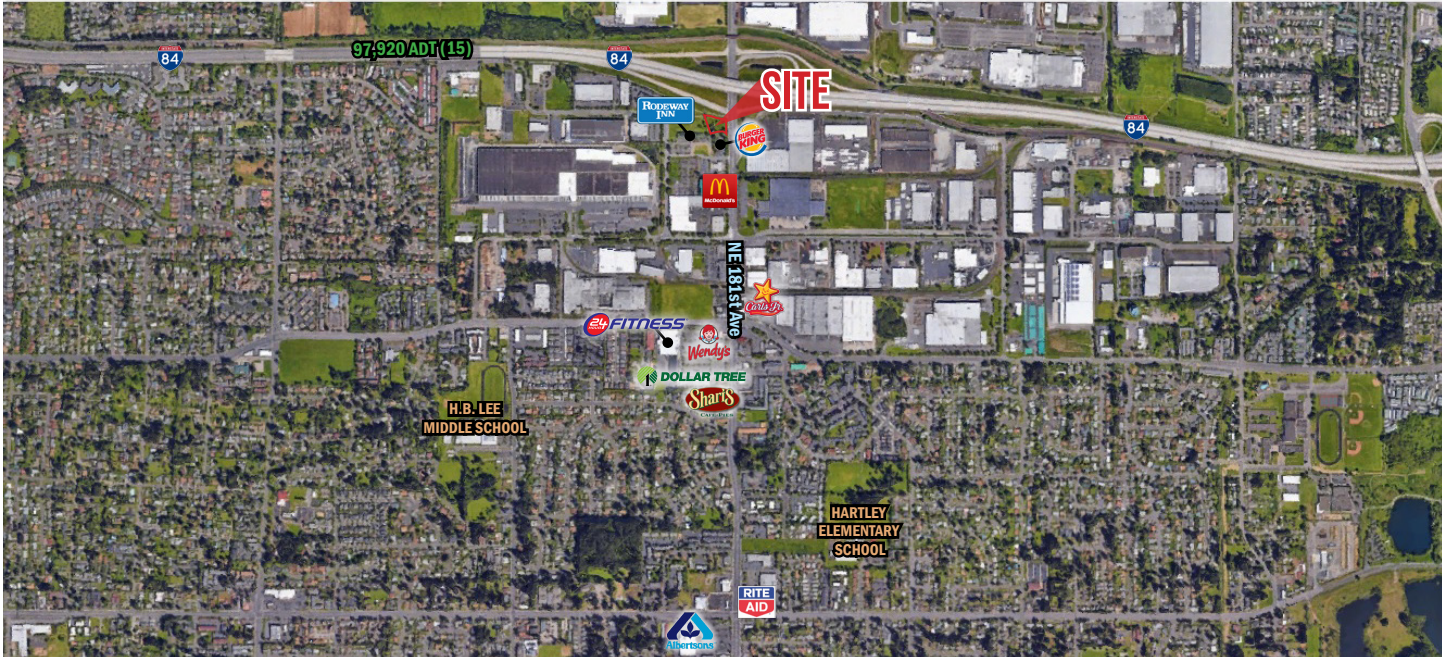


RETAIL PAD SITE | GROUND LEASE

RETAIL PAD @ I-84 & 181ST

PORTLAND, OREGON



LOCATION Interstate 84 and 181st Ave in Portland, Oregon

AVAILABLE SPACE 33,563 SF (0.77 acres)

RENTAL RATE Call for details

COMMENTS

- Drive-thru retail pad site at I-84 and 181st Ave.
- Great visibility/exposure to Interstate 84 and 181st Ave.
- Nearby retailers include McDonald's, Burger King, 24 Hour Fitness and more.

TRAFFIC COUNT I-84 - 97,920 ADT (15) | 181st Ave - 35,426 ADT (15)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	9,038	109,550	301,426
Population Forecast 2021	9,725	117,812	324,751
Average HH Income	\$54,238	\$57,948	\$64,514
Employees	7,498	34,196	102,256

Source: Regis - SitesUSA (2016)



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733 SW Second Avenue, Suite 200
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www.cra-nw.com
Licensed brokers in Oregon & Washington

GRESHAM | WOOD VILLAGE | TROUTDALE, OREGON



I-84 & NE 181ST | PORTLAND



INTERSTATE 84
97,920 ADT (15)

INTERSTATE 84

SITE

35,426 ADT (15)

DISTRIBUTION CENTER

JOHN DEERE
DISTRIBUTION CENTER

RODEWAY INN

BURGER KING

76

McDonald's

MICHAEL'S
FINE FURNITURE

CANDY BASKET INC.

L-HAUL

SHERWIN WILLIAMS

Coca-Cola

ARCO

Sprint

RICK'S CUSTOM FENCING

FOUR POINTS
BY SHERATON

NE San Rafael St

NE 171st Ave

NE 178th Ave

NE 181st Ave

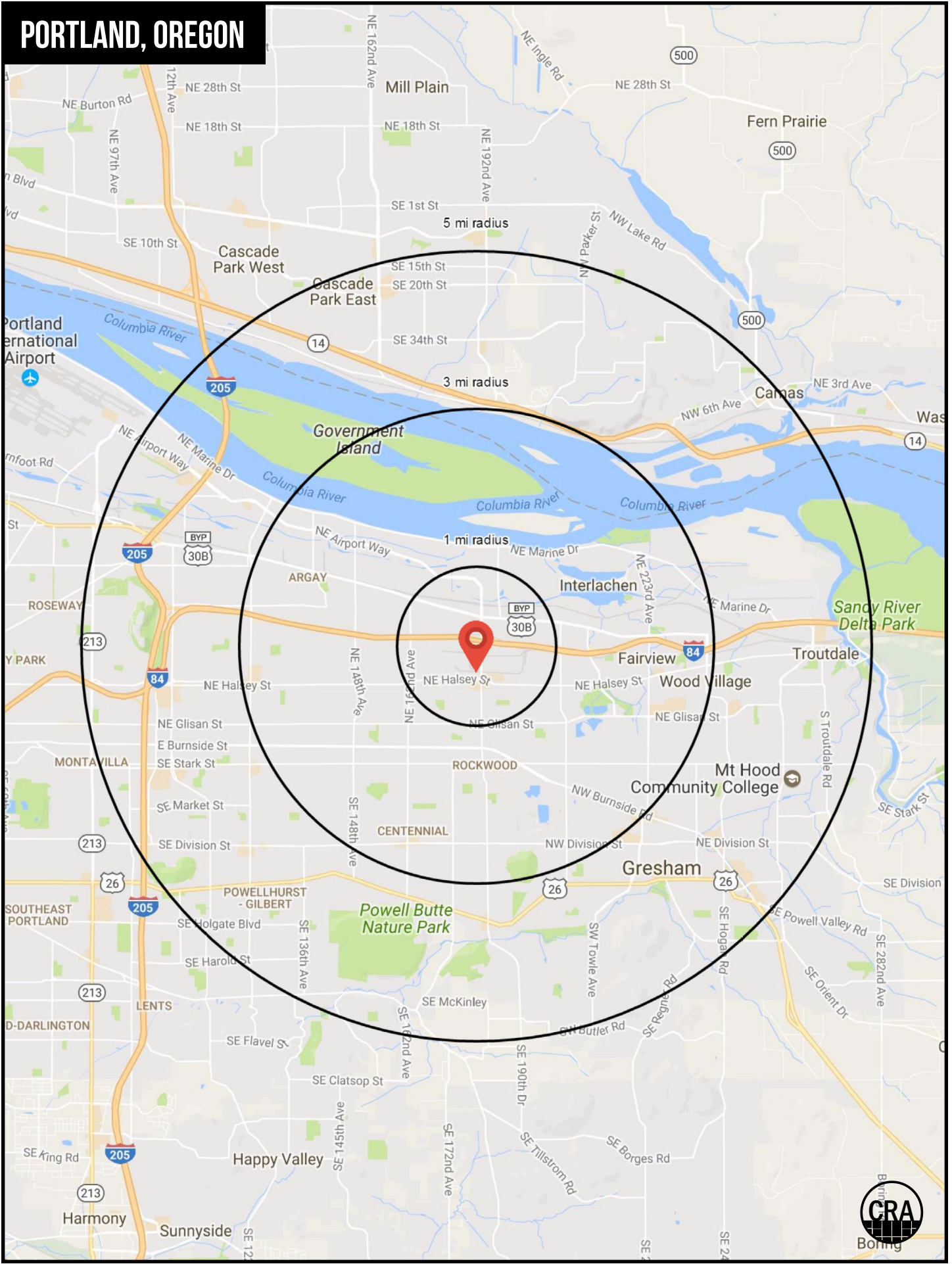
NE Sacramento St

NE Wikkes Rd

North East Pedestrian Trail

CRA

PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5403/-122.4783

RF1

I-84 & NE 181st St

Portland, OR 97230

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	9,038	109,550	301,426
	2021 Projected Population	9,725	117,812	324,751
	2010 Census Population	8,478	102,524	280,905
	2000 Census Population	7,257	89,198	239,707
	Projected Annual Growth 2016 to 2021	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2016	1.5%	1.4%	1.6%
HOUSEHOLDS	2016 Estimated Households	3,538	39,524	110,047
	2021 Projected Households	3,772	42,183	117,400
	2010 Census Households	3,359	37,422	103,671
	2000 Census Households	2,892	33,431	89,511
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	1.4%	1.1%	1.4%
AGE	2016 Est. Population Under 10 Years	12.5%	13.5%	13.3%
	2016 Est. Population 10 to 19 Years	12.0%	12.7%	12.9%
	2016 Est. Population 20 to 29 Years	13.2%	13.2%	12.7%
	2016 Est. Population 30 to 44 Years	21.0%	21.3%	21.7%
	2016 Est. Population 45 to 59 Years	19.9%	18.9%	19.4%
	2016 Est. Population 60 to 74 Years	15.3%	14.1%	13.8%
	2016 Est. Population 75 Years or Over	6.0%	6.2%	6.1%
	2016 Est. Median Age	38.1	36.8	37.0
MARITAL STATUS & GENDER	2016 Est. Male Population	49.3%	49.3%	49.1%
	2016 Est. Female Population	50.7%	50.7%	50.9%
	2016 Est. Never Married	34.4%	31.5%	31.4%
	2016 Est. Now Married	43.0%	42.1%	43.8%
	2016 Est. Separated or Divorced	18.6%	20.5%	18.9%
	2016 Est. Widowed	4.1%	5.8%	5.9%
INCOME	2016 Est. HH Income \$200,000 or More	2.0%	1.9%	3.1%
	2016 Est. HH Income \$150,000 to \$199,999	2.5%	2.7%	3.6%
	2016 Est. HH Income \$100,000 to \$149,999	10.1%	11.0%	12.2%
	2016 Est. HH Income \$75,000 to \$99,999	12.9%	11.9%	12.3%
	2016 Est. HH Income \$50,000 to \$74,999	18.1%	19.9%	19.5%
	2016 Est. HH Income \$35,000 to \$49,999	12.4%	15.3%	14.6%
	2016 Est. HH Income \$25,000 to \$34,999	11.6%	10.9%	10.8%
	2016 Est. HH Income \$15,000 to \$24,999	13.5%	11.2%	10.8%
	2016 Est. HH Income Under \$15,000	16.9%	15.3%	13.0%
	2016 Est. Average Household Income	\$54,238	\$57,948	\$64,514
	2016 Est. Median Household Income	\$43,936	\$47,860	\$52,886
	2016 Est. Per Capita Income	\$21,374	\$21,097	\$23,754
	2016 Est. Total Businesses	402	3,159	10,253
2016 Est. Total Employees	7,498	34,196	102,256	

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FULL PROFILE

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RF1

I-84 & NE 181st St

Portland, OR 97230

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2016 Est. White	63.9%	66.5%	70.4%
	2016 Est. Black	8.6%	6.5%	5.3%
	2016 Est. Asian or Pacific Islander	11.8%	9.5%	10.3%
	2016 Est. American Indian or Alaska Native	0.9%	1.2%	1.1%
	2016 Est. Other Races	14.9%	16.3%	13.0%
HISPANIC	2016 Est. Hispanic Population	1,646	22,381	47,271
	2016 Est. Hispanic Population	18.2%	20.4%	15.7%
	2021 Proj. Hispanic Population	20.3%	22.4%	17.2%
	2010 Hispanic Population	18.0%	20.1%	15.4%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	6,286	74,248	204,779
	2016 Est. Elementary (Grade Level 0 to 8)	7.4%	8.5%	6.9%
	2016 Est. Some High School (Grade Level 9 to 11)	8.4%	9.5%	8.1%
	2016 Est. High School Graduate	30.7%	28.5%	26.5%
	2016 Est. Some College	21.6%	26.0%	26.2%
	2016 Est. Associate Degree Only	9.7%	9.0%	9.1%
	2016 Est. Bachelor Degree Only	14.3%	13.2%	16.0%
	2016 Est. Graduate Degree	8.0%	5.2%	7.1%
HOUSING	2016 Est. Total Housing Units	3,625	40,633	113,126
	2016 Est. Owner-Occupied	45.8%	52.5%	54.5%
	2016 Est. Renter-Occupied	51.8%	44.7%	42.8%
	2016 Est. Vacant Housing	2.4%	2.7%	2.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.8%	5.4%	6.5%
	2010 Homes Built 2000 to 2004	7.2%	8.2%	8.8%
	2010 Homes Built 1990 to 1999	16.7%	15.8%	18.6%
	2010 Homes Built 1980 to 1989	18.2%	11.6%	11.6%
	2010 Homes Built 1970 to 1979	22.7%	21.8%	19.6%
	2010 Homes Built 1960 to 1969	12.9%	14.7%	11.3%
	2010 Homes Built 1950 to 1959	9.5%	12.9%	11.5%
	2010 Homes Built Before 1949	7.3%	9.7%	12.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.1%	0.4%	0.7%
	2010 Home Value \$500,000 to \$999,999	1.8%	2.4%	3.7%
	2010 Home Value \$400,000 to \$499,999	3.6%	3.1%	4.2%
	2010 Home Value \$300,000 to \$399,999	15.2%	13.3%	14.6%
	2010 Home Value \$200,000 to \$299,999	47.6%	46.5%	44.4%
	2010 Home Value \$150,000 to \$199,999	18.4%	19.1%	18.2%
	2010 Home Value \$100,000 to \$149,999	5.3%	5.9%	5.9%
	2010 Home Value \$50,000 to \$99,999	1.7%	2.2%	2.5%
	2010 Home Value \$25,000 to \$49,999	2.5%	1.8%	1.8%
	2010 Home Value Under \$25,000	2.7%	5.2%	4.0%
	2010 Median Home Value	\$236,820	\$225,098	\$238,028
	2010 Median Rent	\$687	\$711	\$742

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	7,255	86,371	237,599
	2016 Est. Civilian Employed	58.1%	60.5%	61.5%
	2016 Est. Civilian Unemployed	3.4%	2.8%	2.8%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	38.5%	36.7%	35.7%
	2016 Labor Force Males	48.4%	48.5%	48.4%
	2016 Labor Force Females	51.6%	51.5%	51.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,839	43,582	120,653
	2010 Mgmt, Business, & Financial Operations	12.5%	12.2%	13.1%
	2010 Professional, Related	12.3%	14.1%	17.0%
	2010 Service	21.8%	22.4%	20.5%
	2010 Sales, Office	29.1%	25.8%	26.3%
	2010 Farming, Fishing, Forestry	2.8%	1.7%	1.3%
	2010 Construction, Extraction, Maintenance	6.1%	8.3%	7.7%
	2010 Production, Transport, Material Moving	15.4%	15.6%	14.0%
	2010 White Collar Workers	53.9%	52.1%	56.5%
	2010 Blue Collar Workers	46.1%	47.9%	43.5%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	70.7%	71.3%
2010 Drive to Work in Carpool		13.6%	10.9%	10.8%
2010 Travel to Work by Public Transportation		8.7%	9.0%	7.8%
2010 Drive to Work on Motorcycle		-	0.3%	0.3%
2010 Walk or Bicycle to Work		2.3%	2.9%	3.6%
2010 Other Means		1.2%	0.6%	0.6%
2010 Work at Home		3.5%	5.1%	5.4%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	23.0%	22.9%
	2010 Travel to Work in 15 to 29 Minutes	39.5%	38.4%	37.9%
	2010 Travel to Work in 30 to 59 Minutes	31.7%	31.0%	31.5%
	2010 Travel to Work in 60 Minutes or More	5.8%	7.7%	6.7%
	2010 Average Travel Time to Work	23.8	23.9	23.3
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$163 M	\$1.91 B	\$5.68 B
	2016 Est. Apparel	\$5.70 M	\$66.4 M	\$199 M
	2016 Est. Contributions, Gifts	\$10.1 M	\$119 M	\$368 M
	2016 Est. Education, Reading	\$5.97 M	\$69.1 M	\$213 M
	2016 Est. Entertainment	\$9.04 M	\$106 M	\$317 M
	2016 Est. Food, Beverages, Tobacco	\$25.7 M	\$299 M	\$883 M
	2016 Est. Furnishings, Equipment	\$5.43 M	\$63.5 M	\$192 M
	2016 Est. Health Care, Insurance	\$14.7 M	\$171 M	\$504 M
	2016 Est. Household Operations, Shelter, Utilities	\$50.7 M	\$592 M	\$1.76 B
	2016 Est. Miscellaneous Expenses	\$2.46 M	\$28.7 M	\$84.7 M
	2016 Est. Personal Care	\$2.14 M	\$24.9 M	\$74.0 M
	2016 Est. Transportation	\$31.3 M	\$367 M	\$1.09 B

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