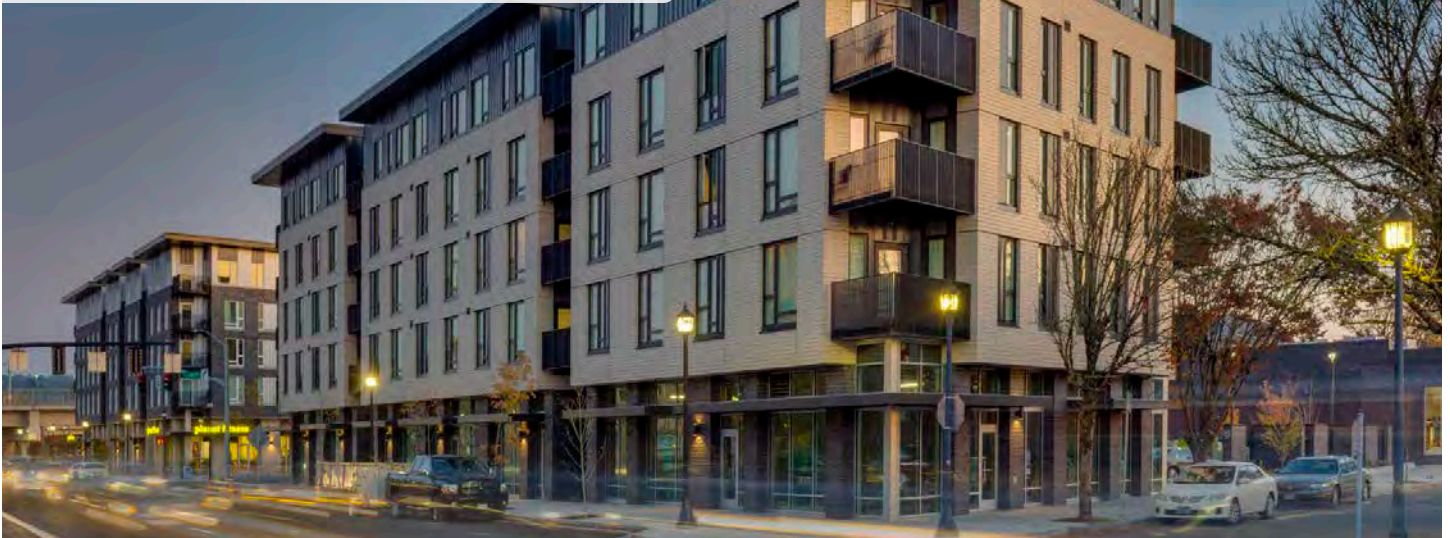


OLIVER STATION » LENTS

FOR LEASE IN PORTLAND, OREGON
ANCHORED BY PLANET FITNESS



LOCATION SE Foster Rd & SE 92nd Ave in Portland, Oregon

AVAILABLE SPACES 2,124 SF

RENTAL RATE \$24.00/SF, NNN; NNN estimated to be \$4.84/SF

- COMMENTS**
- Join Planet Fitness, Western University of Health Sciences, along with a bakery, tap room and dental office at Oliver Station!
 - LEED Platinum certified project.
 - Mixed-use development with 145 leased one and two bedroom apartments and parking suitable for a variety of retail, restaurant, service and medical uses.
 - Within Foster Road Street Improvement area – a \$5.25 M plan started in 2016.
 - Located within the Lents Town Center Urban Renewal Area with up to \$170M in funds available.
 - By 2020 Portland Development Commission plans to funnel \$25.7M to support local businesses along commercial corridors, local industrial/job-generating businesses and affordable housing.

TRAFFIC COUNT SE Foster Rd – 21,766 ADT (18) » SE 92nd Ave – 9,453 ADT (18) » Woodstock – 19,323 ADT (18)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2019	21,982	182,033	445,668
Population Forecast 2024	22,453	185,570	455,496
Average HH Income	\$62,821	\$81,779	\$88,005
Employees	4,588	43,933	167,016

Source: Regis – SitesUSA (2019)



GARY SURGEON | gary@cra-nw.com

BOB LEFEBER | bob@cra-nw.com

503.274.0211

Commercial Realty Advisors NW LLC

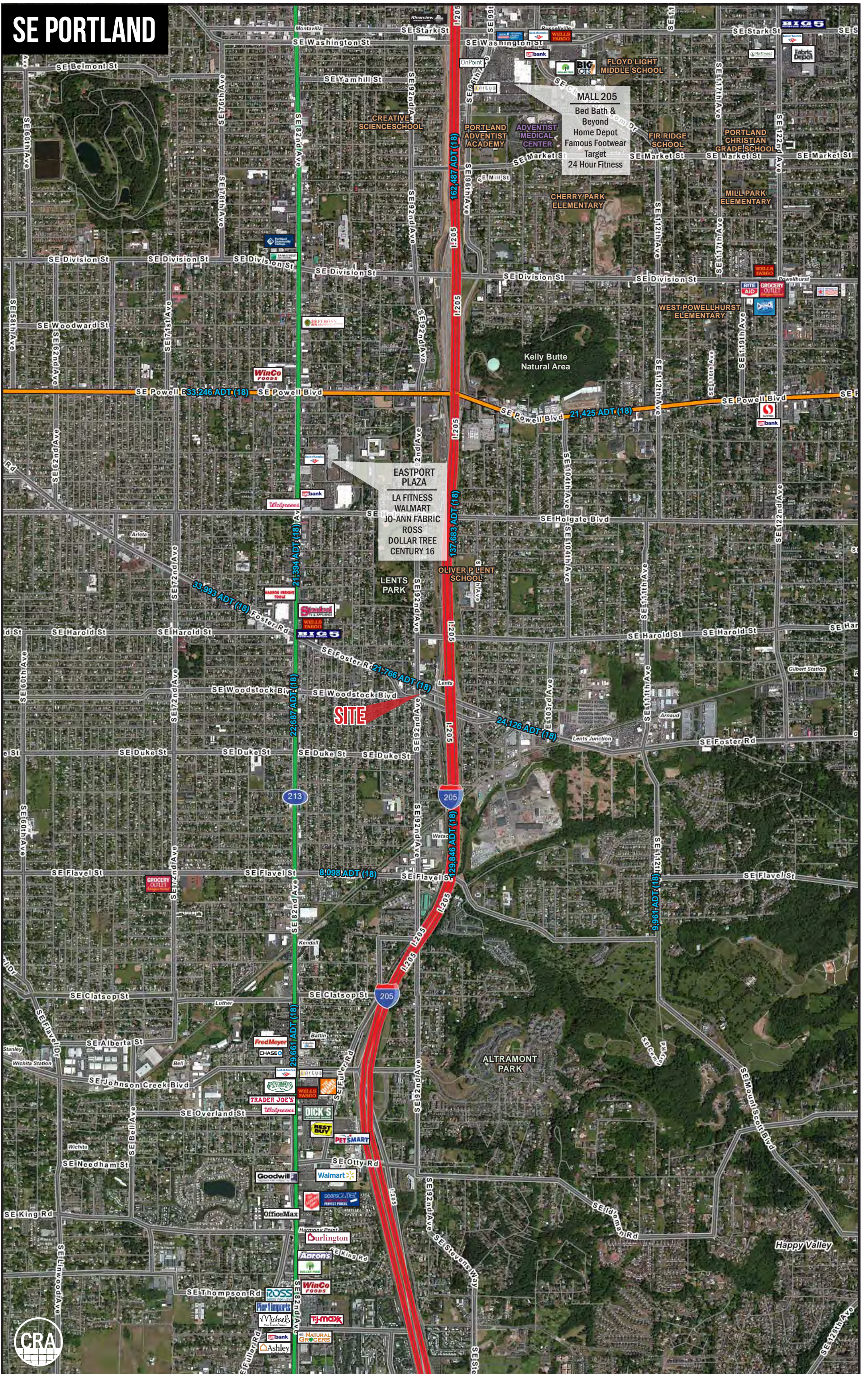
733 SW Second Avenue, Suite 200

Portland, Oregon 97204

www.cra-nw.com

Licensed brokers in Oregon & Washington

SE PORTLAND



MALL 205
Bed Bath & Beyond
Home Depot
Famous Footwear
Target
24 Hour Fitness

EASTPORT PLAZA
LA FITNESS
WALMART
JO-ANN FABRIC
ROSS
DOLLAR TREE
CENTURY 16

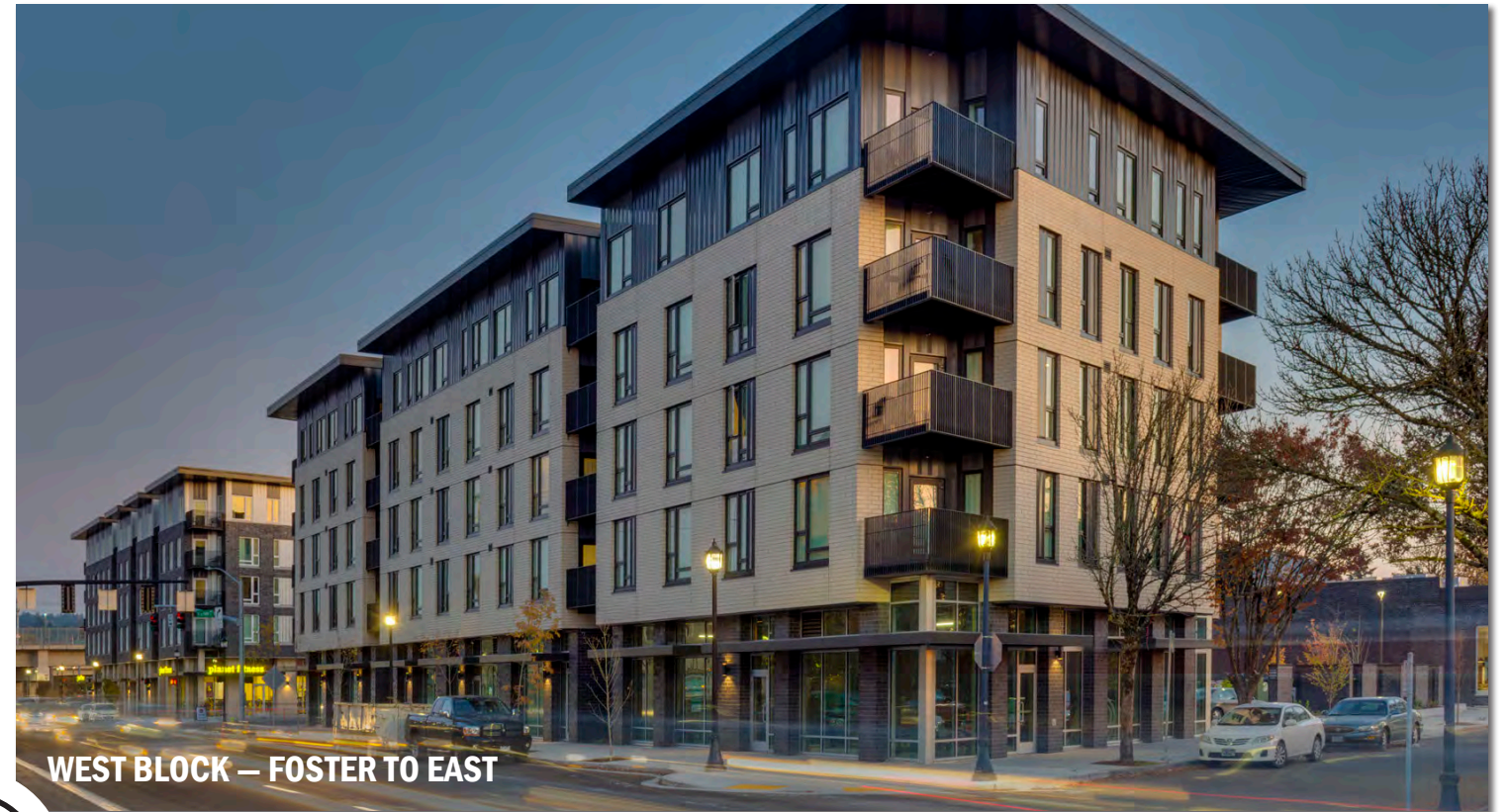
SITE



OLIVER STATION | PHOTOGRAPHS



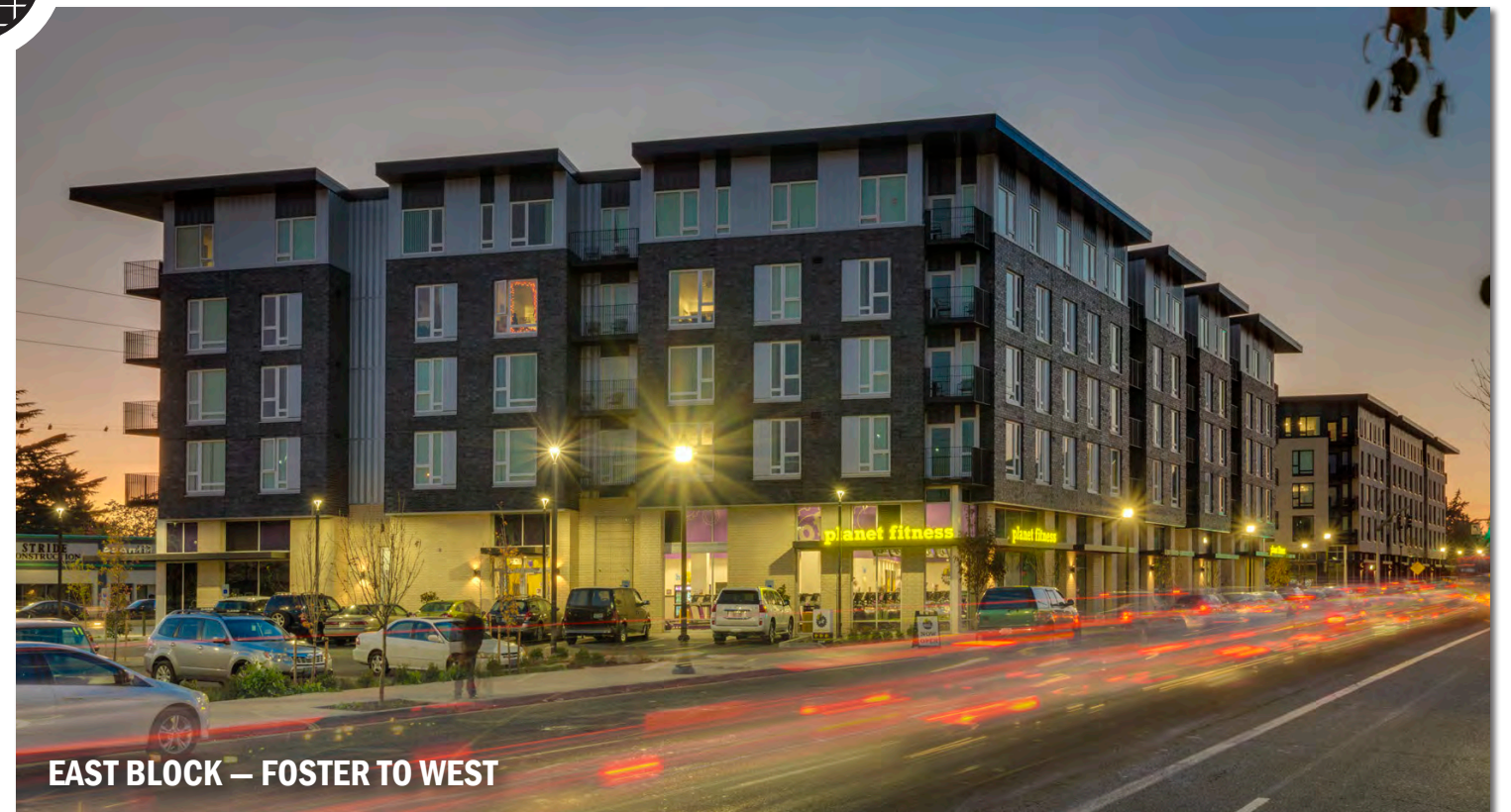
EAST BLOCK - FOSTER TO WEST



WEST BLOCK - FOSTER TO EAST






WOODSTOCK TO WEST

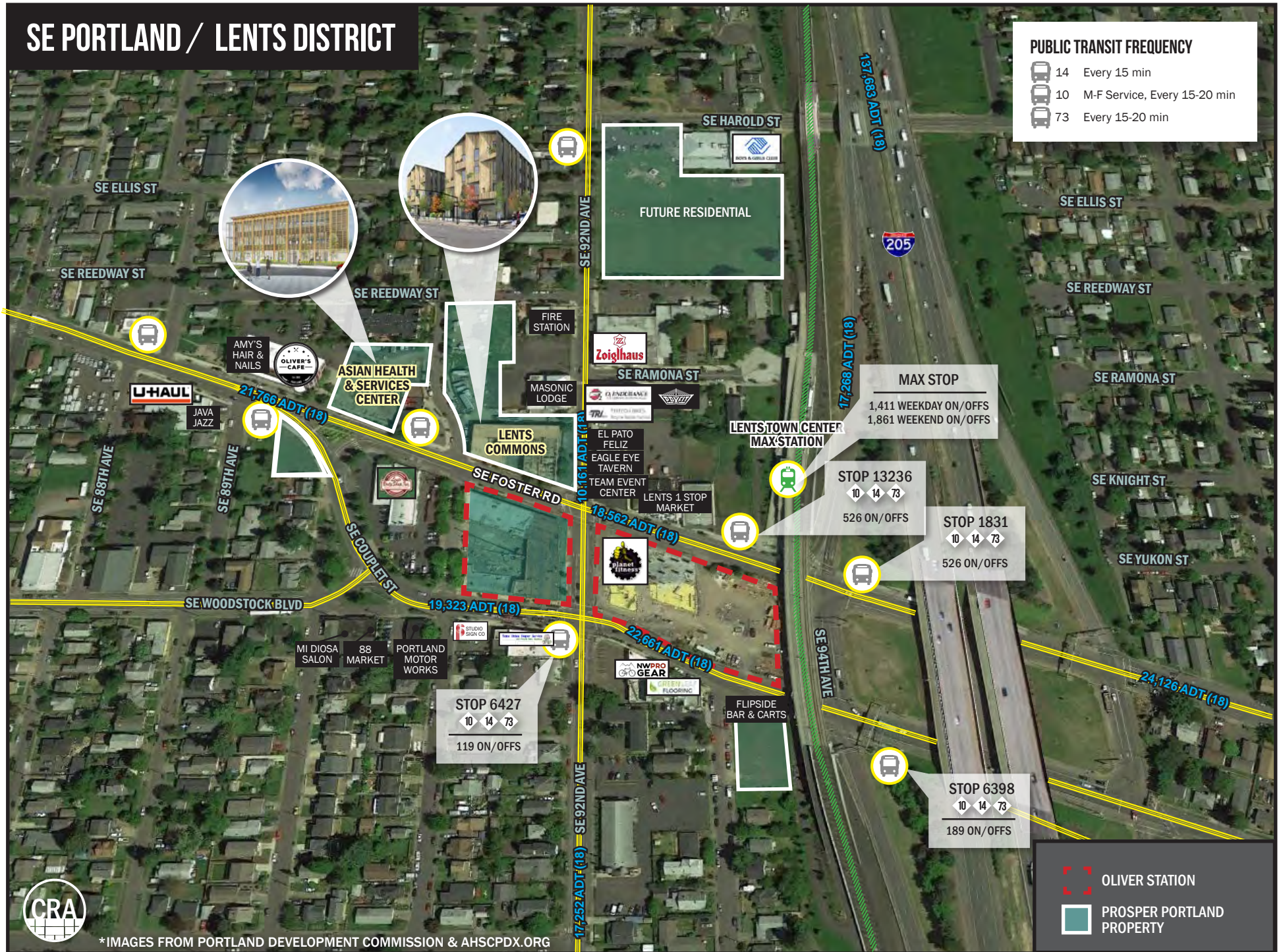


EAST BLOCK - FOSTER TO WEST

SE PORTLAND / LENTS DISTRICT

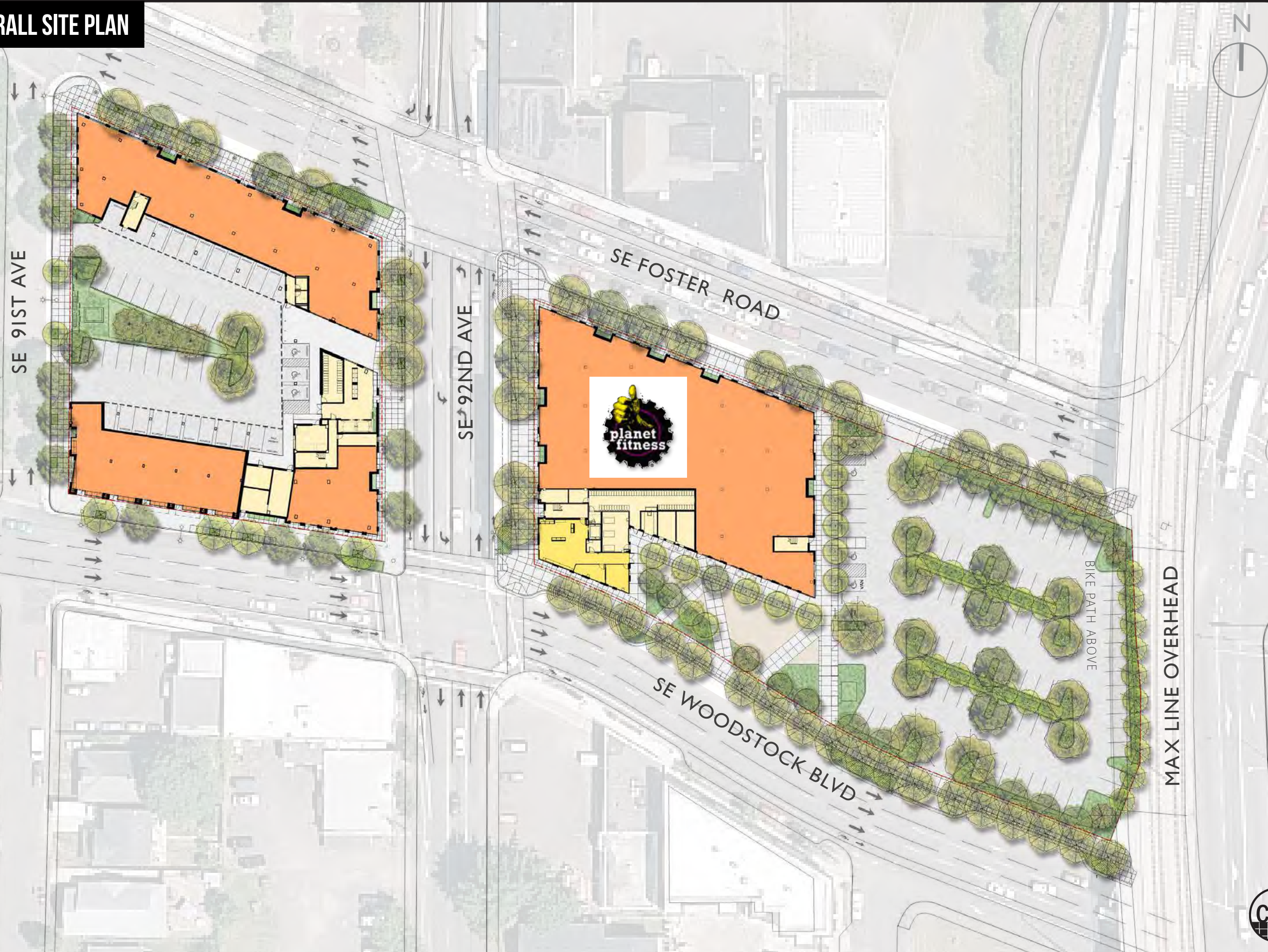
PUBLIC TRANSIT FREQUENCY

-  14 Every 15 min
-  10 M-F Service, Every 15-20 min
-  73 Every 15-20 min

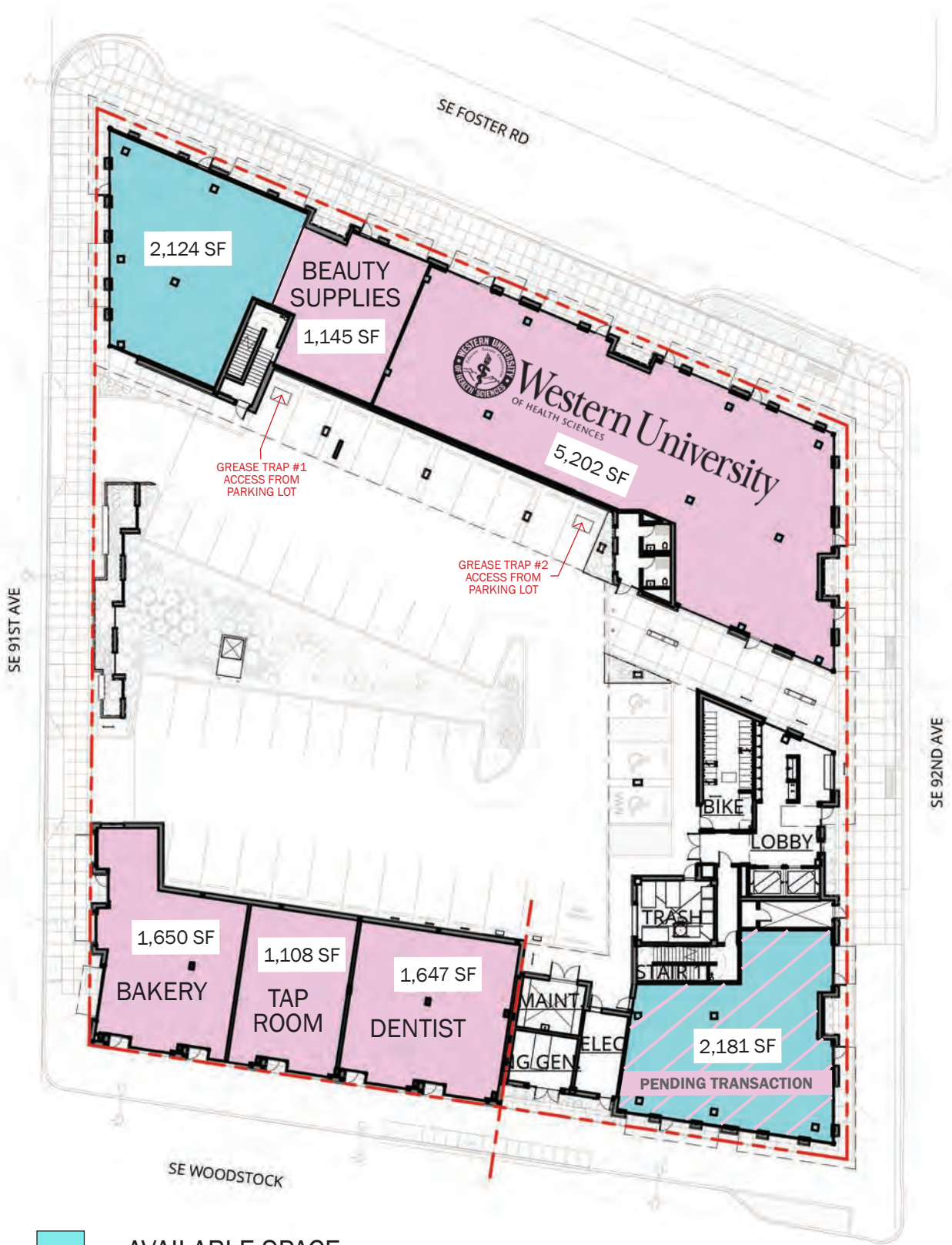


*IMAGES FROM PORTLAND DEVELOPMENT COMMISSION & AHSPDX.ORG

OLIVER STATION / OVERALL SITE PLAN



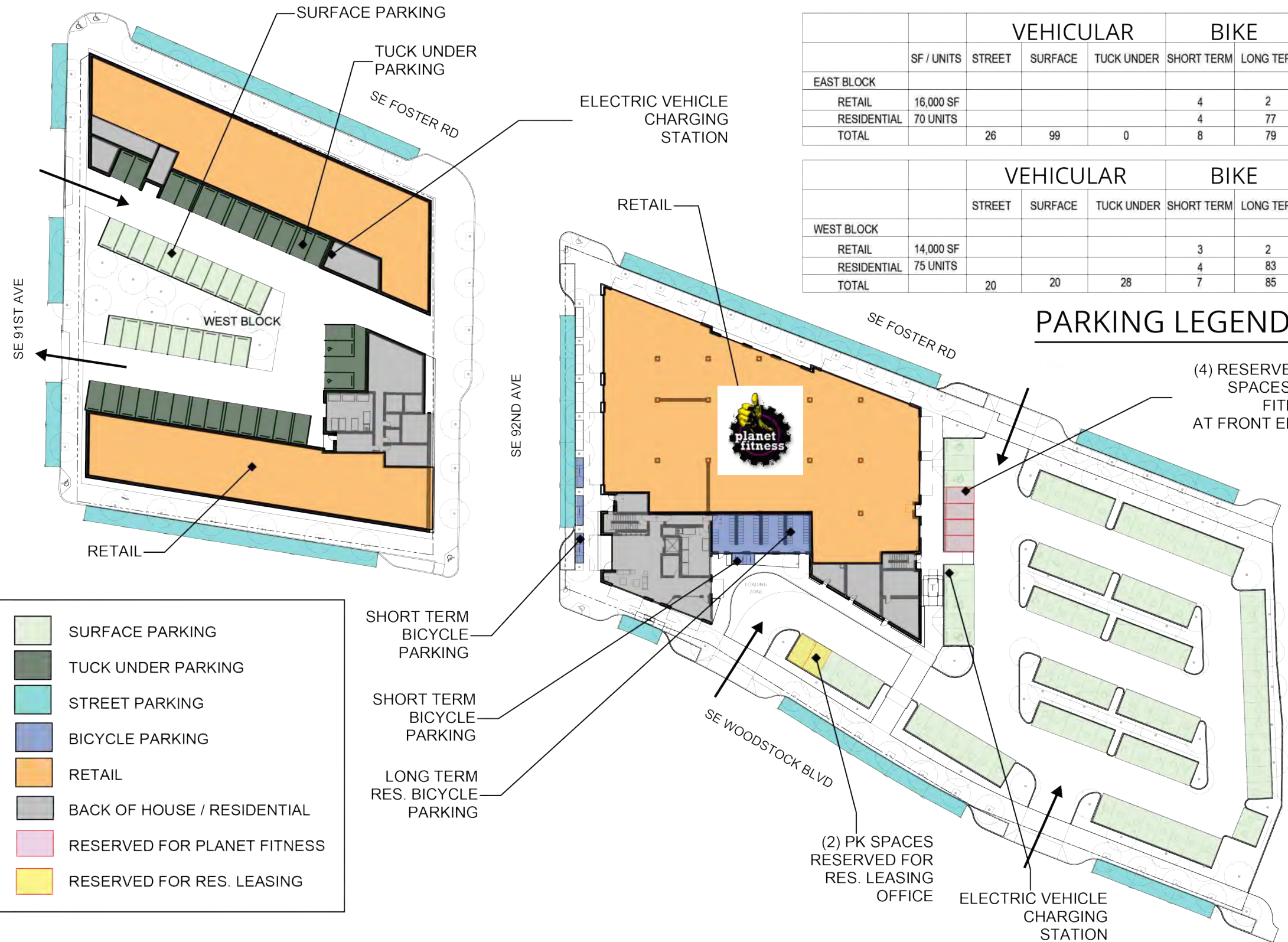
OLIVER STATION / LEASE PLAN



 = AVAILABLE SPACE



OLIVER STATION / PARKING EXHIBIT



	SF / UNITS	VEHICULAR			BIKE	
		STREET	SURFACE	TUCK UNDER	SHORT TERM	LONG TERM
EAST BLOCK						
RETAIL	16,000 SF				4	2
RESIDENTIAL	70 UNITS				4	77
TOTAL		26	99	0	8	79

	SF / UNITS	VEHICULAR			BIKE	
		STREET	SURFACE	TUCK UNDER	SHORT TERM	LONG TERM
WEST BLOCK						
RETAIL	14,000 SF				3	2
RESIDENTIAL	75 UNITS				4	83
TOTAL		20	20	28	7	85

PARKING LEGEND

- SURFACE PARKING
- TUCK UNDER PARKING
- STREET PARKING
- BICYCLE PARKING
- RETAIL
- BACK OF HOUSE / RESIDENTIAL
- RESERVED FOR PLANET FITNESS
- RESERVED FOR RES. LEASING

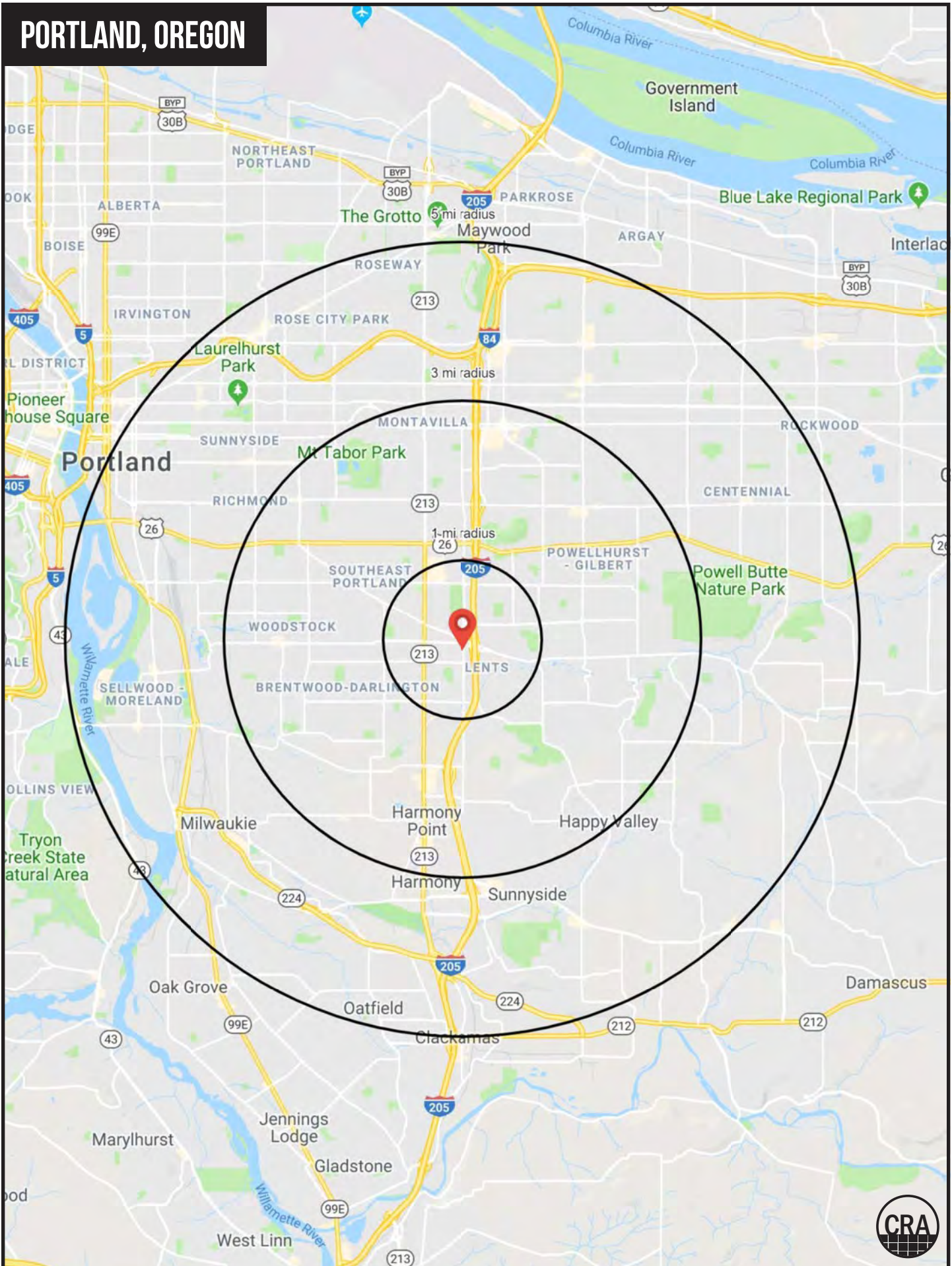
- SHORT TERM BICYCLE PARKING
- SHORT TERM BICYCLE PARKING
- LONG TERM RES. BICYCLE PARKING

(4) RESERVED PK SPACES FOR FITNESS AT FRONT ENTRY

(2) PK SPACES RESERVED FOR RES. LEASING OFFICE



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4799/-122.5694

RF1

Oliver Station

Portland, OR 97266

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	21,982	182,033	445,668
	2024 Projected Population	22,453	185,570	455,496
	2010 Census Population	19,960	164,775	399,578
	2000 Census Population	18,120	144,485	358,553
	Projected Annual Growth 2019 to 2024	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	1.1%	1.4%	1.3%
HOUSEHOLDS	2019 Estimated Households	8,094	71,123	181,828
	2024 Projected Households	8,653	75,406	192,583
	2010 Census Households	7,231	63,252	159,945
	2000 Census Households	6,647	55,718	144,689
	Projected Annual Growth 2019 to 2024	1.4%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	1.1%	1.5%	1.4%
AGE	2019 Est. Population Under 10 Years	12.4%	11.5%	11.1%
	2019 Est. Population 10 to 19 Years	11.3%	10.6%	10.4%
	2019 Est. Population 20 to 29 Years	14.0%	14.3%	14.3%
	2019 Est. Population 30 to 44 Years	27.2%	26.0%	25.8%
	2019 Est. Population 45 to 59 Years	19.2%	18.7%	18.8%
	2019 Est. Population 60 to 74 Years	11.9%	13.2%	13.9%
	2019 Est. Population 75 Years or Over	4.0%	5.7%	5.8%
	2019 Est. Median Age	35.3	36.4	37.1
MARITAL STATUS & GENDER	2019 Est. Male Population	50.1%	49.5%	49.3%
	2019 Est. Female Population	49.9%	50.5%	50.7%
	2019 Est. Never Married	39.0%	38.2%	38.3%
	2019 Est. Now Married	39.3%	40.2%	40.5%
	2019 Est. Separated or Divorced	18.1%	16.8%	16.7%
	2019 Est. Widowed	3.5%	4.8%	4.5%
INCOME	2019 Est. HH Income \$200,000 or More	1.7%	5.4%	6.8%
	2019 Est. HH Income \$150,000 to \$199,999	3.3%	6.7%	7.6%
	2019 Est. HH Income \$100,000 to \$149,999	12.5%	14.8%	15.9%
	2019 Est. HH Income \$75,000 to \$99,999	17.4%	15.4%	15.2%
	2019 Est. HH Income \$50,000 to \$74,999	22.0%	20.1%	18.8%
	2019 Est. HH Income \$35,000 to \$49,999	15.6%	12.3%	11.9%
	2019 Est. HH Income \$25,000 to \$34,999	10.1%	8.4%	7.7%
	2019 Est. HH Income \$15,000 to \$24,999	8.2%	8.1%	7.7%
	2019 Est. HH Income Under \$15,000	9.4%	8.8%	8.3%
	2019 Est. Average Household Income	\$62,821	\$81,779	\$88,005
	2019 Est. Median Household Income	\$56,431	\$68,660	\$72,915
	2019 Est. Per Capita Income	\$23,212	\$32,113	\$36,084
	2019 Est. Total Businesses	630	5,058	18,680
2019 Est. Total Employees	4,588	43,933	167,016	

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

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4799/-122.5694

RF1

Oliver Station

Portland, OR 97266

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2019 Est. White	59.2%	68.7%	73.4%
	2019 Est. Black	4.9%	4.4%	4.2%
	2019 Est. Asian or Pacific Islander	19.7%	14.8%	11.4%
	2019 Est. American Indian or Alaska Native	1.3%	1.0%	1.0%
	2019 Est. Other Races	14.8%	11.1%	10.0%
HISPANIC	2019 Est. Hispanic Population	3,682	22,876	50,453
	2019 Est. Hispanic Population	16.7%	12.6%	11.3%
	2024 Proj. Hispanic Population	17.3%	13.1%	11.8%
	2010 Hispanic Population	15.7%	11.6%	10.3%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	15,609	131,166	324,535
	2019 Est. Elementary (Grade Level 0 to 8)	8.5%	5.8%	4.1%
	2019 Est. Some High School (Grade Level 9 to 11)	9.8%	6.9%	5.5%
	2019 Est. High School Graduate	22.9%	20.3%	18.7%
	2019 Est. Some College	23.5%	22.9%	23.0%
	2019 Est. Associate Degree Only	9.2%	9.0%	8.7%
	2019 Est. Bachelor Degree Only	18.4%	22.4%	25.1%
	2019 Est. Graduate Degree	7.7%	12.6%	14.8%
HOUSING	2019 Est. Total Housing Units	8,309	72,744	186,000
	2019 Est. Owner-Occupied	54.6%	56.0%	53.4%
	2019 Est. Renter-Occupied	42.8%	41.8%	44.4%
	2019 Est. Vacant Housing	2.6%	2.2%	2.2%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	4.6%	4.5%	5.3%
	2019 Homes Built 2000 to 2009	9.7%	11.0%	9.3%
	2019 Homes Built 1990 to 1999	8.2%	11.2%	10.8%
	2019 Homes Built 1980 to 1989	7.8%	8.9%	8.2%
	2019 Homes Built 1970 to 1979	12.2%	13.0%	13.0%
	2019 Homes Built 1960 to 1969	8.1%	8.3%	9.2%
	2019 Homes Built 1950 to 1959	16.5%	13.8%	12.4%
	2019 Homes Built Before 1949	30.5%	27.1%	29.4%
HOME VALUES	2019 Home Value \$1,000,000 or More	1.6%	1.6%	1.8%
	2019 Home Value \$500,000 to \$999,999	20.9%	23.4%	28.0%
	2019 Home Value \$400,000 to \$499,999	13.1%	19.1%	20.4%
	2019 Home Value \$300,000 to \$399,999	27.2%	30.4%	29.3%
	2019 Home Value \$200,000 to \$299,999	32.6%	25.8%	22.2%
	2019 Home Value \$150,000 to \$199,999	8.4%	4.7%	4.0%
	2019 Home Value \$100,000 to \$149,999	3.4%	2.0%	1.6%
	2019 Home Value \$50,000 to \$99,999	1.0%	1.2%	1.0%
	2019 Home Value \$25,000 to \$49,999	0.6%	0.9%	0.6%
	2019 Home Value Under \$25,000	2.3%	2.2%	1.9%
	2019 Median Home Value	\$337,473	\$369,137	\$394,191
	2019 Median Rent	\$1,012	\$1,053	\$1,059

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FULL PROFILE

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Lat/Lon: 45.4799/-122.5694

RF1

Oliver Station		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97266				
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	17,788	149,498	368,320
	2019 Est. Civilian Employed	67.7%	66.3%	66.7%
	2019 Est. Civilian Unemployed	2.1%	2.8%	2.6%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	30.2%	30.8%	30.7%
	2019 Labor Force Males	49.8%	49.1%	48.9%
	2019 Labor Force Females	50.2%	50.9%	51.1%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	12,051	99,119	245,626
	2019 Mgmt, Business, & Financial Operations	12.3%	14.4%	15.6%
	2019 Professional, Related	18.5%	23.3%	25.7%
	2019 Service	23.3%	20.2%	18.3%
	2019 Sales, Office	20.8%	21.8%	21.7%
	2019 Farming, Fishing, Forestry	0.7%	0.6%	0.5%
	2019 Construction, Extraction, Maintenance	7.7%	6.8%	6.4%
	2019 Production, Transport, Material Moving	16.6%	12.9%	11.7%
	2019 White Collar Workers	51.6%	59.4%	63.0%
	2019 Blue Collar Workers	48.4%	40.6%	37.0%
	TRANSPORTATION TO WORK	2019 Drive to Work Alone	64.5%	63.4%
2019 Drive to Work in Carpool		10.9%	10.2%	9.7%
2019 Travel to Work by Public Transportation		11.4%	11.1%	11.1%
2019 Drive to Work on Motorcycle		0.4%	0.3%	0.3%
2019 Walk or Bicycle to Work		5.8%	7.3%	8.2%
2019 Other Means		0.5%	0.6%	0.7%
2019 Work at Home		6.6%	7.1%	7.7%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	10.9%	15.3%	16.5%
	2019 Travel to Work in 15 to 29 Minutes	40.3%	38.5%	39.5%
	2019 Travel to Work in 30 to 59 Minutes	39.3%	37.2%	35.6%
	2019 Travel to Work in 60 Minutes or More	10.8%	9.4%	9.3%
	2019 Average Travel Time to Work	27.9	26.6	26.1
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$413.18 M	\$4.32 B	\$11.64 B
	2019 Est. Apparel	\$14.44 M	\$152.53 M	\$412.35 M
	2019 Est. Contributions, Gifts	\$22.01 M	\$242.78 M	\$664.97 M
	2019 Est. Education, Reading	\$11.95 M	\$136.38 M	\$376.6 M
	2019 Est. Entertainment	\$22.83 M	\$243.18 M	\$658.12 M
	2019 Est. Food, Beverages, Tobacco	\$64.69 M	\$666.53 M	\$1.79 B
	2019 Est. Furnishings, Equipment	\$14.23 M	\$151.24 M	\$409.21 M
	2019 Est. Health Care, Insurance	\$38.26 M	\$395.46 M	\$1.06 B
	2019 Est. Household Operations, Shelter, Utilities	\$135.48 M	\$1.41 B	\$3.78 B
	2019 Est. Miscellaneous Expenses	\$7.73 M	\$81.52 M	\$220.24 M
	2019 Est. Personal Care	\$5.53 M	\$58.02 M	\$156.49 M
	2019 Est. Transportation	\$76.03 M	\$788.63 M	\$2.12 B

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INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.