

# GROUND LEASE OPPORTUNITY

# SE 82<sup>ND</sup> AVENUE & AUGUSTA NATIONAL

## PORTLAND, OREGON



**LOCATION** SE 82nd Avenue & Augusta National Avenue  
(just north of Johnson Creek Boulevard)

**AVAILABLE SPACE** Ground Lease. Available pads can accommodate up to 2,000 or 10,000 SF buildings.

**RENTAL RATE** Call for details

**COMMENTS**

- Area tenants include Fred Meyer, Home Depot, Best Buy, Petsmart, Trader Joes, and Sportsman's Warehouse.
- Great office/service space.

**TRAFFIC COUNT** SE 82nd and Johnson Creek | 36,850 ADT (16)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	19,013	145,325	379,481
Population Forecast 2022	20,562	156,448	408,466
Average HH Income	\$59,914	\$70,689	\$75,782
Employees	5,342	56,532	143,826

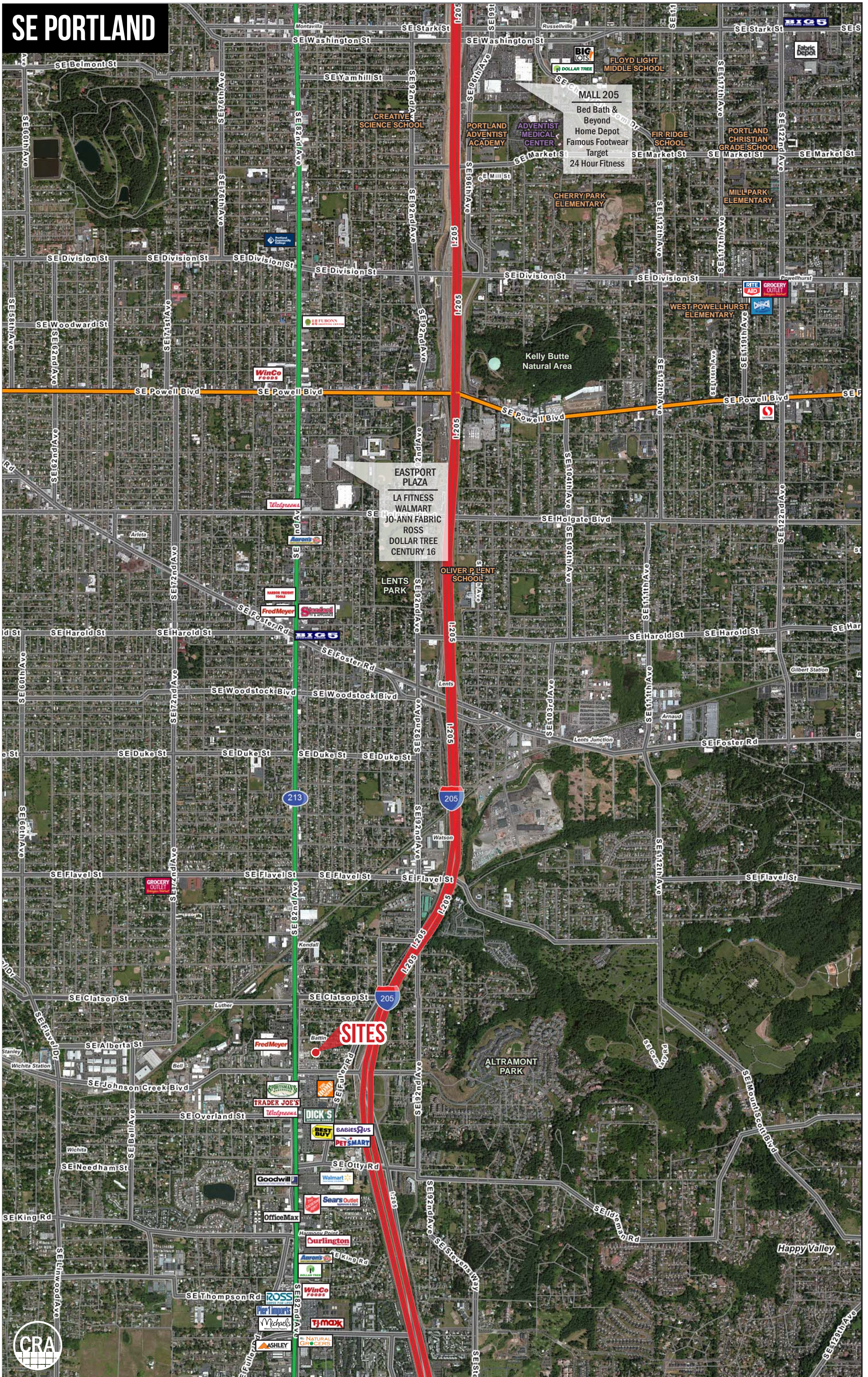
Source: Regis - SitesUSA (2017)



**GARY SURGEON** | gary@cra-nw.com  
503.595.7566

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

**SITES**



# SE 82ND CLOSE IN

**AVAILABLE PADS  
CAN ACCOMMODATE  
2,000 SF & 10,000 SF BUILDINGS**

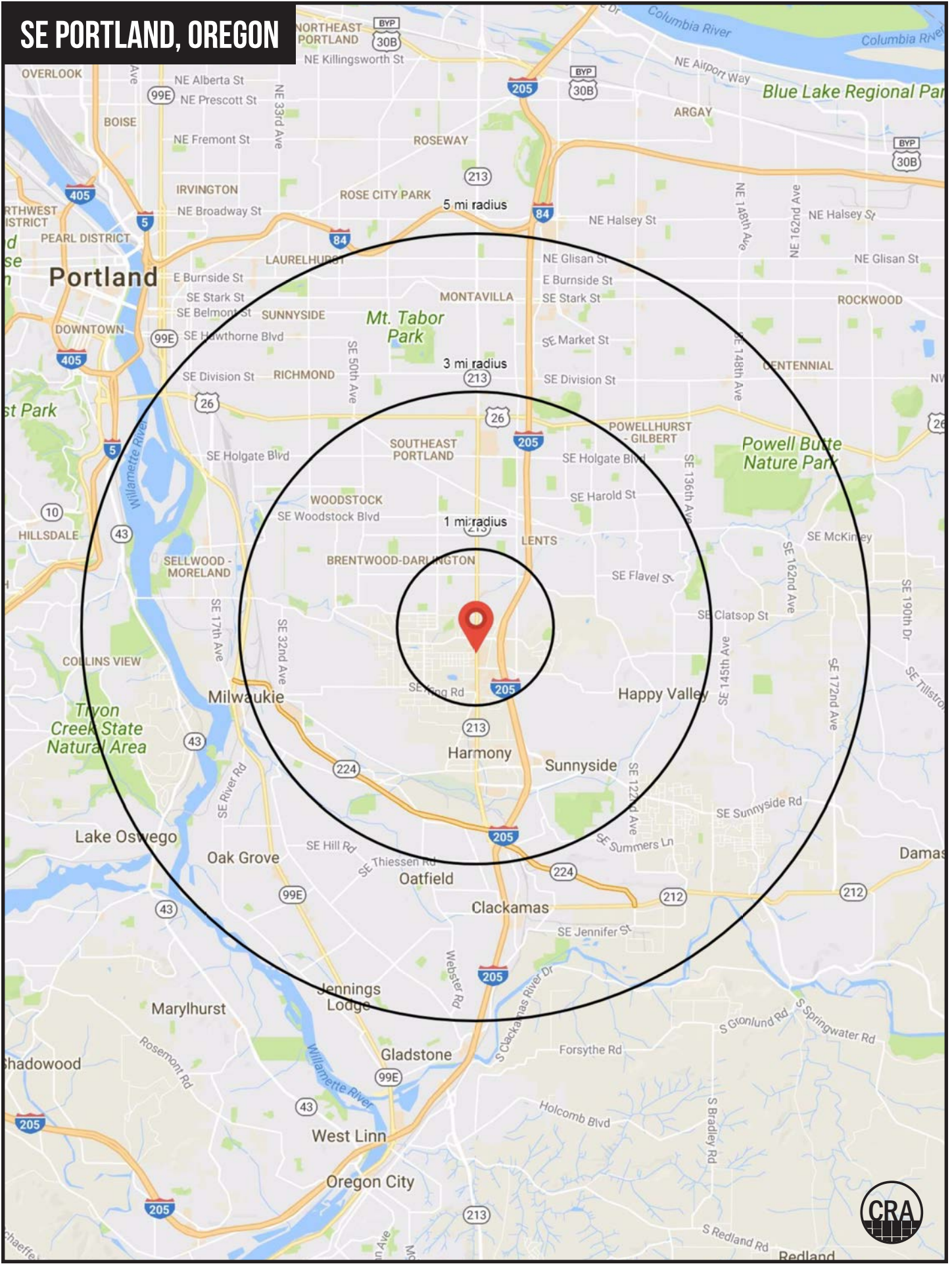




**SE 82<sup>ND</sup> AVENUE & AUGUSTA NATIONAL**



# SE PORTLAND, OREGON



# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4588/-122.5792

RF1

## SE 82nd Avenue and Augusta National

Portland, OR 97266

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2017 Estimated Population	19,013	145,325	379,481
	2022 Projected Population	20,562	156,448	408,466
	2010 Census Population	17,766	135,635	349,012
	2000 Census Population	15,595	121,432	312,639
	Projected Annual Growth 2017 to 2022	1.6%	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	1.3%	1.2%	1.3%
<b>HOUSEHOLDS</b>	2017 Estimated Households	7,175	55,546	149,474
	2022 Projected Households	7,664	59,187	159,164
	2010 Census Households	6,789	52,446	139,215
	2000 Census Households	5,968	46,923	125,166
	Projected Annual Growth 2017 to 2022	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	1.2%	1.1%	1.1%
<b>AGE</b>	2017 Est. Population Under 10 Years	12.4%	12.0%	11.6%
	2017 Est. Population 10 to 19 Years	11.7%	11.3%	11.0%
	2017 Est. Population 20 to 29 Years	14.6%	13.5%	13.8%
	2017 Est. Population 30 to 44 Years	23.1%	24.0%	24.3%
	2017 Est. Population 45 to 59 Years	19.6%	19.4%	19.2%
	2017 Est. Population 60 to 74 Years	13.8%	13.9%	14.1%
	2017 Est. Population 75 Years or Over	4.8%	5.8%	6.0%
	2017 Est. Median Age	36.0	37.1	37.5
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	50.2%	49.3%	49.0%
	2017 Est. Female Population	49.8%	50.7%	51.0%
	2017 Est. Never Married	35.4%	34.1%	36.1%
	2017 Est. Now Married	39.9%	43.2%	42.0%
	2017 Est. Separated or Divorced	20.3%	18.3%	17.2%
	2017 Est. Widowed	4.4%	4.4%	4.7%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	3.2%	4.9%	6.1%
	2017 Est. HH Income \$150,000 to \$199,999	3.8%	4.4%	5.3%
	2017 Est. HH Income \$100,000 to \$149,999	11.5%	14.2%	15.0%
	2017 Est. HH Income \$75,000 to \$99,999	11.4%	13.9%	13.3%
	2017 Est. HH Income \$50,000 to \$74,999	21.2%	19.9%	18.9%
	2017 Est. HH Income \$35,000 to \$49,999	15.1%	13.4%	12.9%
	2017 Est. HH Income \$25,000 to \$34,999	12.6%	10.5%	9.5%
	2017 Est. HH Income \$15,000 to \$24,999	9.0%	8.5%	8.7%
	2017 Est. HH Income Under \$15,000	12.2%	10.2%	10.4%
	2017 Est. Average Household Income	\$59,914	\$70,689	\$75,782
	2017 Est. Median Household Income	\$55,105	\$63,102	\$65,053
	2017 Est. Per Capita Income	\$22,777	\$27,154	\$30,025
	2017 Est. Total Businesses	608	5,191	15,342
	2017 Est. Total Employees	5,342	56,532	143,826

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

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<b>RACE</b>	2017 Est. White	70.5%	74.4%	76.7%
	2017 Est. Black	3.5%	3.0%	3.3%
	2017 Est. Asian or Pacific Islander	11.6%	11.6%	10.1%
	2017 Est. American Indian or Alaska Native	1.2%	1.0%	0.9%
	2017 Est. Other Races	13.2%	9.9%	9.0%
<b>HISPANIC</b>	2017 Est. Hispanic Population	3,090	16,485	38,491
	2017 Est. Hispanic Population	16.3%	11.3%	10.1%
	2022 Proj. Hispanic Population	17.7%	12.4%	11.1%
	2010 Hispanic Population	15.9%	10.9%	9.5%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	13,149	102,560	270,452
	2017 Est. Elementary (Grade Level 0 to 8)	5.7%	4.8%	4.2%
	2017 Est. Some High School (Grade Level 9 to 11)	9.5%	6.8%	5.8%
	2017 Est. High School Graduate	29.0%	23.3%	20.7%
	2017 Est. Some College	26.6%	25.3%	24.4%
	2017 Est. Associate Degree Only	8.2%	8.3%	8.4%
	2017 Est. Bachelor Degree Only	15.6%	21.0%	23.2%
	2017 Est. Graduate Degree	5.4%	10.5%	13.2%
<b>HOUSING</b>	2017 Est. Total Housing Units	7,398	57,163	153,832
	2017 Est. Owner-Occupied	53.8%	57.9%	55.4%
	2017 Est. Renter-Occupied	43.2%	39.2%	41.8%
	2017 Est. Vacant Housing	3.0%	2.8%	2.8%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	0.6%	0.4%	0.7%
	2010 Homes Built 2000 to 2004	12.1%	11.6%	11.3%
	2010 Homes Built 1990 to 1999	21.6%	14.8%	13.9%
	2010 Homes Built 1980 to 1989	10.0%	9.5%	8.6%
	2010 Homes Built 1970 to 1979	19.0%	16.0%	16.5%
	2010 Homes Built 1960 to 1969	9.4%	10.7%	11.8%
	2010 Homes Built 1950 to 1959	12.6%	14.2%	13.4%
	2010 Homes Built Before 1949	19.0%	26.4%	28.8%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.9%	1.0%	1.1%
	2010 Home Value \$500,000 to \$999,999	10.6%	12.2%	14.3%
	2010 Home Value \$400,000 to \$499,999	11.4%	10.4%	13.5%
	2010 Home Value \$300,000 to \$399,999	18.6%	22.6%	24.8%
	2010 Home Value \$200,000 to \$299,999	28.1%	37.6%	34.0%
	2010 Home Value \$150,000 to \$199,999	15.9%	11.2%	9.0%
	2010 Home Value \$100,000 to \$149,999	6.2%	4.6%	3.8%
	2010 Home Value \$50,000 to \$99,999	3.2%	1.3%	1.0%
	2010 Home Value \$25,000 to \$49,999	3.9%	1.4%	1.5%
	2010 Home Value Under \$25,000	8.2%	2.9%	3.1%
	2010 Median Home Value	\$248,338	\$290,929	\$315,471
	2010 Median Rent	\$933	\$934	\$949

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<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	15,303	118,167	310,878
	2017 Est. Civilian Employed	64.2%	64.7%	64.6%
	2017 Est. Civilian Unemployed	3.6%	3.3%	3.1%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	32.2%	32.0%	32.3%
	2017 Labor Force Males	50.0%	48.8%	48.5%
	2017 Labor Force Females	50.0%	51.2%	51.5%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	9,861	76,475	201,184
	2010 Mgmt, Business, & Financial Operations	10.3%	14.2%	14.8%
	2010 Professional, Related	14.0%	21.8%	24.7%
	2010 Service	24.7%	20.7%	20.2%
	2010 Sales, Office	25.7%	24.2%	22.7%
	2010 Farming, Fishing, Forestry	1.1%	0.8%	0.6%
	2010 Construction, Extraction, Maintenance	8.9%	6.3%	5.6%
	2010 Production, Transport, Material Moving	15.2%	12.1%	11.4%
	2010 White Collar Workers	50.1%	60.2%	62.2%
	2010 Blue Collar Workers	49.9%	39.8%	37.8%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	70.0%	68.1%	65.7%
	2010 Drive to Work in Carpool	11.6%	9.9%	9.2%
	2010 Travel to Work by Public Transportation	9.1%	9.3%	9.9%
	2010 Drive to Work on Motorcycle	0.5%	0.5%	0.5%
	2010 Walk or Bicycle to Work	5.5%	6.7%	8.2%
	2010 Other Means	0.3%	0.5%	0.5%
	2010 Work at Home	3.0%	5.0%	6.1%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	19.2%	19.2%	18.7%
	2010 Travel to Work in 15 to 29 Minutes	37.4%	38.7%	39.3%
	2010 Travel to Work in 30 to 59 Minutes	33.4%	35.4%	34.9%
	2010 Travel to Work in 60 Minutes or More	11.2%	8.3%	8.0%
	2010 Average Travel Time to Work	26.4	25.5	25.4
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$353 M	\$3.05 B	\$8.63 B
	2017 Est. Apparel	\$12.3 M	\$107 M	\$302 M
	2017 Est. Contributions, Gifts	\$22.9 M	\$205 M	\$596 M
	2017 Est. Education, Reading	\$13.1 M	\$118 M	\$345 M
	2017 Est. Entertainment	\$19.6 M	\$171 M	\$484 M
	2017 Est. Food, Beverages, Tobacco	\$54.7 M	\$468 M	\$1.31 B
	2017 Est. Furnishings, Equipment	\$11.9 M	\$105 M	\$298 M
	2017 Est. Health Care, Insurance	\$31.2 M	\$266 M	\$750 M
	2017 Est. Household Operations, Shelter, Utilities	\$109 M	\$944 M	\$2.67 B
	2017 Est. Miscellaneous Expenses	\$5.23 M	\$45.0 M	\$127 M
	2017 Est. Personal Care	\$4.60 M	\$39.6 M	\$112 M
	2017 Est. Transportation	\$67.5 M	\$580 M	\$1.63 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.*