— FOR LEASE —

NW CORNELIUS PASS & WEST UNION

HILLSBORO, OREGON

LOCATION 6325 NW Cornelius Pass Rd in Hillsboro, OR

AVAILABLE SPACE 1,200 SF up to 5,400 SF (divisible)

RENTAL RATE Call for details

COMMENTS

- Easy access to Highway 26.
- Anchored by McDonald's, Arco AM/PM and Touchstone Preschool.
- Close proximity to TopGolf, Portland Community College, Rock Creek Golf Course, Intel, Fred Meyer and Hillsboro Stadium.
- Key signalized intersection that serves the residential and daytime population in an area that is underserved by retail and restaurant services.

TRAFFIC COUNT **Cornelius Pass Rd** – 19,248 ADT (16) | **NW West Union Rd** – 4,734 ADT (18)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2019	3,705	62,074	198,583
Population Forecast 2024	3,923	65,605	209,415
Average HH Income	$130,930	$107,674	$114,939
Employees	1,628	28,324	64,332

Source: Regis – SitesUSA (2019)

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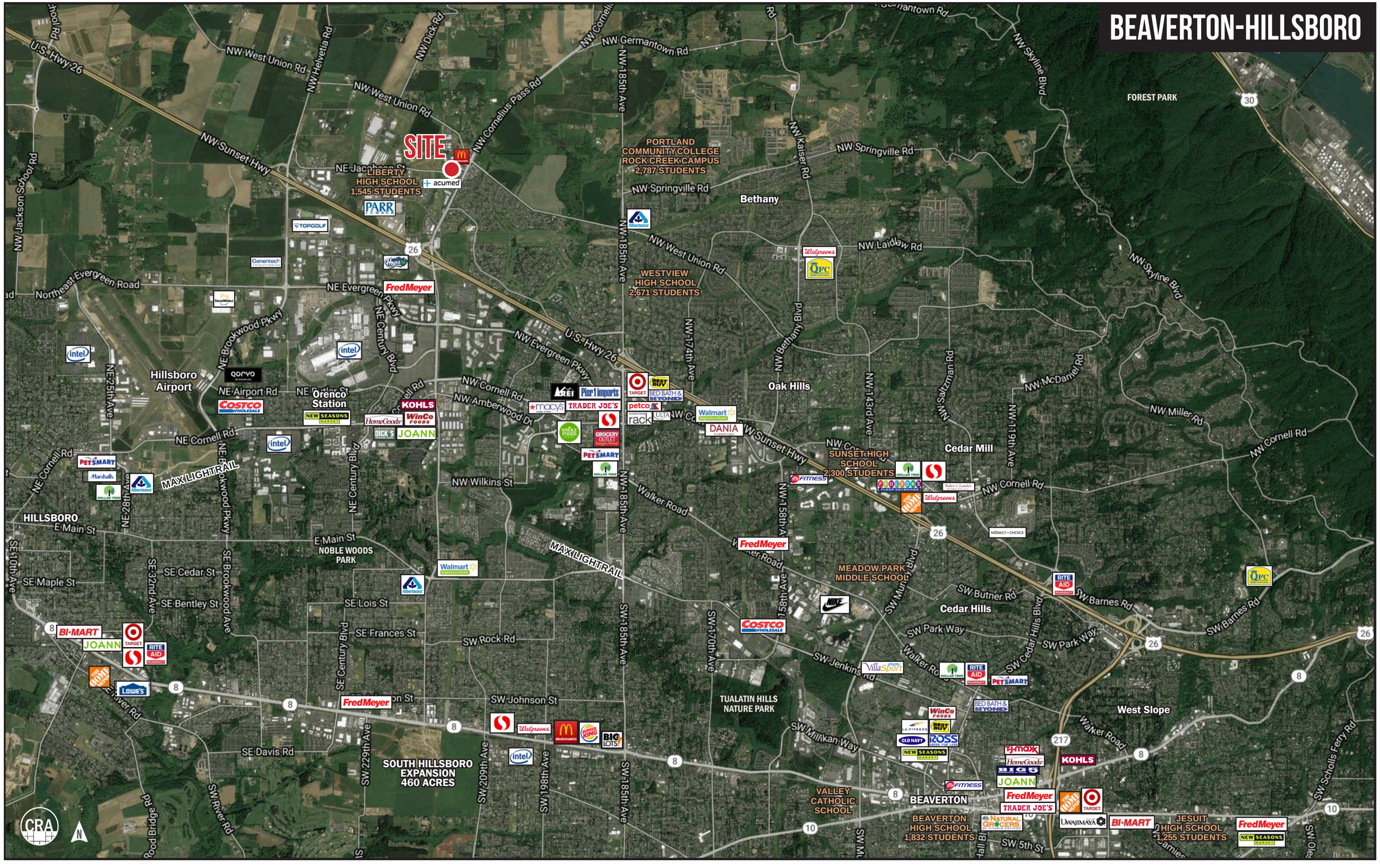
www.cra-nw.com
Licensed brokers in Oregon & Washington

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.

BEAVERTON-HILLSBORO



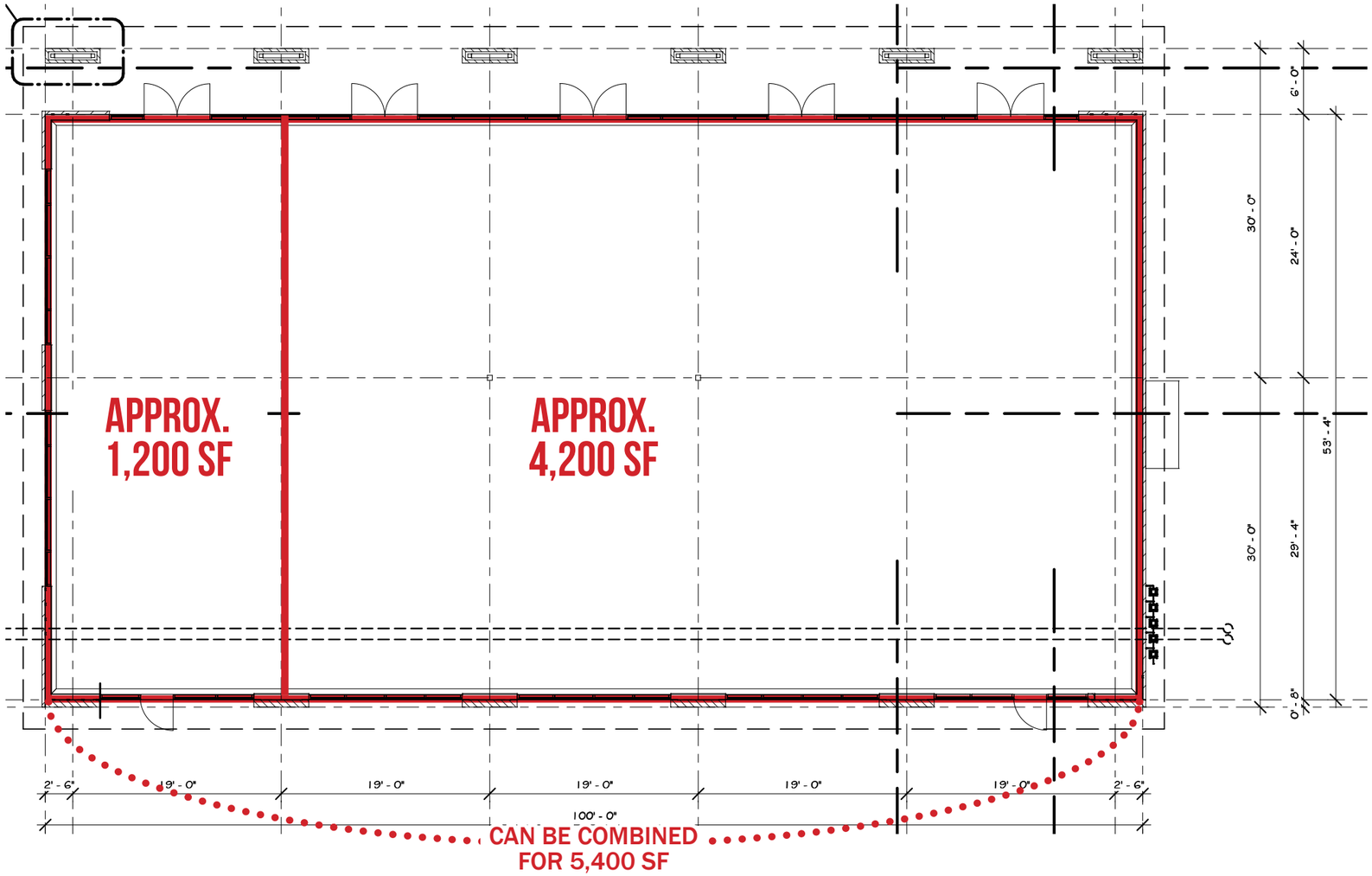
SITE PLAN | WEST UNION RETAIL

EDGE DEVELOPMENT

CRA

FLOOR PLAN | WEST UNION RETAIL

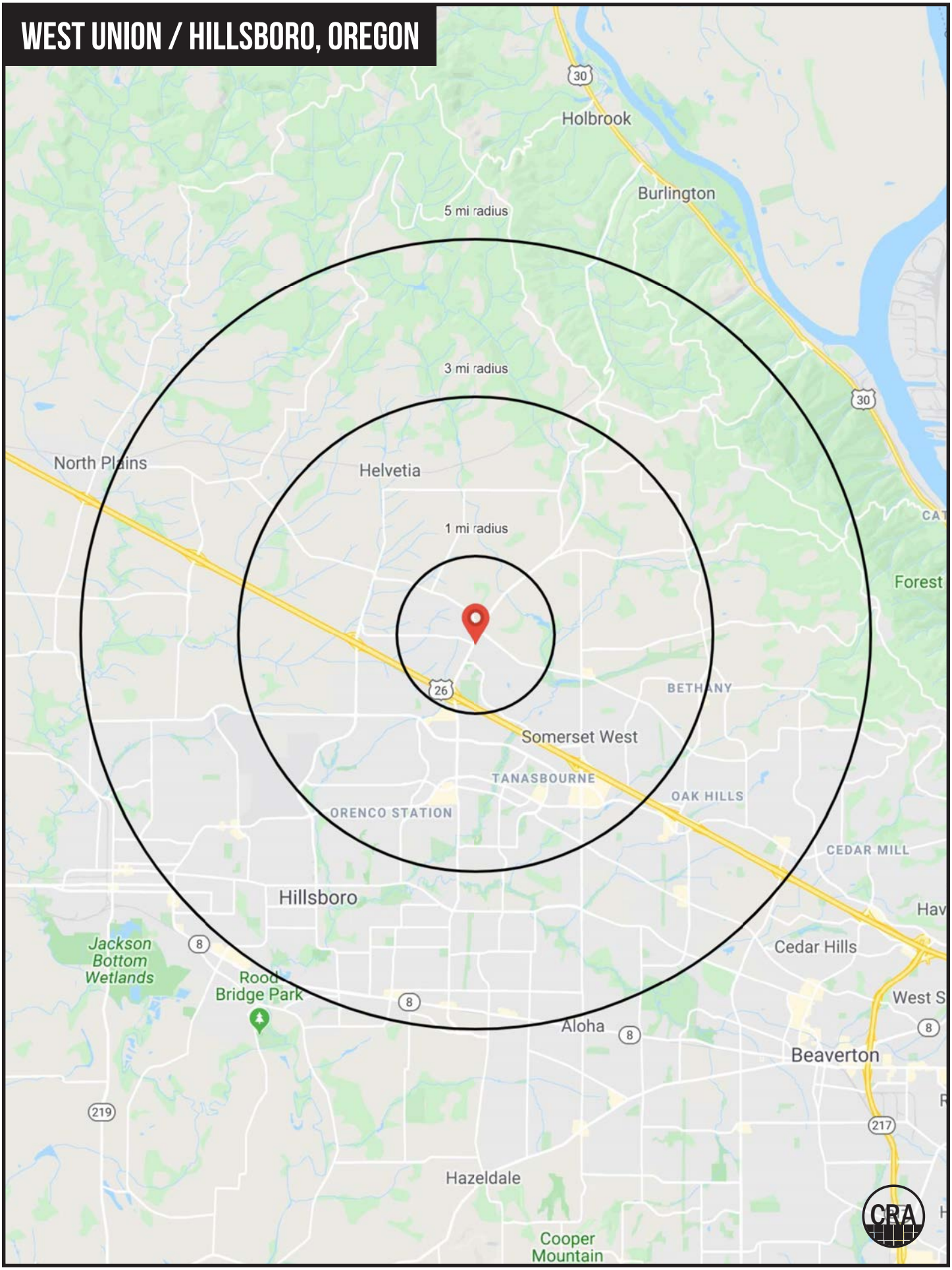
PARKING



NW CORNELIUS PASS RD

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

WEST UNION / HILLSBORO, OREGON



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5656/-122.8952

RF1

6325 NW Cornelius Pass Rd Hillsboro, OR 97124		**1 mi radius**	**3 mi radius**	**5 mi radius**
POPULATION	2019 Estimated Population	3,705	62,074	198,583
	2024 Projected Population	3,923	65,605	209,415
	2010 Census Population	3,452	48,895	167,514
	2000 Census Population	3,189	37,123	133,025
	Projected Annual Growth 2019 to 2024	1.2%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	0.9%	3.5%	2.6%
HOUSEHOLDS	2019 Estimated Households	1,521	26,313	74,393
	2024 Projected Households	1,617	27,983	78,987
	2010 Census Households	1,412	20,639	62,167
	2000 Census Households	1,196	15,423	49,197
	Projected Annual Growth 2019 to 2024	1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2019	1.4%	3.7%	2.7%
AGE	2019 Est. Population Under 10 Years	10.7%	11.5%	13.0%
	2019 Est. Population 10 to 19 Years	10.1%	10.9%	12.8%
	2019 Est. Population 20 to 29 Years	12.0%	15.8%	13.9%
	2019 Est. Population 30 to 44 Years	21.2%	23.7%	24.5%
	2019 Est. Population 45 to 59 Years	21.7%	18.3%	18.4%
	2019 Est. Population 60 to 74 Years	18.8%	14.4%	12.8%
	2019 Est. Population 75 Years or Over	5.4%	5.3%	4.5%
	2019 Est. Median Age	41.1	37.0	35.6
MARITAL STATUS & GENDER	2019 Est. Male Population	49.3%	49.6%	50.0%
	2019 Est. Female Population	50.7%	50.4%	50.0%
	2019 Est. Never Married	21.8%	29.0%	29.5%
	2019 Est. Now Married	60.8%	54.9%	53.7%
	2019 Est. Separated or Divorced	14.6%	13.1%	13.8%
	2019 Est. Widowed	2.9%	3.1%	3.0%
INCOME	2019 Est. HH Income $200,000 or More	14.5%	11.2%	11.6%
	2019 Est. HH Income $150,000 to $199,999	13.9%	11.4%	12.3%
	2019 Est. HH Income $100,000 to $149,999	17.4%	20.4%	20.4%
	2019 Est. HH Income $75,000 to $99,999	23.4%	18.9%	17.6%
	2019 Est. HH Income $50,000 to $74,999	13.2%	15.4%	15.6%
	2019 Est. HH Income $35,000 to $49,999	6.9%	9.0%	8.7%
	2019 Est. HH Income $25,000 to $34,999	3.1%	5.9%	5.4%
	2019 Est. HH Income $15,000 to $24,999	4.0%	4.1%	4.3%
	2019 Est. HH Income Under $15,000	3.5%	3.8%	4.1%
	2019 Est. Average Household Income	$130,930	$107,674	$114,939
	2019 Est. Median Household Income	$96,291	$94,841	$97,989
	2019 Est. Per Capita Income	$53,752	$45,690	$43,122
	2019 Est. Total Businesses	136	2,244	5,109
	2019 Est. Total Employees	1,628	28,324	64,332

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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Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

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RACE	2019 Est. White	80.2%	70.3%	66.5%
	2019 Est. Black	2.1%	3.0%	2.7%
	2019 Est. Asian or Pacific Islander	10.7%	17.8%	18.5%
	2019 Est. American Indian or Alaska Native	0.7%	0.5%	0.7%
	2019 Est. Other Races	6.3%	8.4%	11.6%
HISPANIC	2019 Est. Hispanic Population	243	5,530	30,775
	2019 Est. Hispanic Population	6.6%	8.9%	15.5%
	2024 Proj. Hispanic Population	7.2%	9.3%	15.9%
	2010 Hispanic Population	5.4%	9.5%	15.0%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	2,740	43,956	135,670
	2019 Est. Elementary (Grade Level 0 to 8)	0.7%	1.6%	3.4%
	2019 Est. Some High School (Grade Level 9 to 11)	2.0%	2.9%	4.0%
	2019 Est. High School Graduate	12.7%	13.3%	15.2%
	2019 Est. Some College	25.4%	18.5%	19.4%
	2019 Est. Associate Degree Only	7.1%	9.4%	9.2%
	2019 Est. Bachelor Degree Only	32.6%	29.6%	28.5%
	2019 Est. Graduate Degree	19.5%	24.8%	20.3%
HOUSING	2019 Est. Total Housing Units	1,549	26,898	75,769
	2019 Est. Owner-Occupied	69.6%	45.4%	57.7%
	2019 Est. Renter-Occupied	28.6%	52.4%	40.5%
	2019 Est. Vacant Housing	1.8%	2.2%	1.8%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	3.7%	11.2%	8.4%
	2019 Homes Built 2000 to 2009	9.6%	24.3%	20.9%
	2019 Homes Built 1990 to 1999	18.7%	29.9%	28.4%
	2019 Homes Built 1980 to 1989	19.7%	11.1%	12.2%
	2019 Homes Built 1970 to 1979	36.2%	12.8%	16.5%
	2019 Homes Built 1960 to 1969	6.0%	4.7%	6.0%
	2019 Homes Built 1950 to 1959	1.3%	1.4%	2.7%
	2019 Homes Built Before 1949	3.0%	2.6%	3.1%
HOME VALUES	2019 Home Value $1,000,000 or More	0.4%	0.7%	1.3%
	2019 Home Value $500,000 to $999,999	20.6%	29.6%	29.5%
	2019 Home Value $400,000 to $499,999	29.4%	31.5%	24.5%
	2019 Home Value $300,000 to $399,999	37.6%	39.9%	35.5%
	2019 Home Value $200,000 to $299,999	14.8%	15.6%	18.2%
	2019 Home Value $150,000 to $199,999	0.8%	2.2%	2.1%
	2019 Home Value $100,000 to $149,999	0.5%	1.7%	1.3%
	2019 Home Value $50,000 to $99,999	0.3%	1.0%	1.4%
	2019 Home Value $25,000 to $49,999	0.1%	0.7%	0.8%
	2019 Home Value Under $25,000	0.8%	1.1%	1.3%
	2019 Median Home Value	$416,987	$413,446	$413,459
	2019 Median Rent	$1,226	$1,334	$1,289

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LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	3,071	50,739	156,714
	2019 Est. Civilian Employed	67.6%	69.2%	68.7%
	2019 Est. Civilian Unemployed	1.1%	2.1%	2.2%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	31.3%	28.7%	28.9%
	2019 Labor Force Males	49.0%	49.2%	49.5%
	2019 Labor Force Females	51.0%	50.8%	50.5%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	2,075	35,100	107,727
	2019 Mgmt, Business, & Financial Operations	26.6%	18.2%	17.3%
	2019 Professional, Related	29.9%	37.6%	32.4%
	2019 Service	17.3%	13.7%	14.6%
	2019 Sales, Office	13.8%	19.1%	19.4%
	2019 Farming, Fishing, Forestry	-	0.4%	0.8%
	2019 Construction, Extraction, Maintenance	3.2%	3.6%	5.1%
	2019 Production, Transport, Material Moving	9.0%	7.4%	10.3%
	2019 White Collar Workers	70.4%	74.9%	69.1%
	2019 Blue Collar Workers	29.6%	25.1%	30.9%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	83.1%	75.4%	73.2%
	2019 Drive to Work in Carpool	6.6%	9.0%	10.2%
	2019 Travel to Work by Public Transportation	1.8%	5.7%	6.8%
	2019 Drive to Work on Motorcycle	-	0.3%	0.2%
	2019 Walk or Bicycle to Work	1.8%	4.4%	3.6%
	2019 Other Means	0.8%	0.4%	0.4%
	2019 Work at Home	5.9%	4.9%	5.6%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	26.7%	33.2%	27.6%
	2019 Travel to Work in 15 to 29 Minutes	40.4%	38.8%	37.9%
	2019 Travel to Work in 30 to 59 Minutes	37.4%	28.6%	29.5%
	2019 Travel to Work in 60 Minutes or More	2.3%	4.9%	6.3%
	2019 Average Travel Time to Work	22.4	19.5	20.9
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	$131.28 M	$1.95 B	$5.77 B
	2019 Est. Apparel	$4.7 M	$69.84 M	$207.6 M
	2019 Est. Contributions, Gifts	$7.91 M	$114.69 M	$341.26 M
	2019 Est. Education, Reading	$4.58 M	$66.19 M	$199.68 M
	2019 Est. Entertainment	$7.62 M	$111.72 M	$332.74 M
	2019 Est. Food, Beverages, Tobacco	$19.79 M	$296.74 M	$875.27 M
	2019 Est. Furnishings, Equipment	$4.72 M	$69.36 M	$206.25 M
	2019 Est. Health Care, Insurance	$11.83 M	$174.91 M	$515.82 M
	2019 Est. Household Operations, Shelter, Utilities	$41.98 M	$628.96 M	$1.85 B
	2019 Est. Miscellaneous Expenses	$2.49 M	$36.95 M	$109.33 M
	2019 Est. Personal Care	$1.76 M	$26.28 M	$77.6 M
	2019 Est. Transportation	$23.89 M	$355.3 M	$1.05 B

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COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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.