

NOW LEASING  
**Tanasbourne/Sunset Hwy Location**  
 Beaverton, Oregon



146 parking stalls



Freeway visibility



**Location:** 16305 NW Cornell Rd, Beaverton, Oregon

**Available Space:** Approx. 10,000 SF

**Rates:** Asking \$18.00/SF/YR NNN

**Traffic Counts:**

Cornell Rd - 21,112 ADT (11); Sunset Hwy/US 26 - 103,000 ADT (09)

**Area Description:** Landmark retail space with spectacular visibility! NW Rugs has expanded to a new 25,000-square-foot showroom. One prime adjacent space still available. Ideal for mid-box retail, furniture, athletic club, restaurant, and other retail uses. Positioned near Tanasbourne Town Center, this is one of the trade area's most well-known and well-recognized buildings.

**Demographics:**

|                        | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------------|----------|----------|----------|
| Population 2011        | 16,702   | 126,386  | 255,838  |
| 2011 Average HH Income | \$83,281 | \$86,059 | \$84,206 |
| Employees              | 7,117    | 48,394   | 95,059   |

Source: Regis - SitesUSA



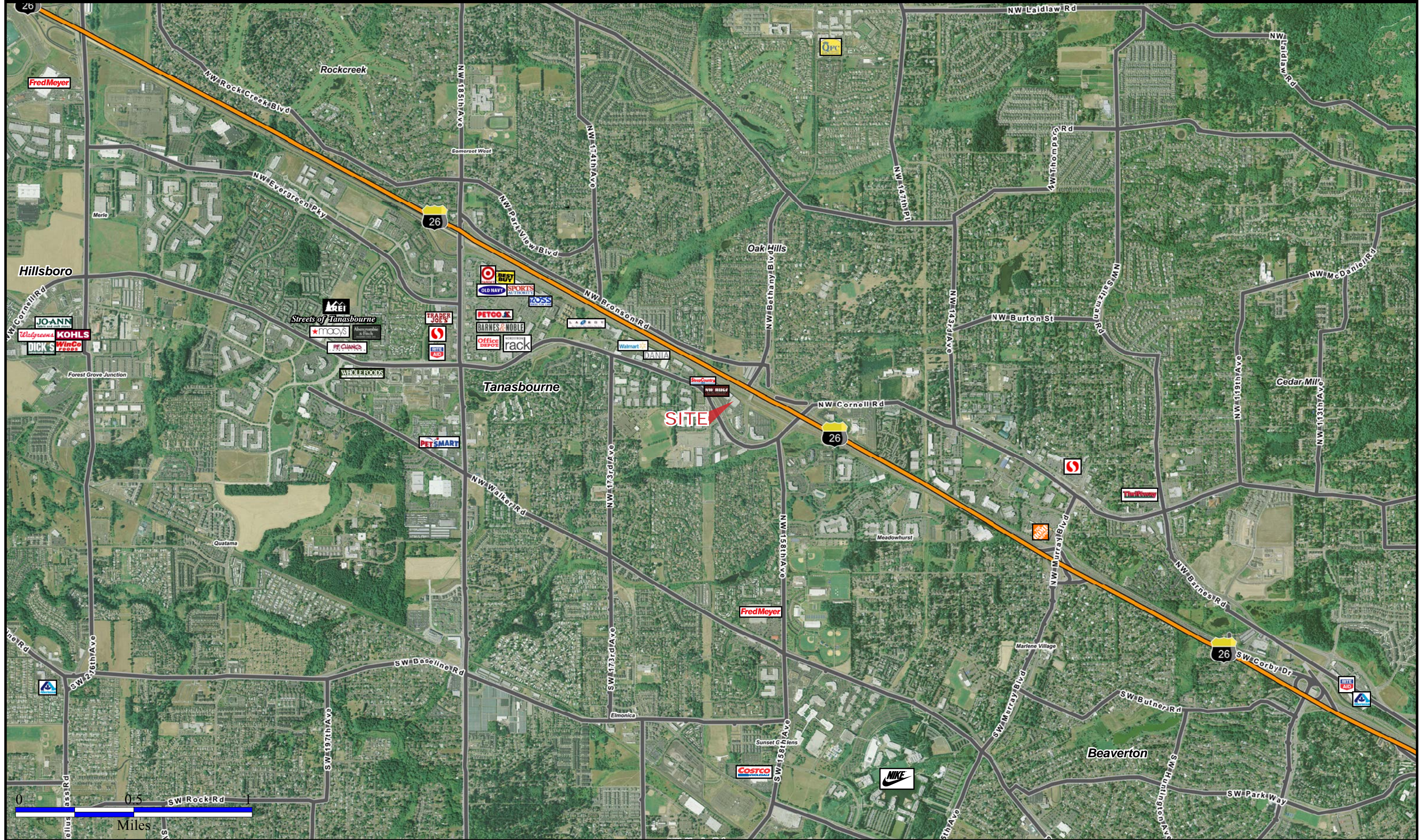
**Jeff Olson**

jeff@cra-nw.com

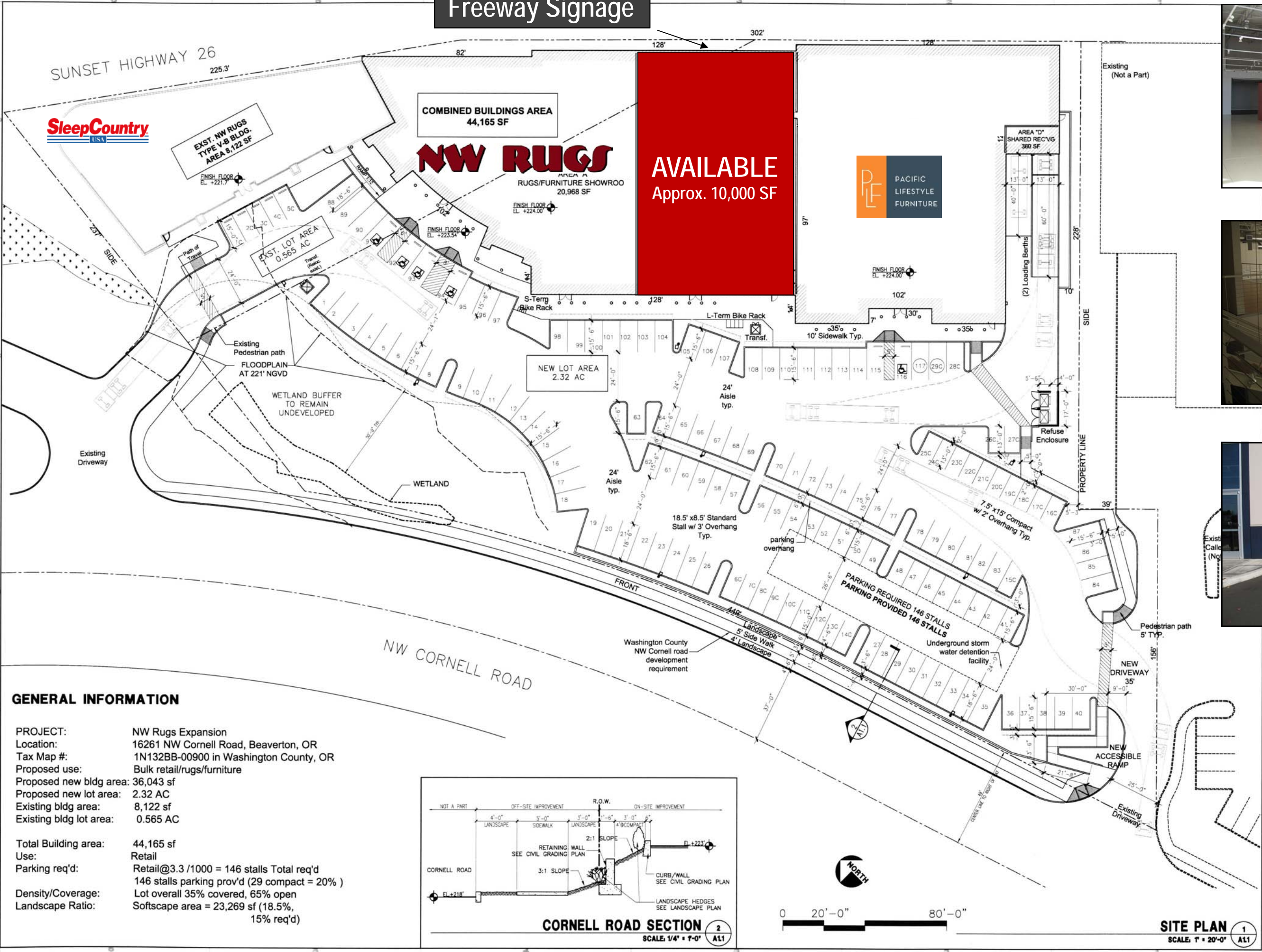
(503) 274-0211 x 160

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# PORTLAND, OREGON - WESTSIDE TRADE AREA

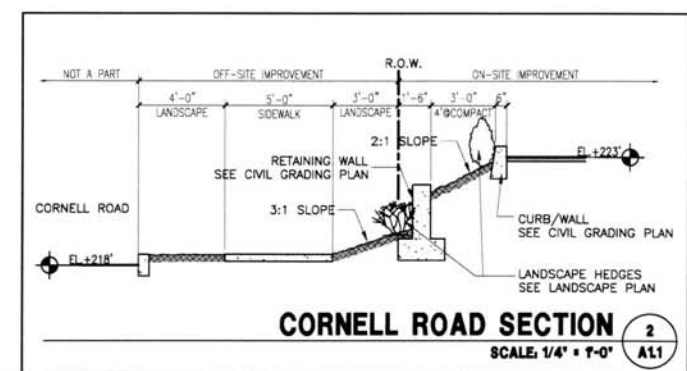


# Freeway Signage



## GENERAL INFORMATION

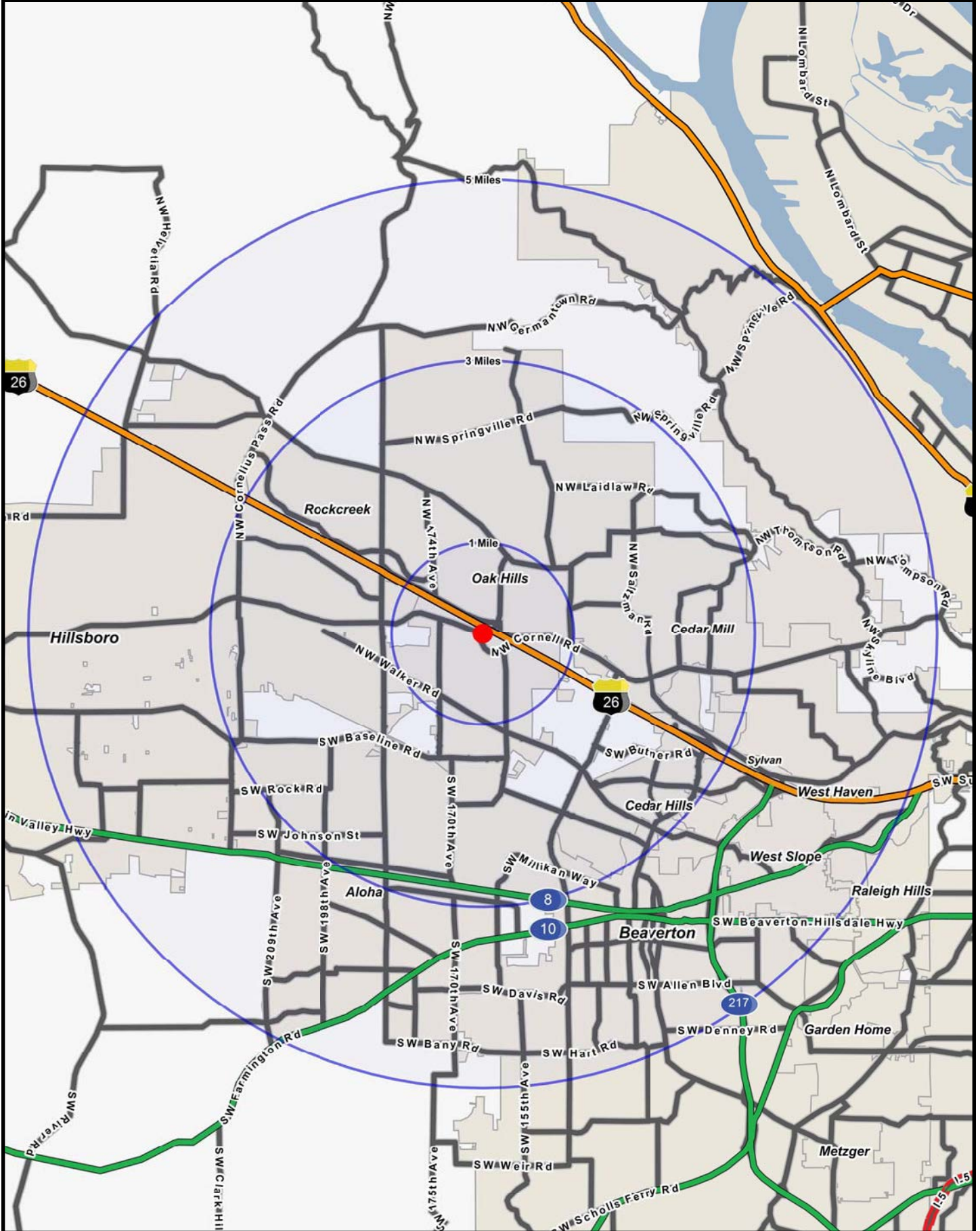
**PROJECT:** NW Rugs Expansion  
**Location:** 16261 NW Cornell Road, Beaverton, OR  
**Tax Map #:** 1N132BB-00900 in Washington County, OR  
**Proposed use:** Bulk retail/rugs/furniture  
**Proposed new bldg area:** 36,043 sf  
**Proposed new lot area:** 2.32 AC  
**Existing bldg area:** 8,122 sf  
**Existing bldg lot area:** 0.565 AC  
  
**Total Building area:** 44,165 sf  
**Use:** Retail  
**Parking req'd:** Retail@3.3/1000 = 146 stalls Total req'd  
 146 stalls parking prov'd (29 compact = 20%)  
**Density/Coverage:** Lot overall 35% covered, 65% open  
**Landscape Ratio:** Softscape area = 23,269 sf (18.5%, 15% req'd)



**SITE PLAN 1**  
 SCALE: 1" = 20'-0"  
 A11

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# DEMOGRAPHIC MAP



# FULL PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.53227/-122.8448

## 16305 Nw Cornell Rd

### Beaverton, OR

|                                 |                                            | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------------|--------------------------------------------|----------|----------|----------|
| <b>POPULATION</b>               | 2011 Estimated Population                  | 16,702   | 126,386  | 255,838  |
|                                 | 2016 Projected Population                  | 17,488   | 132,972  | 266,445  |
|                                 | 2010 Census Population                     | 16,493   | 125,435  | 252,667  |
|                                 | 2000 Census Population                     | 14,971   | 100,930  | 208,176  |
|                                 | Historical Annual Growth 2000 to 2011      | 1.1%     | 2.3%     | 2.1%     |
|                                 | Projected Annual Growth 2011 to 2016       | 0.9%     | 1.0%     | 0.8%     |
| <b>HOUSEHOLDS</b>               | 2011 Est. Households                       | 6,665    | 49,313   | 99,712   |
|                                 | 2016 Proj. Households                      | 7,216    | 53,696   | 107,354  |
|                                 | 2010 Census Households                     | 6,533    | 48,496   | 97,568   |
|                                 | 2000 Census Households                     | 5,862    | 39,546   | 80,633   |
|                                 | Historical Annual Growth 2000 to 2011      | 0.7%     | 1.2%     | 1.1%     |
|                                 | Projected Annual Growth 2011 to 2016       | 1.7%     | 1.8%     | 1.5%     |
| <b>AGE</b>                      | 2011 Est. Population 0 to 9 Years          | 14.3%    | 14.8%    | 14.9%    |
|                                 | 2011 Est. Population 10 to 19 Years        | 13.6%    | 13.1%    | 13.2%    |
|                                 | 2011 Est. Population 20 to 29 Years        | 13.2%    | 12.7%    | 12.9%    |
|                                 | 2011 Est. Population 30 to 44 Years        | 23.8%    | 22.8%    | 23.1%    |
|                                 | 2011 Est. Population 45 to 59 Years        | 21.2%    | 22.1%    | 21.2%    |
|                                 | 2011 Est. Population 60 to 74 Years        | 9.9%     | 10.4%    | 10.3%    |
|                                 | 2011 Est. Population 75 Years Plus         | 4.0%     | 4.2%     | 4.4%     |
|                                 | 2011 Est. Median Age                       | 34.8     | 35.3     | 34.9     |
| <b>MARITAL STATUS &amp; SEX</b> | 2011 Est. Male Population                  | 50.8%    | 50.4%    | 50.5%    |
|                                 | 2011 Est. Female Population                | 49.2%    | 49.6%    | 49.5%    |
|                                 | 2011 Est. Never Married                    | 27.5%    | 27.6%    | 26.5%    |
|                                 | 2011 Est. Now Married                      | 58.0%    | 56.9%    | 56.4%    |
|                                 | 2011 Est. Separated or Divorced            | 12.2%    | 12.6%    | 13.5%    |
|                                 | 2011 Est. Widowed                          | 2.2%     | 3.0%     | 3.6%     |
| <b>INCOME</b>                   | 2011 Est. HH Income \$200,000 or More      | 3.5%     | 5.3%     | 5.2%     |
|                                 | 2011 Est. HH Income \$150,000 to \$199,999 | 9.7%     | 7.0%     | 6.7%     |
|                                 | 2011 Est. HH Income \$100,000 to \$149,999 | 19.9%    | 17.9%    | 16.4%    |
|                                 | 2011 Est. HH Income \$75,000 to \$99,999   | 16.7%    | 15.5%    | 15.1%    |
|                                 | 2011 Est. HH Income \$50,000 to \$74,999   | 18.3%    | 19.4%    | 19.8%    |
|                                 | 2011 Est. HH Income \$35,000 to \$49,999   | 11.4%    | 12.9%    | 13.2%    |
|                                 | 2011 Est. HH Income \$25,000 to \$34,999   | 8.0%     | 8.1%     | 8.8%     |
|                                 | 2011 Est. HH Income \$15,000 to \$24,999   | 6.8%     | 8.1%     | 8.3%     |
|                                 | 2011 Est. HH Income \$0 to \$14,999        | 5.7%     | 5.8%     | 6.5%     |
|                                 | 2011 Est. Average Household Income         | \$83,281 | \$86,059 | \$84,206 |
|                                 | 2011 Est. Median HH Income                 | \$75,058 | \$73,125 | \$70,340 |
|                                 | 2011 Est. Per Capita Income                | \$33,392 | \$33,809 | \$33,115 |
|                                 | 2011 Est. Number of Businesses             | 490      | 3,113    | 7,531    |
|                                 | 2011 Est. Total Number of Employees        | 7,117    | 48,394   | 95,059   |

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# FULL PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.53227/-122.8448

## 16305 Nw Cornell Rd

### Beaverton, OR

|                                                | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------------------------------|-----------|-----------|-----------|
| <b>RACE</b>                                    |           |           |           |
| 2011 Est. White Population                     | 72.3%     | 69.7%     | 72.6%     |
| 2011 Est. Black Population                     | 1.8%      | 2.4%      | 2.2%      |
| 2011 Est. Asian & Pacific Islander             | 17.6%     | 16.6%     | 12.9%     |
| 2011 Est. American Indian & Alaska Native      | 0.4%      | 0.6%      | 0.7%      |
| 2011 Est. Other Races Population               | 7.9%      | 10.7%     | 11.6%     |
| <b>HISPANIC</b>                                |           |           |           |
| 2011 Est. Hispanic Population                  | 1,553     | 16,462    | 38,258    |
| 2011 Est. Hispanic Population Percent          | 9.3%      | 13.0%     | 15.0%     |
| 2016 Proj. Hispanic Population Percent         | 10.7%     | 14.8%     | 16.8%     |
| 2010 Hispanic Population Percent               | 8.9%      | 12.5%     | 14.5%     |
| <b>EDUCATION<br/>(Adults 25 or Older)</b>      |           |           |           |
| 2011 Est. Adult Population (25 Years or Older) | 11,049    | 83,933    | 169,058   |
| 2011 Est. Elementary (0 to 8)                  | 3.2%      | 3.8%      | 3.8%      |
| 2011 Est. Some High School (9 to 11)           | 2.3%      | 3.0%      | 4.0%      |
| 2011 Est. High School Graduate (12)            | 13.5%     | 17.0%     | 18.3%     |
| 2011 Est. Some College (13 to 16)              | 21.7%     | 22.7%     | 22.7%     |
| 2011 Est. Associate Degree Only                | 8.1%      | 8.0%      | 8.2%      |
| 2011 Est. Bachelor Degree Only                 | 31.2%     | 28.8%     | 27.3%     |
| 2011 Est. Graduate Degree                      | 20.0%     | 16.7%     | 15.7%     |
| <b>HOUSING</b>                                 |           |           |           |
| 2011 Est. Total Housing Units                  | 6,975     | 52,504    | 105,818   |
| 2011 Est. Owner Occupied Percent               | 55.7%     | 55.6%     | 58.1%     |
| 2011 Est. Renter Occupied Percent              | 39.8%     | 38.3%     | 36.1%     |
| 2011 Est. Vacant Housing Percent               | 4.4%      | 6.1%      | 5.8%      |
| <b>HOMES BUILT BY YEAR</b>                     |           |           |           |
| 2000 Homes Built 1999 to 2000                  | 1.1%      | 6.3%      | 5.2%      |
| 2000 Homes Built 1995 to 1998                  | 18.9%     | 25.2%     | 19.0%     |
| 2000 Homes Built 1990 to 1994                  | 20.3%     | 14.4%     | 12.7%     |
| 2000 Homes Built 1980 to 1989                  | 29.9%     | 16.4%     | 16.5%     |
| 2000 Homes Built 1970 to 1979                  | 20.8%     | 21.0%     | 24.5%     |
| 2000 Homes Built 1960 to 1969                  | 7.6%      | 9.7%      | 11.7%     |
| 2000 Homes Built 1950 to 1959                  | 0.5%      | 4.3%      | 5.7%      |
| 2000 Homes Built Before 1949                   | 0.9%      | 2.7%      | 4.6%      |
| <b>HOME VALUES</b>                             |           |           |           |
| 2000 Home Value \$1,000,000 or More            | -         | 0.1%      | 0.1%      |
| 2000 Home Value \$500,000 to \$999,999         | 1.0%      | 2.7%      | 2.7%      |
| 2000 Home Value \$400,000 to \$499,999         | 2.2%      | 3.8%      | 3.4%      |
| 2000 Home Value \$300,000 to \$399,999         | 10.8%     | 9.7%      | 8.3%      |
| 2000 Home Value \$200,000 to \$299,999         | 41.8%     | 30.0%     | 25.6%     |
| 2000 Home Value \$150,000 to \$199,999         | 32.3%     | 33.4%     | 36.8%     |
| 2000 Home Value \$100,000 to \$149,999         | 8.0%      | 17.6%     | 20.6%     |
| 2000 Home Value \$50,000 to \$99,999           | 3.0%      | 2.0%      | 2.1%      |
| 2000 Home Value \$25,000 to \$49,999           | 0.3%      | 0.5%      | 0.3%      |
| 2000 Home Value \$0 to \$24,999                | 0.5%      | 0.2%      | 0.2%      |
| 2000 Median Home Value                         | \$218,223 | \$213,905 | \$206,224 |
| 2000 Median Rent                               | \$676     | \$695     | \$685     |

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### Beaverton, OR

|                               |                                                      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|------------------------------------------------------|----------|----------|----------|
| <b>LABOR FORCE</b>            | 2011 Est. Labor: Population Age 16+                  | 12,901   | 97,145   | 196,474  |
|                               | 2011 Est. Civilian Employed                          | 63.0%    | 63.3%    | 63.1%    |
|                               | 2011 Est. Civilian Unemployed                        | 10.1%    | 9.2%     | 9.0%     |
|                               | 2011 Est. in Armed Forces                            | 0.1%     | 0.1%     | 0.1%     |
|                               | 2011 Est. not in Labor Force                         | 26.8%    | 27.4%    | 27.7%    |
|                               | 2011 Labor Force: Males                              | 49.4%    | 49.9%    | 50.1%    |
|                               | 2011 Labor Force: Females                            | 50.7%    | 50.1%    | 49.9%    |
| <b>OCCUPATION</b>             | 2000 Occupation: Population Age 16+                  | 8,153    | 54,519   | 111,360  |
|                               | 2000 Mgmt, Business, & Financial Operations          | 18.5%    | 17.1%    | 16.7%    |
|                               | 2000 Professional & Related                          | 31.0%    | 27.3%    | 25.5%    |
|                               | 2000 Service                                         | 9.8%     | 10.8%    | 11.8%    |
|                               | 2000 Sales and Office                                | 25.9%    | 27.1%    | 26.9%    |
|                               | 2000 Farming, Fishing, and Forestry                  | 0.5%     | 0.4%     | 0.5%     |
|                               | 2000 Construction, Extraction, & Maintenance         | 4.8%     | 6.0%     | 6.9%     |
|                               | 2000 Production, Transport, & Material Moving        | 9.6%     | 11.3%    | 11.7%    |
|                               | 2000 Percent White Collar Workers                    | 75.4%    | 71.6%    | 69.2%    |
|                               | 2000 Percent Blue Collar Workers                     | 24.6%    | 28.4%    | 30.8%    |
| <b>TRANSPORTATION TO WORK</b> | 2000 Drive to Work Alone                             | 73.2%    | 74.8%    | 74.7%    |
|                               | 2000 Drive to Work in Carpool                        | 10.2%    | 10.2%    | 10.6%    |
|                               | 2000 Travel to Work by Public Transportation         | 7.1%     | 7.3%     | 7.2%     |
|                               | 2000 Drive to Work on Motorcycle                     | 0.2%     | 0.2%     | 0.1%     |
|                               | 2000 Walk or Bicycle to Work                         | 4.0%     | 2.7%     | 2.4%     |
|                               | 2000 Other Means                                     | 0.2%     | 0.7%     | 0.7%     |
|                               | 2000 Work at Home                                    | 5.1%     | 4.2%     | 4.3%     |
|                               |                                                      |          |          |          |
| <b>TRAVEL TIME</b>            | 2000 Travel to Work in 14 Minutes or Less            | 28.9%    | 27.8%    | 26.9%    |
|                               | 2000 Travel to Work in 15 to 29 Minutes              | 38.7%    | 41.0%    | 41.7%    |
|                               | 2000 Travel to Work in 30 to 59 Minutes              |          |          |          |
|                               | 2000 Travel to Work in 60 Minutes or More            | 4.6%     | 4.5%     | 4.5%     |
|                               | 2000 Average Travel Time to Work                     | 22.1     | 21.8     | 22.0     |
| <b>CONSUMER EXPENDITURE</b>   | 2011 Est. Total Household Expenditure                | \$415 M  | \$3.11 B | \$6.18 B |
|                               | 2011 Est. Apparel                                    | \$19.9 M | \$149 M  | \$297 M  |
|                               | 2011 Est. Contributions & Gifts                      | \$28.1 M | \$210 M  | \$417 M  |
|                               | 2011 Est. Education & Reading                        | \$12.2 M | \$90.9 M | \$179 M  |
|                               | 2011 Est. Entertainment                              | \$23.4 M | \$175 M  | \$348 M  |
|                               | 2011 Est. Food, Beverages & Tobacco                  | \$64.6 M | \$484 M  | \$965 M  |
|                               | 2011 Est. Furnishings & Equipment                    | \$18.9 M | \$141 M  | \$279 M  |
|                               | 2011 Est. Health Care & Insurance                    | \$28.8 M | \$216 M  | \$432 M  |
|                               | 2011 Est. Household Operations & Shelter & Utilities | \$124 M  | \$928 M  | \$1.85 B |
|                               | 2011 Est. Miscellaneous Expenses                     | \$6.79 M | \$50.8 M | \$101 M  |
|                               | 2011 Est. Personal Care                              | \$6.00 M | \$44.9 M | \$89.3 M |
|                               | 2011 Est. Transportation                             | \$82.4 M | \$616 M  | \$1.23 B |

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