

AVAILABLE IN HILLSBORO, OREGON

REEDVILLE CROSSING



LOCATION

75th & Tualatin Valley Hwy in Hillsboro, Oregon

AVAILABLE SPACE

Building F: 955 SF | 1,614 SF (Can combine for 2,569 SF)
Fronting TV Hwy: 983 SF
Delivery Q1 of 2020

ECONOMICS

Call for details

COMMENTS

- Co-tenants include Starbucks, Jack in the Box, Reedville Cafe, Chevron, Baja Fresh, Sprint and Round Table Pizza.
- Near Intel's Aloha campus that employs over 1,400 people.
- 1,400-acre urban growth boundary expansion will add 20,000 people in 8,200 homes in the South Hillsboro Community.

TRAFFIC COUNTS

Tualatin Valley Hwy – 35,997 ADT (18) | **Cornelius Pass Rd** – 14,345 ADT (18)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2019	12,241	133,680	281,259
Population Forecast 2024	12,777	139,771	294,494
Average HH Income	\$90,119	\$96,702	\$96,123
Employees	2,729	35,244	102,799

Source: Regis – SitesUSA (2019)



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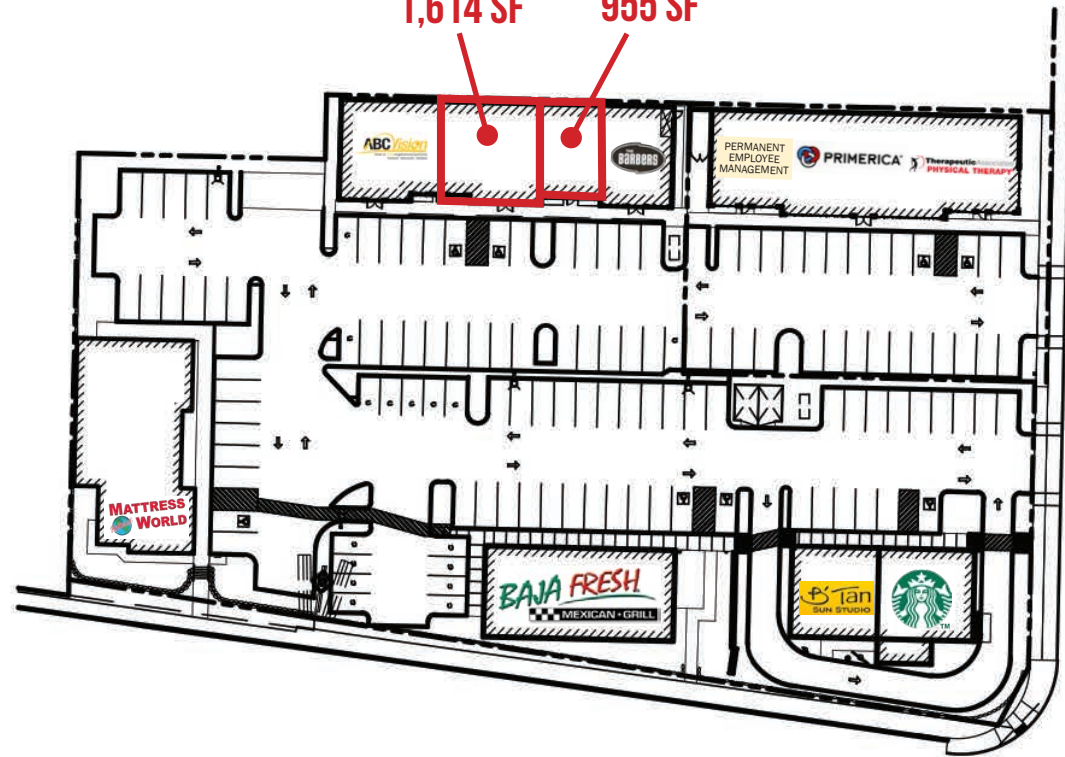
Licensed brokers in Oregon & Washington

SITE PLAN

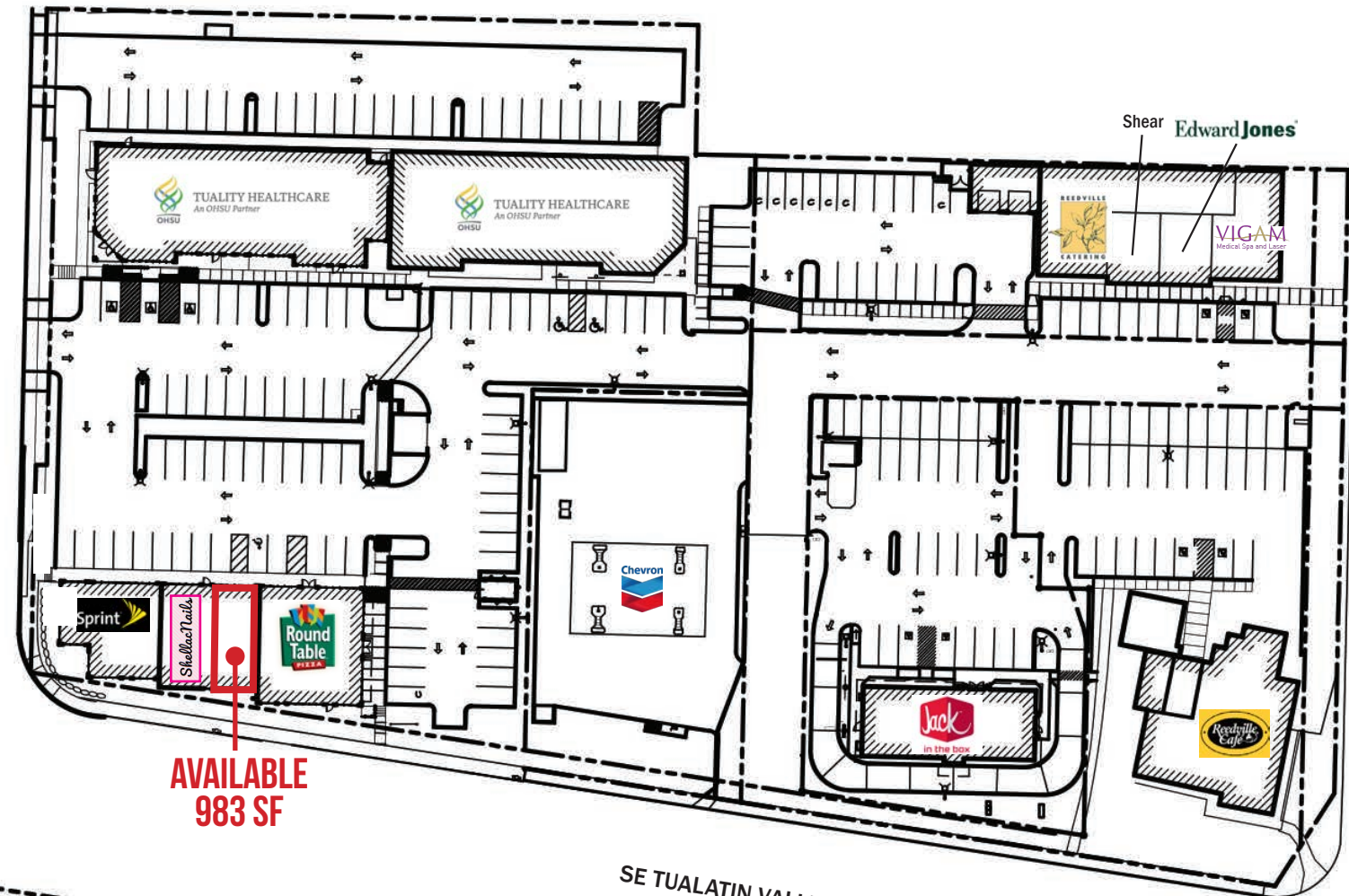
CAN COMBINE
FOR 2,569 SF

AVAILABLE
1,614 SF

AVAILABLE
955 SF



SE 75TH AVE



AVAILABLE
983 SF

SW CORNELIUS PASS RD

SE TUALATIN VALLEY HIGHWAY

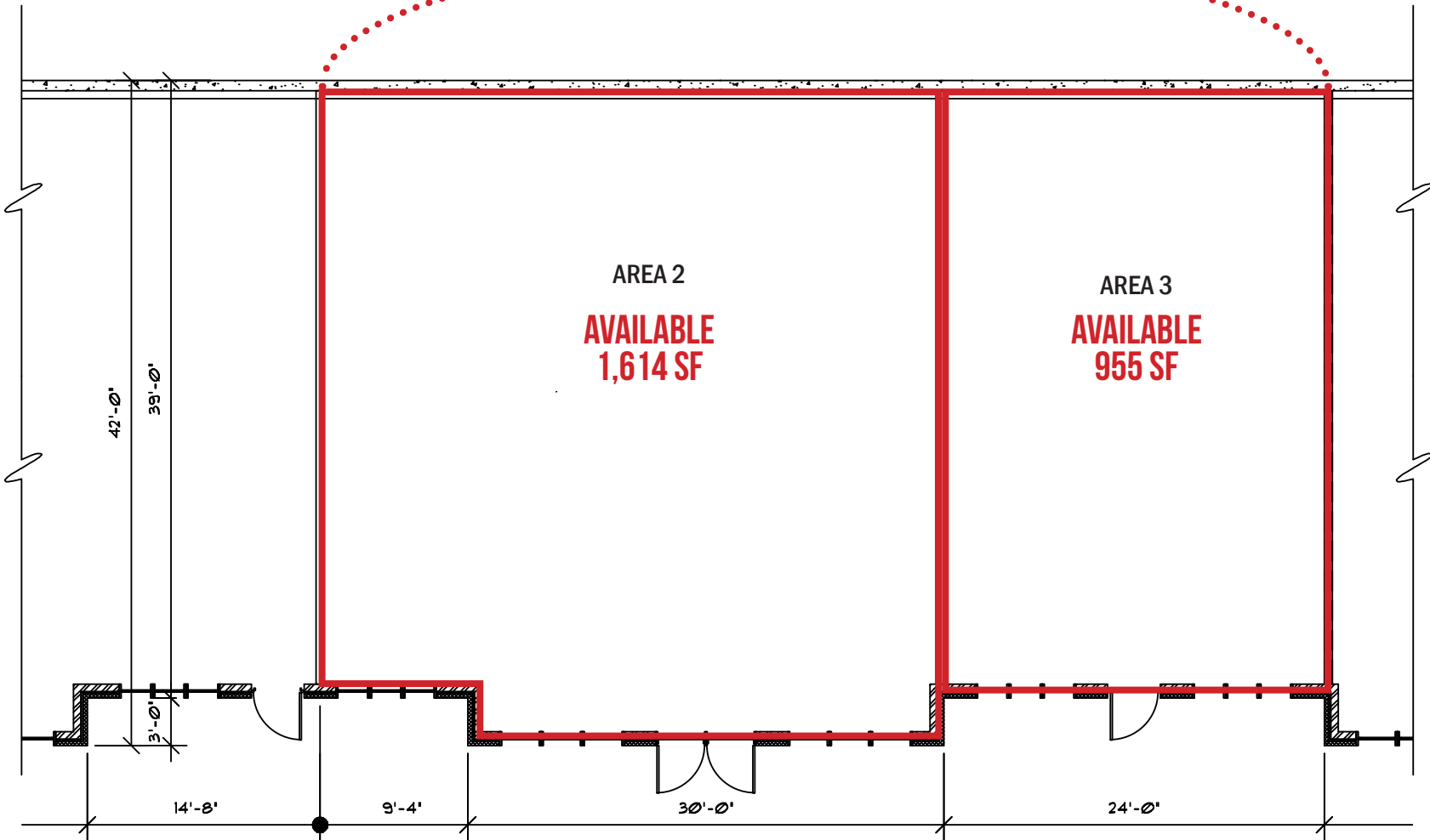
SOUTHERN PACIFIC RAILROAD

SE TUALATIN VALLEY HIGHWAY

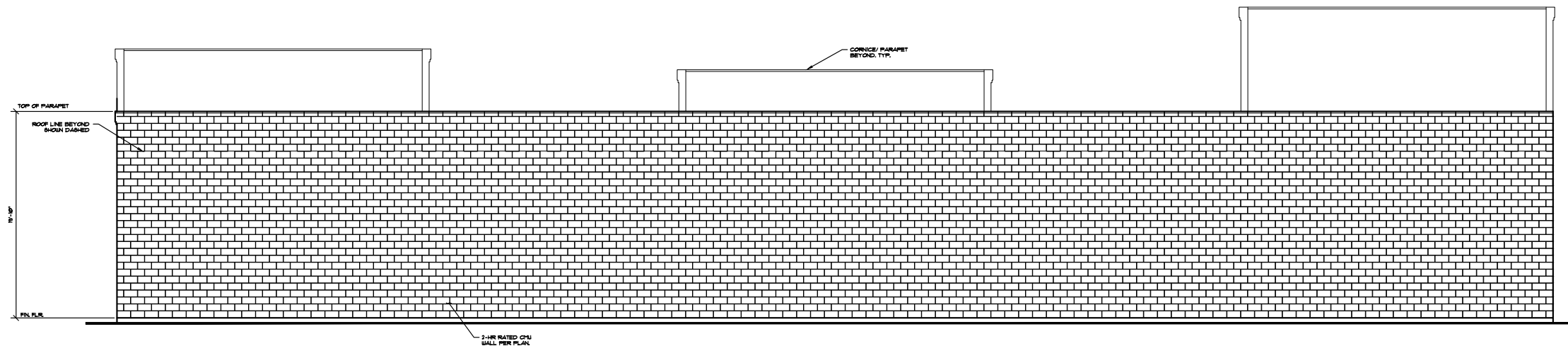


FLOOR PLAN | AREAS 2 & 3

CAN COMBINE
FOR 2,569 SF



EXTERIOR ELEVATION



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
ALL WINDOWS WITHIN A 24" ARC OF A DOOR WHEN THE DOOR IS IN THE CLOSED POSITION SHALL BE PROVIDED WITH SAFETY GLAZING.

NOTE:
EXT. BLDG. LIGHTING TO BE UNDER AWNINGS AND ALONG SIDEWALK PATHS & SOUTH WALL. PROVIDE WALL MOUNTED BLACK GOOSE NECK TYPE FIXTURES TO MATCH EXISTING FIXTURES ON NEIGHBORING BUILDINGS. TYP. LIGHTING PLAN BY OTHERS.



Growing South Hillsboro

Newcomers and long-time residents alike know that our city is growing. Our success brings jobs and prosperity, and a need for new places for people to call home. How do we plan for growth while still honoring our agricultural roots? How do we provide needed housing to accommodate new businesses and employers, and still maintain our quality of life?

Envisioning a Great Community

South Hillsboro is 1,400 acres of open space, farmland and developed property that is in the process of becoming an entirely new community. Recently added to the Urban Growth Boundary, South Hillsboro will help meet some of our current and future needs for housing while building an amazing neighborhood that is aligned with our City's values. South Hillsboro will be built in a way that accommodates growth and prosperity, while preserving the quality of life we all value.

As a residential community organized around a new town center, with housing integrated into the natural landscape, South Hillsboro will provide its residents with neighborhoods located near jobs, parks, shops, and schools — all situated in ways that make it easy to walk, bike and use transit.

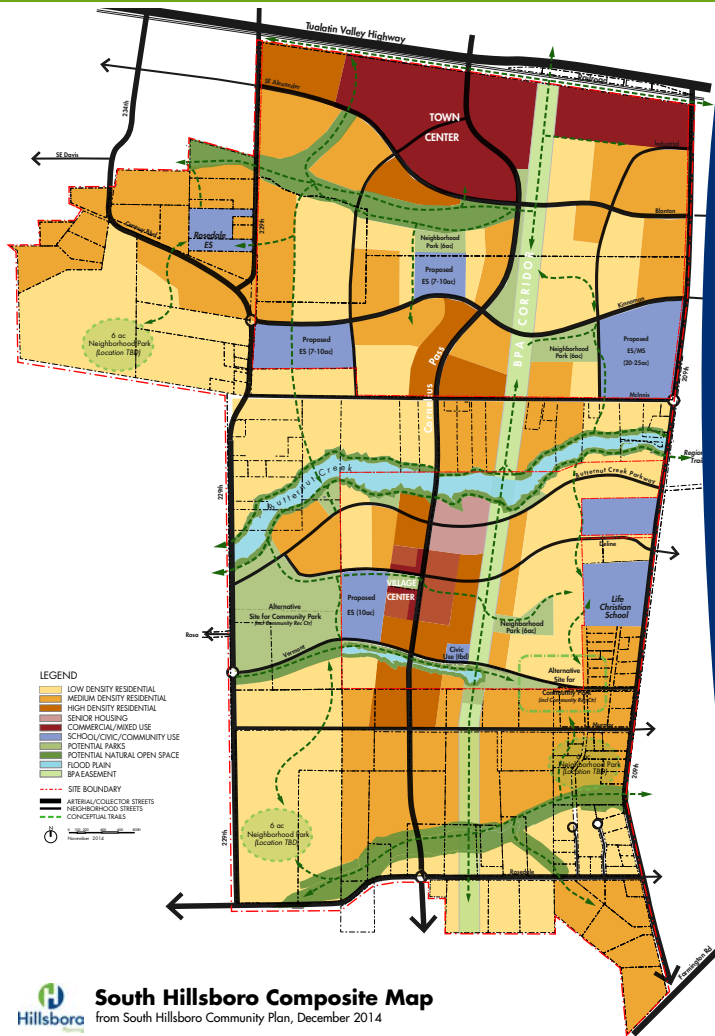
Resident and Community Benefits

Growing South Hillsboro will provide multiple benefits to its residents and the City:

- A mixed-use town center along Tualatin Valley Highway with a main street featuring retail, civic space, public plazas, and a variety of housing types to meet different lifestyle needs.



- A village center south of Butternut Creek along the proposed Cornelius Pass Road extension providing a second smaller area for gathering, shopping, a school and housing for seniors.
- Distinctive neighborhoods encompassing over 8,000 homes in varying design types and price ranges. This housing will further the City's efforts to meet the needs of Hillsboro's growing workforce.
- Walkable neighborhoods place residents within minutes of shopping, parks, transit and civic gathering spaces.
- 333 acres – more than 20 percent of the plan area – dedicated to natural areas, open space and recreation – including an extensive bicycle and pedestrian trail system. The trail system will not only provide connections within the South Hillsboro plan area, but to surrounding neighborhoods and natural areas.



Moving Forward

A well-developed financing plan addresses infrastructure service, delivery, costs and funding. Construction of initial transportation and utility infrastructure improvements will begin first (including the extension of Cornelius Pass road south of Tualatin Valley Highway starting in mid-2016), followed by residential and mixed-use construction.

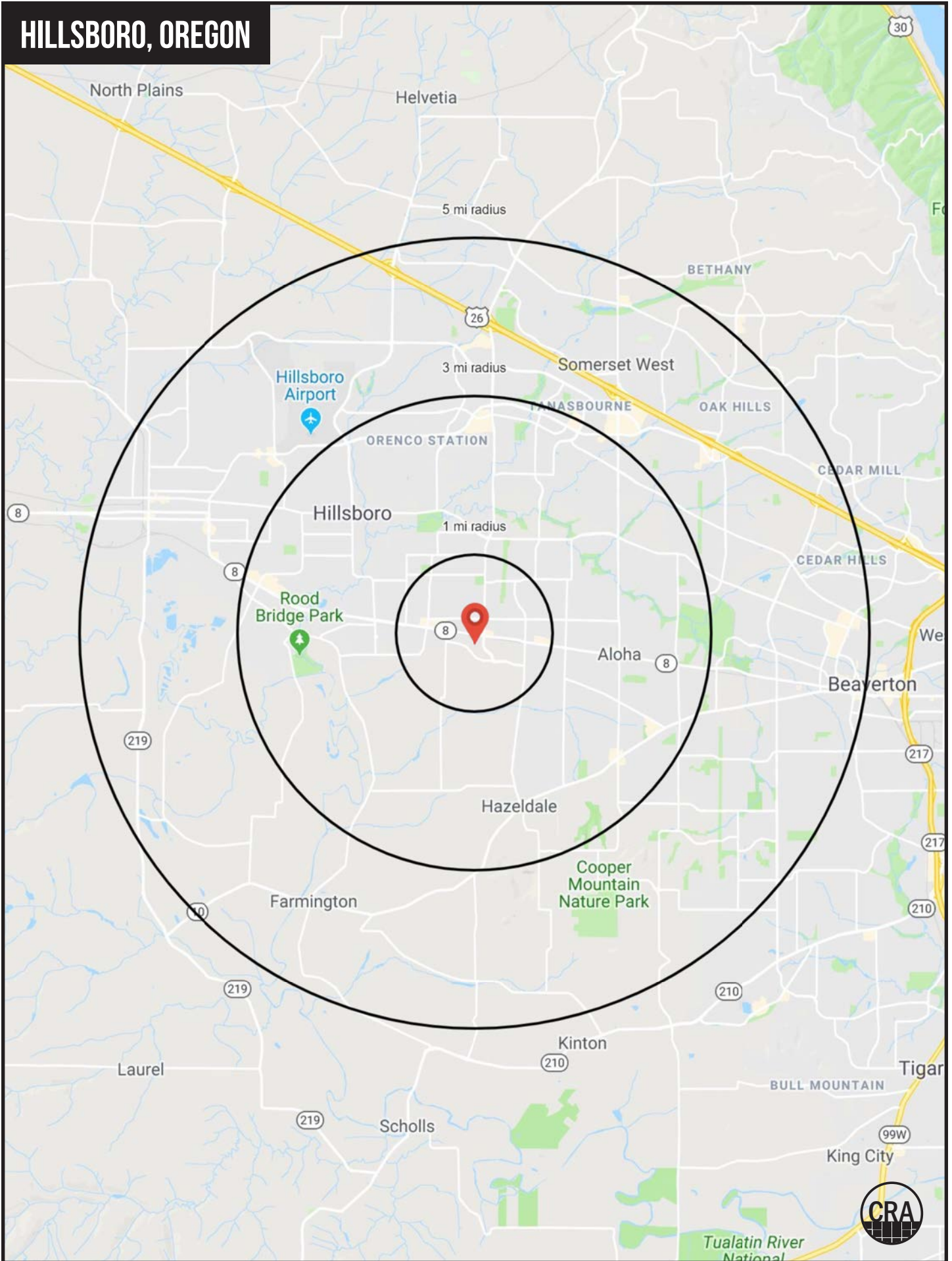
Results

The vision and plan for South Hillsboro is a result of years of work and input from partners and the community. Through transparent and robust dialogue that took into account where we were, what we are now and, most importantly, what we want to become in the future, South Hillsboro will soon grow into an exciting new place to call home.

For more information on the South Hillsboro Plan, visit our website at www.hillsboro-oregon.gov/SouthHillsboro, or call 503-681-6153.



HILLSBORO, OREGON



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4979/-122.9036

RF1

Reedville Crossing

Hillsboro, OR 97123

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	12,241	133,680	281,259
	2024 Projected Population	12,777	139,771	294,494
	2010 Census Population	10,917	112,270	246,603
	2000 Census Population	9,928	85,924	206,372
	Projected Annual Growth 2019 to 2024	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2019	1.2%	2.9%	1.9%
HOUSEHOLDS	2019 Estimated Households	4,074	49,540	106,389
	2024 Projected Households	4,322	52,714	113,283
	2010 Census Households	3,593	40,747	91,919
	2000 Census Households	3,272	30,884	76,293
	Projected Annual Growth 2019 to 2024	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019	1.3%	3.2%	2.1%
AGE	2019 Est. Population Under 10 Years	13.6%	13.2%	12.8%
	2019 Est. Population 10 to 19 Years	15.4%	12.9%	12.6%
	2019 Est. Population 20 to 29 Years	11.9%	15.3%	14.8%
	2019 Est. Population 30 to 44 Years	24.1%	24.6%	23.8%
	2019 Est. Population 45 to 59 Years	19.7%	18.0%	18.7%
	2019 Est. Population 60 to 74 Years	11.4%	12.0%	12.7%
	2019 Est. Population 75 Years or Over	4.1%	4.0%	4.6%
	2019 Est. Median Age	34.7	34.1	35.3
MARITAL STATUS & GENDER	2019 Est. Male Population	50.2%	49.8%	49.8%
	2019 Est. Female Population	49.8%	50.2%	50.2%
	2019 Est. Never Married	27.6%	31.5%	31.7%
	2019 Est. Now Married	53.8%	49.7%	49.9%
	2019 Est. Separated or Divorced	15.3%	15.6%	15.3%
	2019 Est. Widowed	3.3%	3.2%	3.2%
INCOME	2019 Est. HH Income \$200,000 or More	5.4%	6.4%	7.0%
	2019 Est. HH Income \$150,000 to \$199,999	8.4%	9.2%	10.2%
	2019 Est. HH Income \$100,000 to \$149,999	21.2%	20.8%	19.3%
	2019 Est. HH Income \$75,000 to \$99,999	19.0%	19.3%	18.1%
	2019 Est. HH Income \$50,000 to \$74,999	18.9%	18.9%	18.2%
	2019 Est. HH Income \$35,000 to \$49,999	9.5%	9.9%	10.3%
	2019 Est. HH Income \$25,000 to \$34,999	5.6%	5.7%	6.1%
	2019 Est. HH Income \$15,000 to \$24,999	4.7%	4.8%	5.4%
	2019 Est. HH Income Under \$15,000	7.3%	4.9%	5.3%
	2019 Est. Average Household Income	\$90,119	\$96,702	\$96,123
	2019 Est. Median Household Income	\$81,009	\$83,274	\$83,482
	2019 Est. Per Capita Income	\$30,050	\$35,920	\$36,493
	2019 Est. Total Businesses	321	2,909	8,430
	2019 Est. Total Employees	2,729	35,244	102,799

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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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2019 Est. White	66.4%	67.5%	68.2%
	2019 Est. Black	2.1%	3.4%	3.1%
	2019 Est. Asian or Pacific Islander	14.6%	14.0%	13.6%
	2019 Est. American Indian or Alaska Native	1.0%	0.8%	0.8%
	2019 Est. Other Races	16.0%	14.3%	14.3%
HISPANIC	2019 Est. Hispanic Population	2,656	25,819	55,405
	2019 Est. Hispanic Population	21.7%	19.3%	19.7%
	2024 Proj. Hispanic Population	22.2%	19.8%	20.2%
	2010 Hispanic Population	20.6%	18.2%	18.5%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	8,069	90,124	191,641
	2019 Est. Elementary (Grade Level 0 to 8)	5.2%	4.0%	4.4%
	2019 Est. Some High School (Grade Level 9 to 11)	4.4%	4.9%	4.6%
	2019 Est. High School Graduate	24.6%	19.8%	18.5%
	2019 Est. Some College	21.9%	21.8%	21.0%
	2019 Est. Associate Degree Only	11.1%	10.6%	9.5%
	2019 Est. Bachelor Degree Only	23.7%	25.5%	26.8%
	2019 Est. Graduate Degree	9.1%	13.4%	15.1%
HOUSING	2019 Est. Total Housing Units	4,125	50,406	108,254
	2019 Est. Owner-Occupied	73.2%	59.9%	56.3%
	2019 Est. Renter-Occupied	25.5%	38.4%	42.0%
	2019 Est. Vacant Housing	1.2%	1.7%	1.7%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	3.8%	9.7%	7.4%
	2019 Homes Built 2000 to 2009	14.6%	22.7%	17.9%
	2019 Homes Built 1990 to 1999	31.2%	22.7%	23.2%
	2019 Homes Built 1980 to 1989	16.6%	11.4%	13.6%
	2019 Homes Built 1970 to 1979	22.8%	20.7%	20.6%
	2019 Homes Built 1960 to 1969	3.5%	5.1%	7.6%
	2019 Homes Built 1950 to 1959	3.6%	3.0%	4.0%
	2019 Homes Built Before 1949	2.9%	3.0%	3.8%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.9%	1.1%	0.9%
	2019 Home Value \$500,000 to \$999,999	12.0%	19.5%	21.7%
	2019 Home Value \$400,000 to \$499,999	18.5%	21.5%	23.8%
	2019 Home Value \$300,000 to \$399,999	42.6%	38.9%	37.7%
	2019 Home Value \$200,000 to \$299,999	29.7%	25.2%	21.1%
	2019 Home Value \$150,000 to \$199,999	2.8%	3.1%	2.6%
	2019 Home Value \$100,000 to \$149,999	2.3%	1.6%	1.6%
	2019 Home Value \$50,000 to \$99,999	0.9%	2.0%	1.5%
	2019 Home Value \$25,000 to \$49,999	0.8%	1.1%	0.9%
	2019 Home Value Under \$25,000	1.1%	1.9%	1.6%
	2019 Median Home Value	\$342,953	\$363,379	\$379,256
	2019 Median Rent	\$1,278	\$1,286	\$1,253

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LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	9,404	105,199	223,072
	2019 Est. Civilian Employed	66.3%	69.8%	68.0%
	2019 Est. Civilian Unemployed	2.1%	2.5%	2.3%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	31.6%	27.6%	29.6%
	2019 Labor Force Males	49.7%	49.2%	49.3%
	2019 Labor Force Females	50.3%	50.8%	50.7%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	6,237	73,381	151,771
	2019 Mgmt, Business, & Financial Operations	16.8%	15.7%	16.6%
	2019 Professional, Related	22.5%	28.0%	28.0%
	2019 Service	16.4%	17.0%	16.9%
	2019 Sales, Office	19.9%	20.1%	20.1%
	2019 Farming, Fishing, Forestry	1.0%	1.1%	1.1%
	2019 Construction, Extraction, Maintenance	9.1%	5.7%	6.0%
	2019 Production, Transport, Material Moving	14.2%	12.5%	11.3%
	2019 White Collar Workers	59.2%	63.8%	64.8%
	2019 Blue Collar Workers	40.8%	36.2%	35.2%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	73.8%	72.4%	72.3%
	2019 Drive to Work in Carpool	12.9%	10.6%	10.5%
	2019 Travel to Work by Public Transportation	2.9%	7.3%	7.1%
	2019 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2019 Walk or Bicycle to Work	4.1%	3.3%	3.7%
	2019 Other Means	0.2%	0.4%	0.4%
	2019 Work at Home	6.0%	5.7%	5.9%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	21.7%	26.7%	25.3%
	2019 Travel to Work in 15 to 29 Minutes	38.7%	37.0%	37.7%
	2019 Travel to Work in 30 to 59 Minutes	32.1%	31.9%	31.2%
	2019 Travel to Work in 60 Minutes or More	4.3%	6.8%	6.6%
	2019 Average Travel Time to Work	21.3	21.7	22.0
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$266.9 M	\$3.41 B	\$7.28 B
	2019 Est. Apparel	\$9.49 M	\$121.41 M	\$259.36 M
	2019 Est. Contributions, Gifts	\$14.9 M	\$192.95 M	\$414.71 M
	2019 Est. Education, Reading	\$8.5 M	\$109.83 M	\$237.64 M
	2019 Est. Entertainment	\$15.22 M	\$194.21 M	\$414.77 M
	2019 Est. Food, Beverages, Tobacco	\$41.11 M	\$524.08 M	\$1.12 B
	2019 Est. Furnishings, Equipment	\$9.45 M	\$120.78 M	\$257.76 M
	2019 Est. Health Care, Insurance	\$24.32 M	\$309.53 M	\$659.04 M
	2019 Est. Household Operations, Shelter, Utilities	\$85.94 M	\$1.1 B	\$2.35 B
	2019 Est. Miscellaneous Expenses	\$5.02 M	\$64.31 M	\$137.42 M
	2019 Est. Personal Care	\$3.59 M	\$45.92 M	\$97.93 M
	2019 Est. Transportation	\$49.37 M	\$627.93 M	\$1.33 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.