

FOR LEASE IN PORTLAND, OREGON

BARBUR BLVD DEVELOPMENT



LOCATION

SW Barbur Blvd/Hwy 99W & SW Capitol Hill Rd, Portland, Oregon

AVAILABLE SPACE

1,500 SF - 10,600 SF

RENTAL RATE

\$25.00 - \$30.00/SF/YR, NNN

COMMENTS

- Anchored by Natural Grocers
- Prominent corner location with easy access on and off the I-5 freeway
- Newly remodeled Safeway across the street
- 130 parking stalls for the commercial space in the on-site parking garage
- 162 apartments in the project with 164 parking spaces dedicated to the apartments
- Dense residential area with over 6,000 households within a 1 mile radius

TRAFFIC COUNT

Barbur Blvd – 27,079 ADT (11) | I-5 – 127,565 ADT (11)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2014	14,298	101,650	337,514
Population Forecast 2019	14,809	105,422	350,628
2014 Average HH Income	\$89,212	\$100,944	\$83,746
Employees	3,881	74,099	340,437

Source: Regis - SitesUSA



GEORGE MACOUBRAY | george@cra-nw.com

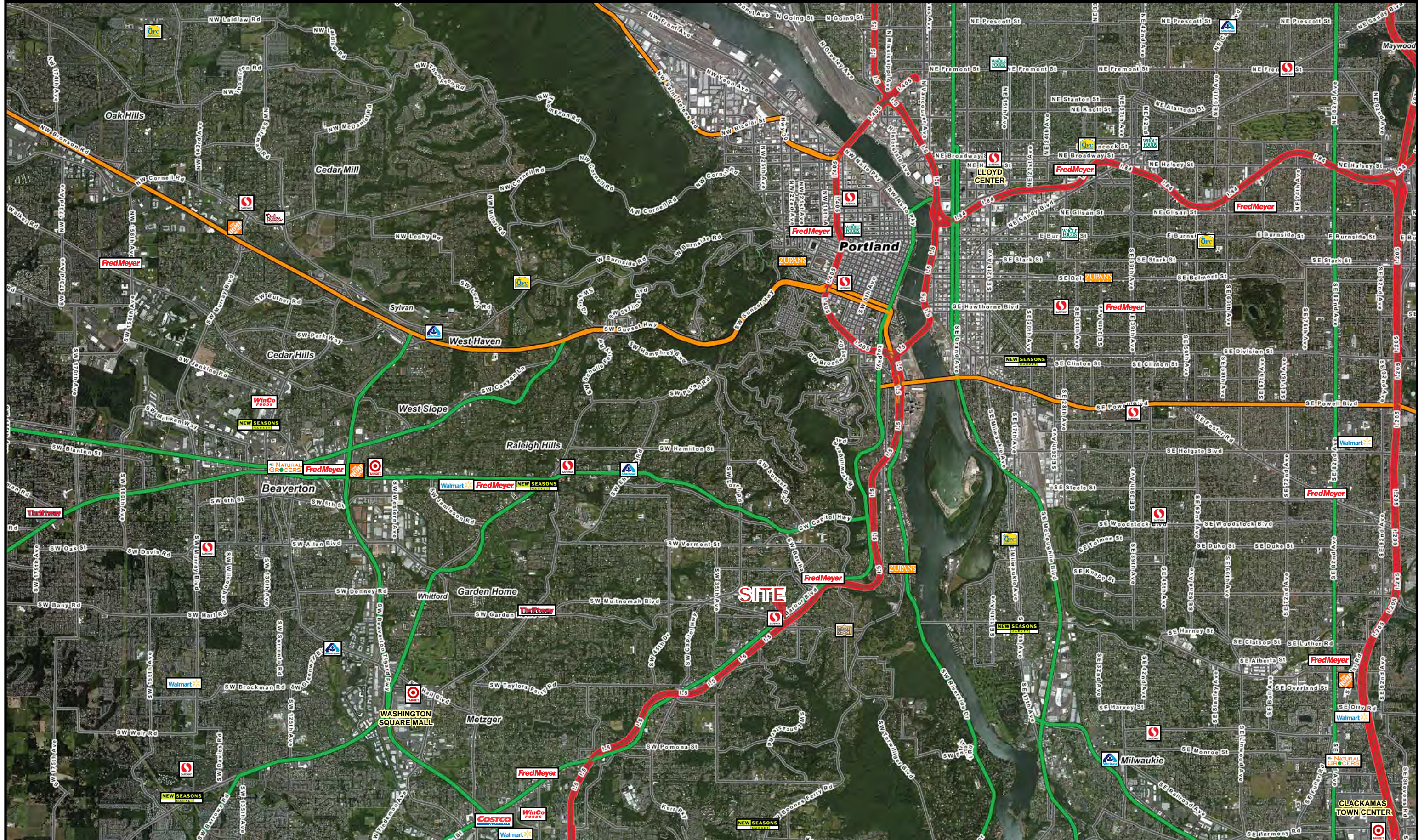
NICK STANTON | nick@cra-nw.com

503.274.0211

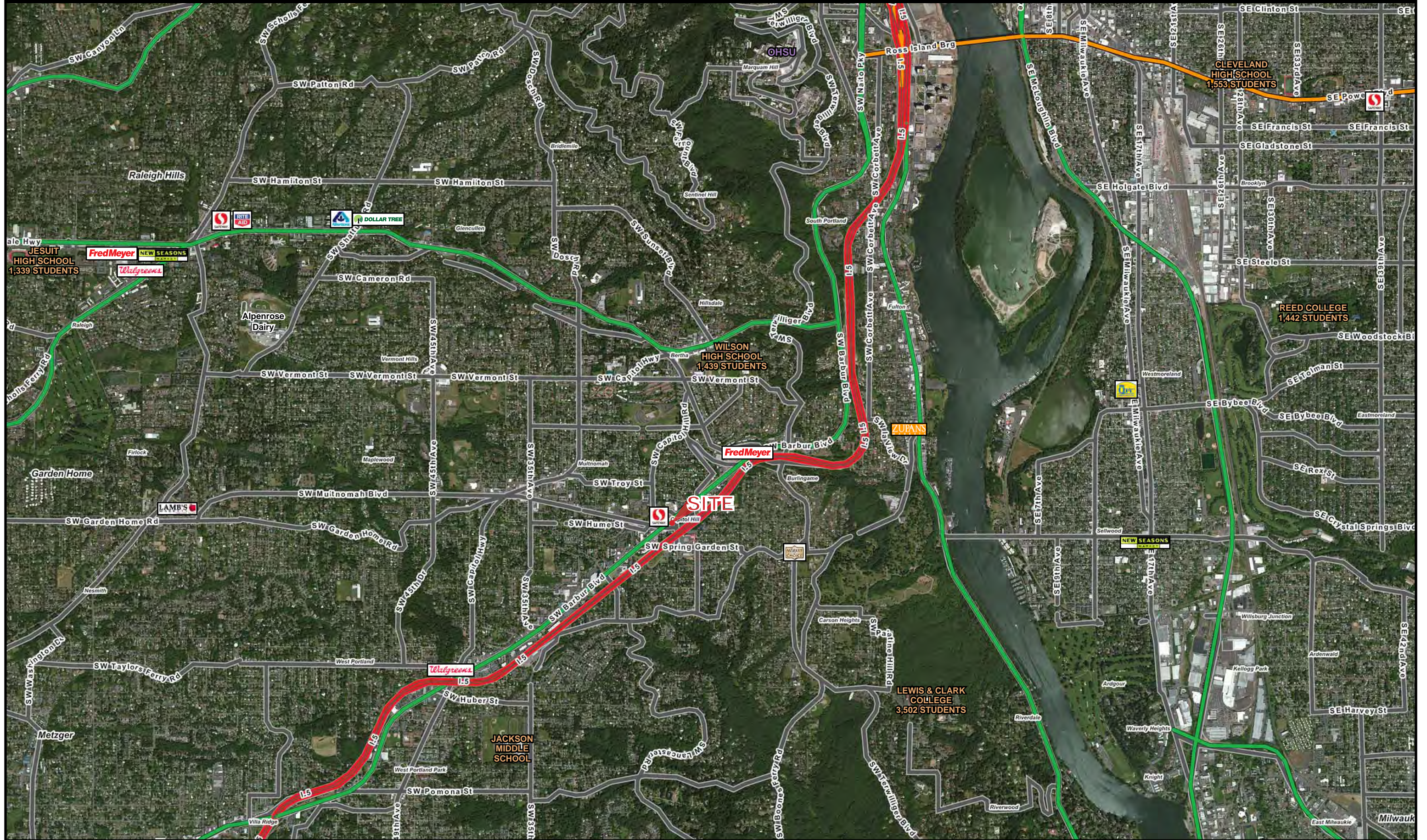
Commercial Realty Advisors NW, LLC
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Portland, Oregon 97204
www.cra-nw.com

Licensed brokers in Oregon & Washington

PORTLAND, OREGON



PORTLAND, OREGON | SOUTHWEST



JESUIT HIGH SCHOOL
1,339 STUDENTS

Fred Meyer
Walgreens

WILSON HIGH SCHOOL
1,439 STUDENTS

SITE

Fred Meyer

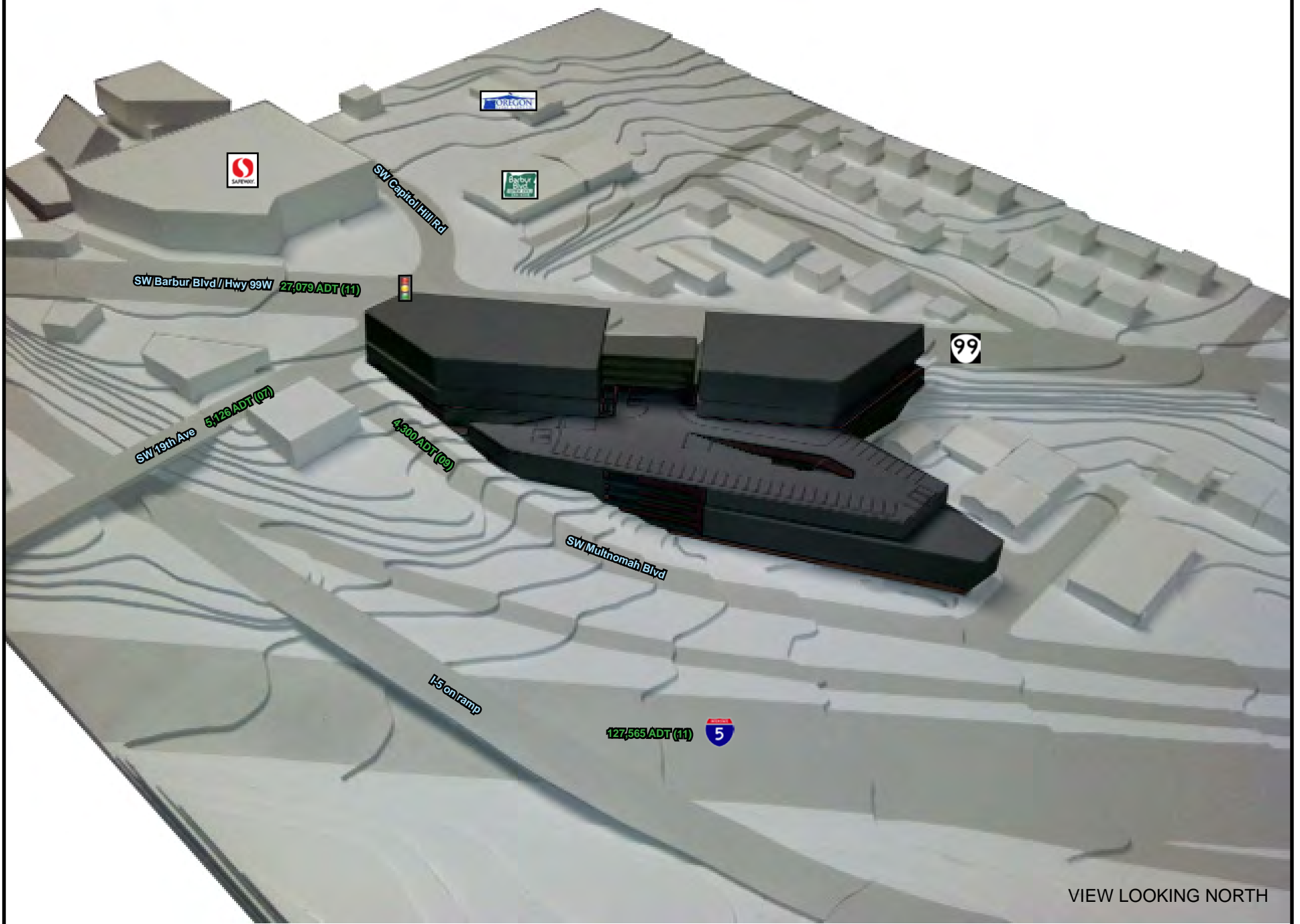
LEWIS & CLARK COLLEGE
3,502 STUDENTS

CLEVELAND HIGH SCHOOL
1,553 STUDENTS

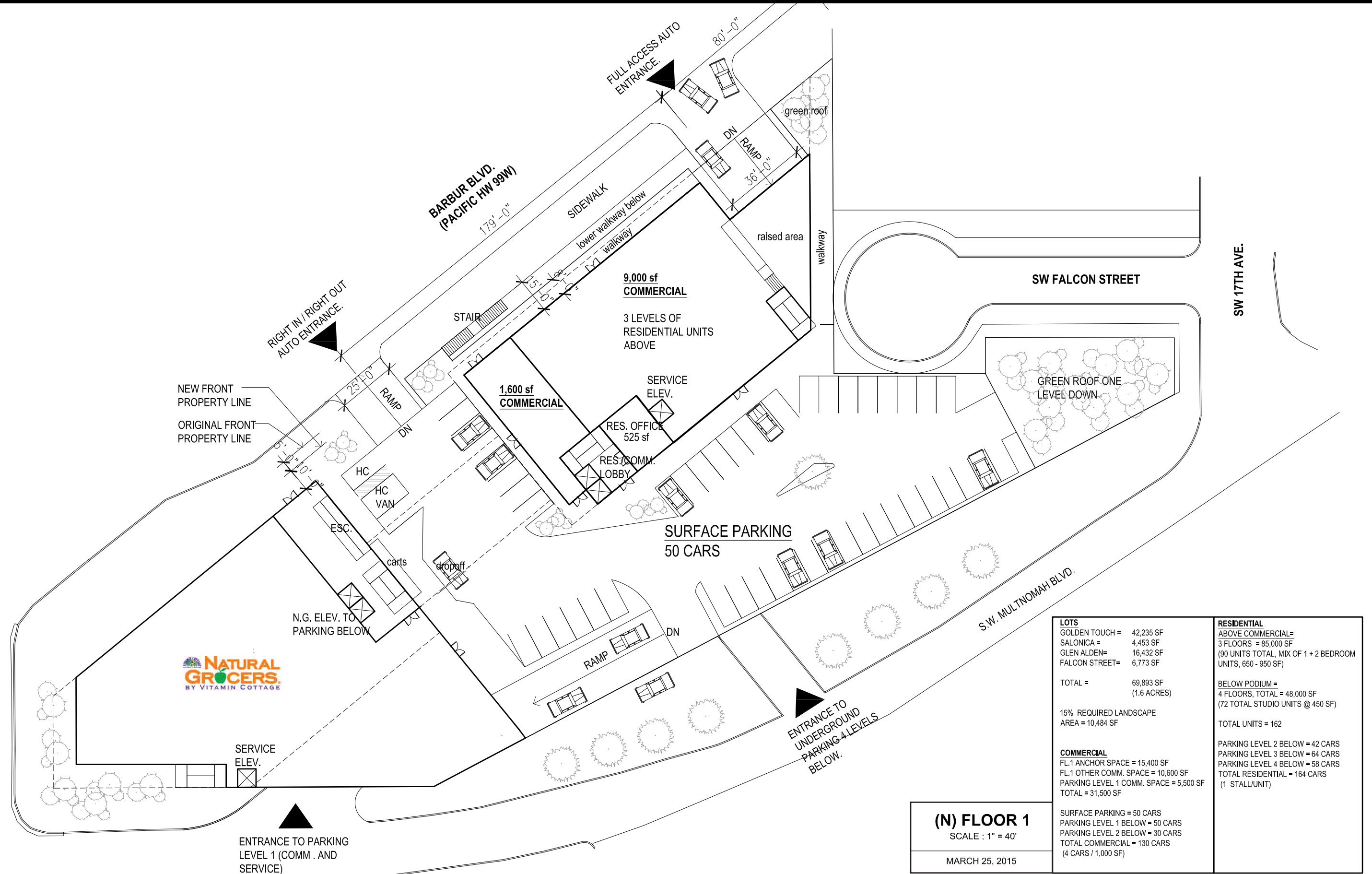
REED COLLEGE
1,442 STUDENTS

JACKSON MIDDLE SCHOOL

Milwaukie



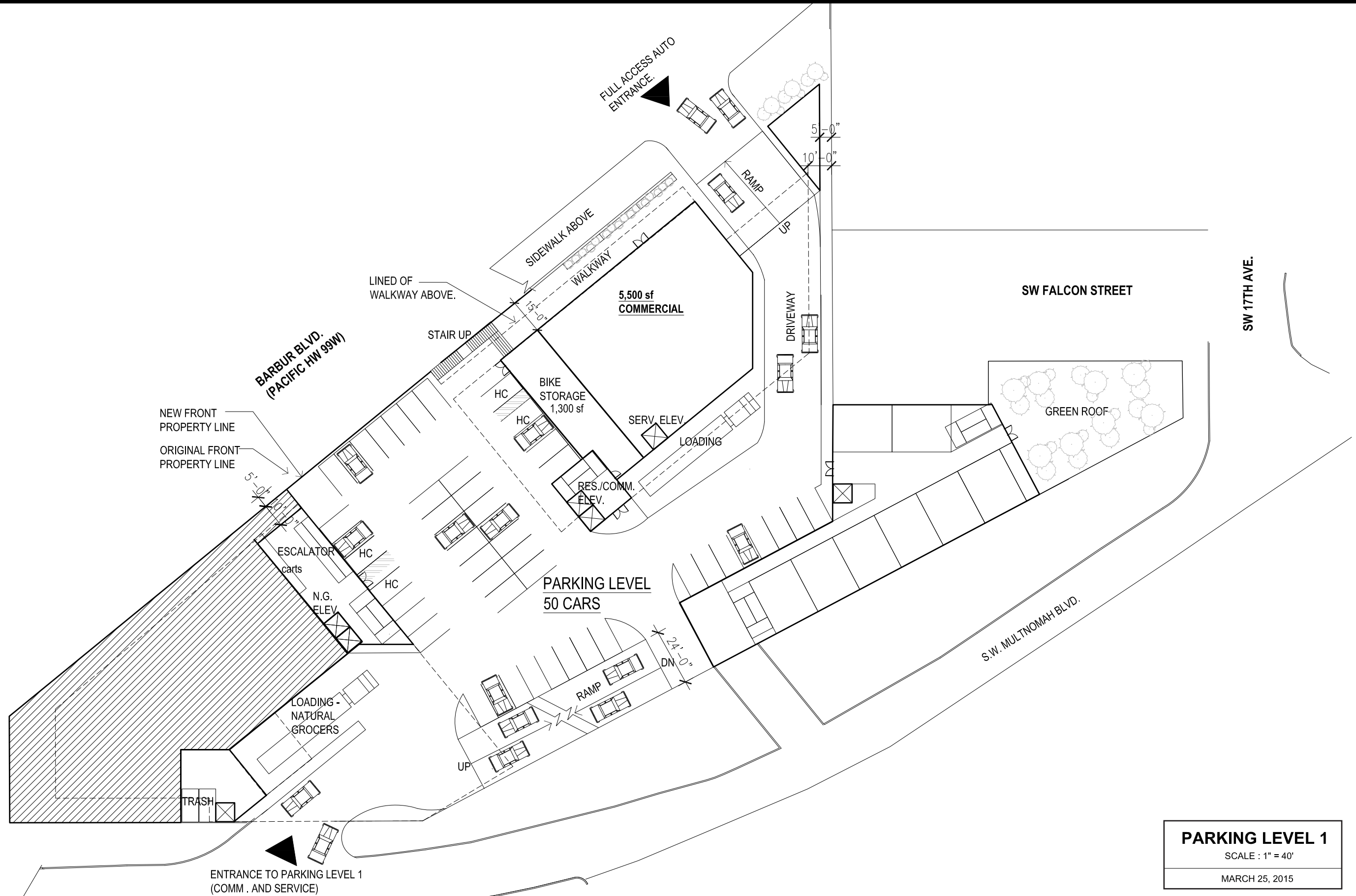
SITE PLAN | 8124 SW BARBUR BLVD DEVELOPMENT CONCEPT



<p>LOTS</p> <p>GOLDEN TOUCH = 42,235 SF SALONICA = 4,453 SF GLEN ALDEN = 16,432 SF FALCON STREET = 6,773 SF</p> <p>TOTAL = 69,893 SF (1.6 ACRES)</p> <p>15% REQUIRED LANDSCAPE AREA = 10,484 SF</p> <p>COMMERCIAL</p> <p>FL.1 ANCHOR SPACE = 15,400 SF FL.1 OTHER COMM. SPACE = 10,600 SF PARKING LEVEL 1 COMM. SPACE = 5,500 SF TOTAL = 31,500 SF</p> <p>SURFACE PARKING = 50 CARS PARKING LEVEL 1 BELOW = 50 CARS PARKING LEVEL 2 BELOW = 30 CARS TOTAL COMMERCIAL = 130 CARS (4 CARS / 1,000 SF)</p>	<p>RESIDENTIAL</p> <p>ABOVE COMMERCIAL = 3 FLOORS = 85,000 SF (90 UNITS TOTAL, MIX OF 1 + 2 BEDROOM UNITS, 650 - 950 SF)</p> <p>BELOW PODIUM = 4 FLOORS, TOTAL = 48,000 SF (72 TOTAL STUDIO UNITS @ 450 SF)</p> <p>TOTAL UNITS = 162</p> <p>PARKING LEVEL 2 BELOW = 42 CARS PARKING LEVEL 3 BELOW = 64 CARS PARKING LEVEL 4 BELOW = 58 CARS TOTAL RESIDENTIAL = 164 CARS (1 STALL/UNIT)</p>
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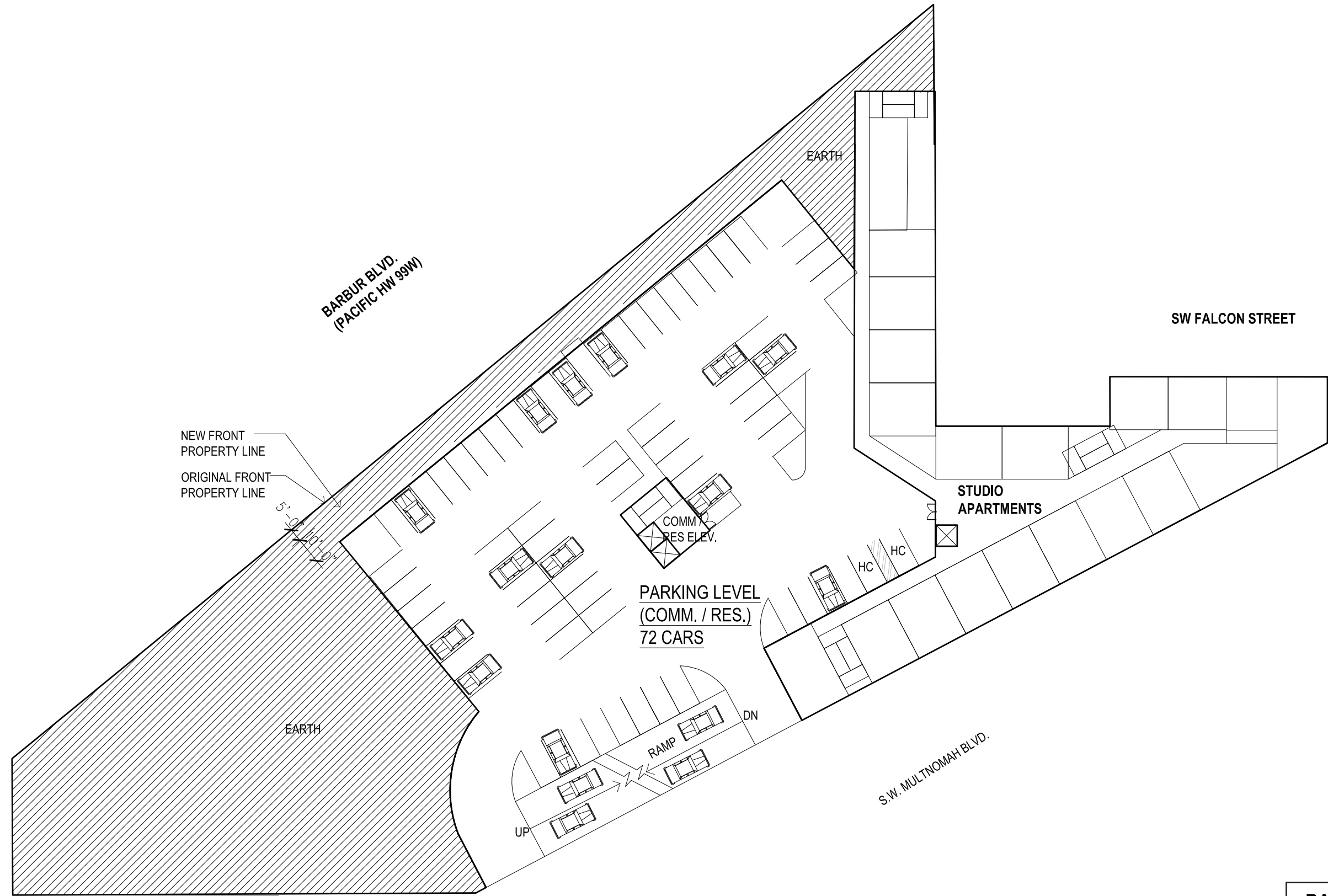
(N) FLOOR 1
 SCALE : 1" = 40'
 MARCH 25, 2015

SITE PLAN | 8124 SW BARBUR BLVD DEVELOPMENT CONCEPT



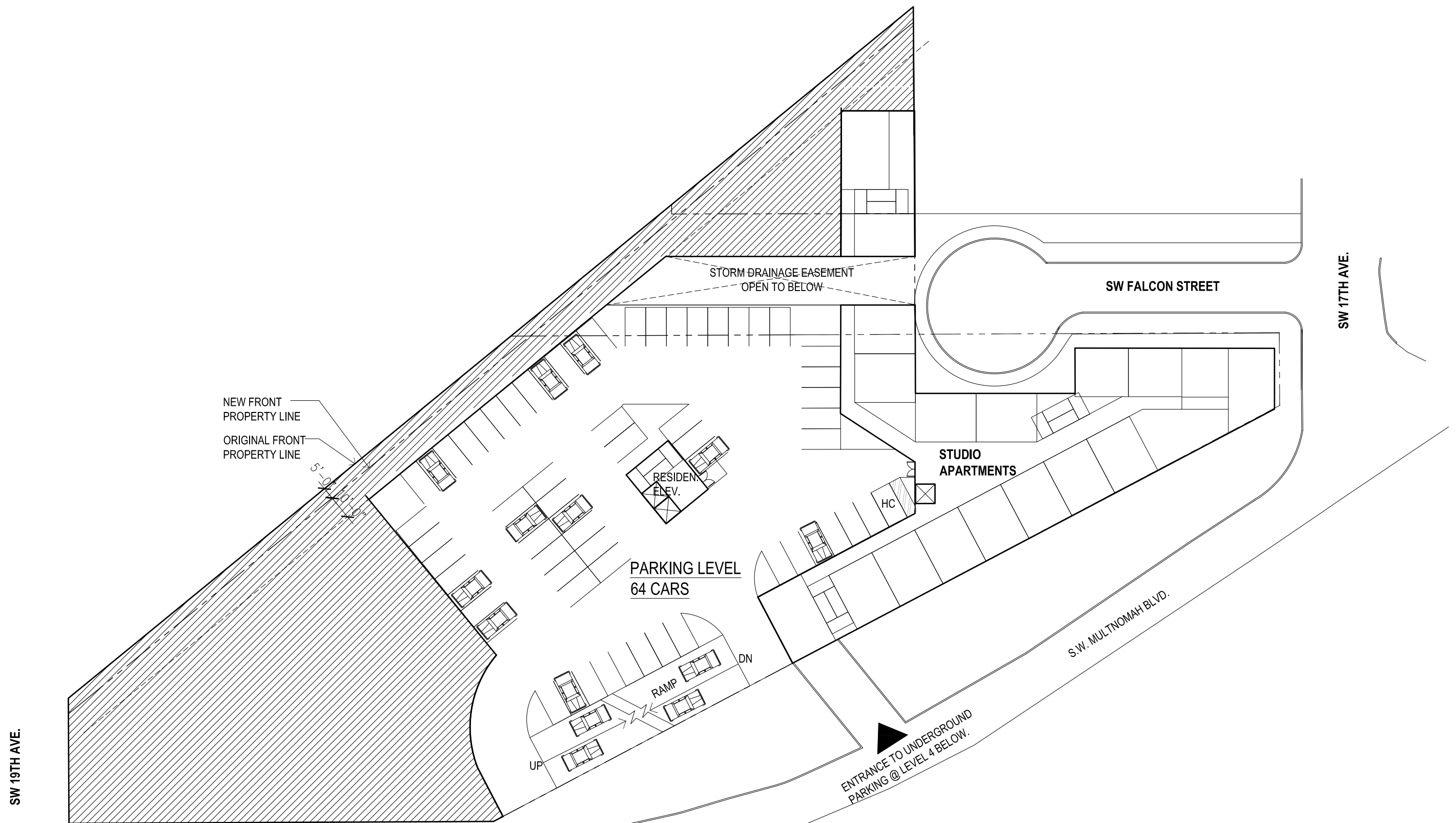
PARKING LEVEL 1
SCALE : 1" = 40'
MARCH 25, 2015



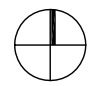


PARKING LEVEL 2
SCALE : 1" = 40'
MARCH 25, 2015

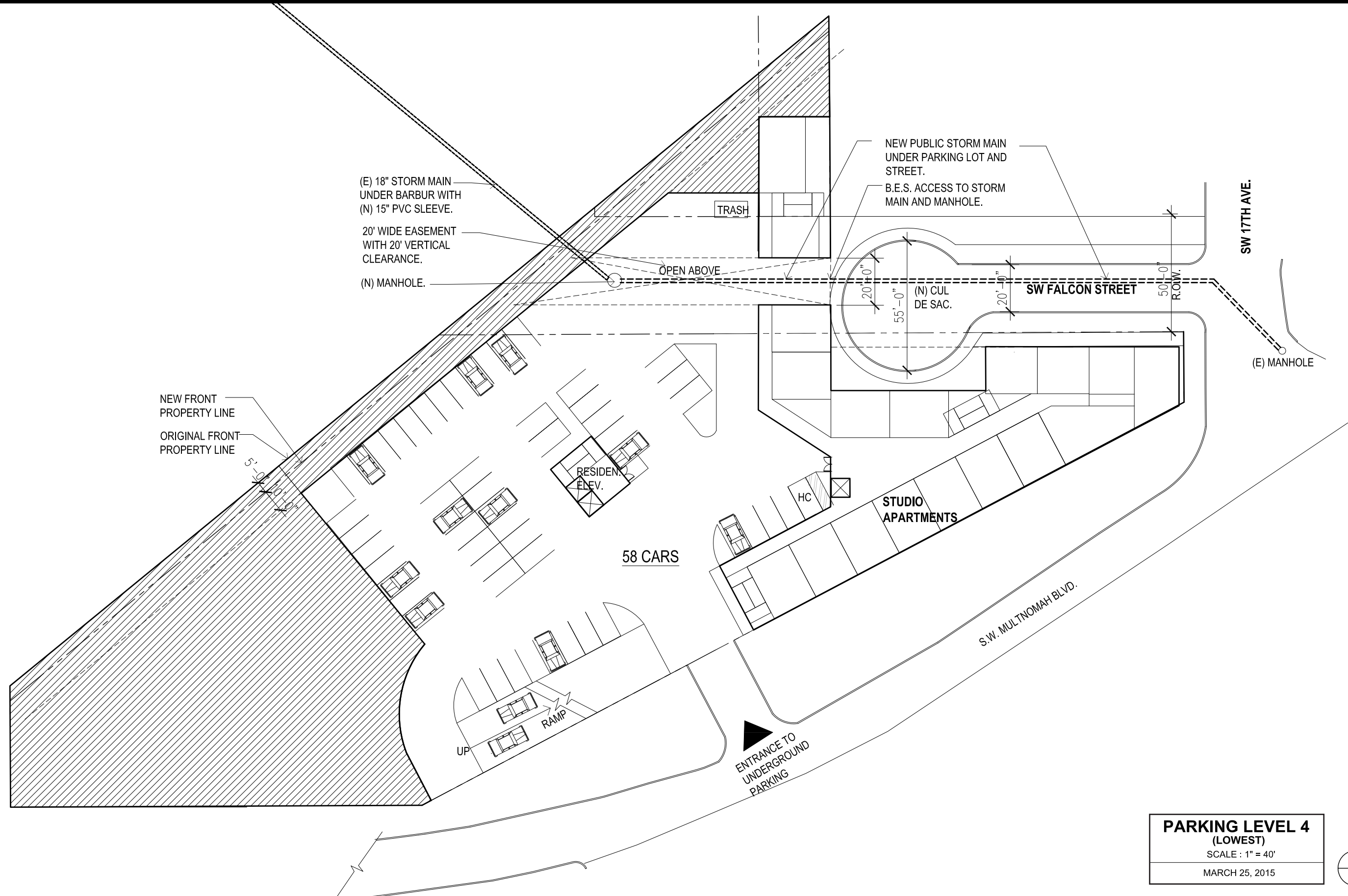




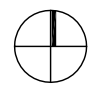
PARKING LEVEL 3
SCALE : 1" = 40'
MARCH 25, 2015



SITE PLAN | 8124 SW BARBUR BLVD DEVELOPMENT CONCEPT



PARKING LEVEL 4 (LOWEST)
 SCALE : 1" = 40'
 MARCH 25, 2015



SW 19TH AVE.

SW 17TH AVE.

S.W. MULTNOMAH BLVD.

SW FALCON STREET

58 CARS

STUDIO APARTMENTS

RESIDENT ELEV.

HC

TRASH

(E) 18" STORM MAIN UNDER BARBUR WITH (N) 15" PVC SLEEVE.
 20' WIDE EASEMENT WITH 20' VERTICAL CLEARANCE.
 (N) MANHOLE.

NEW PUBLIC STORM MAIN UNDER PARKING LOT AND STREET.
 B.E.S. ACCESS TO STORM MAIN AND MANHOLE.

(N) CUL DE SAC.

(E) MANHOLE

NEW FRONT PROPERTY LINE
 ORIGINAL FRONT PROPERTY LINE

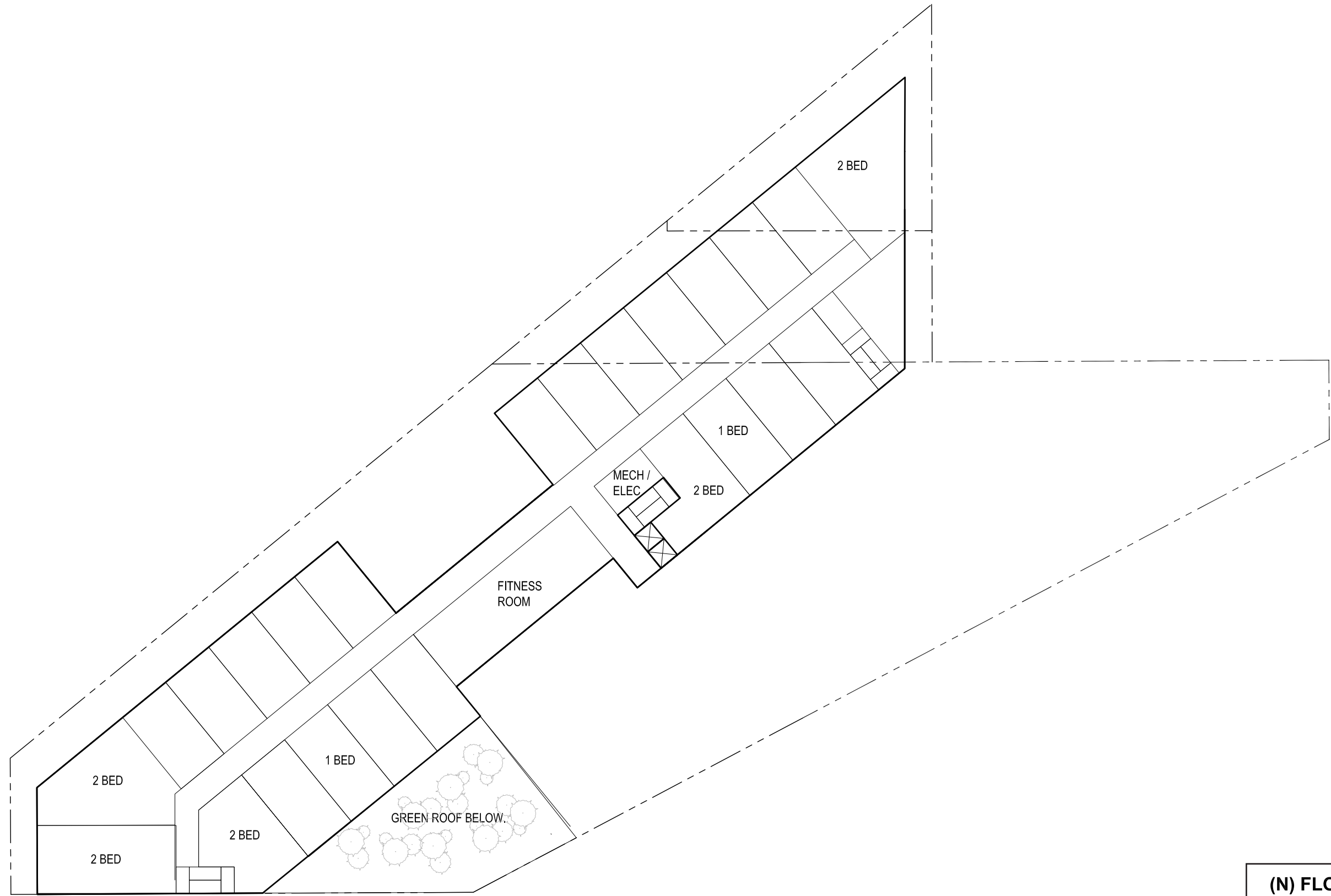
ENTRANCE TO UNDERGROUND PARKING

UP

DOWN

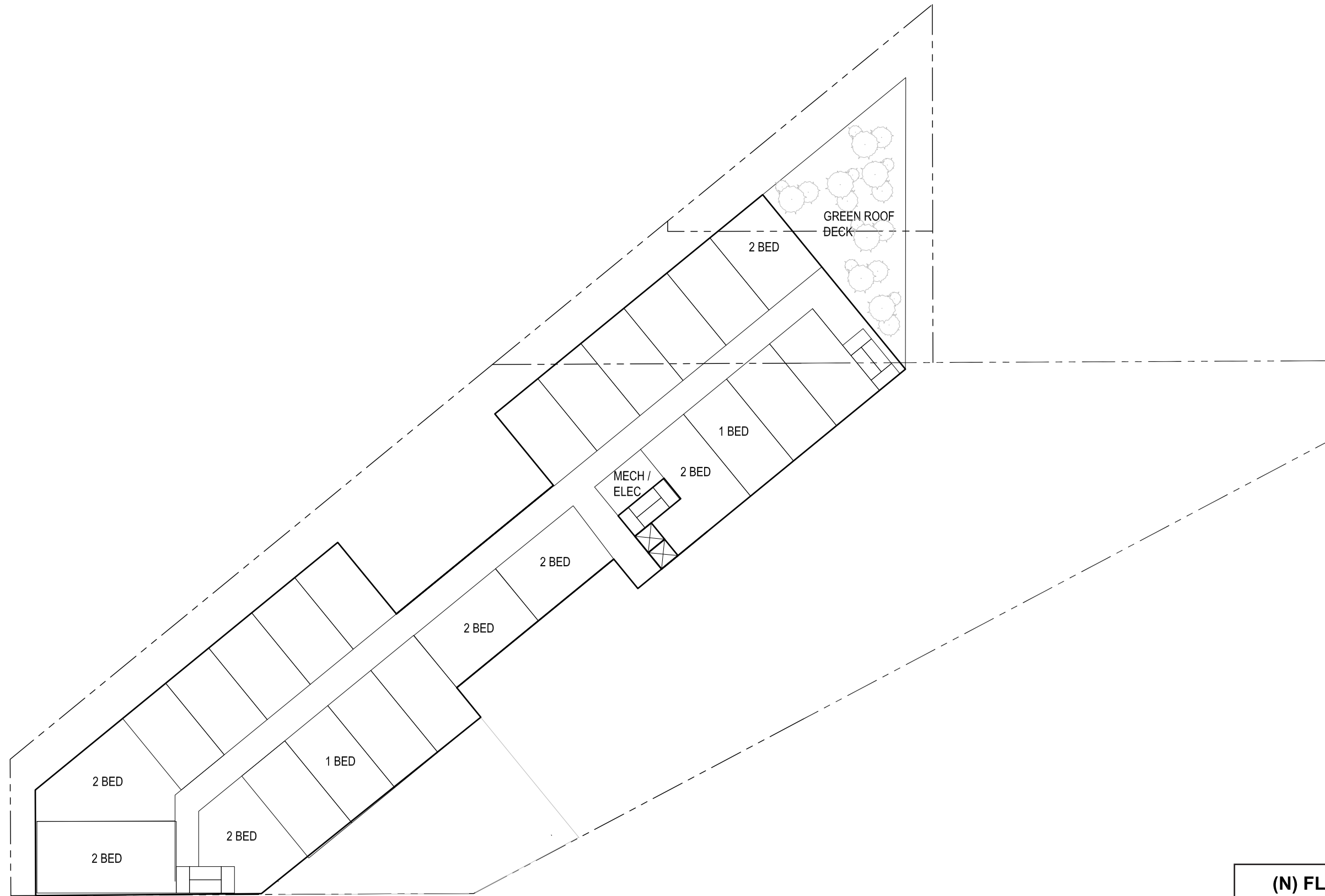
RAMP

OPEN ABOVE



(N) FLOOR 2 - 3
SCALE : 1" = 40'
MARCH 25, 2015





(N) FLOOR 4
SCALE : 1" = 40'
MARCH 25, 2015



97219 Home Prices & Values

\$338,100 Zillow Home Value Index [?](#)

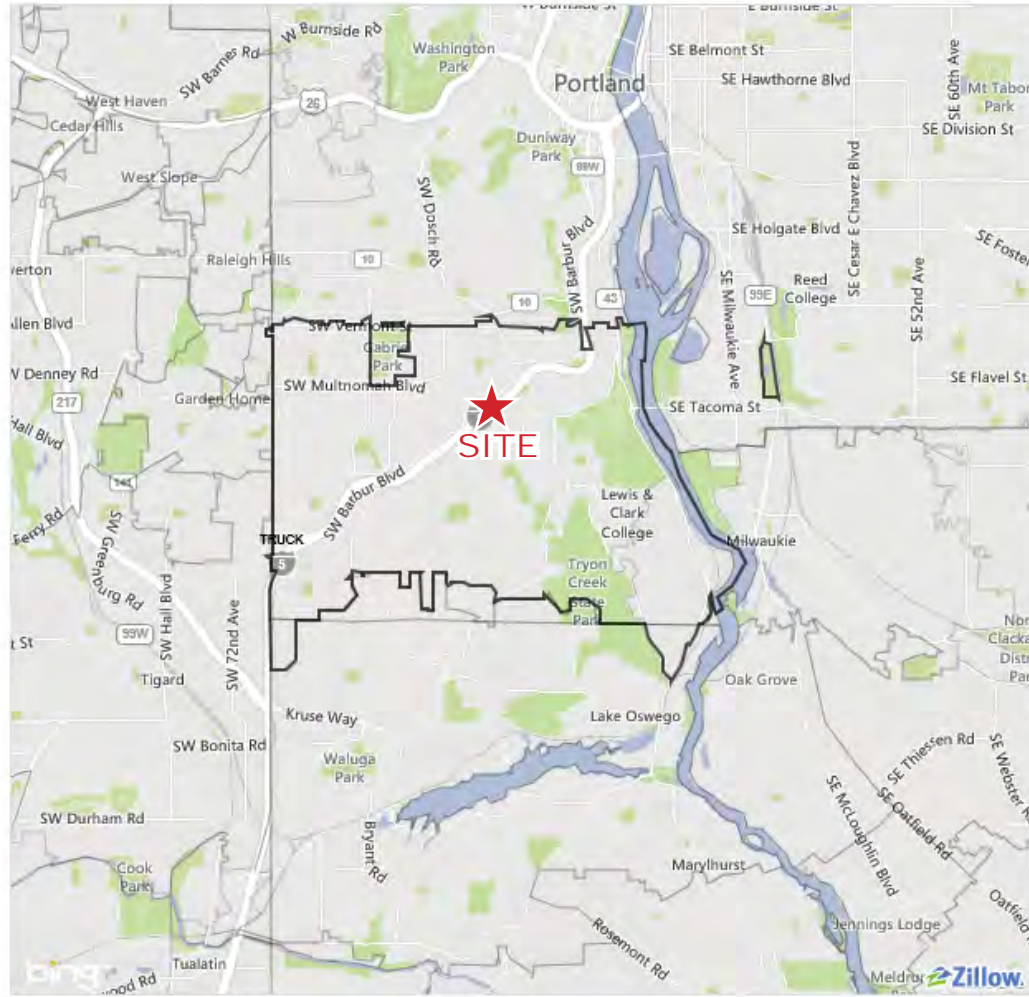


Market Temperature: Cold [?](#)



The median home value in 97219 is \$338,100. 97219 home values have gone up 12.1% over the past year and Zillow predicts they will rise 5.0% within the next year. The median list price per square foot in 97219 is \$228, which is higher than the [Portland Metro](#) average of \$159. The median price of homes currently listed in 97219 is \$385,000 while the median price of homes that sold is \$334,550.

[more](#)



97219 Market Overview

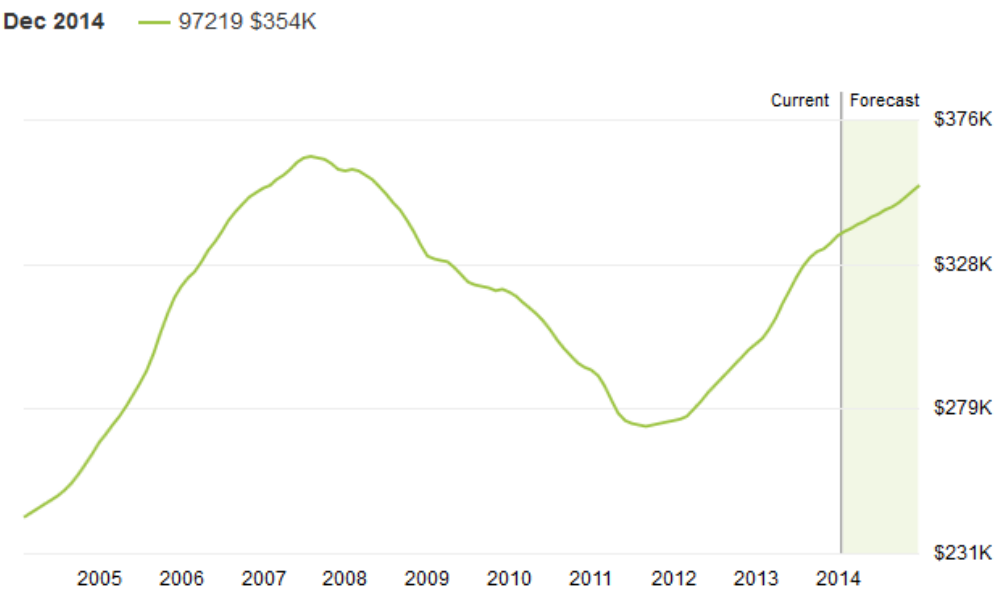
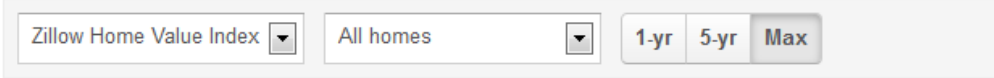
Data through Dec 31, 2013

\$338,100 ZHVI

5.0% 1-yr forecast [?](#) (Dec 31, 2014)

\$385,000 Median listing price

\$334,550 Median sale price



97219 Market Health

Data through Dec 31, 2013

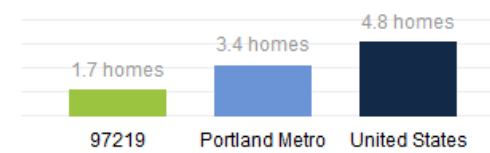
9.6/10 Very healthy [?](#)

No data Average of days on Zillow

No recent data Homes with negative equity (21.0% US Avg)

No recent data Delinquent on mortgage (8.0% US Avg)

Homes foreclosed (per 10,000)



Nearby Zip Codes

Name	Median ZHVI	Name	Median ZHVI	Name	Median ZHVI
97034	\$529,200	97221	\$438,000	97239	\$403,500
97201	\$398,100	97035	\$386,000	97202	\$366,300
97205	\$356,800				

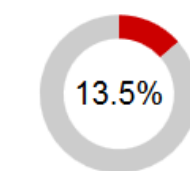
Listings & Sales

Data through Dec 31, 2013

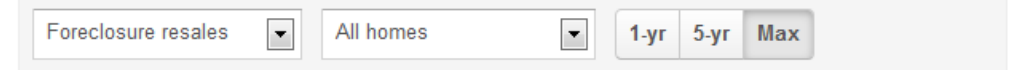
\$228 Median list price / sq ft

\$215 Median sale price / sq ft

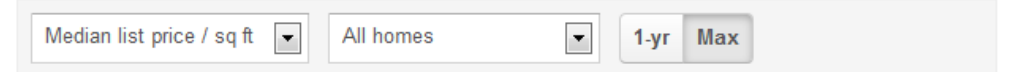
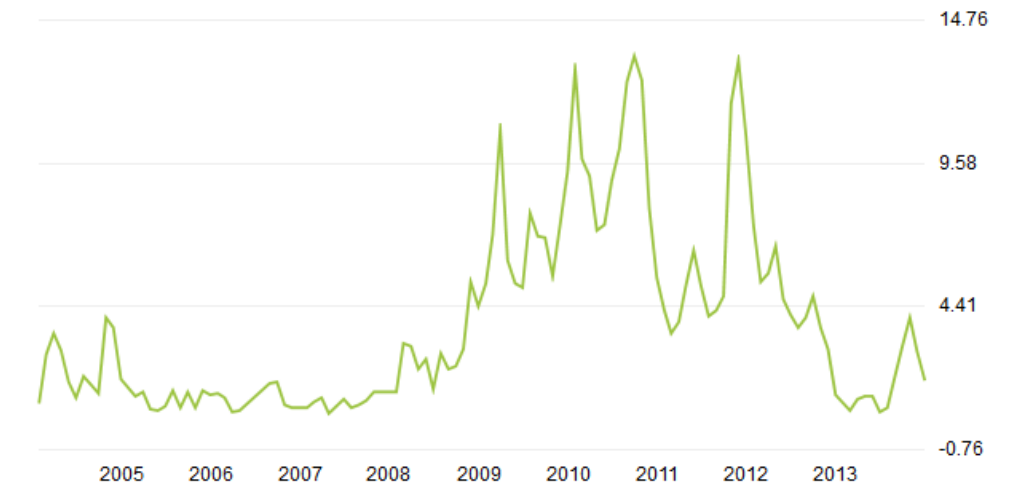
41.1% Listings with price cut



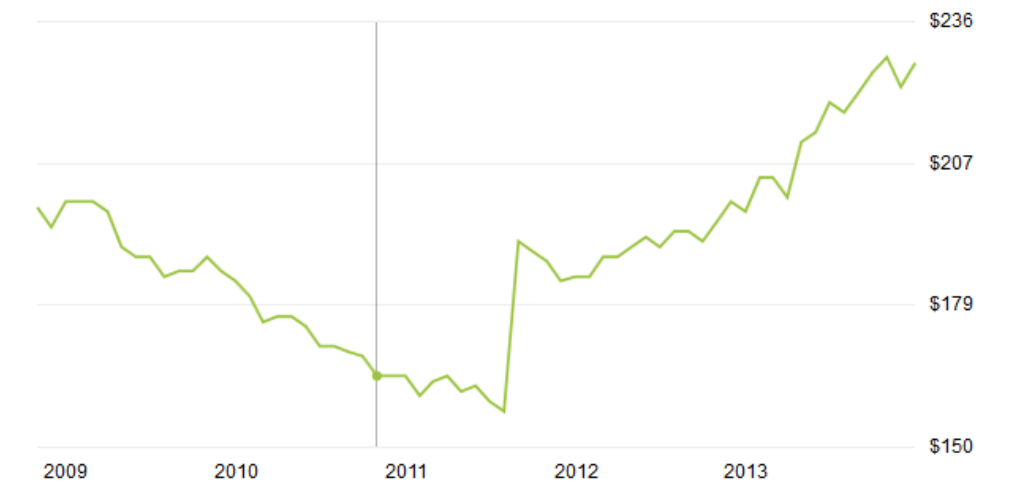
Sold below listing



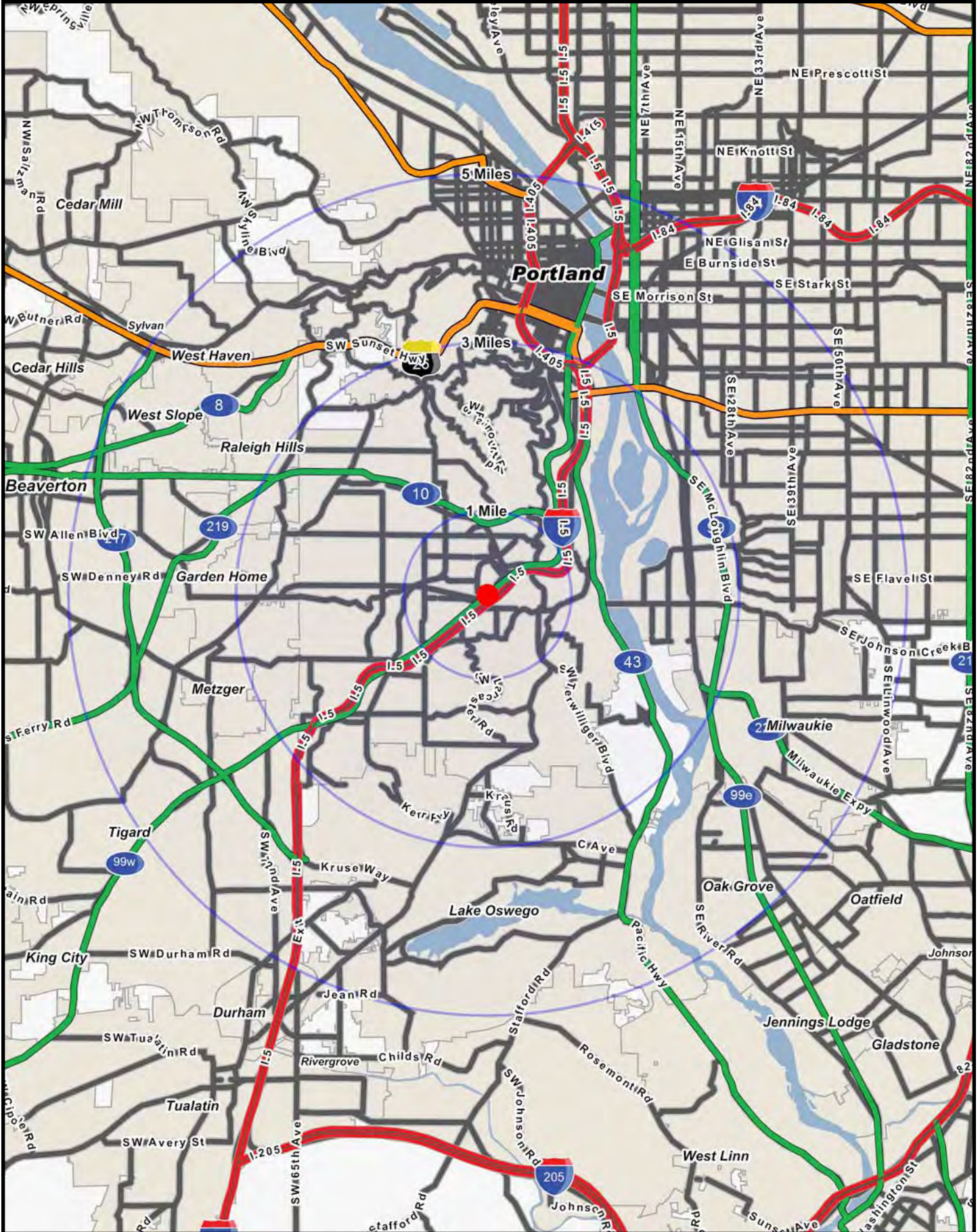
Dec 2013 97219 1.74



Oct 2010 97219 \$165



DEMOGRAPHIC MAP | BARBUR BLVD DEVELOPMENT



FULL PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups



Lat/Lon: 45.4659/-122.6974

RF1

SW Barbur Blvd & Capitol Hill Rd

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2014 Estimated Population	14,298	101,650	337,514
	2019 Projected Population	14,809	105,422	350,628
	2010 Census Population	13,919	98,923	328,304
	2000 Census Population	13,138	93,343	303,452
	Projected Annual Growth 2014 to 2019	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2014	0.6%	0.6%	0.8%
HOUSEHOLDS	2014 Estimated Households	6,560	46,184	157,199
	2019 Projected Households	6,809	48,055	164,035
	2010 Census Households	6,397	44,964	152,793
	2000 Census Households	6,010	42,184	139,318
	Projected Annual Growth 2014 to 2019	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2014	0.7%	0.7%	0.9%
AGE	2014 Est. Population Under 10 Years	10.7%	10.0%	9.4%
	2014 Est. Population 10 to 19 Years	8.5%	9.7%	9.3%
	2014 Est. Population 20 to 29 Years	16.4%	13.6%	16.1%
	2014 Est. Population 30 to 44 Years	24.5%	22.3%	23.9%
	2014 Est. Population 45 to 59 Years	21.3%	22.0%	20.8%
	2014 Est. Population 60 to 74 Years	14.4%	16.2%	14.6%
	2014 Est. Population 75 Years or Over	4.2%	6.3%	6.0%
	2014 Est. Median Age	37.5	40.2	39.0
MARITAL STATUS & GENDER	2014 Est. Male Population	49.2%	48.4%	49.6%
	2014 Est. Female Population	50.8%	51.6%	50.4%
	2014 Est. Never Married	38.5%	33.7%	37.5%
	2014 Est. Now Married	41.1%	45.6%	40.7%
	2014 Est. Separated or Divorced	16.5%	15.6%	17.1%
	2014 Est. Widowed	3.9%	5.1%	4.8%
INCOME	2014 Est. HH Income \$200,000 or More	7.8%	10.5%	7.2%
	2014 Est. HH Income \$150,000 to \$199,999	7.1%	7.6%	5.8%
	2014 Est. HH Income \$100,000 to \$149,999	13.7%	15.3%	13.0%
	2014 Est. HH Income \$75,000 to \$99,999	12.1%	11.9%	11.5%
	2014 Est. HH Income \$50,000 to \$74,999	18.6%	16.3%	17.4%
	2014 Est. HH Income \$35,000 to \$49,999	13.3%	13.2%	13.3%
	2014 Est. HH Income \$25,000 to \$34,999	9.0%	8.2%	9.5%
	2014 Est. HH Income \$15,000 to \$24,999	10.3%	8.0%	9.9%
	2014 Est. HH Income Under \$15,000	8.1%	8.9%	12.6%
	2014 Est. Average Household Income	\$89,212	\$100,944	\$83,746
	2014 Est. Median Household Income	\$64,368	\$71,845	\$61,552
	2014 Est. Per Capita Income	\$41,014	\$46,002	\$39,296
2014 Est. Total Businesses	798	5,783	29,240	
2014 Est. Total Employees	5,406	74,099	340,437	

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2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups



Lat/Lon: 45.4659/-122.6974

RF1

SW Barbur Blvd & Capitol Hill Rd

Portland, OR

	1 Mile	3 Miles	5 Miles
RACE			
2014 Est. White	87.9%	88.0%	85.9%
2014 Est. Black	2.2%	1.7%	2.0%
2014 Est. Asian or Pacific Islander	3.9%	4.6%	5.1%
2014 Est. American Indian or Alaska Native	0.6%	0.5%	0.7%
2014 Est. Other Races	5.5%	5.2%	6.3%
HISPANIC			
2014 Est. Hispanic Population	764	5,045	23,717
2014 Est. Hispanic Population	5.3%	5.0%	7.0%
2019 Proj. Hispanic Population	5.6%	5.2%	7.4%
2010 Hispanic Population	5.2%	4.8%	6.8%
EDUCATION (Adults 25 or Older)			
2014 Est. Adult Population (25 Years or Over)	10,438	74,797	244,751
2014 Est. Elementary (Grade Level 0 to 8)	1.4%	1.1%	1.8%
2014 Est. Some High School (Grade Level 9 to 11)	2.6%	2.0%	3.4%
2014 Est. High School Graduate	11.8%	11.6%	14.3%
2014 Est. Some College	21.3%	20.9%	22.5%
2014 Est. Associate Degree Only	7.3%	6.0%	6.4%
2014 Est. Bachelor Degree Only	30.5%	32.2%	30.5%
2014 Est. Graduate Degree	25.1%	26.3%	21.1%
HOUSING			
2014 Est. Total Housing Units	6,771	48,556	165,893
2014 Est. Owner-Occupied	56.9%	58.5%	49.0%
2014 Est. Renter-Occupied	40.0%	36.6%	45.7%
2014 Est. Vacant Housing	3.1%	4.9%	5.2%
HOMES BUILT BY YEAR			
2010 Homes Built 2005 or later	7.5%	7.1%	6.4%
2010 Homes Built 2000 to 2004	4.4%	4.6%	5.8%
2010 Homes Built 1990 to 1999	9.6%	12.1%	12.3%
2010 Homes Built 1980 to 1989	9.2%	12.2%	10.5%
2010 Homes Built 1970 to 1979	21.8%	20.5%	17.6%
2010 Homes Built 1960 to 1969	13.6%	11.3%	11.4%
2010 Homes Built 1950 to 1959	12.6%	11.6%	10.4%
2010 Homes Built Before 1949	21.3%	20.8%	25.6%
HOME VALUES			
2010 Home Value \$1,000,000 or More	0.7%	3.1%	2.9%
2010 Home Value \$500,000 to \$999,999	11.4%	19.7%	17.9%
2010 Home Value \$400,000 to \$499,999	16.3%	13.8%	11.7%
2010 Home Value \$300,000 to \$399,999	33.3%	26.8%	23.2%
2010 Home Value \$200,000 to \$299,999	23.2%	21.5%	26.9%
2010 Home Value \$150,000 to \$199,999	8.4%	7.9%	8.7%
2010 Home Value \$100,000 to \$149,999	3.5%	3.6%	4.3%
2010 Home Value \$50,000 to \$99,999	1.4%	1.5%	1.6%
2010 Home Value \$25,000 to \$49,999	0.6%	0.8%	0.9%
2010 Home Value Under \$25,000	1.0%	1.3%	1.7%
2010 Median Home Value	\$338,905	\$369,414	\$352,159
2010 Median Rent	\$748	\$800	\$780

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Calculated using Proportional Block Groups



Lat/Lon: 45.4659/-122.6974

RF1

SW Barbur Blvd & Capitol Hill Rd

Portland, OR

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2014 Est. Labor Population Age 16 Years or Over	11,892	83,662	277,799
	2014 Est. Civilian Employed	66.9%	65.0%	64.8%
	2014 Est. Civilian Unemployed	3.5%	3.8%	4.2%
	2014 Est. in Armed Forces	0.3%	0.1%	0.1%
	2014 Est. not in Labor Force	29.3%	31.1%	30.9%
	2014 Labor Force Males	48.6%	48.1%	49.1%
	2014 Labor Force Females	51.4%	51.9%	50.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,630	50,745	169,810
	2010 Mgmt, Business, & Financial Operations	20.1%	20.5%	18.8%
	2010 Professional, Related	31.4%	33.3%	30.0%
	2010 Service	15.8%	12.8%	15.2%
	2010 Sales, Office	23.4%	23.3%	23.6%
	2010 Farming, Fishing, Forestry	0.5%	0.5%	0.5%
	2010 Construction, Extraction, Maintenance	3.9%	3.7%	4.4%
	2010 Production, Transport, Material Moving	4.8%	6.0%	7.5%
	2010 White Collar Workers	74.9%	77.1%	72.4%
	2010 Blue Collar Workers	25.1%	22.9%	27.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	67.5%	68.3%	62.0%
	2010 Drive to Work in Carpool	7.9%	7.6%	7.1%
	2010 Travel to Work by Public Transportation	10.4%	8.8%	10.7%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.4%
	2010 Walk or Bicycle to Work	6.9%	7.0%	11.4%
	2010 Other Means	0.1%	0.4%	0.5%
	2010 Work at Home	7.1%	7.7%	7.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	28.2%	26.1%	26.0%
	2010 Travel to Work in 15 to 29 Minutes	44.9%	48.6%	45.3%
	2010 Travel to Work in 30 to 59 Minutes	22.7%	22.0%	24.5%
	2010 Travel to Work in 60 Minutes or More	4.2%	3.3%	4.2%
	2010 Average Travel Time to Work	19.0	20.0	20.6
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$428 M	\$3.27 B	\$9.68 B
	2014 Est. Apparel	\$20.6 M	\$158 M	\$466 M
	2014 Est. Contributions, Gifts	\$29.6 M	\$235 M	\$667 M
	2014 Est. Education, Reading	\$12.6 M	\$99.9 M	\$287 M
	2014 Est. Entertainment	\$24.0 M	\$184 M	\$542 M
	2014 Est. Food, Beverages, Tobacco	\$66.8 M	\$504 M	\$1.52 B
	2014 Est. Furnishings, Equipment	\$19.1 M	\$148 M	\$431 M
	2014 Est. Health Care, Insurance	\$30.1 M	\$227 M	\$684 M
	2014 Est. Household Operations, Shelter, Utilities	\$128 M	\$980 M	\$2.90 B
	2014 Est. Miscellaneous Expenses	\$7.03 M	\$53.2 M	\$160 M
	2014 Est. Personal Care	\$6.17 M	\$46.9 M	\$140 M
2014 Est. Transportation	\$83.7 M	\$631 M	\$1.88 B	

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