

AVAILABLE



FOR LEASE > BEAVERTON, OREGON

LOCATION

16305 NW Cornell Rd | Beaverton, OR 97006

AVAILABLE SPACE

13,645 SF

RENT

\$20.00/PSF/YR, \$4.25 NNN

TRAFFIC COUNTS

NW Cornell Rd – 21,693 ADT ('24)

NW Bethany Blvd – 24,255 ADT ('24)

NW Sunset Hwy (Hwy 26) – 123,648 ADT ('24)

HIGHLIGHTS

- Located in the Tanasbourne Trade Area with great visibility on NW Cornell Rd and easy access to Sunset Hwy (Hwy 26).
- Area retailers include Walmart Neighborhood Market, Dania Furniture, Bedmart and Margarita Factory on high traffic Cornell Road. Located near Tanasbourne Town Center national retailers Target, Best Buy, Michaels, Ross, Petco and many more.



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16305 NW CORNELL RD
BEAVERTON, OR



SITE

MATTRESS FIRM

US CHEF STORE

Goodwill

frame

Subway

BELLAGIOS PIZZA

plaid pantry

BURGER KING

FIVE OAKS
MIDDLE SCHOOL
979 STUDENTS

TANASBOURNE
TOWN CENTER

- Chick-fil-A
- LA BOY
- STARBUCKS
- WELLS FARGO
- BEST BUY
- BARNES & NOBLE
- Michael's
- ROSS DRESS FOR LESS
- OLD NAVY
- MURPHY'S
- Batteries Plus Bulbs
- McDonald's
- petco
- Pasta pronto!
- DICKY'S BARBECUE PIT
- SALLY BEAUTY
- WCCCA
- CHASE
- JIMMY JOHN'S
- MATTRESS FIRM
- pure barre
- ATHENIX
- AspenDental
- ULTA
- NORDSTROM rack
- first tech
- Marshall's
- SIERRA
- 76
- BURGER KING
- Venue



AERIAL | CLOSE-IN

26

Sunset Hwy

MATTRESS FIRM

US CHEF'STORE
FOODS GREAT FOOD. WHOLESALE PRICES.

AVAILABLE
13,645-SF

Goodwill
Industries International, Inc.

frame
CENTRAL

108,440 ADT (24)
Sunset Hwy

18,410 ADT (24)
NW Bethany Blvd

NW Cornell Rd

21,693 ADT (24)



Taste of Sichuan

Google

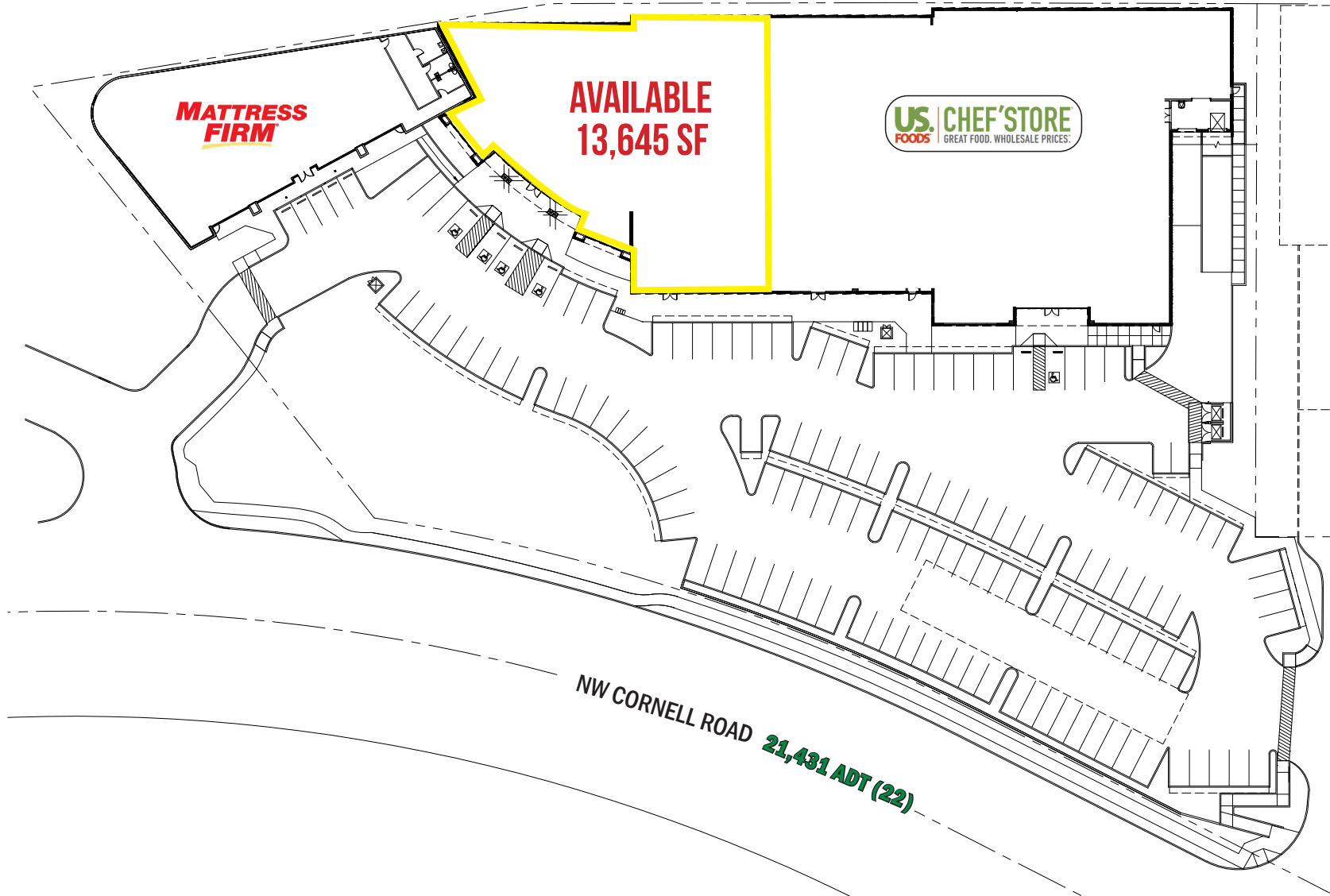


NP

REHABILITATION

SITE PLAN

16305 NW CORNELL RD
BEAVERTON, OR



16305 NW CORNELL RD

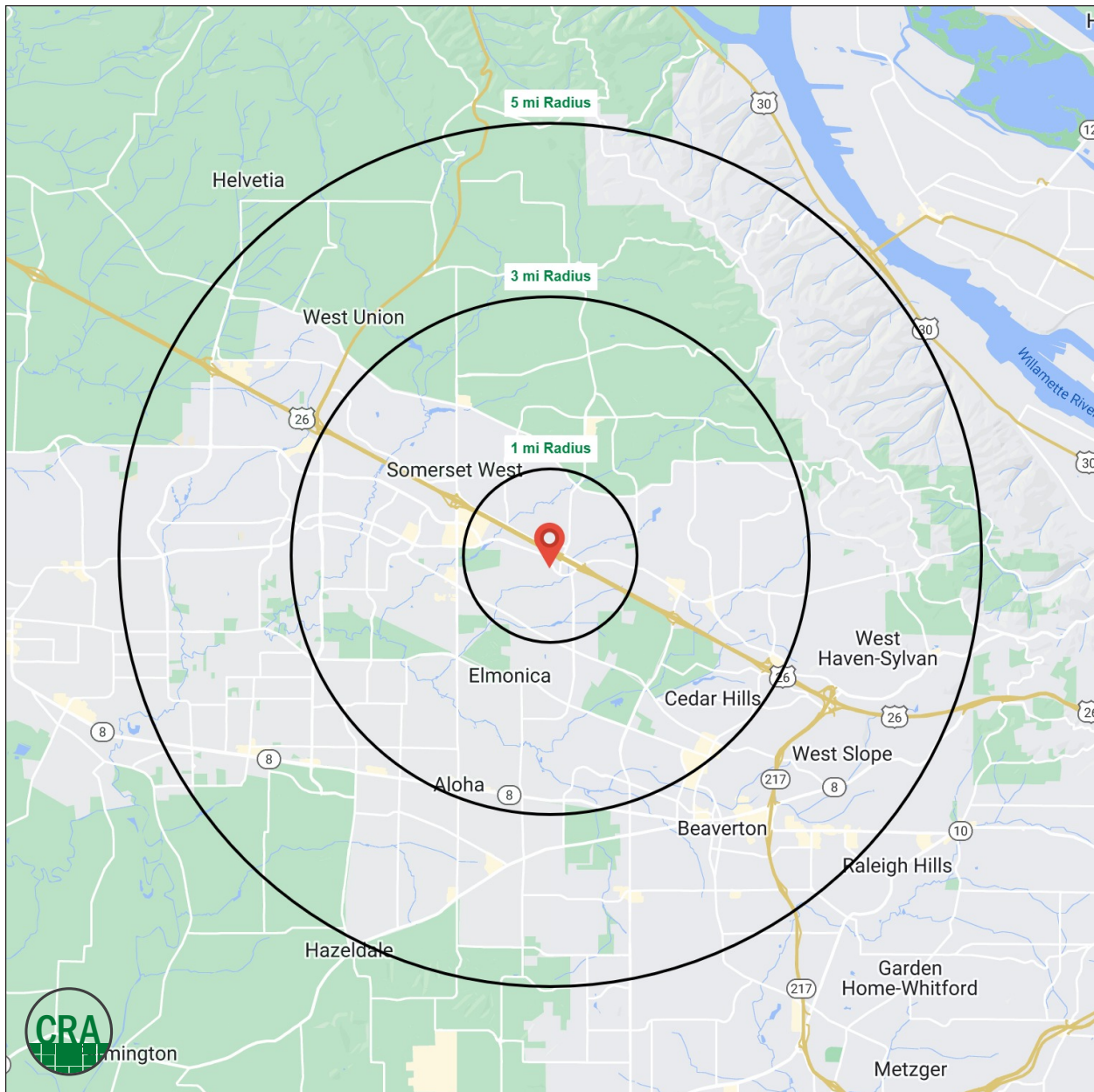
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	16,294	154,330	297,558
Average HH Income	\$135,486	\$151,645	\$151,493
Median HH Income	\$110,946	\$122,682	\$117,063
Median Home Value	\$637,445	\$617,617	\$608,208
Daytime Demographics 16+	12,016	84,220	180,161
Some College or Higher	84.3%	79.4%	76.8%

\$135,486
Average Household Income
1 MILE RADIUS

\$637,445
Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 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			
2024 Estimated Population	16,294	154,330	297,558
2029 Projected Population	15,747	152,917	293,328
2020 Census Population	16,427	153,352	297,888
2010 Census Population	15,393	124,681	255,574
Projected Annual Growth 2024 to 2029	-0.7%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	0.4%	1.7%	1.2%
2024 Median Age	36.0	36.3	37.3
Households			
2024 Estimated Households	6,788	62,081	119,049
2029 Projected Households	6,644	62,418	118,952
2020 Census Households	6,568	59,064	114,591
2010 Census Households	6,222	48,261	98,601
Projected Annual Growth 2024 to 2029	-0.4%	0.1%	-
Historical Annual Growth 2010 to 2024	0.6%	2.0%	1.5%
Race and Ethnicity			
2024 Estimated White	60.3%	62.6%	65.2%
2024 Estimated Black or African American	3.8%	3.5%	3.4%
2024 Estimated Asian or Pacific Islander	18.9%	16.8%	14.7%
2024 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2024 Estimated Other Races	16.4%	16.4%	16.1%
2024 Estimated Hispanic	18.1%	18.0%	17.1%
Income			
2024 Estimated Average Household Income	\$135,486	\$151,645	\$151,493
2024 Estimated Median Household Income	\$110,946	\$122,682	\$117,063
2024 Estimated Per Capita Income	\$56,506	\$61,035	\$60,688
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	3.4%	3.9%
2024 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.5%	2.9%
2024 Estimated High School Graduate	12.0%	14.7%	16.4%
2024 Estimated Some College	20.3%	17.4%	18.6%
2024 Estimated Associates Degree Only	8.4%	8.0%	8.2%
2024 Estimated Bachelors Degree Only	33.3%	30.6%	28.5%
2024 Estimated Graduate Degree	22.2%	23.4%	21.5%
Business			
2024 Estimated Total Businesses	913	5,634	12,684
2024 Estimated Total Employees	7,730	43,233	98,811
2024 Estimated Employee Population per Business	8.5	7.7	7.8
2024 Estimated Residential Population per Business	17.9	27.4	23.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE




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