BETHANY VILLAGE CENTRE

LOCATION

NW Bethany Blvd & NW Laidlaw Rd, Portland, Oregon

AVAILABLE SPACE

- 1,500 SF
- 1,688 SF
- 2,256 SF (includes restaurant buildout, available 12/1/2020)
- 2,400 SF ⎤
- 2,600 SF ⎦ Can combine for 5,000 SF
- 3,720 SF

RENTAL RATE

Please call for details

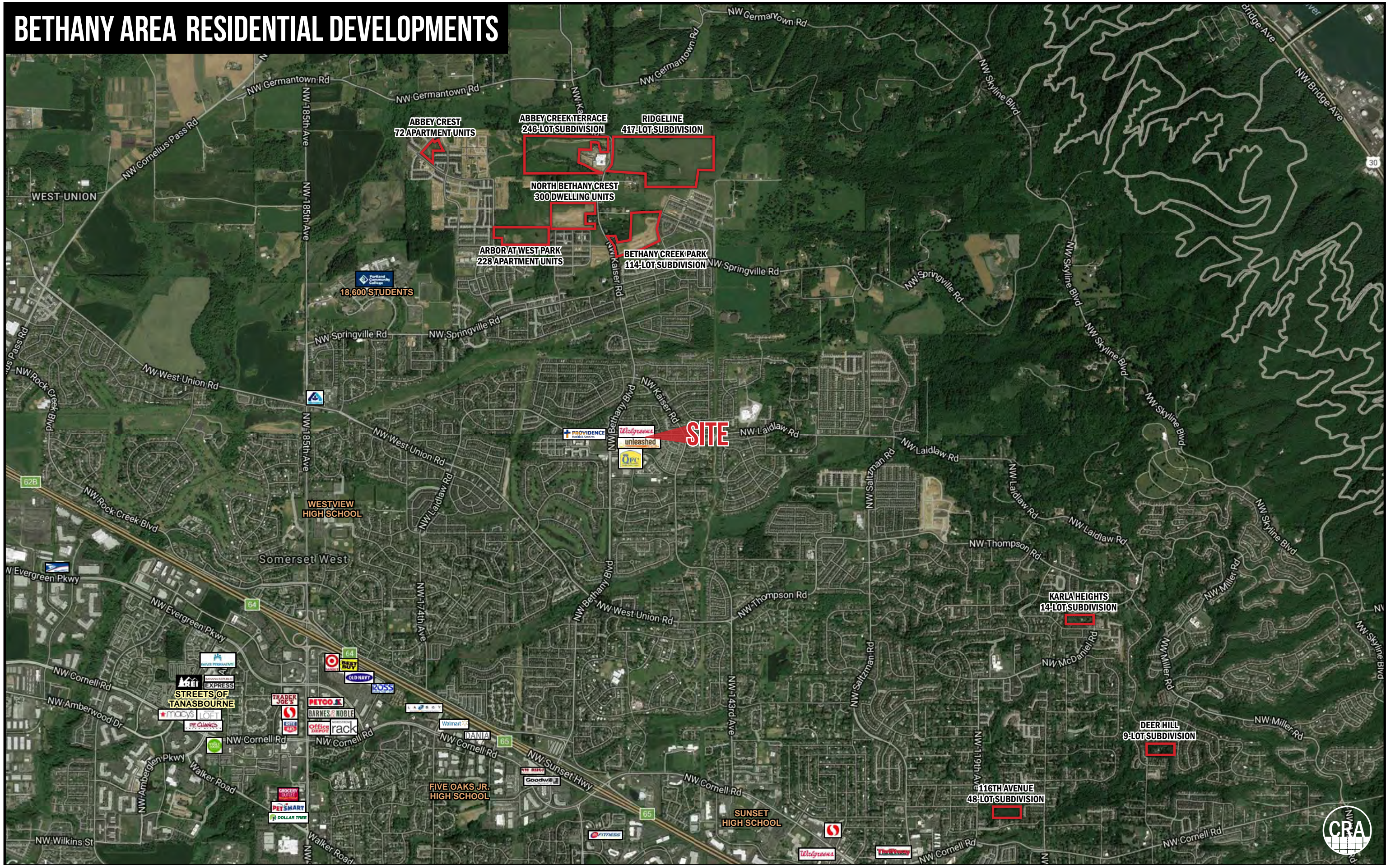## TRAFFIC COUNTS

NW Bethany Blvd | 12,345 ADT ('20)
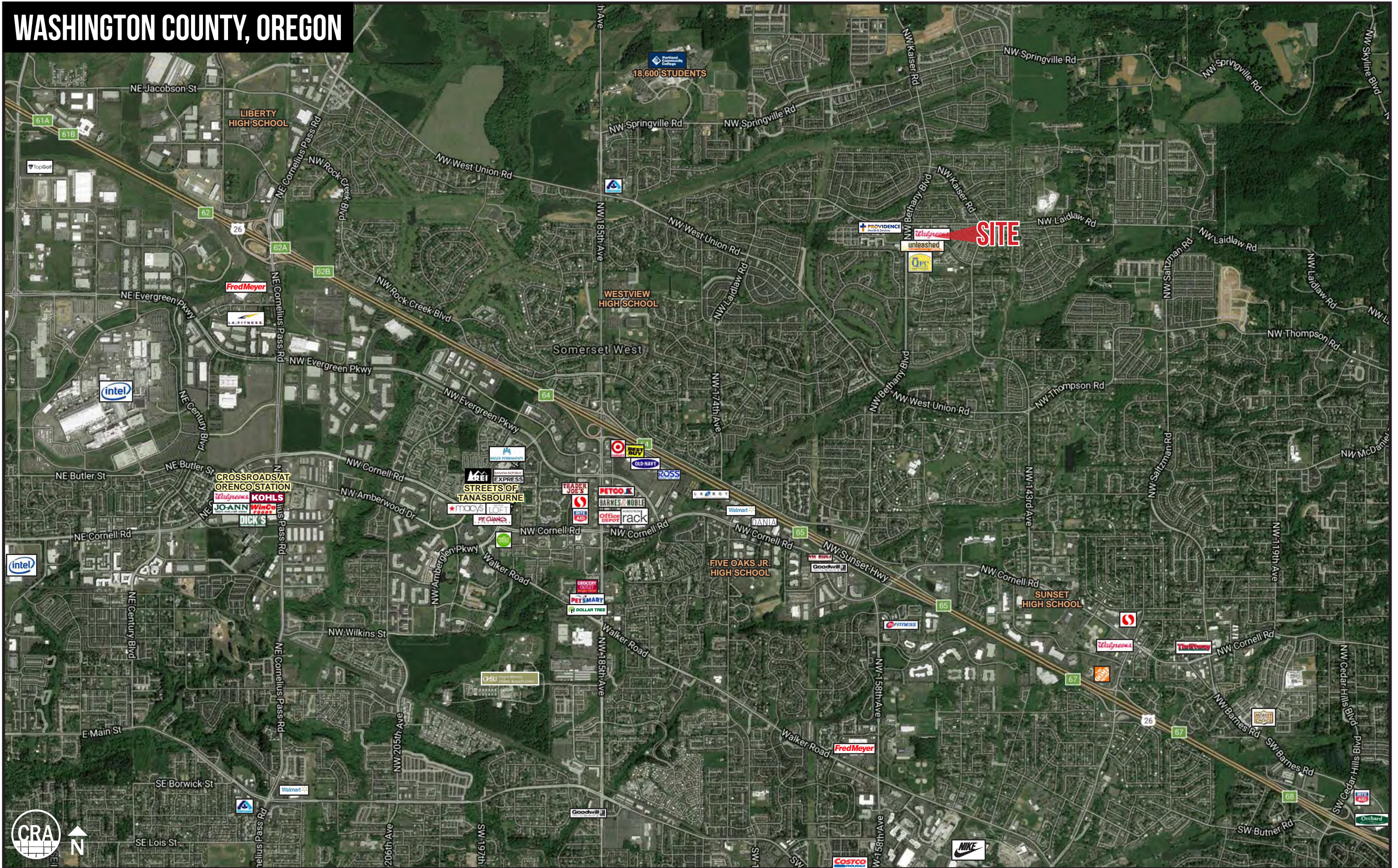**NW Laidlaw Rd** | 9,118 ADT ('18)

HIGHLIGHTS

- Located in the heart of Bethany, an affluent neighborhood (the average household income within 1 mile is over $162,000) with limited retail-zoned properties in the trade area, which means the center has fewer competitors in the trade area.
- Bethany Village Centre is anchored by QFC, with Chase, Walgreens, Great Clips, GNC, Bethany Tap House, Starbucks, and more.

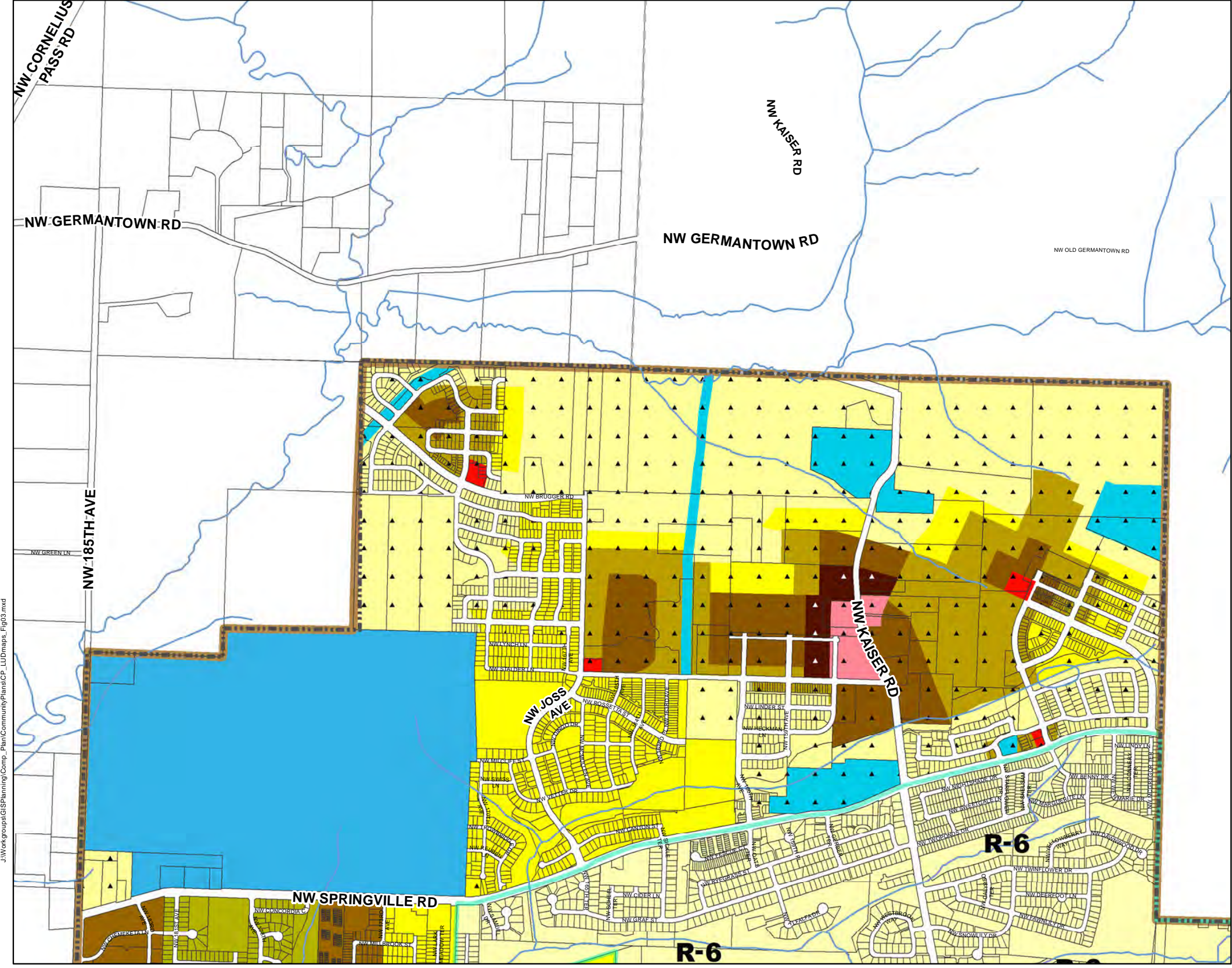BETHANY AREA RESIDENTIAL DEVELOPMENTS

WASHINGTON COUNTY, OREGON

SITE

18,600 STUDENTS

Portland Community College

LIBERTY HIGH SCHOOL

TopGolf

PROVIDENCE Health & Services

Walgreens unleashed

QFC

WESTVIEW HIGH SCHOOL

FredMeyer

LA FITNESS

intel

Somerset West

CROSSROADS AT ORENCO STATION

Walgreens   KOHLS

JO-ANN   WinCo FOODS

macy's   LOFT

DICK'S

intel

REI   Kaiser Permanente

BANANA REPUBLIC FACTORY STORE

STREETS OF TANASBOURNE

macy's

PF CHANGS

Target   BEST BUY

OLD NAVY

ROSS

TRADER JOE'S   PETCO

BARNES & NOBLE

RITE AID   OfficeDepot

Nordstrom rack

LA BOY

Walmart

DANJA

FIVE OAKS JR. HIGH SCHOOL

NW BURN

Goodwill

SUNSET HIGH SCHOOL

GROCERY OUTLET

PETSMART

DOLLAR TREE

OHSU

fitness

Walgreens

Thriftway

HomeDepot

FredMeyer

MOD PIZZA

Walmart

Goodwill

NIKE

Costco WHOLESALE

RITE AID

Orchard

CRA   N

PLAZA AT BETHANY VILLAGE | CLOSE-IN

NW Laidlaw Rd

NW Laidlaw Rd

PROVIDENCE
Health & Services

West Parc Apartments
149 units

Bank of America

TACO
BELL

BETHANY
PUBLIC
HOUSE

Bethany Knoll
Duet Townhomes
100 units

Bethany
Village Offices

West Parc Residential

NW Central Dr

Walgreens

SITE

Promenade at
Bethany Village
106 condos

NW Central Dr

Laurel Parc at
Bethany Village

Bethany Village Centre

NW 153rd Terr

Bethany
Education Center
& Commercial

Bethany Athletic Club

Starbucks

unleashed

QFC

Central Parc Apartments
118 Units

Claremont Golf Club

CHASE

NW Bethany Blvd

NW South Parc St

Bethany
Baptist Church

South Park
Apartments
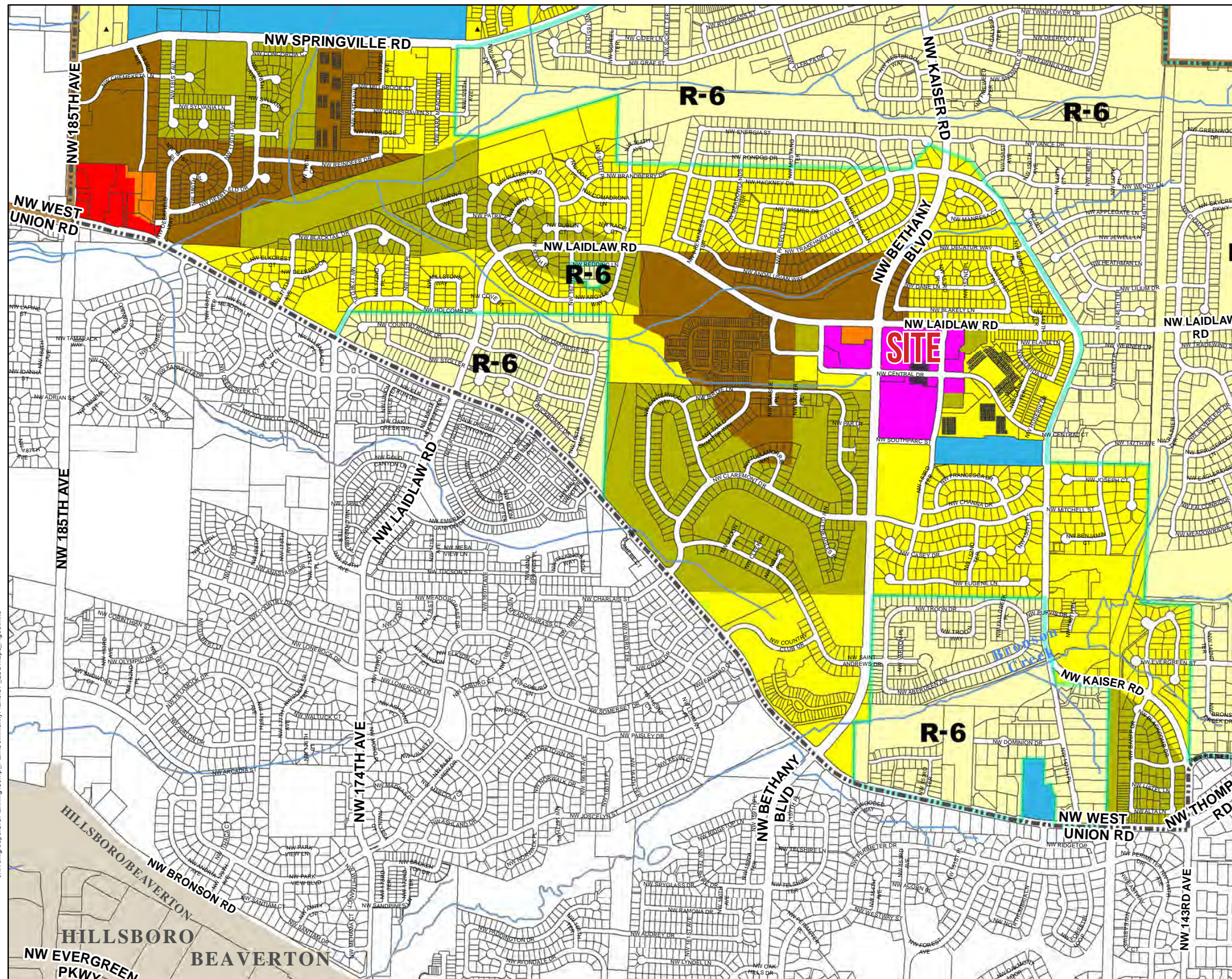152 units

Parc Bethany
146 units

CRA

BETHANY COMMUNITY PLAN | LAND USE DISTRICTS

Map 3.1

Washington County Comprehensive Plan

Bethany
Community Plan

Land Use Districts

Urban Districts
- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Institutional

North Bethany Districts
- R-6 NB
- R-9 NB
- R-15 NB
- R-24 NB
- R-25+ NB
- NCC NB
- NCMU NB
- INST NB

— R-5 / R-6 Border Line

Community Plan Boundary

Urban Growth Boundary

1 inch represents 1,000 feet
0   500   1,000
Feet
(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

November 17, 2016

NW CORNELIUS PASS RD
NW KAISER RD
NW GERMANTOWN RD
NW GERMANTOWN RD
NW OLD GERMANTOWN RD
NW 185TH AVE
NW GREEN LN
NW BRUGGER RD
NW JOSS AVE
NW KAISER RD
NW SPRINGVILLE RD
R-6
R-6

J:\Workgroups\GISPlanning\Comp._Plan\Community Plans\CP_ LUDmaps_Fig3.mxd

Map 3.2

Washington County Comprehensive Plan

Bethany Community Plan

Land Use Districts

Urban Districts

- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Community Business District
- Neighborhood Commercial
- Office Commercial
- Institutional

North Bethany Districts

- R-6 NB
- R-9 NB
- R-5 / R-6 Border Line
- Incorporated Area
- Community Plan Boundary
- Urban Growth Boundary

1 inch represents 1,000 feet

0   500   1,000 Feet

(Original page size is 11 x 17)

Department of Land Use and Transportation
Planning and Development Services Division

November 17, 2016

SITE

R-6

R-6

R-6

R-6

R-6

HILLSBORO

BEAVERTON

J:\Workgroups\GISPlanning\Comp._Plan\CommunityPlans\CP_LUDmaps_Fig03.mxd

N.W. 153RD TERRACE

BETHANY PUBLIC HOUSE
5,000 SF

Khao San
1,800 SF

ROBO RINK
1,217 SF

LOBBY - 983 SF

LIBRARY

Walgreens
18,237 SF

UPS STORE
1,038 SF

BETHANY SUSHI
1,330 SF

1,045 SF

TABLE
2,603 SF

TACO BELL

AVAILABLE
1,688 SF

BRIGHT MINDS LEARNING CENTER
3,033 SF

go
1,533 SF

Sunshine Elite Education
2,039 SF

NAILZ BIZZARE
1,060 SF

Place
2,736 SF

TAILOR
2,865 SF

GIFT
2,785 SF

BLOOMS & FLEUR
3,255 SF

SHERRIE WEITZEL INTERIORS
1,400 SF   C-1

TESORI GIFTS
1,470 SF

sit still.
KIDS SALON   C-2

WILD TOYS   C-3
2,207 SF

Great Clips
2,736 SF

1,320 SF   C-4

apel
1,783 SF

QFC
Quality Food Centres
35,860 SF

AVAILABLE
3,720 SF

EDWARD JONES
635 SF

3,200 SF

N.W. CHANTICLEER LANE

SUBWAY
1,500 SF

LIBRARY
1,500 SF

SALON DESIRE
1,500 SF

the LASH LOUNGE

AVAILABLE
12/1/2020
2,256 SF

DRIVE-THRU TELLERS

Bank of America
4,700 SF

WASHINGTON COUNTY SHERIFF

PHYSICAL THERAPY ASSOCIATES
4,907 SF

N.W. CENTRAL DRIVE

N.W. LAIDLAW ROAD

N.W. SOUTH PARC STREET

DABBA

TAIWANESE EATS   CHICKEN ADOBO
SMOKIN' GRILL

AVAILABLE
1,500 SF

BROOKLYN TRATTORIA

Smokin' Grill   Levant Med. Grill

Koi Fusion   El Sazon

Levant

Starbucks
2,200 SF

AVAILABLE
2,600 SF

AVAILABLE
2,400 SF

CAN COMBINE FOR
5,000 SF

KOI FUSION

EL SAZON

BETHANY FAMILY DENTAL
2,446 SF

CHASE
3,656 SF

BETHANY BLVD.

N

CRA

USA TODAY ARTICLE

Click here for more information:
https://www.usatoday.com/story/
money/2019/05/12/richest-and-
affluent-towns-in-every-state-in-
us/39459245/

MONEY

Here's the list of the most affluent town in every state in the US

Grant Suneson 24/7 Wall Street

Published 6:00 a.m. ET May 12, 2019 | Updated 6:37 a.m. ET Jun. 4, 2019

51 Photos   VIEW FULL GALLERY

These are the most affluent cities and towns in every state in the US
Each state has at least one town with less than 25,000 residents, in which most households have incomes beyond the U.S. median annual of $57,652.

Home to just 4% of the world's population and nearly 25% of global economic activity, the United States is one of the richest countries in the world.

This wealth tends to cluster in certain very affluent areas of the country. In every state, there is at least one town in which most households have an income greater than the U.S. median annual household income of $57,652.

24/7 Wall St. reviewed the median annual household income in over 2,600 cities, towns, villages, and census-designated places to identify the richest town in every state. We only considered areas with populations between 1,000 and 25,000. To ensure accuracy, we only considered places where the margin of error for population and median household income was less than 10%.

Oregon: Bethany

• **Median household income:** $121,149 (state: $56,119)

• **Poverty rate:** 4.3% (state: 14.9%)

• **Median home value:** $479,700 (state: $265,700)

• **Population:** 23,177

Source: Regis – SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	23,007	108,046	238,630
Projected Population 2025	24,190	113,630	250,489
Average HH Income	$162,050	$131,419	$120,743
Median Home Value	$493,753	$492,645	$460,121
Estimated Adult Population 25+	15,667	74,432	164,509
Some College or Higher	89.4%	84.3%	79.4%

$162,050
Average Household Income
1 MILE RADIUS

38.1
Median Age
1 MILE RADIUS
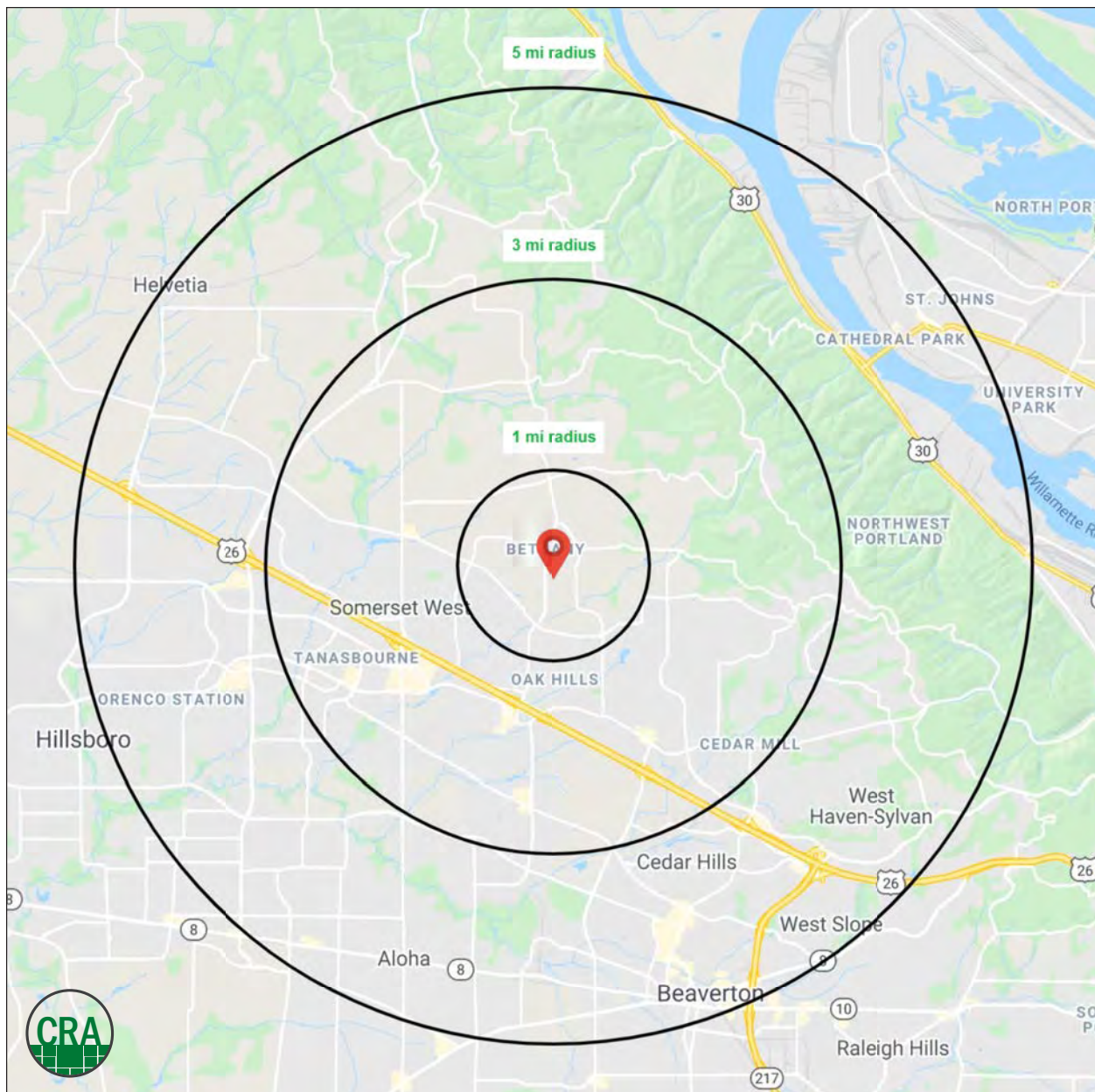
FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5531/-122.8352

RF1

Bethany Village Centre Portland, OR 97229	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2020 Estimated Population	23,007	108,046	238,630
2025 Projected Population	24,190	113,630	250,489
2010 Census Population	19,537	87,401	197,043
2000 Census Population	13,209	69,950	158,317
Projected Annual Growth 2020 to 2025	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2020	3.7%	2.7%	2.5%
HOUSEHOLDS			
2020 Estimated Households	8,126	42,229	94,506
2025 Projected Households	8,559	44,608	99,873
2010 Census Households	6,879	33,975	77,346
2000 Census Households	4,789	27,619	62,288
Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
Historical Annual Growth 2000 to 2020	3.5%	2.6%	2.6%
AGE			
2020 Est. Population Under 10 Years	14.8%	12.8%	12.6%
2020 Est. Population 10 to 19 Years	13.7%	12.4%	12.0%
2020 Est. Population 20 to 29 Years	7.5%	13.4%	15.0%
2020 Est. Population 30 to 44 Years	26.6%	24.5%	24.7%
2020 Est. Population 45 to 59 Years	18.4%	18.9%	18.2%
2020 Est. Population 60 to 74 Years	13.0%	13.2%	12.9%
2020 Est. Population 75 Years or Over	5.9%	4.7%	4.6%
2020 Est. Median Age	38.1	36.5	35.6
MARITAL STATUS & GENDER			
2020 Est. Male Population	49.2%	49.4%	49.6%
2020 Est. Female Population	50.8%	50.6%	50.4%
2020 Est. Never Married	20.0%	27.8%	31.3%
2020 Est. Now Married	65.0%	55.5%	51.4%
2020 Est. Separated or Divorced	9.6%	12.9%	13.8%
2020 Est. Widowed	5.4%	3.7%	3.5%
INCOME			
2020 Est. HH Income $200,000 or More	27.4%	18.6%	13.6%
2020 Est. HH Income $150,000 to $199,999	14.3%	11.2%	10.2%
2020 Est. HH Income $100,000 to $149,999	21.6%	19.5%	19.8%
2020 Est. HH Income $75,000 to $99,999	10.3%	14.0%	15.1%
2020 Est. HH Income $50,000 to $74,999	8.6%	14.6%	15.6%
2020 Est. HH Income $35,000 to $49,999	7.0%	9.3%	10.2%
2020 Est. HH Income $25,000 to $34,999	3.9%	4.7%	5.7%
2020 Est. HH Income $15,000 to $24,999	2.7%	3.9%	4.8%
2020 Est. HH Income Under $15,000	4.1%	4.3%	5.1%
2020 Est. Average Household Income	$162,050	$131,419	$120,743
2020 Est. Median Household Income	$139,248	$111,039	$97,749
2020 Est. Per Capita Income	$57,237	$51,422	$47,884
2020 Est. Total Businesses	307	2,739	8,542
2020 Est. Total Employees	1,859	27,815	95,924

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5531/-122.8352

RF1

Bethany Village Centre
Portland, OR 97229

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	51.8%	64.4%	66.3%
	2020 Est. Black	2.1%	2.9%	3.5%
	2020 Est. Asian or Pacific Islander	41.0%	23.5%	17.6%
	2020 Est. American Indian or Alaska Native	0.2%	0.5%	0.7%
	2020 Est. Other Races	4.9%	8.7%	11.9%
HISPANIC	2020 Est. Hispanic Population	915	10,291	35,003
	2020 Est. Hispanic Population	4.0%	9.5%	14.7%
	2025 Proj. Hispanic Population	3.5%	9.6%	14.9%
	2010 Hispanic Population	4.6%	8.7%	13.5%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	15,667	74,432	164,509
	2020 Est. Elementary (Grade Level 0 to 8)	2.3%	2.3%	3.3%
	2020 Est. Some High School (Grade Level 9 to 11)	1.1%	2.4%	3.3%
	2020 Est. High School Graduate	7.1%	11.0%	14.0%
	2020 Est. Some College	13.3%	16.6%	17.9%
	2020 Est. Associate Degree Only	6.9%	8.2%	8.8%
	2020 Est. Bachelor Degree Only	33.9%	32.4%	30.0%
	2020 Est. Graduate Degree	35.2%	27.1%	22.6%
HOUSING	2020 Est. Total Housing Units	8,268	43,038	96,403
	2020 Est. Owner-Occupied	75.0%	56.3%	54.2%
	2020 Est. Renter-Occupied	23.2%	41.8%	43.9%
	2020 Est. Vacant Housing	1.7%	1.9%	2.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	8.9%	11.0%	10.6%
	2020 Homes Built 2000 to 2009	24.5%	17.2%	17.7%
	2020 Homes Built 1990 to 1999	41.7%	30.2%	25.6%
	2020 Homes Built 1980 to 1989	9.1%	13.2%	12.1%
	2020 Homes Built 1970 to 1979	8.1%	15.5%	16.2%
	2020 Homes Built 1960 to 1969	3.3%	6.5%	6.9%
	2020 Homes Built 1950 to 1959	1.5%	2.1%	4.1%
	2020 Homes Built Before 1949	1.2%	2.5%	4.8%
HOME VALUES	2020 Home Value $1,000,000 or More	0.6%	1.6%	1.6%
	2020 Home Value $500,000 to $999,999	44.9%	41.4%	33.8%
	2020 Home Value $400,000 to $499,999	25.0%	22.4%	22.1%
	2020 Home Value $300,000 to $399,999	22.1%	22.6%	26.8%
	2020 Home Value $200,000 to $299,999	4.8%	6.7%	9.5%
	2020 Home Value $150,000 to $199,999	0.6%	1.4%	1.9%
	2020 Home Value $100,000 to $149,999	0.4%	0.9%	0.9%
	2020 Home Value $50,000 to $99,999	0.3%	0.7%	0.8%
	2020 Home Value $25,000 to $49,999	0.3%	0.6%	0.8%
	2020 Home Value Under $25,000	0.5%	0.7%	0.8%
	2020 Median Home Value	$493,753	$492,645	$460,121
	2020 Median Rent	$1,536	$1,338	$1,293

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5531/-122.8352

Bethany Village Centre
Portland, OR 97229

	1 mi radius	3 mi radius	5 mi radius
LABOR FORCE			
2020 Est. Labor Population Age 16 Years or Over	17,471	85,621	190,572
2020 Est. Civilian Employed	62.7%	67.9%	69.2%
2020 Est. Civilian Unemployed	1.9%	2.1%	2.3%
2020 Est. in Armed Forces	-	0.1%	-
2020 Est. not in Labor Force	35.4%	29.8%	28.5%
2020 Labor Force Males	48.2%	48.9%	49.1%
2020 Labor Force Females	51.8%	51.1%	50.9%
OCCUPATION			
2020 Occupation: Population Age 16 Years or Over	10,957	58,153	131,913
2020 Mgmt, Business, & Financial Operations	20.8%	19.5%	18.8%
2020 Professional, Related	44.8%	36.1%	33.2%
2020 Service	9.3%	12.2%	13.2%
2020 Sales, Office	17.3%	19.1%	19.3%
2020 Farming, Fishing, Forestry	-	0.1%	0.3%
2020 Construction, Extraction, Maintenance	2.3%	4.9%	5.2%
2020 Production, Transport, Material Moving	5.4%	8.0%	9.9%
2020 White Collar Workers	82.9%	74.8%	71.3%
2020 Blue Collar Workers	17.1%	25.2%	28.7%
TRANSPORTATION TO WORK			
2020 Drive to Work Alone	79.8%	74.1%	71.8%
2020 Drive to Work in Carpool	6.6%	8.9%	9.0%
2020 Travel to Work by Public Transportation	3.4%	5.6%	7.3%
2020 Drive to Work on Motorcycle	0.2%	0.2%	0.3%
2020 Walk or Bicycle to Work	2.4%	4.3%	4.6%
2020 Other Means	0.2%	0.4%	0.5%
2020 Work at Home	7.4%	6.5%	6.6%
TRAVEL TIME			
2020 Travel to Work in 14 Minutes or Less	14.8%	23.4%	24.6%
2020 Travel to Work in 15 to 29 Minutes	42.6%	40.3%	39.3%
2020 Travel to Work in 30 to 59 Minutes	26.0%	30.5%	31.5%
2020 Travel to Work in 60 Minutes or More	7.0%	6.2%	6.5%
2020 Average Travel Time to Work	22.5	21.7	22.0
CONSUMER EXPENDITURE			
2020 Est. Total Household Expenditure	$812.41 M	$3.62 B	$7.62 B
2020 Est. Apparel	$29.72 M	$131.09 M	$273.94 M
2020 Est. Contributions, Gifts	$51.99 M	$223.79 M	$457 M
2020 Est. Education, Reading	$31.45 M	$132.32 M	$266.77 M
2020 Est. Entertainment	$47.87 M	$210.29 M	$438.68 M
2020 Est. Food, Beverages, Tobacco	$120.55 M	$543.84 M	$1.15 B
2020 Est. Furnishings, Equipment	$29.46 M	$129.86 M	$271.59 M
2020 Est. Health Care, Insurance	$70.95 M	$319.81 M	$679.42 M
2020 Est. Household Operations, Shelter, Utilities	$258.1 M	$1.16 B	$2.45 B
2020 Est. Miscellaneous Expenses	$15.53 M	$68.91 M	$144.6 M
2020 Est. Personal Care	$10.88 M	$48.53 M	$102.29 M
2020 Est. Transportation	$145.91 M	$654.19 M	$1.38 B

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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