

SUNSET MALL LEASING

RETAIL & OFFICE SPACE IN GROCERY-ANCHORED CENTER

RETAIL + OFFICE SPACE FOR LEASE
NORTH BEAVERTON / HWY 26 AREA

13485-13645 NW CORNELL RD, PORTLAND OR



**CO-ANCHOR, RETAIL & OFFICE
SPACE AVAILABLE - SEE INSIDE**

TOP-PERFORMING SAFEWAY-ANCHORED SHOPPING CENTER
SEEKING RETAIL & OFFICE LEASE TENANTS FOR IMMEDIATE OCCUPANCY
AT NW CORNELL RD & NW MURRAY BLVD - PROXIMITY TO HIGHWAY 26

**REAL ESTATE
INVESTMENT GROUP**

2839 SW 2nd Avenue, Portland OR, 97201
503.222.1655 - www.REIG.com

PLEASE CONTACT
FOR DETAILS:

MICHELLE D. ROZAKIS
503.222.1195
mrozakis@reig.com

NICHOLAS G. DIAMOND
503.222.2655
ndiamond@reig.com

Licensed in
Oregon
05.01.2019



11,660 SF CO-ANCHOR | PLEASE CALL | AVAILABLE 3/1/2020

1,200 SF RETAIL ENDCAP | \$26 PSF + NNN | LEASE PENDING

1,858 SF OFFICE SUITE | \$16 PSF MODIFIED GROSS

886 SF OFFICE SUITE | \$20 PSF MODIFIED GROSS

2,814 SF OFFICE SUITE | \$15 PSF MODIFIED GROSS

SPACE AVAILABLE NOW AT SUNSET MALL

- National Grocery-Anchored Sunset Mall Shopping Center
- Top-Performing Safeway-Anchored Center
- Seeking Retail / Service & Office Tenants
- Intersection of NW Cornell & NW Murray - Over 43,000 VPD
- 1/4 Mile North of HWY 26 and Minutes to the Heart of Portland
- Dense and Growing Surrounding Residential Submarket
- Strong Sunset Mall Co-Tenancy Including: Safeway, Dollar Tree, Sherwin Williams, Pizza Schmizza, Kumon Learning Center, Great Clips, T-Mobile, Shari's Cafe & Pies, Jamba Juice, Jersey Mike's, Chipotle
- Surrounding Area Highlights Include Sunset High School, Walgreens, Autozone, Miller Paint, The Home Depot

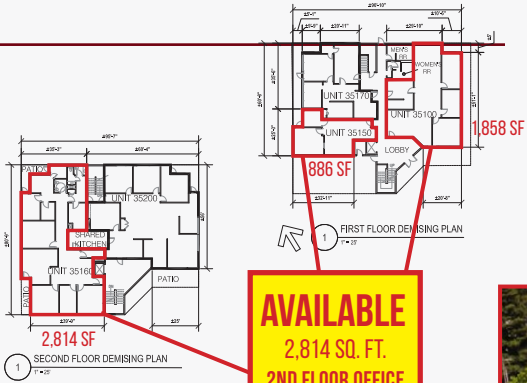
PROPERTY AND LOCATION FEATURES:



RETAIL / SERVICE & OFFICE SPACE FOR LEASE:

SUNSET MALL LEASING

13485-13645 NW CORNELL RD, PORTLAND OR



AVAILABLE
 2,814 SQ. FT.
 2ND FLOOR OFFICE
 886 SQ. FT.
 1ST FLOOR OFFICE
 1,858 SQ. FT.
 1ST FLOOR OFFICE



LEASE PENDING
 1,200 SF ENDCAP

CO-ANCHOR AVAILABLE
 11,660 SF
 3/1/2020



GROUND LEASE PAD
 3,750 SF
 AVAILABLE SEPARATELY

Suite	Tenant	Sq.Ft.
1	Safeway	48,000
3	Handel's Ice Cream	2,400
5	US World Class Taekwondo	2,000
6	Bollywood Bites	2,000
7	Sherwin Williams	5,500
8	Kumon Learning Center	1,840
10	Holistic Pet	2,160
11	Bandito Taco	2,000
12	Pizza Schmizza Pub Grub	3,740
13	Van Nail Salon	1,400
14	CT Bistro	1,400
15	Ichiban Restaurant	1,400
16	Great Clips	1,200
17	Daisy Cleaners	1,200
18	T-Mobile	1,300
19	Cork & Board	1,200
20	Lease Pending	1,200
21	Shari's	3,750
22	Available (Vacant)	1,858
23	Available (Vacant)	886
24	Available (Vacant)	2,814
25	VIP Hospitality	1,100
26	Finkle Real Estate	3,145
27	Available (3/1/2020)	11,660
28	Jamba Juice	1,779
29	Jersey Mike's Subs	1,848
30	Chipotle	2,346
31	Chevron	2,500
PAD 2	McDonalds (NAP)	2,500
PAD	Shari's	3,750



AREA AND LOCAL HIGHLIGHTS & REGIONAL SHOPPING CENTERS



**13535 NW Cornell Rd
Portland, OR 97229**

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2018 Estimated Population	16,228	134,161	297,095
2023 Projected Population	17,053	140,692	311,498
2010 Census Population	13,007	115,662	258,926
2000 Census Population	11,811	92,918	219,165
Projected Annual Growth 2018 to 2023	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2018	2.1%	2.5%	2.0%
2018 Est. HH Income Under \$15,000	7.4%	5.2%	6.1%
2018 Est. Average Household Income	\$110,027	\$124,047	\$112,838
2018 Est. Median Household Income	\$86,651	\$101,439	\$90,833
2018 Est. Per Capita Income	\$46,045	\$48,722	\$44,882
2018 Est. Total Businesses	591	5,198	10,792
2018 Est. Total Employees	6,975	59,699	110,190



HOME TO A MULTITUDE OF NEW AND ESTABLISHED RETAIL CENTERS, PORTLAND'S NORTHWEST CORRIDOR ALONG HWY 26 AFFORDS AMPLE OPPORTUNITY FOR REGIONAL CENTERS TO THRIVE AMONGST THE PORTLAND METRO'S WEST SIDE - ONE OF THE FASTEST-GROWING AREAS