000 to \$149,999	51.1%	45.9%	35.2%
	2000 Home Value \$50,000 to \$99,999	24.1%	17.1%	7.6%
	2000 Home Value \$25,000 to \$49,999	1.2%	0.9%	0.4%
	2000 Home Value \$0 to \$24,999	0.5%	0.5%	0.3%
	2000 Median Home Value	\$127,773	\$144,240	\$182,607
	2000 Median Rent	\$476	\$520	\$580

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LABOR FORCE	2010 Est. Labor: Population Age 16+	54,681	159,220	687,965
	2010 Est. Civilian Employed	55.6%	56.8%	60.3%
	2010 Est. Civilian Unemployed	9.9%	9.8%	8.7%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	34.4%	33.3%	30.9%
	2010 Labor Force: Males	49.6%	48.8%	49.2%
	2010 Labor Force: Females	50.4%	51.2%	50.8%
OCCUPATION	2000 Occupation: Population Age 16+	28,781	86,136	378,485
	2000 Mgmt, Business, & Financial Operations	10.2%	11.0%	14.4%
	2000 Professional & Related	16.2%	18.6%	23.2%
	2000 Service	16.8%	17.0%	14.0%
	2000 Sales and Office	25.8%	26.3%	27.0%
	2000 Farming, Fishing, and Forestry	0.5%	0.4%	0.3%
	2000 Construction, Extraction, & Maintenance	10.0%	8.7%	7.3%
	2000 Production, Transport, & Material Moving	20.6%	18.0%	13.8%
	2000 Percent White Collar Workers	52.2%	55.9%	64.5%
	2000 Percent Blue Collar Workers	47.8%	44.1%	35.5%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	67.0%	66.5%	68.6%
	2000 Drive to Work in Carpool	16.1%	14.7%	11.3%
	2000 Travel to Work by Public Transportation	9.3%	9.6%	9.4%
	2000 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2000 Walk or Bicycle to Work	3.9%	4.8%	5.5%
	2000 Other Means	0.5%	0.5%	0.6%
	2000 Work at Home	3.1%	3.7%	4.4%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	29.9%	29.5%	26.8%
	2000 Travel to Work in 15 to 29 Minutes	43.3%	43.9%	45.8%
	2000 Travel to Work in 30 to 59 Minutes	22.3%	21.6%	22.9%
	2000 Travel to Work in 60 Minutes or More	4.6%	5.0%	4.5%
	2000 Average Travel Time to Work	21.3	21.4	21.3
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$1.25 B	\$3.72 B	\$19.2 B
	2010 Est. Apparel	\$59.6 M	\$178 M	\$922 M
	2010 Est. Contributions & Gifts	\$74.4 M	\$226 M	\$1.24 B
	2010 Est. Education & Reading	\$32.5 M	\$97.9 M	\$540 M
	2010 Est. Entertainment	\$68.8 M	\$206 M	\$1.07 B
	2010 Est. Food, Beverages & Tobacco	\$205 M	\$605 M	\$3.05 B
	2010 Est. Furnishings & Equipment	\$52.8 M	\$160 M	\$848 M
	2010 Est. Health Care & Insurance	\$91.8 M	\$271 M	\$1.37 B
	2010 Est. Household Operations & Shelter & Utilities	\$373 M	\$1.11 B	\$5.75 B
	2010 Est. Miscellaneous Expenses	\$21.4 M	\$63.2 M	\$320 M
	2010 Est. Personal Care	\$18.2 M	\$54.2 M	\$279 M
	2010 Est. Transportation	\$249 M	\$746 M	\$3.81 B

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