

AVAILABLE

IDEAL FOR RETAIL/FURNITURE/ATHLETIC CLUB/RESTAURANT



FOR LEASE > BEAVERTON, OREGON

ADDRESS

16305 NW Cornell Rd, Beaverton, OR 97006

AVAILABLE SPACE

36,035 SF (divisible to 13,500 SF)

TRAFFIC COUNTS

NW Cornell Rd – 21,431 ADT ('22)

NW Bethany Blvd – 21,819 ADT ('22)

NW Sunset Hwy (Hwy 26 – 108,149 ADT ('22)

HIGHLIGHTS

- Located in the Tanasbourne Trade Area with great visibility on NW Cornell Rd and easy access to Sunset Hwy (Hwy 26).
- Ideal for mid-box retail, furniture, athletic club, restaurant or other retail uses.
- Area retailers include Walmart Neighborhood Market, Dania Furniture, Bedmart, NW Rugs and Margarita Factory on high traffic Cornell Road. Located near Tanasbourne Town Center national retailers Target, Best Buy, Michaels, Ross, Petco and many more.
- Loading dock available.



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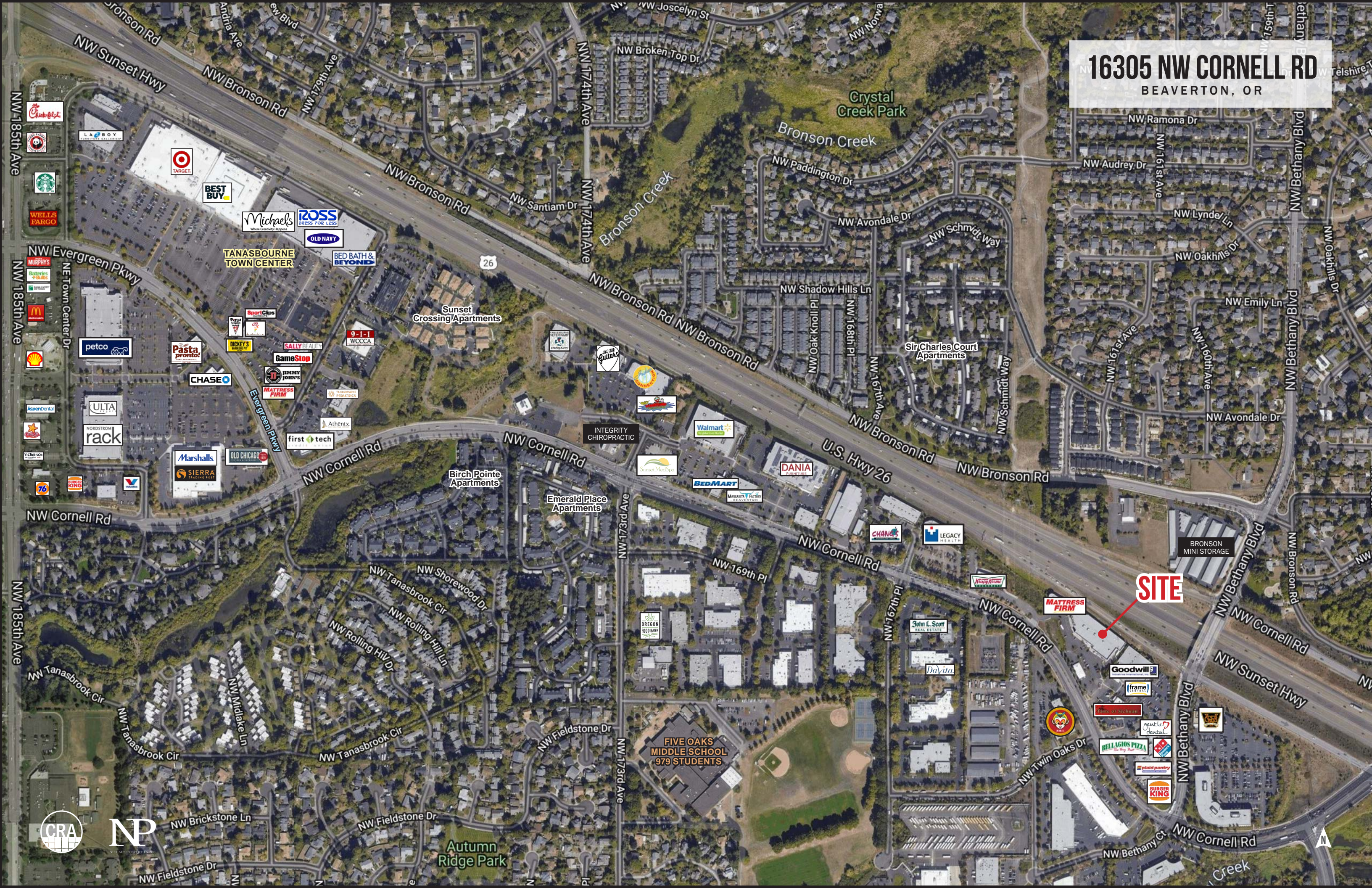
BOB NIEHAUS
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Niehaus Properties Inc

503.295.3791



16305 NW CORNELL RD
BEAVERTON, OR



SITE

**FIVE OAKS
MIDDLE SCHOOL
979 STUDENTS**



AERIAL | CLOSE-IN

26

Sunset Hwy

MATTRESS FIRM

**AVAILABLE
36,035 SF**

(Divisible to 13,500 SF)

Goodwill
Industries International, Inc.

frame
CENTRAL

108,149 ADT (22)
Sunset Hwy

NW Cornell Rd

21,431 ADT (22)

NW Bethany Blvd



Taste of Sichuan

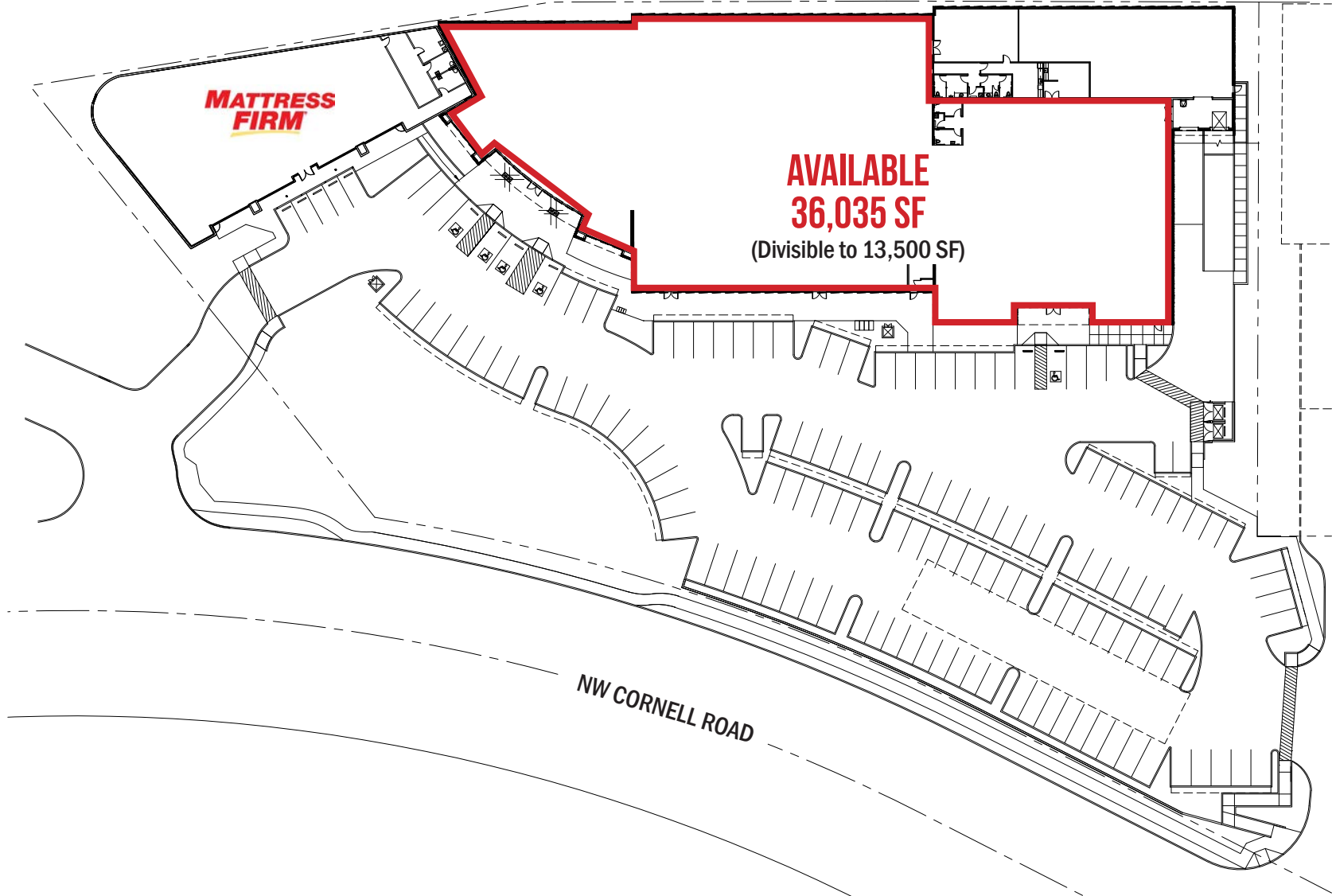
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NP
NORTHWEST PROPERTY TRUST

SITE PLAN

16305 NW CORNELL RD
BEAVERTON, OR



16305 NW CORNELL RD

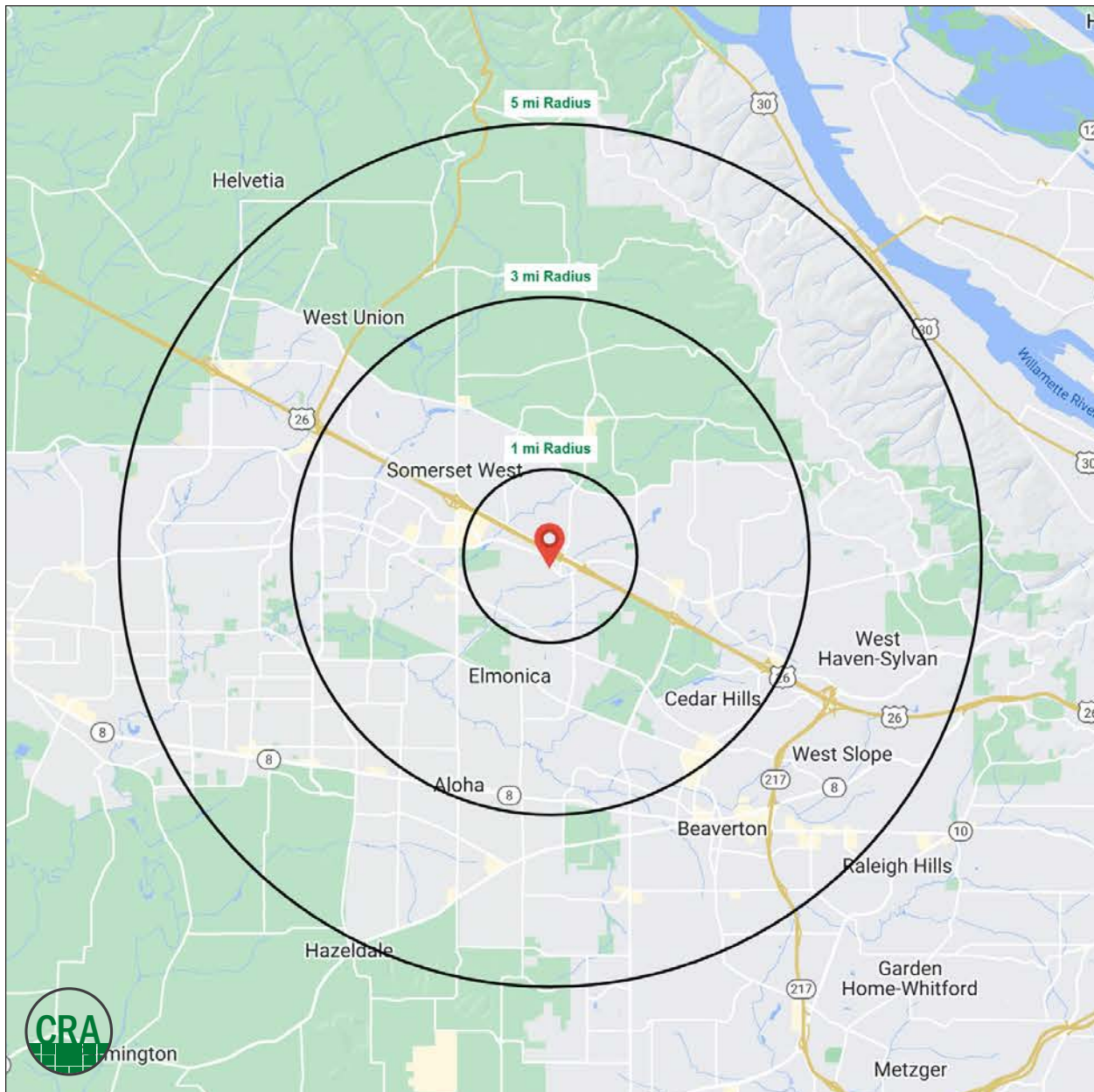
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	16,481	154,420	298,884
Average HH Income	\$100,535	\$115,429	\$117,187
Median HH Income	\$96,096	\$104,537	\$99,620
Median Home Value	\$500,279	\$489,787	\$475,439
Daytime Demographics 16+	11,913	86,869	181,238
Some College or Higher	85.6%	79.5%	77.1%

\$115,429
Average Household Income
3 MILE RADIUS

\$500,279
Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5324/-122.8448

16305 NW Cornell Rd Beaverton, OR 97006	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	16,481	154,420	298,884
2027 Projected Population	16,833	165,891	314,442
2020 Census Population	16,427	153,337	297,924
2010 Census Population	15,393	124,667	255,609
Projected Annual Growth 2022 to 2027	0.4%	1.5%	1.0%
Historical Annual Growth 2010 to 2022	0.6%	2.0%	1.4%
2022 Median Age	35.9	34.7	35.8
Households			
2022 Estimated Households	6,594	59,474	114,994
2027 Projected Households	6,976	65,750	124,439
2020 Census Households	6,568	59,058	114,604
2010 Census Households	6,222	48,256	98,614
Projected Annual Growth 2022 to 2027	1.2%	2.1%	1.6%
Historical Annual Growth 2010 to 2022	0.5%	1.9%	1.4%
Race and Ethnicity			
2022 Estimated White	62.3%	55.9%	59.4%
2022 Estimated Black or African American	2.4%	3.1%	2.8%
2022 Estimated Asian or Pacific Islander	18.6%	22.2%	17.3%
2022 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.9%
2022 Estimated Other Races	16.2%	18.0%	19.7%
2022 Estimated Hispanic	12.4%	15.2%	17.2%
Income			
2022 Estimated Average Household Income	\$100,535	\$115,429	\$117,187
2022 Estimated Median Household Income	\$96,096	\$104,537	\$99,620
2022 Estimated Per Capita Income	\$40,291	\$44,500	\$45,169
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.5%	3.7%
2022 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.4%	3.1%
2022 Estimated High School Graduate	11.3%	14.5%	16.1%
2022 Estimated Some College	20.6%	17.5%	19.0%
2022 Estimated Associates Degree Only	9.7%	8.5%	8.8%
2022 Estimated Bachelors Degree Only	33.7%	30.8%	28.3%
2022 Estimated Graduate Degree	21.6%	22.7%	21.0%
Business			
2022 Estimated Total Businesses	874	5,484	12,544
2022 Estimated Total Employees	7,440	47,707	104,387
2022 Estimated Employee Population per Business	8.5	8.7	8.3
2022 Estimated Residential Population per Business	18.9	28.2	23.8

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.