

RETAIL PROPERTY FOR LEASE

Timberland Town Center

NW BARNES RD & NW 118TH AVE / PORTLAND, OR 97229



Anchored by Market of Choice

AVAILABLE SPACE

- 1,400 SF - Available 4/1/27
- 2,237 SF
- 2,576 SF
- 2,237 & 2,576 SF suites can be combined for 4,813 SF

TRAFFIC COUNTS

Barnes Rd – 17,541 ADT ('23)

Cornell Rd – 17,892 ADT ('23)

HIGHLIGHTS

- Completed in 2015, the center is anchored by Market of Choice.
- Co-tenants include Mud Bay, Banfield Pet Hospital, Pizza by Design, Barre 3, Orangetheory, Gentle Dental and many more.
- 90,000 SF project includes more than 350 parking stalls and easy access to Hwy 26.
- The area combines strong daytime population employment with an affluent residential population.
- Major employers in the area include Nike, Tektronics, Providence St. Vincent Hospital and Lifetime Fitness.

LEASE RATE

Please call for details

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Photo gallery



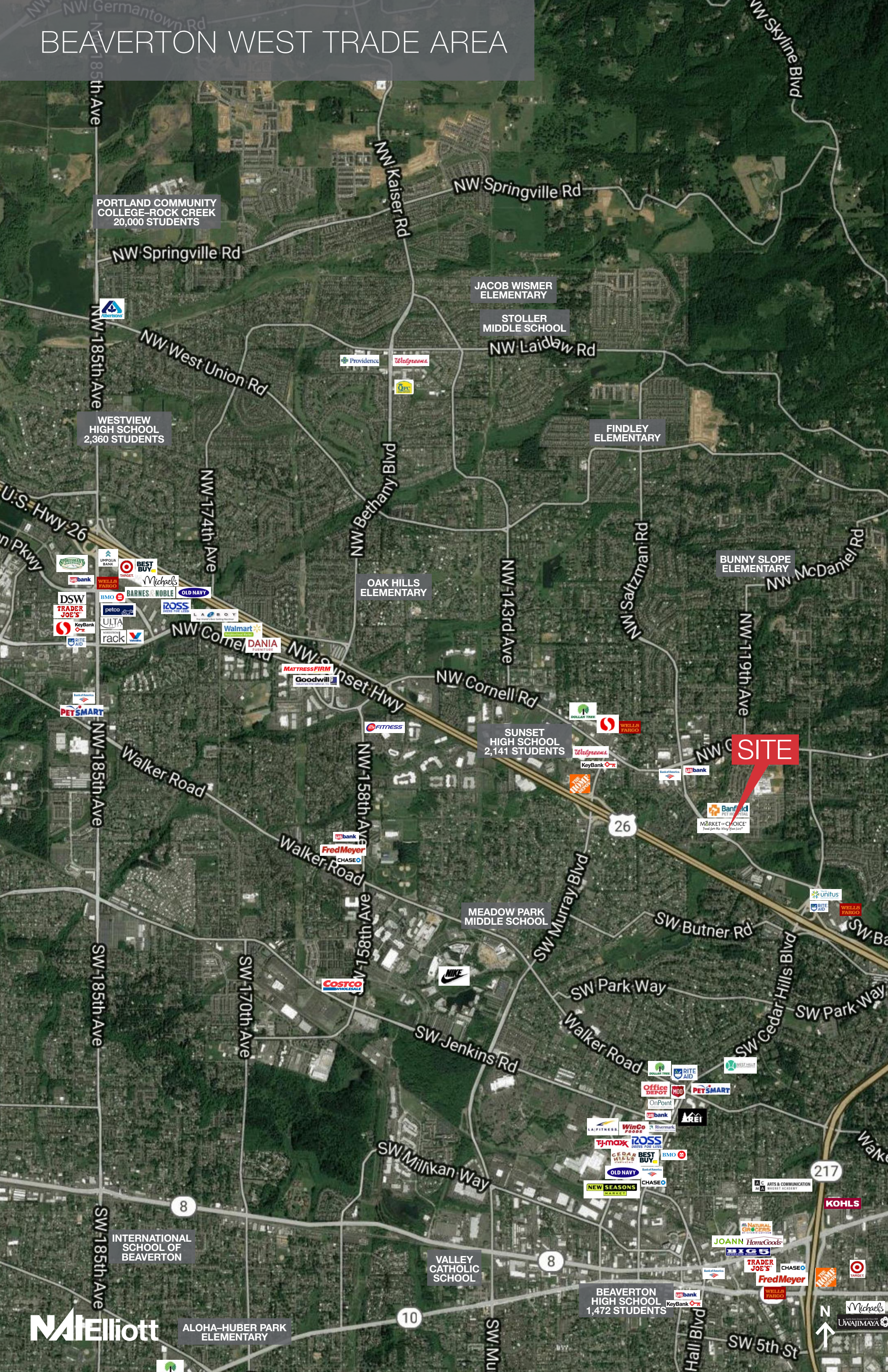
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NAI Elliott

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.naielliott.com/agencydisclosures

BEAVERTON WEST TRADE AREA



PORTLAND COMMUNITY COLLEGE-ROCK CREEK
20,000 STUDENTS

JACOB WISMER
ELEMENTARY

STOLLER
MIDDLE SCHOOL

FINDLEY
ELEMENTARY

BUNNY SLOPE
ELEMENTARY

OAK HILLS
ELEMENTARY

SUNSET
HIGH SCHOOL
2,141 STUDENTS

MEADOW PARK
MIDDLE SCHOOL

INTERNATIONAL
SCHOOL OF
BEAVERTON

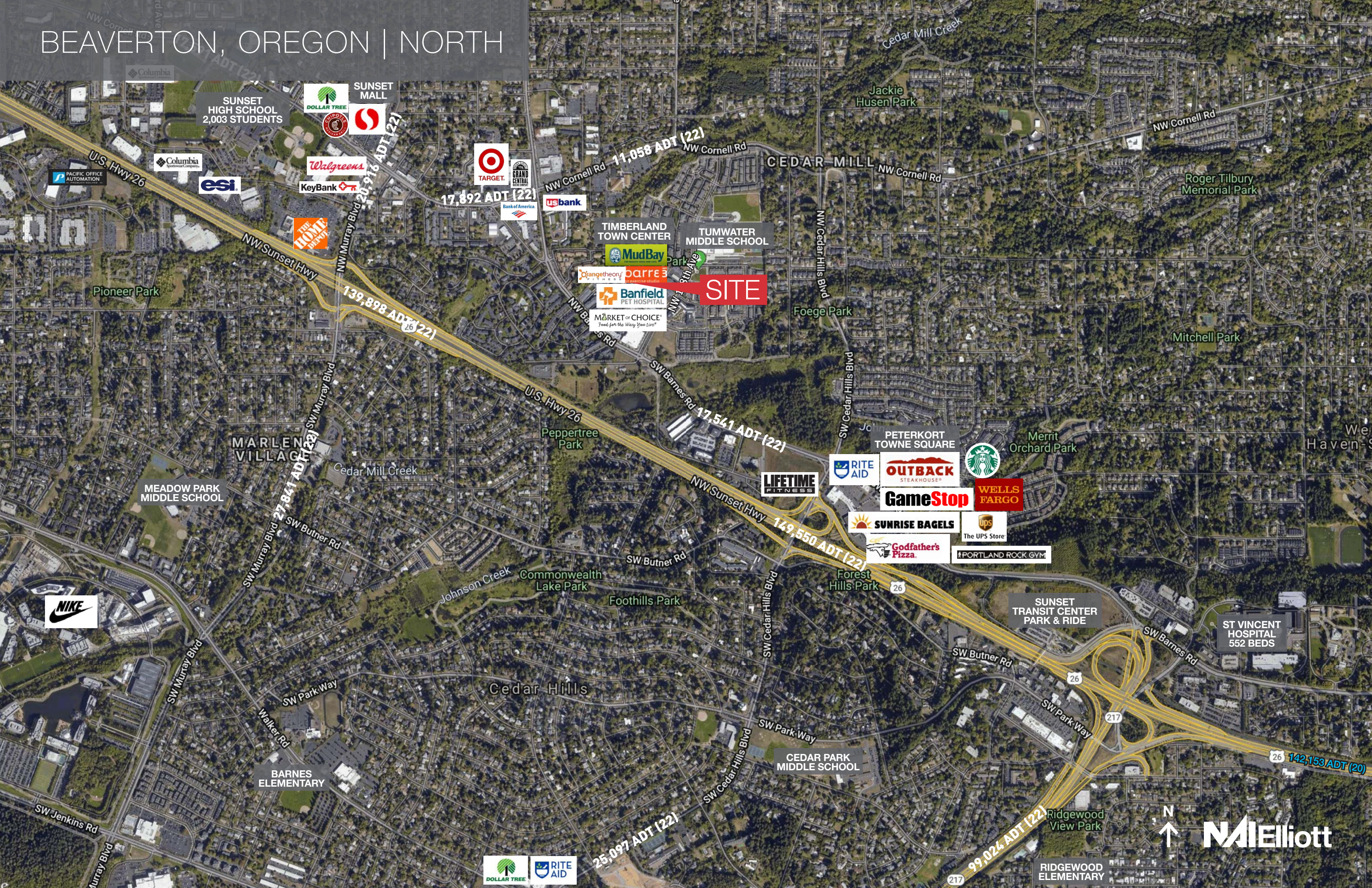
VALLEY
CATHOLIC
SCHOOL

BEAVERTON
HIGH SCHOOL
1,472 STUDENTS

ALOHA-HUBER PARK
ELEMENTARY

SITE

BEAVERTON, OREGON | NORTH



SUNSET HIGH SCHOOL
2,003 STUDENTS

SUNSET MALL

17,892 ADT (22)

TIMBERLAND TOWN CENTER

TUMWATER MIDDLE SCHOOL

SITE

MARLEN VILLAGE

MEADOW PARK MIDDLE SCHOOL

17,541 ADT (22)

PETERKORT TOWNE SQUARE

Merritt Orchard Park

LIFETIME FITNESS

GameStop

WELLS FARGO

SUNRISE BAGELS

Godfather's Pizza

PORTLAND ROCK GYM

Johnson Creek
Commonwealth Lake Park

Foothills Park

SW Cedar Hills Blvd

SUNSET TRANSIT CENTER
PARK & RIDE

ST VINCENT HOSPITAL
552 BEDS

Cedar Hills

CEDAR PARK MIDDLE SCHOOL

99,024 ADT (22)

RIDGEWOOD ELEMENTARY



NA Elliott

DOLLAR TREE RITE AID

142,153 ADT (20)



PACIFIC OFFICE AUTOMATION

esi.

Walgreens

THE HOME DEPOT

DOLLAR TREE

TARGET

GRAND CENTRAL

Bank of America

usbank

MudBay

OrangeTheory Fitness barre

Banfield PET HOSPITAL

MARKET CHOICE

RITE AID

OUTBACK STEAKHOUSE

Starbucks

ups

The UPS Store

Columbia

Pioneer Park

Jackie Husen Park

Roger Tilbury Memorial Park

Mitchell Park

We Haven-S

Forest Hills Park

Ridgewood View Park

Murray Blvd

SW Murray Blvd

Walker Rd

BARNES ELEMENTARY

SW Park Way

Johnson Creek

25,097 ADT (22)

SW Cedar Hills Blvd

SW Park Way

SW Butner Rd

SW Park Way

SW Barnes Rd

U.S. Hwy 26

NW Sunset Hwy

NW Murray Blvd

U.S. Hwy 26

SW Barnes Rd

NW Sunset Hwy

SW Cedar Hills Blvd

NW Cornell Rd

Cedar Mill Creek

NW Cornell Rd

SW Murray Blvd

SW Butner Rd

SW Butner Rd

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SW Cedar Hills Blvd

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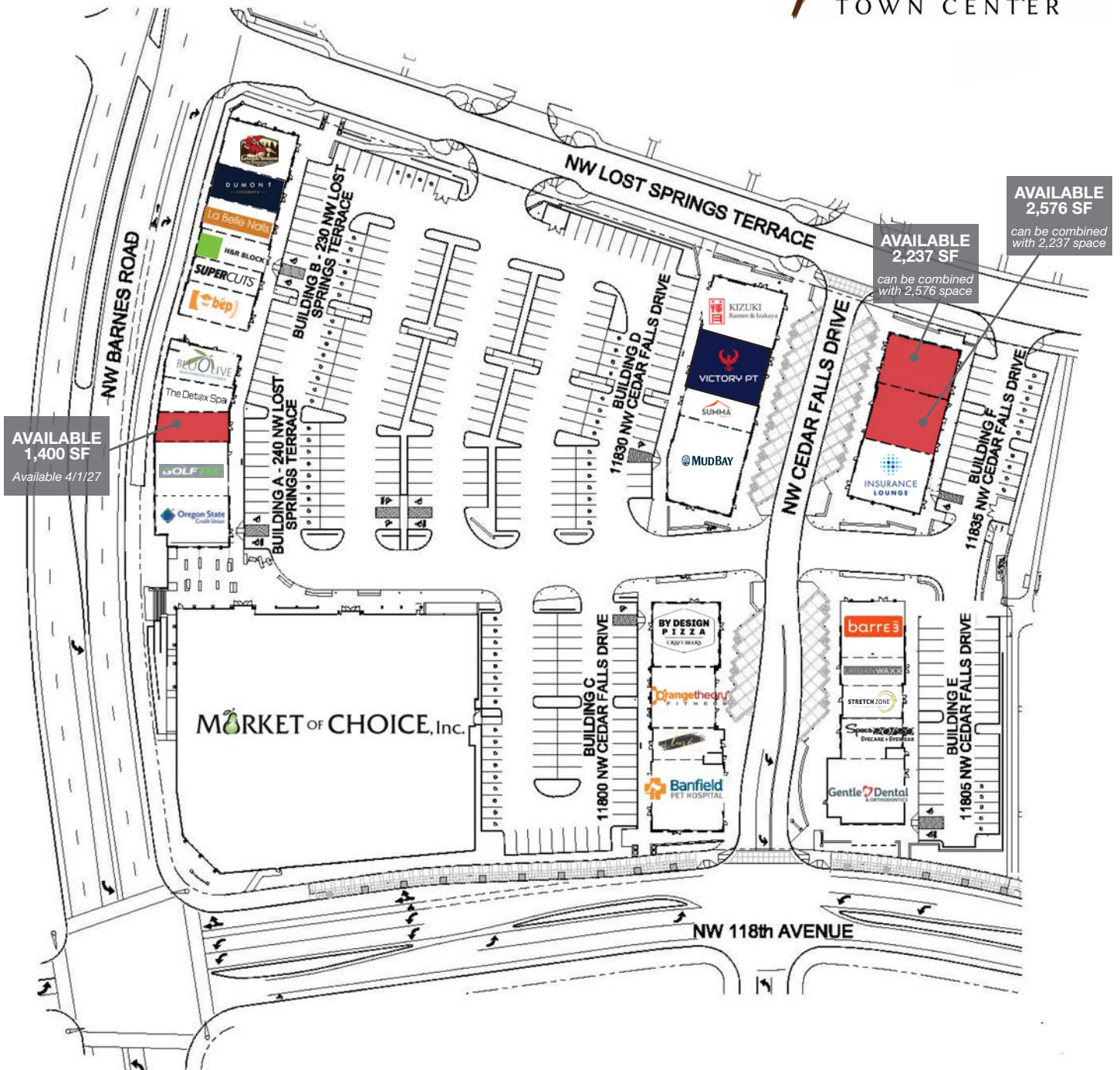
SW Cedar Hills Blvd

NW Cornell Rd

Cedar Mill Creek

NW Cornell Rd

Site plan

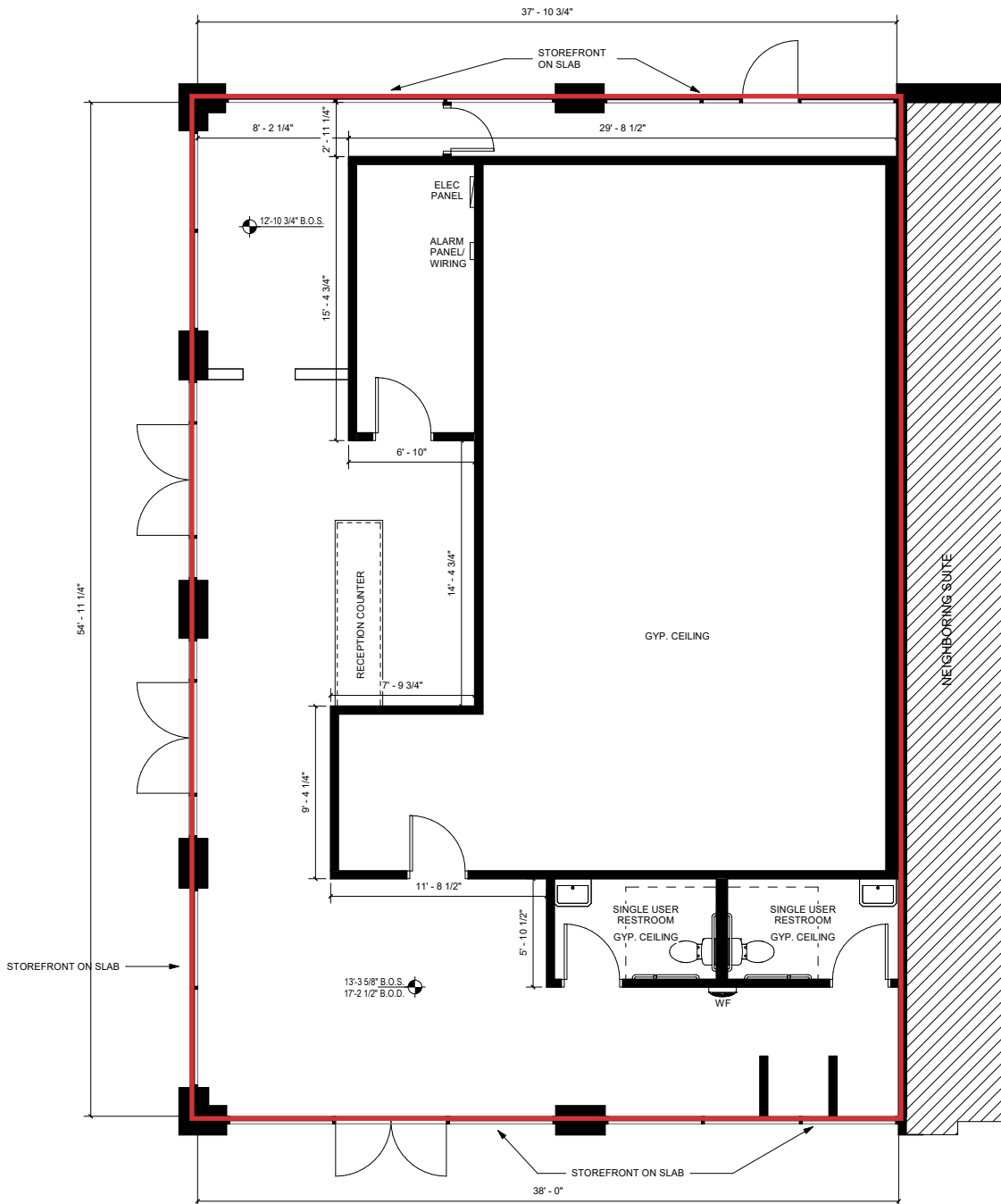


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Floor plan – 2,237 SF

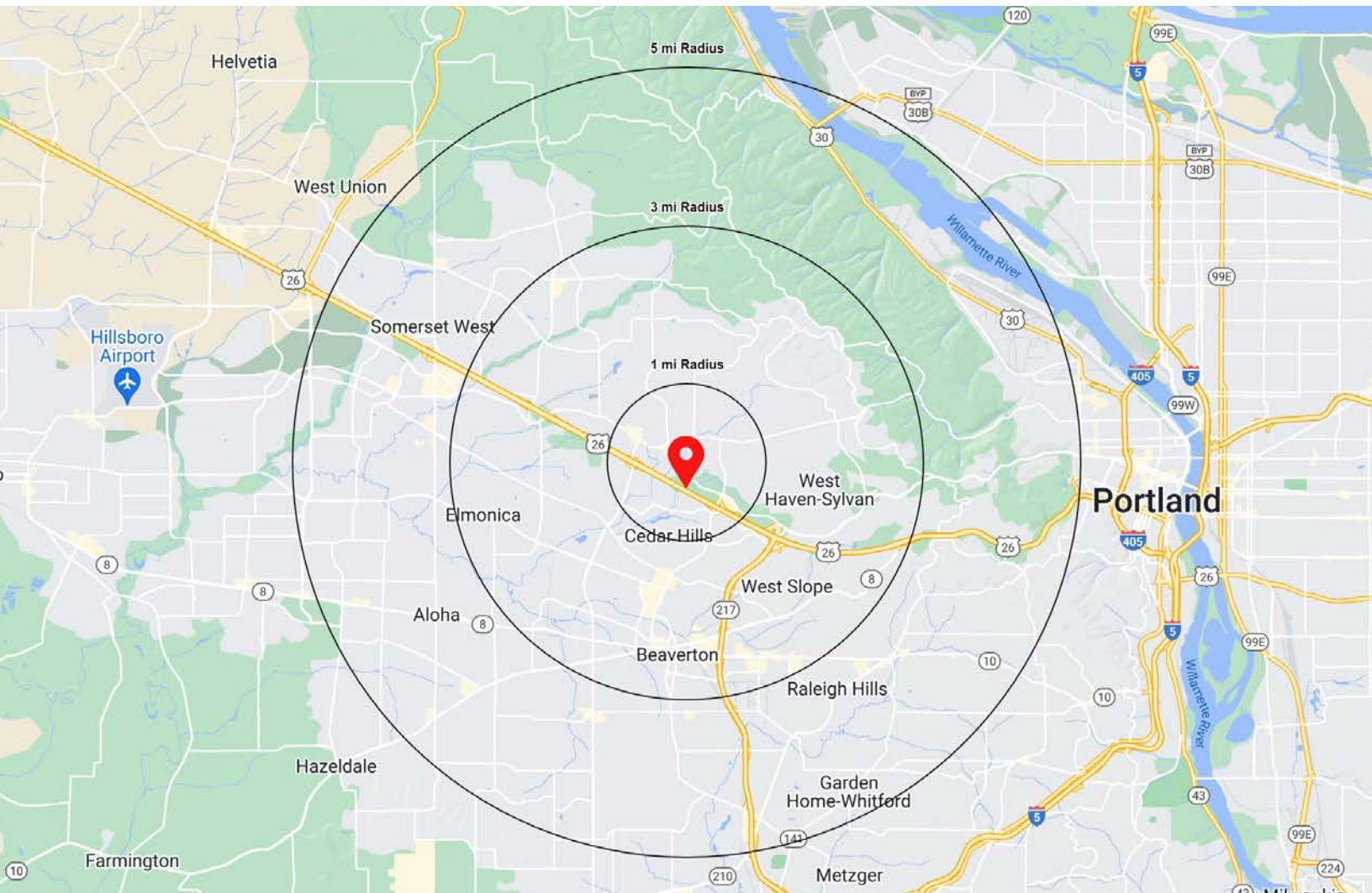


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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	17,470	126,159	322,713
Projected Total Population 2030	17,663	129,088	331,694
Average HH Income	\$144,670	\$159,150	\$154,008
Median Home Value	\$659,572	\$739,180	\$675,022
Estimated Total Households	7,568	50,835	128,009
Daytime Demographics 16+	6,611	82,499	168,919
Some College or Higher	83%	83%	81%

Source: ESRI (2025)

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Demographics — full profile



Executive Summary (Esri 2025)

NW Barnes Rd & NW 118th Ave, Portland, Oregon, 97229
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.51988
Longitude: -122.80141

	1 mile	3 miles	5 miles
Population			
2010 Population	13,922	109,377	277,994
2020 Population	17,547	124,491	317,503
2025 Population	17,470	126,159	322,713
2030 Population	17,663	129,088	331,694
2010-2020 Annual Rate	2.34%	1.30%	1.34%
2020-2024 Annual Rate	-0.08%	0.25%	0.31%
2024-2029 Annual Rate	0.22%	0.46%	0.55%
2020 Male Population	49.2%	49.3%	49.2%
2020 Female Population	50.8%	50.7%	50.8%
2020 Median Age	36.9	37.2	37.3
2025 Male Population	49.8%	49.9%	49.8%
2025 Female Population	50.2%	50.1%	50.2%
2025 Median Age	38.2	38.3	38.6

In the identified area, the current year population is 17,470. In 2020, the Census count in the area was 17,547. The rate of change since 2020 was -0.08% annually. The five-year projection for the population in the area is 17,663 representing a change of 0.22% annually from 2025 to 2030. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	66.0%	58.1%	59.4%
2025 Black Alone	2.7%	2.7%	2.9%
2025 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2025 Asian Alone	12.5%	18.1%	16.5%
2025 Pacific Islander Alone	0.4%	0.5%	0.5%
2025 Other Race	4.9%	7.4%	7.6%
2025 Two or More Races	12.8%	12.5%	12.2%
2025 Hispanic Origin (Any Race)	12.7%	15.9%	16.1%

Persons of Hispanic origin represent 12.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	120	141	134
2010 Households	5,987	44,281	110,819
2020 Households	7,443	49,492	124,871
2025 Households	7,568	50,835	128,009
2030 Households	7,676	52,308	132,139
2010-2020 Annual Rate	2.20%	1.12%	1.20%
2020-2024 Annual Rate	0.32%	0.51%	0.47%
2024-2029 Annual Rate	0.28%	0.57%	0.64%
2025 Average Household Size	2.30	2.46	2.50

The household count in this area has changed from 7,443 in 2020 to 7,568 in the current year, a change of 0.32% annually. The five-year projection of households is 7,676, a change of 0.28% annually from the current year total. Average household size is currently 2.30, compared to 2.35 in the year 2020. The number of families in the current year is 4,435 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	37.9%	40.6%	37.7%
Median Household Income			
2025 Median Household Income	\$108,787	\$113,950	\$111,994
2030 Median Household Income	\$127,186	\$129,561	\$128,611
2024-2029 Annual Rate	3.17%	2.60%	2.81%
Average Household Income			
2025 Average Household Income	\$144,670	\$159,150	\$154,008
2030 Average Household Income	\$160,749	\$174,893	\$171,210
2024-2029 Annual Rate	2.13%	1.90%	2.14%
Per Capita Income			
2025 Per Capita Income	\$62,168	\$64,018	\$61,108
2030 Per Capita Income	\$69,311	\$70,741	\$68,217
2024-2029 Annual Rate	2.20%	2.02%	2.23%
GINI Index			
2025 Gini Index	42.3	43.1	42.6

Households by Income

Current median household income is \$108,787 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$127,186 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$144,670 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$160,749 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$62,168 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$69,311 in five years, compared to \$51,203 for all U.S. households.

Housing

2025 Housing Affordability Index	63	59	64
2010 Total Housing Units	6,664	47,042	117,678
2010 Owner Occupied Housing Units	3,502	24,984	65,268
2010 Renter Occupied Housing Units	2,485	19,297	45,551
2010 Vacant Housing Units	677	2,761	6,859
2020 Total Housing Units	7,782	51,848	130,655
2020 Owner Occupied Housing Units	3,925	26,858	70,741
2020 Renter Occupied Housing Units	3,518	22,634	54,130
2020 Vacant Housing Units	331	2,394	5,809
2025 Total Housing Units	7,902	53,285	134,224
2025 Owner Occupied Housing Units	4,092	28,003	73,819
2025 Renter Occupied Housing Units	3,476	22,832	54,190
2025 Vacant Housing Units	334	2,450	6,215
2030 Total Housing Units	8,036	54,803	138,472
2030 Owner Occupied Housing Units	4,206	28,717	75,971
2030 Renter Occupied Housing Units	3,470	23,591	56,167
2030 Vacant Housing Units	360	2,495	6,333

Socioeconomic Status Index

2025 Socioeconomic Status Index	53.3	53.7	53.5
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Currently, 51.8% of the 7,902 housing units in the area are owner occupied; 44.0%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 7,782 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is \$659,572, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.30% annually to \$703,598.

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