DANIA SHOPPING CENTER

PRIME BEAVERTON LOCATION ON CORNELL ROAD

ADDRESS
17005 NW Cornell Road, Beaverton, Oregon

AVAILABLE SPACE
Approximately 7,300 SF

RENTAL RATE
Please call for details

TRAFFIC COUNTS
NW Cornell Road » 27,095 ADT ('18)
US Hwy 26 » 117,021 ADT ('18)

HIGHLIGHTS
- Adjacent to Walmart Neighborhood Market, Dania Furniture, Bedmart and Margarita Factory on high traffic Cornell Road.
- Parking ratio is 4/1000.
- Area retailers include Target, Best Buy, Michaels, Ross Dress for Less, Petco and many more at the nearby Tanasbourne Town Center.

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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DANIA SHOPPING CENTER

17005 NW CORNELL ROAD

BEAVERTON, OR

26
62A
62B
64
65
NW Rock Creek Blvd
NW Evergreen Pkwy
NE Evergreen Pkwy
NE Cornelius Pass Rd
NE Century Blvd
NW 185th Ave
NW West Union Rd
NW Laidlaw Rd
NW 174th Ave
NW Cornell Rd
NE Cornell Rd
NE Butler St
NW Amberwood Dr
NW Amberglen Pkwy
NW John Olsen Ave
NW Stucki Ave
NW Wilkins St
Walker Road
NW 173rd Ave
NW 185th Ave

INTEL
,000+ EMPLOYEES

EVERGREEN BUSINESS PARK

EPSON

INFOMART

TANASBOURNE CORPORATE PARK

VENTURE COMMERCE CENTER

TANASBOURNE COMMERCE CENTER

EVERGREEN CORPORATE CENTER

ORACLE

SUNTECH CORPORATE PARK

126 BEDS

STREETS OF TANASBOURNE

CROSSROADS AT ORENCO STATION

AMBERGLEN CORPORATE CENTER

TEL TOKYO ELECTRON

APPLIED MATERIALS make possible

WHQ AMBERGLEN

PLANAR

OHSU Oregon National Primate Research Center
450 EMPLOYEES

WESTVIEW HIGH SCHOOL
2,549 STUDENTS
CLOSED CAMPUS

MCKINLEY ELEMENTARY SCHOOL

HEALTH & SCIENCE SCHOOL

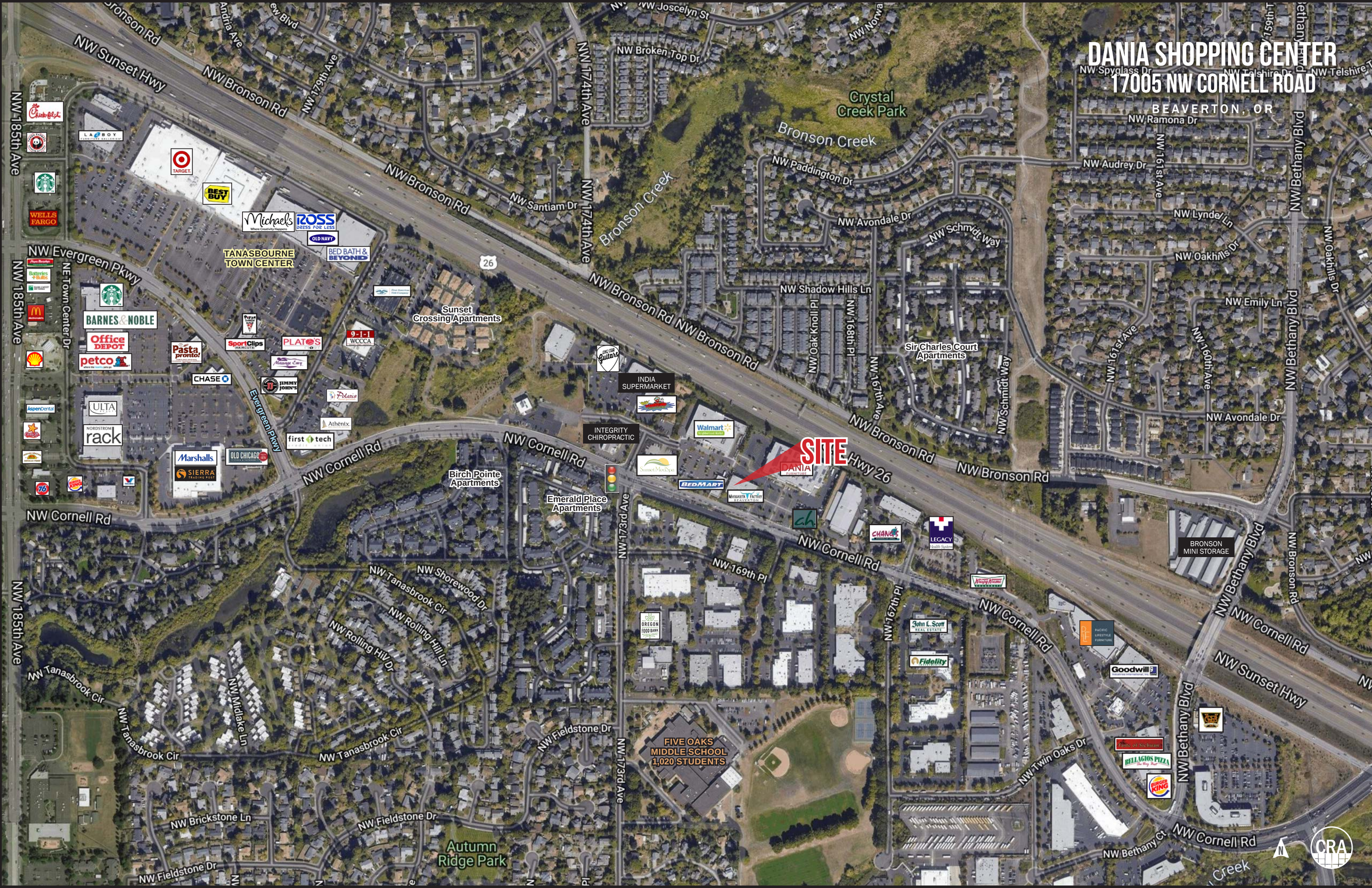
FIVE OAKS MIDDLE SCHOOL
1,055 STUDENTS

SITE

83,955 ADT (20)
20,931 ADT (20)
54,409 ADT (18)
112,810 ADT (20)
14,903 ADT (18)
18,847 ADT (20)
13,936 ADT (18)
111,439 ADT (20)
27,095 ADT (18)
8,967 ADT (18)
22,612 ADT (17)
31,068 ADT (18)
09 ADT (19)

FredMeyer
Les Schwab
Wendy's
LA FITNESS
Arby's
Burger King
Starbucks
Chick-fil-A
Chipotle
Target
Best Buy
Michaels
Ross
Bed Bath & Beyond
Barnes & Noble
petco
ULTA
Nordstrom rack
Pier 1 imports
DSW
Trader Joe's
BedMart
Rite Aid
Regal Cinemas
sleep number
Abercrombie & Fitch
LOFT
macy's
Thirsty Lion
Pf Changs
Fray Workwear
Fray mövfitness
Whole Foods Market
Jared
Pandora
Axiom
Synopsys
JOANN
HomeGoods
WinCo Foods
KOHL'S
DICK'S
Walgreens
Walmart
Goodwill
Courtyard
Grocery Outlet
PETSMART
Dollar Tree
Applebee's
Margarita Factory
CRA

DANIA SHOPPING CENTER
17005 NW CORNELL ROAD
BEAVERTON, OR



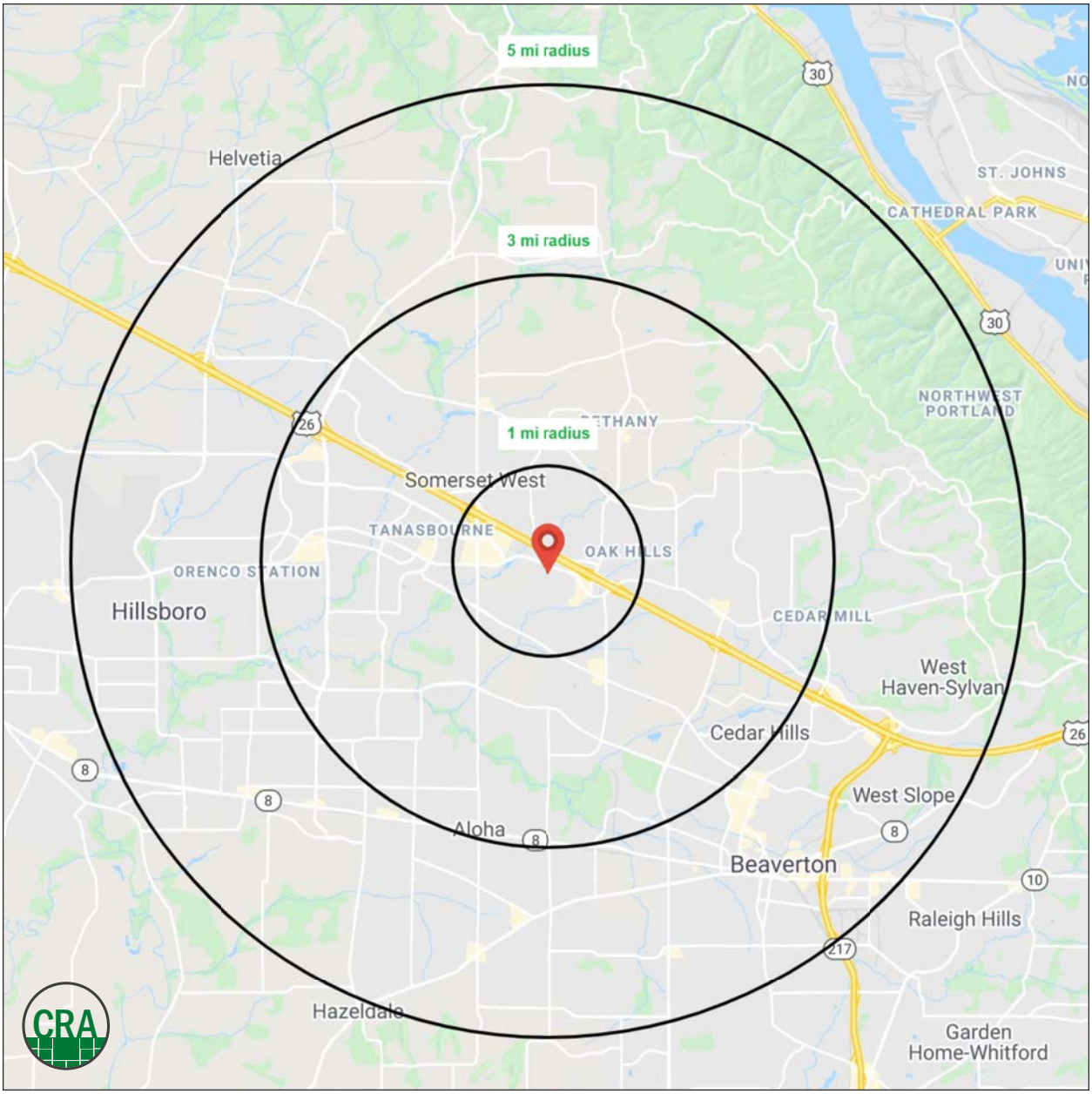
DANIA SHOPPING CENTER
17005 NW CORNELL ROAD
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	18,265	154,824	296,885
Projected Population 2025	19,253	162,880	311,696
Estimated Households 2020	7,210	60,373	114,821
Average HH Income	$106,074	$116,914	$117,475
Median Home Value	$433,814	$443,852	$442,074
Daytime Demographics 16+	12,451	85,226	181,107

$130,133
Average Family Income
1 MILE RADIUS

36.0
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5345/-122.8521

RS1

17005 NW Cornell Rd Beaverton, OR 97006		**1 mi radius**	**3 mi radius**	**5 mi radius**
POPULATION	2020 Estimated Population	18,265	154,824	296,885
	2025 Projected Population	19,253	162,880	311,696
	2010 Census Population	15,992	124,671	250,434
	2000 Census Population	14,094	99,408	204,860
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	1.5%	2.8%	2.2%
	2020 Median Age	36.0	35.0	36.0
HOUSEHOLDS	2020 Estimated Households	7,210	60,373	114,821
	2025 Projected Households	7,624	63,777	121,201
	2010 Census Households	6,311	48,263	96,173
	2000 Census Households	5,482	38,729	78,946
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.6%	2.8%	2.3%
RACE AND ETHNICITY	2020 Estimated White	64.1%	64.0%	67.1%
	2020 Estimated Black or African American	2.7%	3.6%	3.3%
	2020 Estimated Asian or Pacific Islander	23.6%	20.7%	16.5%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
	2020 Estimated Other Races	9.1%	11.1%	12.4%
	2020 Estimated Hispanic	11.0%	13.2%	15.7%
INCOME	2020 Estimated Average Household Income	$106,074	$116,914	$117,475
	2020 Estimated Median Household Income	$94,523	$98,227	$95,514
	2020 Estimated Per Capita Income	$41,964	$45,654	$45,503
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.0%	3.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.2%	4.0%
	2020 Estimated High School Graduate	11.1%	13.3%	15.0%
	2020 Estimated Some College	18.2%	17.9%	19.3%
	2020 Estimated Associates Degree Only	9.8%	9.2%	9.3%
	2020 Estimated Bachelors Degree Only	35.7%	30.5%	28.7%
	2020 Estimated Graduate Degree	20.0%	22.8%	20.0%
BUSINESS	2020 Estimated Total Businesses	853	4,030	9,769
	2020 Estimated Total Employees	7,904	46,960	106,420
	2020 Estimated Employee Population per Business	9.3	11.7	10.9
	2020 Estimated Residential Population per Business	21.4	38.4	30.4

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

For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, *www.cra-nw.com/home/agency-disclosure.html*. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.