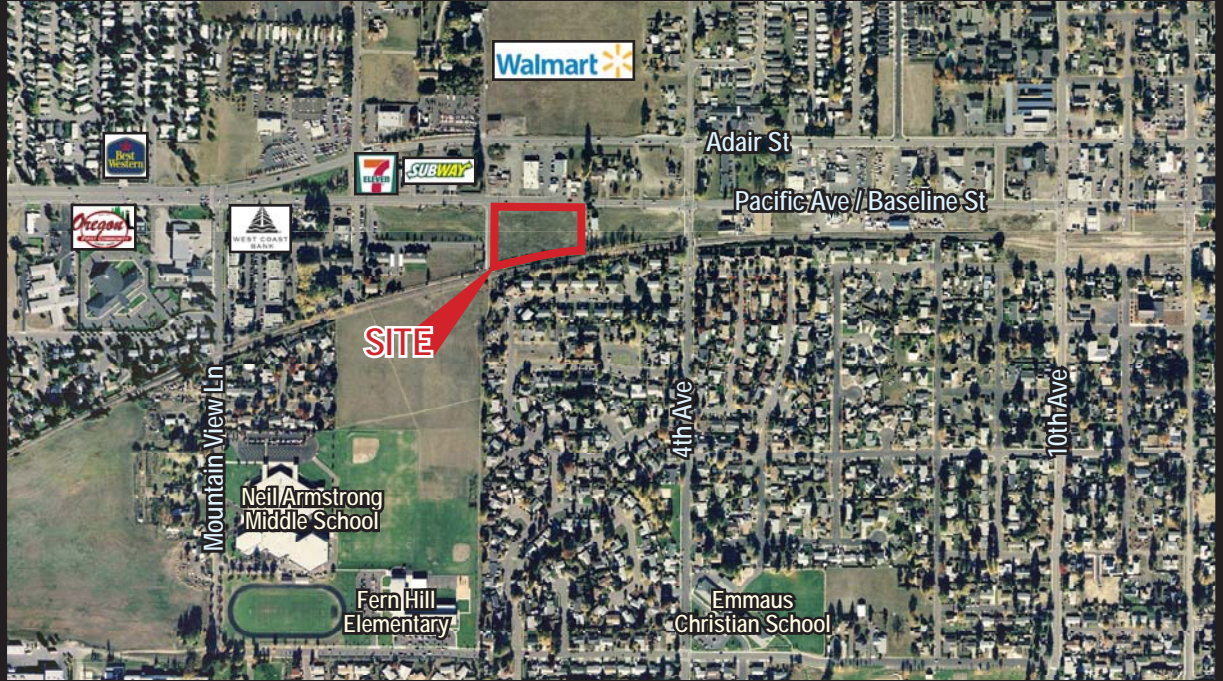


FOR  
SALE

# Commercial Site

Cornelius, Oregon



**Location:** Pacific Ave/W Baseline St & S 1st Ave, Cornelius, Oregon

**Size:** 2.32 Acres

**Price:** \$8.00/SF

**Zoning:** C-2 - The zoning will allow a wide variety of commercial uses.

**Comments:**

- Blocks from new Walmart
- Close proximity to McMenamins Grand Lodge
- Ideal owner/user development site
- 289' of frontage to Pacific Ave/W Baseline

**Demographics:**

	1 Mile	3 Miles	5 Miles
Population 2010	6,786	28,995	60,391
Population Forecast 2015	6,989	30,188	63,097
2010 Average HH Income	\$49,295	\$56,697	\$68,427
Employees	2,090	8,744	22,604

Source: Regis - SitesUSA



George Macoubray | [george@cra-nw.com](mailto:george@cra-nw.com)  
Nick Stanton | [nick@cra-nw.com](mailto:nick@cra-nw.com)  
(503) 274-0211

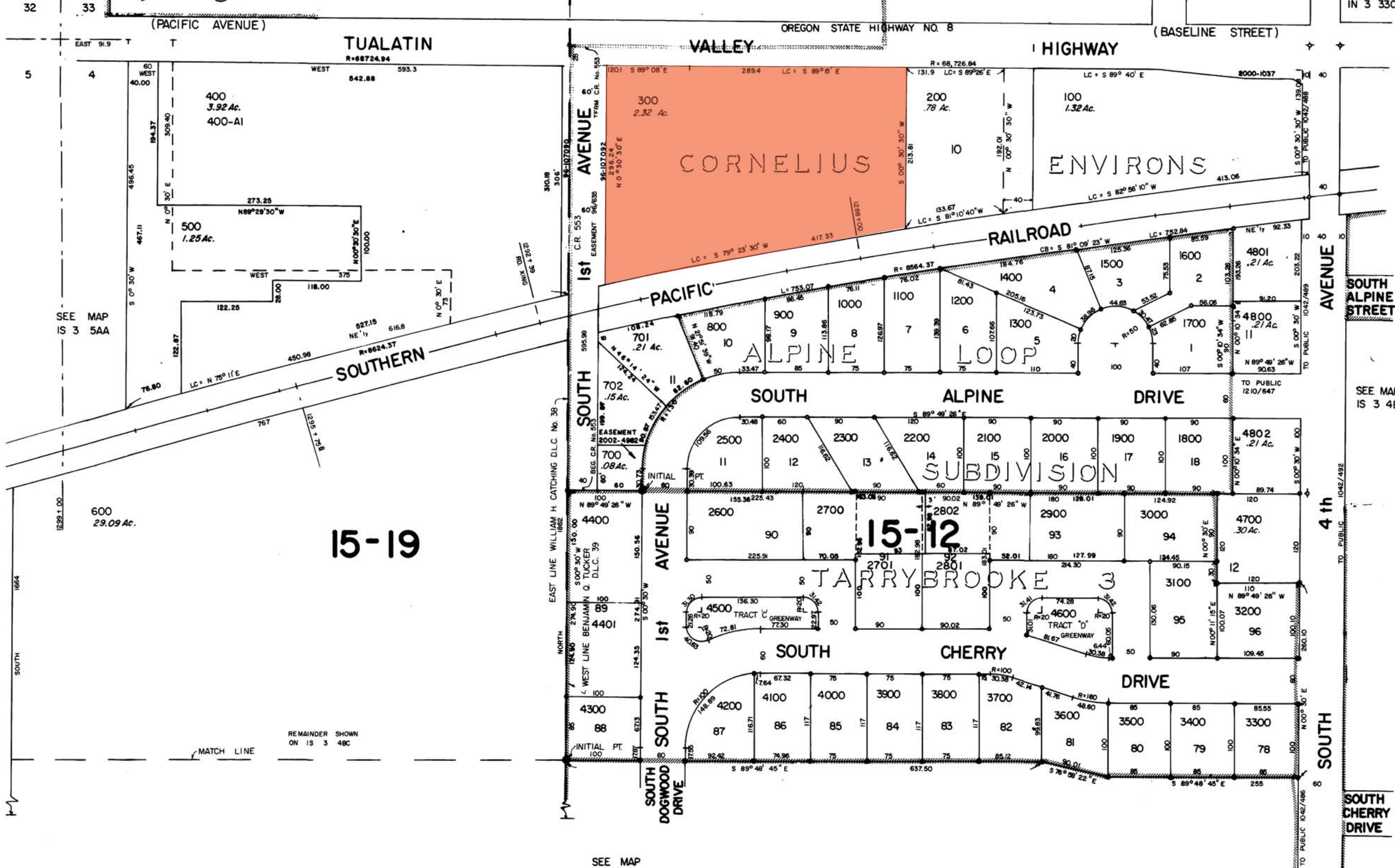
Commercial Realty Advisors NW, LLC  
733 SW 2nd Avenue, Suite 200  
Portland, Oregon 97204  
[www.cra-nw.com](http://www.cra-nw.com)

SEE MAP  
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2800,

SEE MAP  
IN 3 33C

BECKERS  
SUB



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IS 3 5AA

SEE MAP  
IS 3 4BA

15-19

SEE MAP  
IS 3 4BC

FOR ASSESSMENT PURPOSES ONLY  
DO NOT RELY ON FOR ANY OTHER USE

REMAINDER SHOWN  
ON IS 3 4BC

MATCH LINE

EAST LINE WILLIAM H. CATCHING D.L.C. No. 36  
1862

WEST LINE BENJAMIN O. DUCKER  
D.L.C. 39

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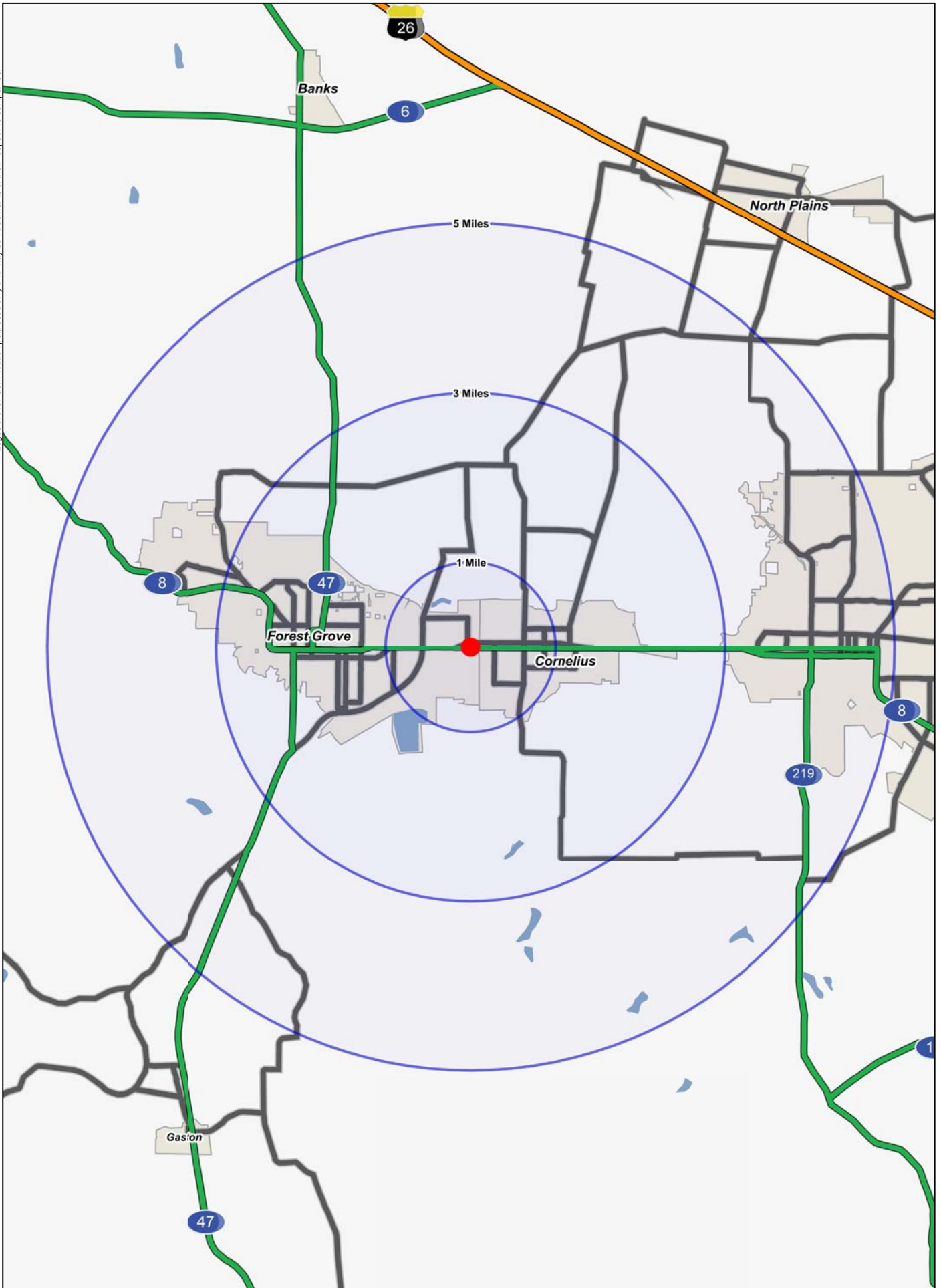
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Logos are for identification purposes only and may be trademarks of their respective companies.



# FULL PROFILE

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



Lat/Lon: 45.52018/-123.0726

## W Baseline St & S 1st Ave

### Cornelius, OR

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2010 Estimated Population	6,786	28,995	60,391
	2015 Projected Population	6,989	30,188	63,097
	2000 Census Population	5,876	24,920	51,622
	1990 Census Population	4,553	19,437	38,737
	Historical Annual Growth 1990 to 2010	2.5%	2.5%	2.8%
	Projected Annual Growth 2010 to 2015	0.6%	0.8%	0.9%
<b>HOUSEHOLDS</b>	2010 Est. Households	2,197	9,540	19,549
	2015 Proj. Households	2,248	9,864	20,292
	2000 Census Households	1,957	8,439	17,143
	1990 Census Households	1,574	6,853	13,406
	Historical Annual Growth 1990 to 2010	2.0%	2.0%	2.3%
	Projected Annual Growth 2010 to 2015	0.5%	0.7%	0.8%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	16.0%	15.5%	15.4%
	2010 Est. Population 10 to 19 Years	15.0%	15.2%	15.3%
	2010 Est. Population 20 to 29 Years	13.4%	12.9%	12.0%
	2010 Est. Population 30 to 44 Years	20.5%	20.3%	21.6%
	2010 Est. Population 45 to 59 Years	16.2%	17.7%	19.0%
	2010 Est. Population 60 to 74 Years	11.4%	11.7%	11.4%
	2010 Est. Population 75 Years Plus	7.5%	6.6%	5.2%
	2010 Est. Median Age	33.0	33.8	34.4
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	49.9%	49.5%	50.8%
	2010 Est. Female Population	50.1%	50.5%	49.2%
	2010 Est. Never Married	25.9%	25.3%	24.4%
	2010 Est. Now Married	49.9%	52.2%	54.6%
	2010 Est. Separated or Divorced	17.4%	16.4%	15.6%
	2010 Est. Widowed	6.8%	6.2%	5.3%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	0.9%	1.6%	3.1%
	2010 Est. HH Income \$150,000 to \$199,999	0.6%	1.6%	2.7%
	2010 Est. HH Income \$100,000 to \$149,999	7.9%	8.1%	11.9%
	2010 Est. HH Income \$75,000 to \$99,999	9.4%	11.1%	12.9%
	2010 Est. HH Income \$50,000 to \$74,999	19.8%	22.2%	21.7%
	2010 Est. HH Income \$35,000 to \$49,999	16.9%	16.5%	15.4%
	2010 Est. HH Income \$25,000 to \$34,999	11.9%	10.8%	10.3%
	2010 Est. HH Income \$15,000 to \$24,999	14.1%	12.2%	9.8%
	2010 Est. HH Income \$0 to \$14,999	18.4%	15.9%	12.2%
	2010 Est. Average Household Income	\$49,295	\$56,697	\$68,427
	2010 Est. Median HH Income	\$39,034	\$44,237	\$53,613
	2010 Est. Per Capita Income	\$16,657	\$19,516	\$23,324
	2010 Est. Number of Businesses	181	763	2,055
2010 Est. Total Number of Employees	2,090	8,744	22,604	

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Lat/Lon: 45.52018/-123.0726

W Baseline St & S 1st Ave Cornelius, OR		1 Mile	3 Miles	5 Miles
<b>RACE</b>	2010 Est. White Population	86.2%	88.0%	89.1%
	2010 Est. Black Population	1.2%	1.2%	1.3%
	2010 Est. Asian & Pacific Islander	3.8%	3.5%	3.5%
	2010 Est. American Indian & Alaska Native	1.5%	1.3%	1.1%
	2010 Est. Other Races Population	7.4%	5.9%	4.9%
<b>HISPANIC</b>	2010 Est. Hispanic Population	2,822	9,766	17,802
	2010 Est. Hispanic Population Percent	41.6%	33.7%	29.5%
	2015 Proj. Hispanic Population Percent	42.8%	34.9%	30.9%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	4,184	18,054	38,129
	2010 Est. Elementary (0 to 8)	21.5%	15.7%	12.6%
	2010 Est. Some High School (9 to 11)	9.5%	9.3%	8.4%
	2010 Est. High School Graduate (12)	27.4%	27.0%	25.9%
	2010 Est. Some College (13 to 16)	21.6%	23.6%	23.0%
	2010 Est. Associate Degree Only	4.8%	6.2%	6.7%
	2010 Est. Bachelor Degree Only	9.5%	10.9%	14.2%
	2010 Est. Graduate Degree	5.6%	7.3%	9.3%
<b>HOUSING</b>	2010 Est. Total Housing Units	2,322	10,077	20,618
	2010 Est. Owner Occupied Percent	54.9%	59.5%	63.5%
	2010 Est. Renter Occupied Percent	39.7%	35.1%	31.3%
	2010 Est. Vacant Housing Percent	5.4%	5.3%	5.2%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	2.4%	3.5%	3.2%
	2000 Homes Built 1995 to 1998	12.2%	12.2%	13.0%
	2000 Homes Built 1990 to 1994	10.5%	8.8%	11.6%
	2000 Homes Built 1980 to 1989	15.9%	14.8%	12.6%
	2000 Homes Built 1970 to 1979	25.6%	23.9%	22.0%
	2000 Homes Built 1960 to 1969	12.5%	12.8%	11.9%
	2000 Homes Built 1950 to 1959	7.6%	8.8%	9.3%
	2000 Homes Built Before 1949	13.3%	15.3%	16.2%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	0.3%
	2000 Home Value \$500,000 to \$999,999	0.9%	1.3%	0.9%
	2000 Home Value \$400,000 to \$499,999	-	0.5%	0.7%
	2000 Home Value \$300,000 to \$399,999	2.5%	2.6%	3.8%
	2000 Home Value \$200,000 to \$299,999	7.9%	11.7%	18.5%
	2000 Home Value \$150,000 to \$199,999	20.8%	28.2%	30.3%
	2000 Home Value \$100,000 to \$149,999	62.1%	49.5%	40.2%
	2000 Home Value \$50,000 to \$99,999	4.7%	5.0%	4.3%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.3%	0.4%
	2000 Home Value \$0 to \$24,999	0.8%	0.8%	0.5%
	2000 Median Home Value	\$142,411	\$151,469	\$164,535
	2000 Median Rent	\$576	\$564	\$593

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Lat/Lon: 45.52018/-123.0726

W Baseline St & S 1st Ave Cornelius, OR		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	5,144	22,015	45,670
	2010 Est. Civilian Employed	54.5%	56.8%	58.2%
	2010 Est. Civilian Unemployed	13.1%	11.8%	10.9%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	32.4%	31.3%	30.8%
	2010 Labor Force: Males	49.6%	49.1%	50.7%
	2010 Labor Force: Females	50.4%	50.9%	49.3%
OCCUPATION	2000 Occupation: Population Age 16+	2,607	11,545	24,292
	2000 Mgmt, Business, & Financial Operations	6.2%	7.6%	10.2%
	2000 Professional & Related	11.4%	14.8%	18.7%
	2000 Service	18.1%	16.7%	16.0%
	2000 Sales and Office	21.8%	22.6%	22.3%
	2000 Farming, Fishing, and Forestry	6.7%	4.8%	3.6%
	2000 Construction, Extraction, & Maintenance	12.4%	11.3%	10.4%
	2000 Production, Transport, & Material Moving	23.4%	22.2%	18.8%
	2000 Percent White Collar Workers	39.4%	45.0%	51.2%
2000 Percent Blue Collar Workers	60.6%	55.0%	48.8%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	62.6%	68.1%	70.6%
	2000 Drive to Work in Carpool	17.8%	15.0%	14.9%
	2000 Travel to Work by Public Transportation	6.3%	5.5%	4.9%
	2000 Drive to Work on Motorcycle	0.3%	0.1%	0.2%
	2000 Walk or Bicycle to Work	7.4%	7.0%	5.0%
	2000 Other Means	3.4%	1.7%	1.2%
	2000 Work at Home	2.2%	2.7%	3.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	30.7%	31.9%	32.1%
	2000 Travel to Work in 15 to 29 Minutes	34.4%	33.4%	33.8%
	2000 Travel to Work in 30 to 59 Minutes	26.5%	26.8%	26.5%
	2000 Travel to Work in 60 Minutes or More	8.3%	7.9%	7.6%
	2000 Average Travel Time to Work	25.0	24.5	23.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$95.2 M	\$453 M	\$1.05 B
	2010 Est. Apparel	\$4.57 M	\$21.7 M	\$50.5 M
	2010 Est. Contributions & Gifts	\$5.48 M	\$26.8 M	\$65.1 M
	2010 Est. Education & Reading	\$2.41 M	\$11.6 M	\$28.2 M
	2010 Est. Entertainment	\$5.25 M	\$25.1 M	\$58.7 M
	2010 Est. Food, Beverages & Tobacco	\$15.8 M	\$74.3 M	\$169 M
	2010 Est. Furnishings & Equipment	\$3.99 M	\$19.3 M	\$46.0 M
	2010 Est. Health Care & Insurance	\$7.00 M	\$33.0 M	\$75.0 M
	2010 Est. Household Operations & Shelter & Utilities	\$28.5 M	\$135 M	\$314 M
	2010 Est. Miscellaneous Expenses	\$1.63 M	\$7.70 M	\$17.6 M
	2010 Est. Personal Care	\$1.39 M	\$6.61 M	\$15.3 M
2010 Est. Transportation	\$19.2 M	\$91.6 M	\$212 M	

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