

FOR SALE

COMMERCIAL DEVELOPMENT LAND



SEE PRICING INSIDE

REAL ESTATE INVESTMENT GROUP

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

**EAST BASELINE ST. & N. 26TH AVE, CORNELIUS OR
CORNELIUS COMMERCIAL LAND**

**34+ ACRES LEVEL COMMERCIAL PARCELS
ADJACENT TO *Fred Meyer* SHOPPING CENTER
DIVISIBLE INTO MULTIPLE LOTS**

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REAL ESTATE INVESTMENT GROUP

Property Features:

- **Commercial Parcels in Ideal Location Next to Fred Meyer-Anchored Retail**
- Total Land Area: 34.78 AC
- CE (Commercial) Zoned - Allows Retail, Restaurant, Drive-Thru, Office & More
- Small Part Zoned MSM (Main St. Mixed Use) - Also Allows Multifamily / Condos
- Multifamily Housing and/or Townhomes Approved Through P.U.D. or Re-zoning
- EOA on Entire Site (<http://www.ci.cornelius.or.us/eoa>)
- Divisible Parcels

Location Features:

- Located on E. Baseline St. (HWY 8)
- Easy Access to Hillsboro / Beaverton / Portland
- Highly-Trafficked Retail Area with Major Anchor & Movie Theater

View Site Location
Google Maps



All pads further divisible	AC Approx.	SF Approx	Price/SF	Price
Pricing				
1 Highway Frontage	5.25	228,690	\$20.00	\$4,573,800
2 Industrial buildings/land	8.25	359,370	\$10.00	\$3,593,700
3 Apartment/CG/MSM Land	20	871,200	\$8.00	\$6,969,600
4 Movie Theater Pad	1.35	58,806	\$20.00	\$1,176,120
	34.85	1,518,066	\$10.75	\$16,313,220
Bulk Pricing Discount				CALL FOR BULK PRICING DISCOUNT

Buyer responsible for partitioning/lot line adjustment - all sizes are approximate



**PARCEL SIZES
BULK DISCOUNT AVAILABLE**



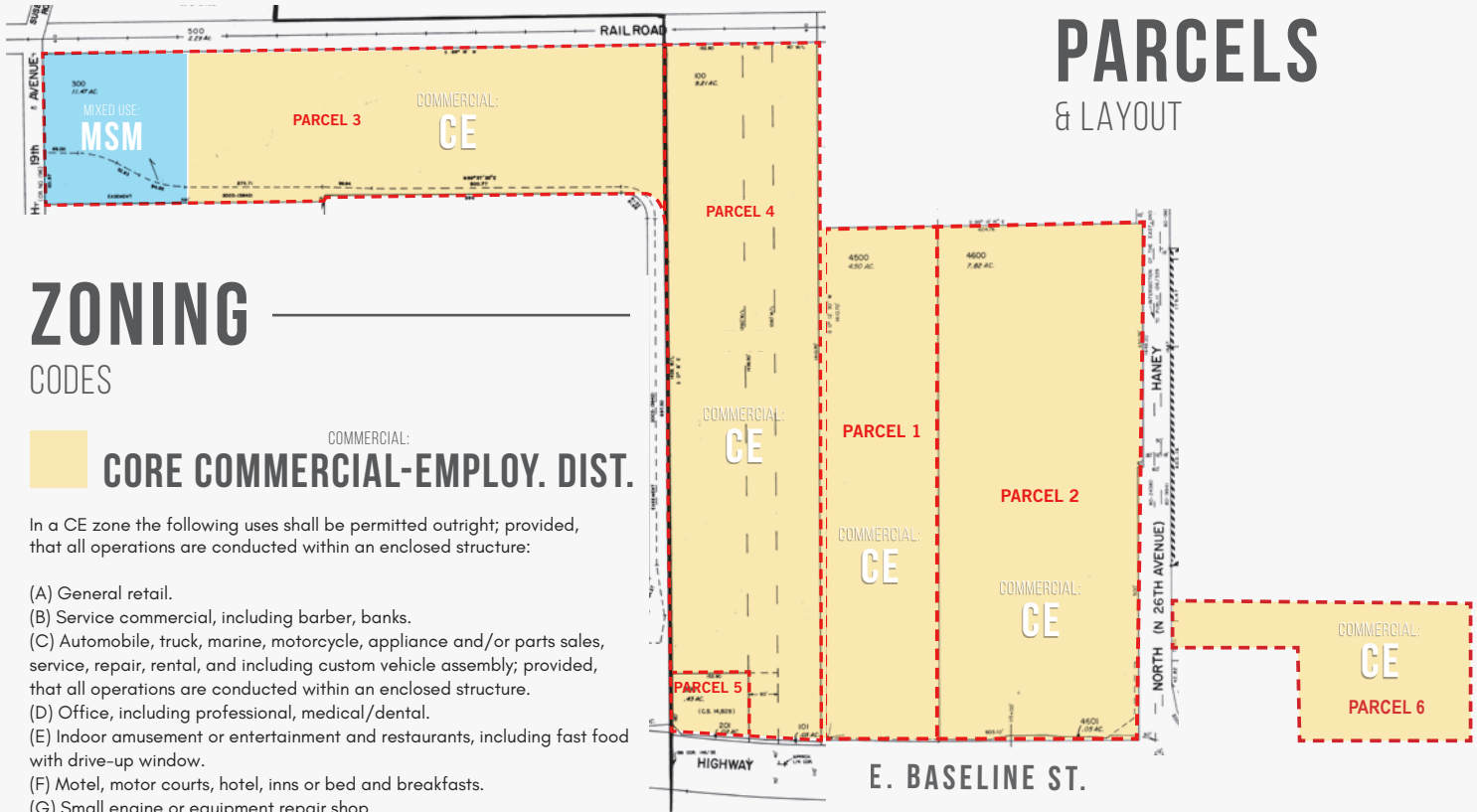
PARCEL	APN	AC	SF
1	R755533	4.5	196,020
2	R756079	7.82	340,639
3	R755454	11.47	499,633
4	R755515	9.21	401,188
5	R755524	0.43	18,731
6	R756079	1.35	58,806

INDIVIDUAL SIZES
SEE PRICING BREAKDOWN ON PAGE 2

CORNELIUS COMMERCIAL LAND

E. BASELINE RD & N. 26TH AVE, CORNELIUS, OR 97113

PARCELS & LAYOUT



ZONING CODES

COMMERCIAL: CORE COMMERCIAL-EMPLOY. DIST.

In a CE zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) General retail.
- (B) Service commercial, including barber, banks.
- (C) Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair, rental, and including custom vehicle assembly; provided, that all operations are conducted within an enclosed structure.
- (D) Office, including professional, medical/dental.
- (E) Indoor amusement or entertainment and restaurants, including fast food with drive-up window.
- (F) Motel, motor courts, hotel, inns or bed and breakfasts.
- (G) Small engine or equipment repair shop.
- (H) Single-family dwelling units as a secondary or accessory use to commercial.
- (I) Other similar uses as may be approved by the planning commission.

MIXED USE: MSM - MAIN ST. MIXED USE ZONE

The following land uses and uses of the same character are permitted outright when conducted entirely within an enclosed building:

- (A) Barber or beauty shop.
- (B) Commercial school.
- (C) Club or lodge hall.
- (D) Commercial hospitality facility, including hotel, motel, and meeting or convention center, if parking is located behind the street-oriented building.
- (E) Convenience retail or general retail.
- (F) Banks, financial services, insurance, real estate brokerages and agency offices.
- (G) Government office.
- (H) Grocery store as a stand-alone use, or within a mixed-use building with residential or office development on one or more upper floors.
- (I) Locksmith.
- (J) Studio, including music, art, dance, photography, or health.
- (K) Newsstand.
- (L) Outdoor patron seating areas. Administrative review and issuance of an outdoor use area permit is required for designation of proposed outdoor seating areas, to ensure that the standards in this chapter are met and that public safety and access for pedestrians, persons with disabilities, and emergency response personnel will not be compromised.
- (M) Pharmacy.

(N) Research, testing, experimental, photographic, or other laboratory suitable for retail and office locations, i.e., operating completely indoors and producing no noise, vibration, odor, glare, smoke, or other noxious or disturbing impact at the property line based on Department of Environmental Quality standards.

(O) Multi-family dwelling units, such as apartments and condominiums.

(P) Restaurant, deli, catering, or other prepared food service with no automobile drive-through service.

(Q) Retail bakery.

(R) Retail image and document reproduction services, including photographic processing, printing, photocopying, and other services.

(S) Sales, service, and repair of business machines, computers, scientific and technical equipment, small appliances, tools, clocks, watches, and other business, household, and personal electrical, electronic, and mechanical devices commonly found in residential and office locations.

(T) Sales, rental, tailoring, alterations, repair, and care of apparel, shoes, and accessories such as purses and luggage, including laundry, dry cleaning, shoe repair, and related services.

(U) Sales, service, and repair of nonmotorized sporting equipment, such as bicycles, skis, snowboards, skates, and general sporting goods. For purposes of this provision, "motorized" refers to powered vehicles and does not include stationary exercise machines that incorporate motors, such as treadmills.

(V) Theater, except drive-in.

COMMERCIAL DEVELOPMENT OPPORTUNITY

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CORNELIUS OREGON

Built amid vibrant orchard and natural lands during the railroad boom of the late 19th century, Cornelius offers a rich agricultural history and varied tapestry of old traditions and new modern development.

Bookended by Forest Grove to the West and Hillsboro to the East, Cornelius is a must-see destination for visitors to the Portland metro area. Offering wineries, breweries, hiking, berry picking and more activities, Cornelius offers great economic and cultural value.



COMMERCE
COMMUNITY
CONSCIENCE
CHARM:
Cornelius



NEW PUBLIC LIBRARY



CORNELIUS GATEWAY SHOPPING CENTER



VIRGINIA GARCIA WELLNESS CENTER



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E Baseline St & N. 26th Ave Cornelius, OR		1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS	2017 Estimated Population	10,496	36,967	94,676
	2022 Projected Population	11,424	40,179	102,944
	2010 Census Population	9,877	32,675	84,802
	2000 Census Population	7,818	28,561	73,300
	Projected Annual Growth 2017 to 2022	1.8%	1.7%	1.7%
	Historical Annual Growth 2000 to 2017	2.0%	1.7%	1.7%
	2017 Est. HH Income Under \$15,000	3.0%	9.7%	7.5%
	2017 Est. Average Household Income	\$76,627	\$71,239	\$80,723
	2017 Est. Median Household Income	\$65,567	\$60,624	\$68,557
	2017 Est. Per Capita Income	\$22,511	\$23,114	\$26,392
2017 Est. Total Businesses	239	1,522	2,999	
2017 Est. Total Employees	2,162	16,350	31,098	

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *