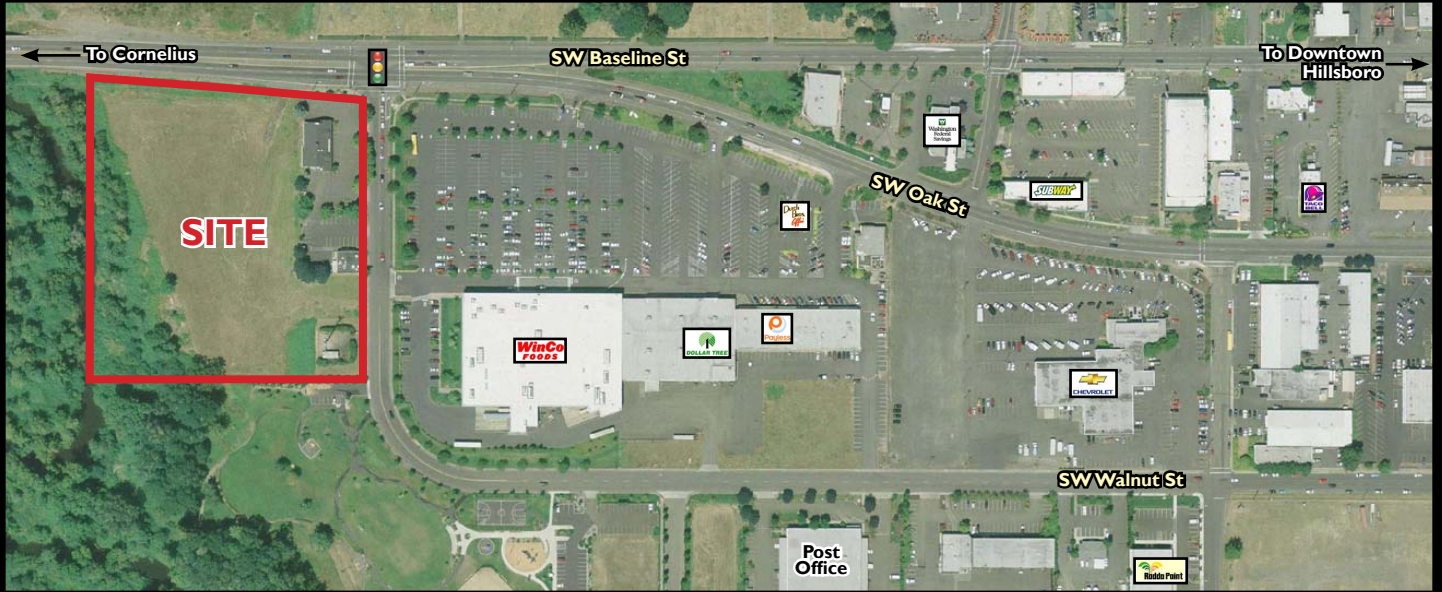


FOR SALE | BUILD-TO-SUIT | FOR LEASE

HILLSBORO

SUNWEST PLAZA SHOPPING CENTER

ANCHORED BY **WinCo FOODS**



Location:

SEC of Hwy 8/SW Baseline St and SW 17th in Hillsboro, Oregon

Available Space:

- Retail pad sites up to approximately 6.5 AC (divisible)
- Owner will sell, lease or build-to-suit

Price:

Negotiable/Call for details

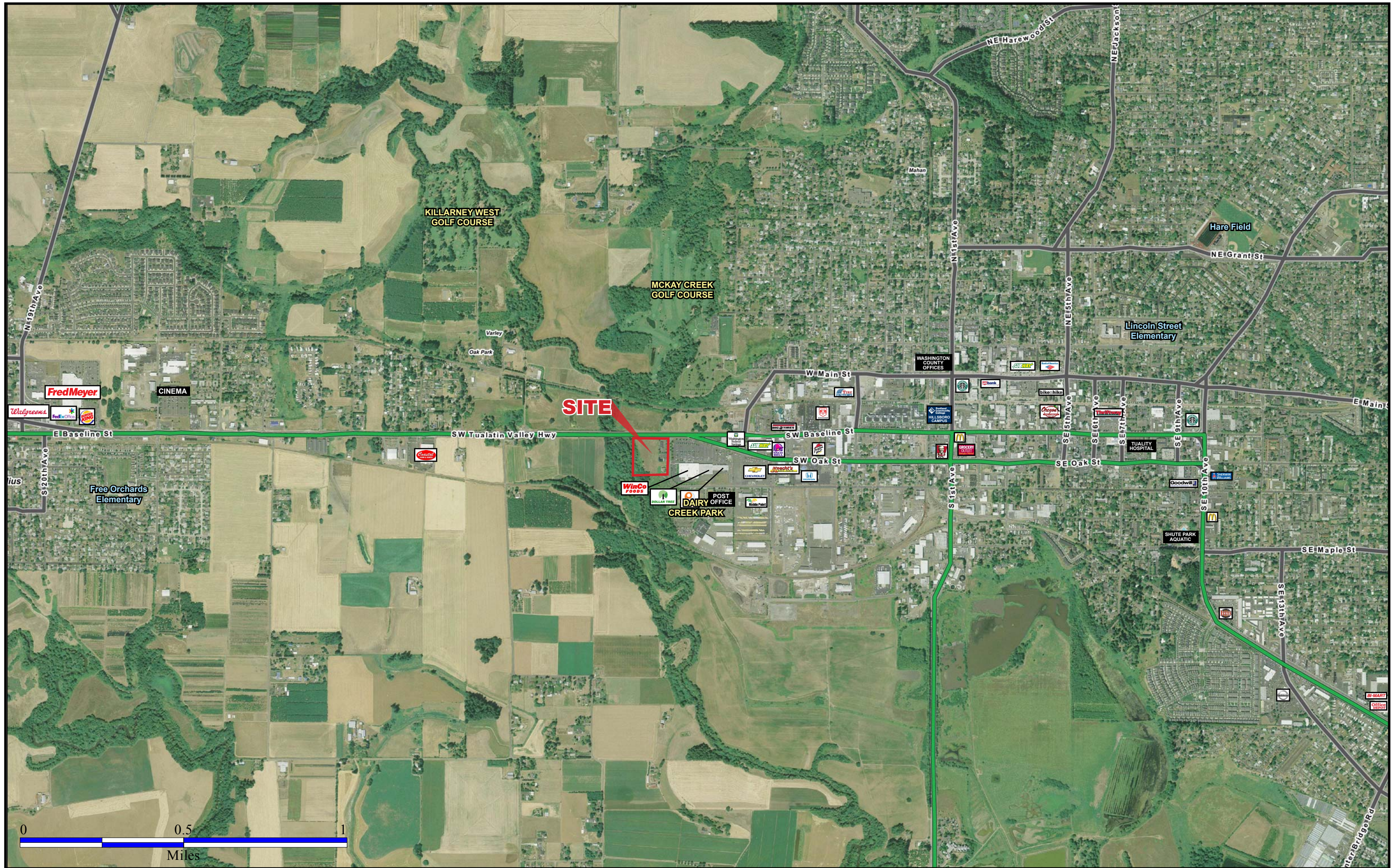
Traffic Count:

Hwy 8/SW Oak St west of 17th - 31,100 ADT (09)



Rob Kimmelman | rob@cra-nw.com
Jeff Olson | jeff@cra-nw.com
 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.



KILLARNEY WEST GOLF COURSE

MCKAY CREEK GOLF COURSE

SITE

CREEK PARK

WinCo FOODS

DAIRY OFFICE

POST OFFICE

Fred Meyer

Walgreens

FedEx Office

Wendy's

CINEMA

Free Orchards Elementary

SW Tualatin Valley Hwy

SW Baseline St

SW Oak St

W Main St

WASHINGTON COUNTY OFFICES

Starbucks

Bank of America

Subway

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Lincoln Street Elementary

Hare Field

NE Grant St

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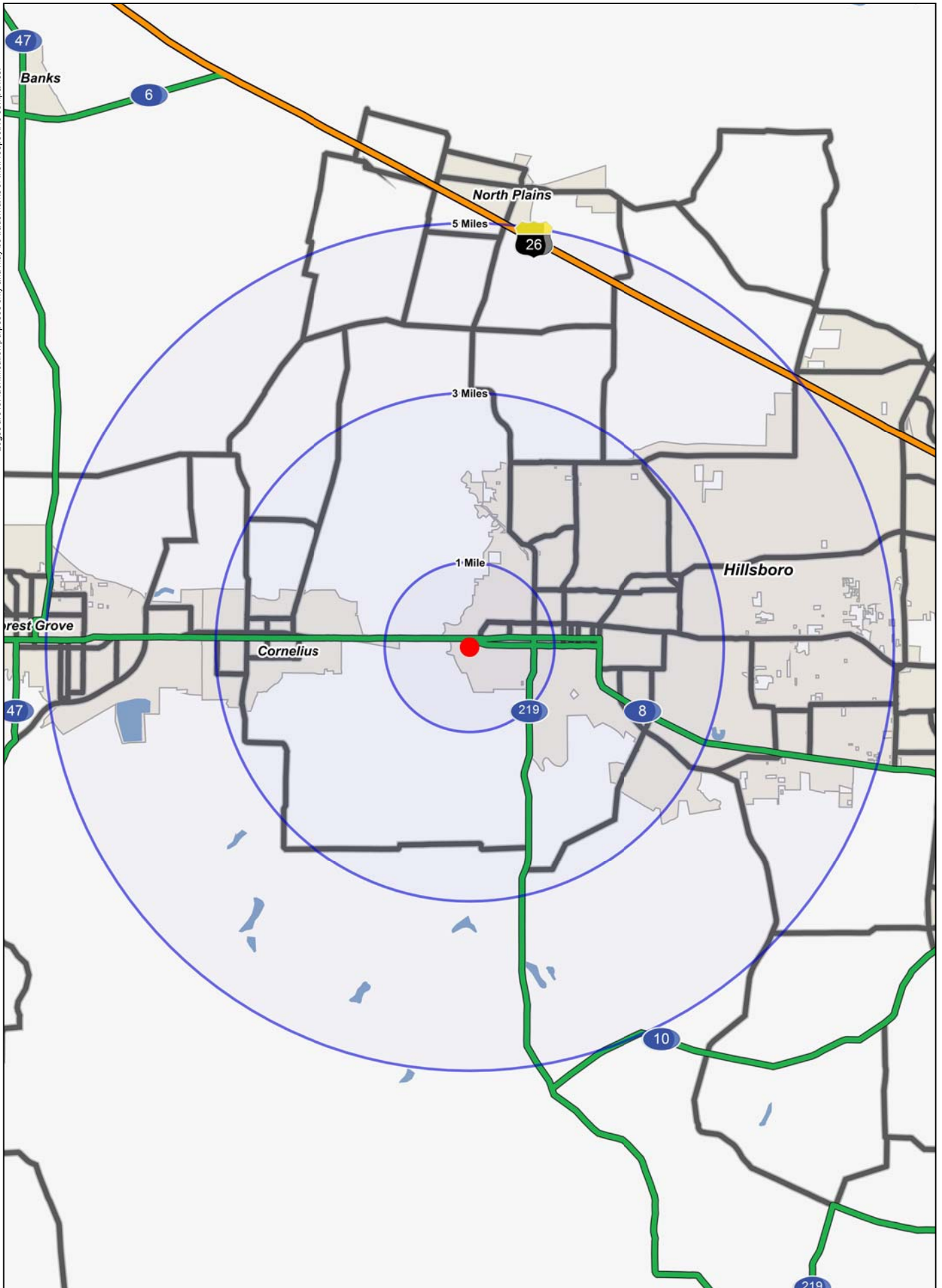
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FULL PROFILE

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



Lat/Lon: 45.51845/-123.0054

1400 Sw Oak St		1 Mile	3 Miles	5 Miles
Hillsboro, OR				
POPULATION	2010 Estimated Population	6,280	56,590	102,902
	2015 Projected Population	6,605	62,393	114,253
	2000 Census Population	5,219	47,566	82,955
	1990 Census Population	4,141	35,128	57,797
	Historical Annual Growth 1990 to 2010	2.6%	3.1%	3.9%
	Projected Annual Growth 2010 to 2015	1.0%	2.1%	2.2%
HOUSEHOLDS	2010 Est. Households	1,844	17,633	33,722
	2015 Proj. Households	1,927	19,203	37,321
	2000 Census Households	1,555	15,196	27,758
	1990 Census Households	1,401	11,912	19,753
	Historical Annual Growth 1990 to 2010	1.6%	2.4%	3.5%
	Projected Annual Growth 2010 to 2015	0.9%	1.8%	2.1%
AGE	2010 Est. Population 0 to 9 Years	14.9%	16.2%	16.0%
	2010 Est. Population 10 to 19 Years	14.7%	15.3%	14.8%
	2010 Est. Population 20 to 29 Years	13.5%	12.3%	12.7%
	2010 Est. Population 30 to 44 Years	23.9%	22.4%	22.6%
	2010 Est. Population 45 to 59 Years	18.6%	19.5%	19.1%
	2010 Est. Population 60 to 74 Years	10.7%	10.7%	10.6%
	2010 Est. Population 75 Years Plus	3.6%	3.5%	4.1%
	2010 Est. Median Age	33.3	33.5	33.6
MARITAL STATUS & SEX	2010 Est. Male Population	54.1%	52.2%	51.2%
	2010 Est. Female Population	45.9%	47.8%	48.8%
	2010 Est. Never Married	29.8%	25.1%	25.0%
	2010 Est. Now Married	46.0%	56.0%	56.2%
	2010 Est. Separated or Divorced	19.1%	14.6%	14.1%
	2010 Est. Widowed	5.0%	4.3%	4.6%
INCOME	2010 Est. HH Income \$200,000 or More	2.5%	2.9%	2.4%
	2010 Est. HH Income \$150,000 to \$199,999	2.5%	3.2%	3.0%
	2010 Est. HH Income \$100,000 to \$149,999	11.7%	16.0%	15.3%
	2010 Est. HH Income \$75,000 to \$99,999	10.7%	14.2%	14.4%
	2010 Est. HH Income \$50,000 to \$74,999	22.7%	21.9%	22.7%
	2010 Est. HH Income \$35,000 to \$49,999	18.5%	15.1%	14.8%
	2010 Est. HH Income \$25,000 to \$34,999	11.4%	9.7%	9.3%
	2010 Est. HH Income \$15,000 to \$24,999	8.2%	7.9%	8.4%
	2010 Est. HH Income \$0 to \$14,999	11.7%	9.3%	9.7%
	2010 Est. Average Household Income	\$66,563	\$72,191	\$70,352
	2010 Est. Median HH Income	\$53,267	\$60,950	\$59,050
	2010 Est. Per Capita Income	\$23,931	\$23,492	\$23,762
	2010 Est. Number of Businesses	546	1,800	2,997
	2010 Est. Total Number of Employees	6,994	19,412	35,805

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1400 Sw Oak St		1 Mile	3 Miles	5 Miles
Hillsboro, OR				
RACE	2010 Est. White Population	87.7%	87.5%	86.8%
	2010 Est. Black Population	2.3%	1.9%	1.6%
	2010 Est. Asian & Pacific Islander	3.0%	4.2%	6.0%
	2010 Est. American Indian & Alaska Native	1.4%	1.2%	1.1%
	2010 Est. Other Races Population	5.6%	5.3%	4.5%
HISPANIC	2010 Est. Hispanic Population	2,308	19,776	29,490
	2010 Est. Hispanic Population Percent	36.8%	34.9%	28.7%
	2015 Proj. Hispanic Population Percent	38.3%	38.1%	30.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	4,010	35,367	64,915
	2010 Est. Elementary (0 to 8)	12.3%	13.2%	11.6%
	2010 Est. Some High School (9 to 11)	10.4%	7.6%	6.9%
	2010 Est. High School Graduate (12)	29.9%	23.8%	23.4%
	2010 Est. Some College (13 to 16)	23.7%	22.9%	23.0%
	2010 Est. Associate Degree Only	8.2%	6.7%	7.9%
	2010 Est. Bachelor Degree Only	9.5%	16.5%	17.4%
	2010 Est. Graduate Degree	6.0%	9.2%	9.8%
HOUSING	2010 Est. Total Housing Units	1,964	18,599	36,072
	2010 Est. Owner Occupied Percent	60.1%	64.6%	62.2%
	2010 Est. Renter Occupied Percent	33.8%	30.2%	31.3%
	2010 Est. Vacant Housing Percent	6.1%	5.2%	6.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.4%	4.5%	5.9%
	2000 Homes Built 1995 to 1998	6.8%	13.2%	17.9%
	2000 Homes Built 1990 to 1994	10.8%	11.2%	11.8%
	2000 Homes Built 1980 to 1989	10.4%	13.8%	13.9%
	2000 Homes Built 1970 to 1979	21.1%	29.0%	24.6%
	2000 Homes Built 1960 to 1969	10.3%	12.2%	10.4%
	2000 Homes Built 1950 to 1959	13.1%	6.4%	6.0%
	2000 Homes Built Before 1949	25.2%	9.6%	9.6%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.5%	0.2%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.5%	0.6%	0.6%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.5%	0.6%
	2000 Home Value \$300,000 to \$399,999	2.4%	3.1%	2.9%
	2000 Home Value \$200,000 to \$299,999	4.8%	18.4%	18.4%
	2000 Home Value \$150,000 to \$199,999	27.8%	33.6%	37.9%
	2000 Home Value \$100,000 to \$149,999	57.1%	39.3%	35.7%
	2000 Home Value \$50,000 to \$99,999	5.7%	3.5%	3.1%
	2000 Home Value \$25,000 to \$49,999	0.5%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	0.4%	0.4%	0.3%
	2000 Median Home Value	\$140,935	\$165,232	\$166,207
	2000 Median Rent	\$582	\$646	\$657

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1400 Sw Oak St Hillsboro, OR		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	4,795	42,180	77,360
	2010 Est. Civilian Employed	54.7%	59.8%	60.4%
	2010 Est. Civilian Unemployed	12.6%	10.7%	10.5%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	32.6%	29.4%	29.1%
	2010 Labor Force: Males	55.1%	52.3%	51.2%
	2010 Labor Force: Females	44.9%	47.7%	48.8%
OCCUPATION	2000 Occupation: Population Age 16+	2,242	22,905	40,608
	2000 Mgmt, Business, & Financial Operations	7.6%	10.9%	11.0%
	2000 Professional & Related	14.3%	19.8%	20.7%
	2000 Service	20.2%	15.8%	14.6%
	2000 Sales and Office	21.7%	22.8%	23.6%
	2000 Farming, Fishing, and Forestry	0.9%	3.6%	3.2%
	2000 Construction, Extraction, & Maintenance	11.5%	9.8%	10.0%
	2000 Production, Transport, & Material Moving	23.8%	17.2%	16.9%
	2000 Percent White Collar Workers	43.6%	53.6%	55.3%
	2000 Percent Blue Collar Workers	56.4%	46.4%	44.7%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	67.1%	70.9%	71.9%
	2000 Drive to Work in Carpool	18.5%	16.7%	14.7%
	2000 Travel to Work by Public Transportation	6.3%	5.7%	5.7%
	2000 Drive to Work on Motorcycle	-	0.1%	0.2%
	2000 Walk or Bicycle to Work	5.2%	2.8%	3.5%
	2000 Other Means	0.4%	0.9%	1.0%
	2000 Work at Home	2.5%	2.8%	3.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	28.2%	31.6%	32.3%
	2000 Travel to Work in 15 to 29 Minutes	36.2%	33.6%	33.4%
	2000 Travel to Work in 30 to 59 Minutes	25.3%	27.4%	27.4%
	2000 Travel to Work in 60 Minutes or More	10.3%	7.4%	7.0%
	2000 Average Travel Time to Work	25.3	23.4	23.3
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$97.6 M	\$987 M	\$1.86 B
	2010 Est. Apparel	\$4.69 M	\$47.4 M	\$89.0 M
	2010 Est. Contributions & Gifts	\$5.96 M	\$61.4 M	\$114 M
	2010 Est. Education & Reading	\$2.59 M	\$26.8 M	\$50.0 M
	2010 Est. Entertainment	\$5.44 M	\$55.2 M	\$104 M
	2010 Est. Food, Beverages & Tobacco	\$15.8 M	\$158 M	\$298 M
	2010 Est. Furnishings & Equipment	\$4.22 M	\$43.6 M	\$81.8 M
	2010 Est. Health Care & Insurance	\$6.98 M	\$69.6 M	\$131 M
	2010 Est. Household Operations & Shelter & Utilities	\$29.2 M	\$295 M	\$554 M
	2010 Est. Miscellaneous Expenses	\$1.64 M	\$16.4 M	\$31.0 M
	2010 Est. Personal Care	\$1.42 M	\$14.3 M	\$27.0 M
	2010 Est. Transportation	\$19.7 M	\$200 M	\$376 M

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