CORNELIUS FORMER SONIC

DRIVE-THRU OPPORTUNITY AVAILABLE



Fred Meyer · Walmart · Walgreens · US Bank · Panda Express · Wendy's · Burger King

LOCATION

1880 E Baseline Street, Cornelius, OR 97113

AVAILABLE SPACE

- 2,510 SF with drive-thru
- 0.67 AC (29,185 SF) of land

RATE

Please call for details

HIGHLIGHTS

- Former Sonic Drive-In with existing drive-thru, ordering stalls and kitchen infrastructure
- Frontage on the main east–west commercial road in Cornelius with access points on TV Highway/Baseline and N Adair St
- Nearby retailers include Fred Meyer, Walgreens, Starbucks, Panda Express, Little Caesars, Wendy's, Burger King and many more.



TRAFFIC COUNTS

E Baseline St – 16,407 ADT ('26)
N Adair St – 15,984 ADT ('26)

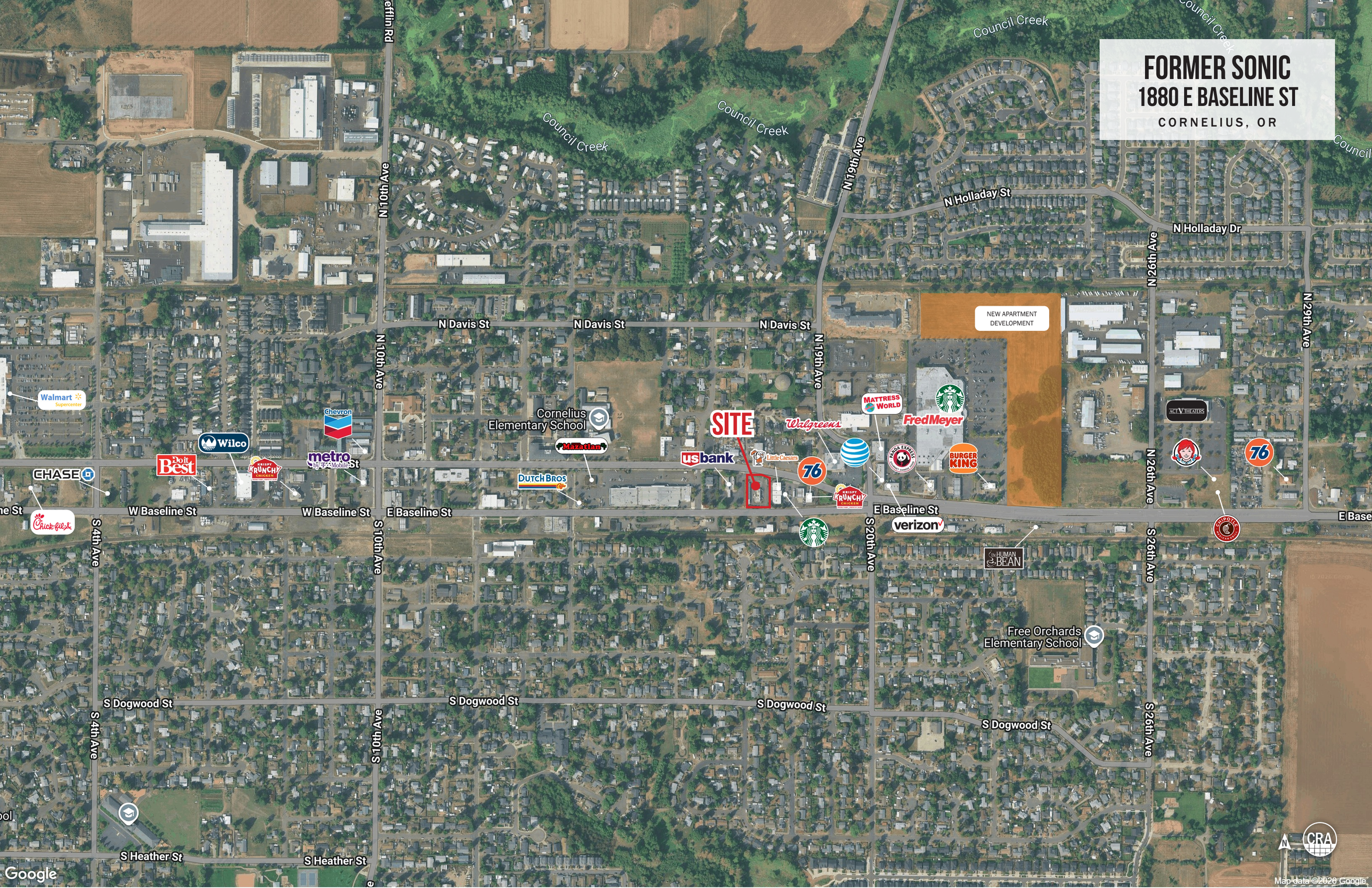
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FORMER SONIC
1880 E BASELINE ST
CORNELIUS, OR
Tualatin Valley Hwy
8
15,984 ADT (26)
N Adair St
usbank
TENDER CARE DENTAL
Little Caesars
76
16,407 ADT (26)
E Baseline St
8
Tualatin Valley Hwy
1733
CRA
N
Google
Map data ©2026 Google

FORMER SONIC
1880 E BASELINE ST
CORNELIUS, OR



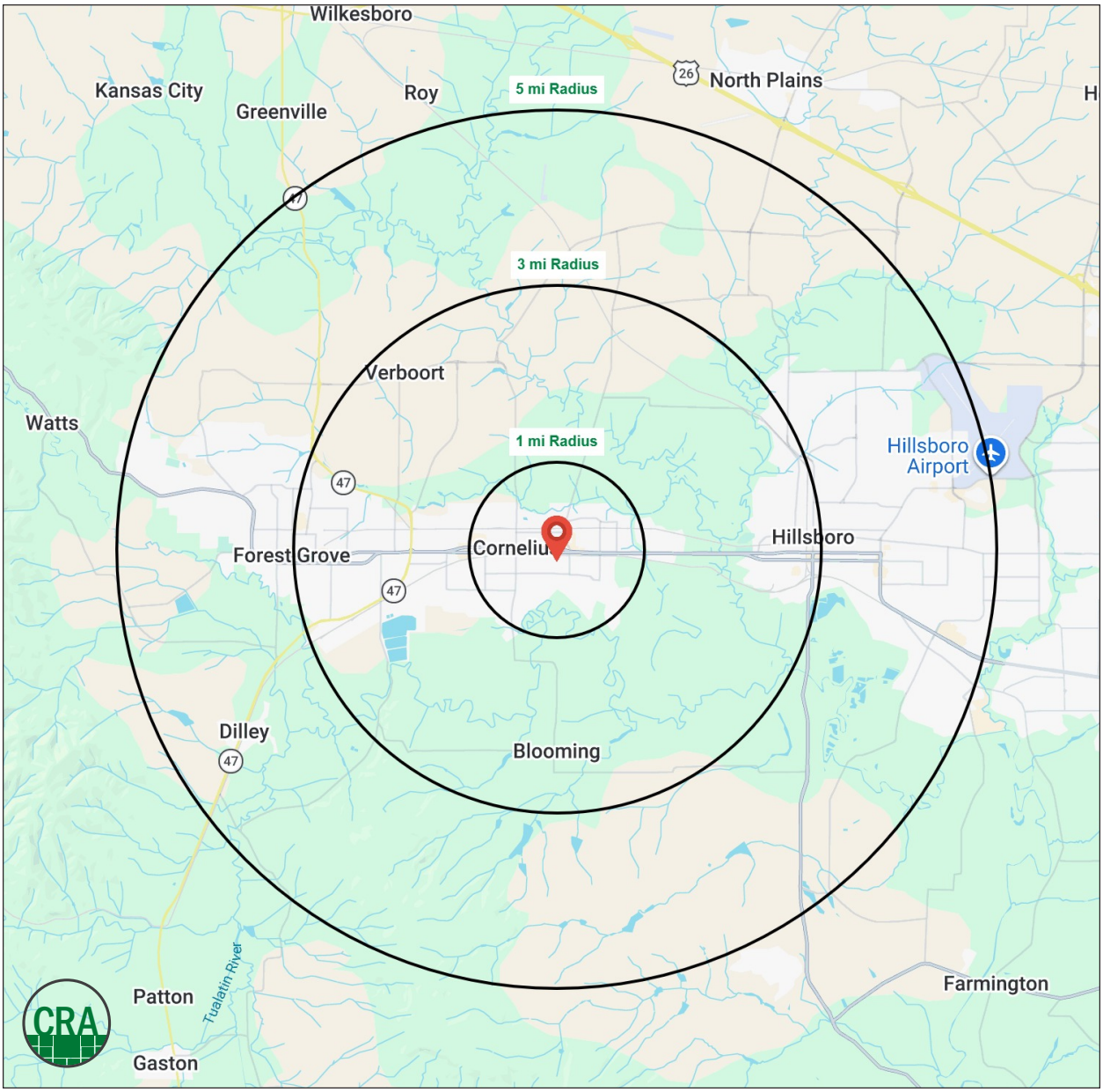
FORMER SONIC
1880 E BASELINE ST
CORNELIUS, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	14,233	37,087	91,649
Estimated Households 2026	4,466	12,376	31,520
Average HH Income	$126,035	$112,358	$125,933
Median Home Value	$494,223	$486,462	$532,061
Daytime Demographics 16+	5,940	24,442	55,097
Some College or Higher	54.9%	57.6%	63.5%

$126,035
Average Household Income
1 MILE RADIUS

37,087
Estimated Population
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 45.5204/-123.0499

1880 E Baseline St Cornelius, OR 97113	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	14,233	37,087	91,649
2031 Projected Population	15,778	39,012	92,146
2020 Census Population	12,199	34,208	88,949
2010 Census Population	11,388	30,839	82,495
Projected Annual Growth 2026 to 2031	2.2%	1.0%	0.1%
Historical Annual Growth 2010 to 2026	1.6%	1.3%	0.7%
2026 Median Age	33.9	34.6	36.4
Households			
2026 Estimated Households	4,466	12,376	31,520
2031 Projected Households	5,040	13,130	31,934
2020 Census Households	3,608	11,033	29,517
2010 Census Households	3,355	9,900	27,115
Projected Annual Growth 2026 to 2031	2.6%	1.2%	0.3%
Historical Annual Growth 2010 to 2026	2.1%	1.6%	1.0%
Race and Ethnicity			
2026 Estimated White	54.8%	60.3%	63.5%
2026 Estimated Black or African American	1.8%	2.0%	2.1%
2026 Estimated Asian or Pacific Islander	4.1%	4.8%	6.1%
2026 Estimated American Indian or Native Alaskan	2.2%	1.7%	1.5%
2026 Estimated Other Races	37.0%	31.1%	26.8%
2026 Estimated Hispanic	44.2%	36.3%	31.0%
Income			
2026 Estimated Average Household Income	$126,035	$112,358	$125,933
2026 Estimated Median Household Income	$104,599	$93,790	$104,600
2026 Estimated Per Capita Income	$39,649	$37,907	$43,591
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	10.0%	9.1%	7.2%
2026 Estimated Some High School (Grade Level 9 to 11)	10.0%	7.8%	6.6%
2026 Estimated High School Graduate	25.1%	25.4%	22.7%
2026 Estimated Some College	20.9%	22.8%	21.8%
2026 Estimated Associates Degree Only	11.9%	9.8%	9.1%
2026 Estimated Bachelors Degree Only	14.8%	16.2%	20.6%
2026 Estimated Graduate Degree	7.3%	8.7%	12.0%
Business			
2026 Estimated Total Businesses	290	1,420	3,114
2026 Estimated Total Employees	2,277	12,913	27,187
2026 Estimated Employee Population per Business	7.9	9.1	8.7
2026 Estimated Residential Population per Business	49.1	26.1	29.4

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For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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