

AVAILABLE > 18,295 SF

# NORTH PLAINS RETAIL LAND



## ADDRESS

30825 NW Cottage St, North Plains, OR

## AVAILABLE

18,295 SF (Zoning Commercial C-2)

## RATE

Please call for details

## TRAFFIC COUNTS

Hwy 26 (Sunset Hwy) – 40,873 ADT ('22)

NW Glencoe Rd – 7,010 ADT ('22)

## HIGHLIGHTS

- The property is located close-in North Plains on NW Glencoe Rd and NW Cottage St. The area supports Hillsboro, Cornelius and Forest Grove. Minutes west from Nike, Intel and Downtown Portland.
- Flexible **C-2 Zoning** in development friendly North Plains.
- North Plains plans an expansion of its urban growth boundary, which will provide space for an additional 800 homes. City planners recently conducted a housing needs analysis – in plain terms, figuring out how many new homes the city will need in the foreseeable future – which determined that new housing is necessary as North Plains keeps growing. For more information, click [here](#).
- Since 2016 North Plains has been the fastest growing city in Washington County and the North Plains population is projected to double by 2040! The new Brynhill Development in North Plains will add 500 new homes and 1,500 new residents over the next 5 years!



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

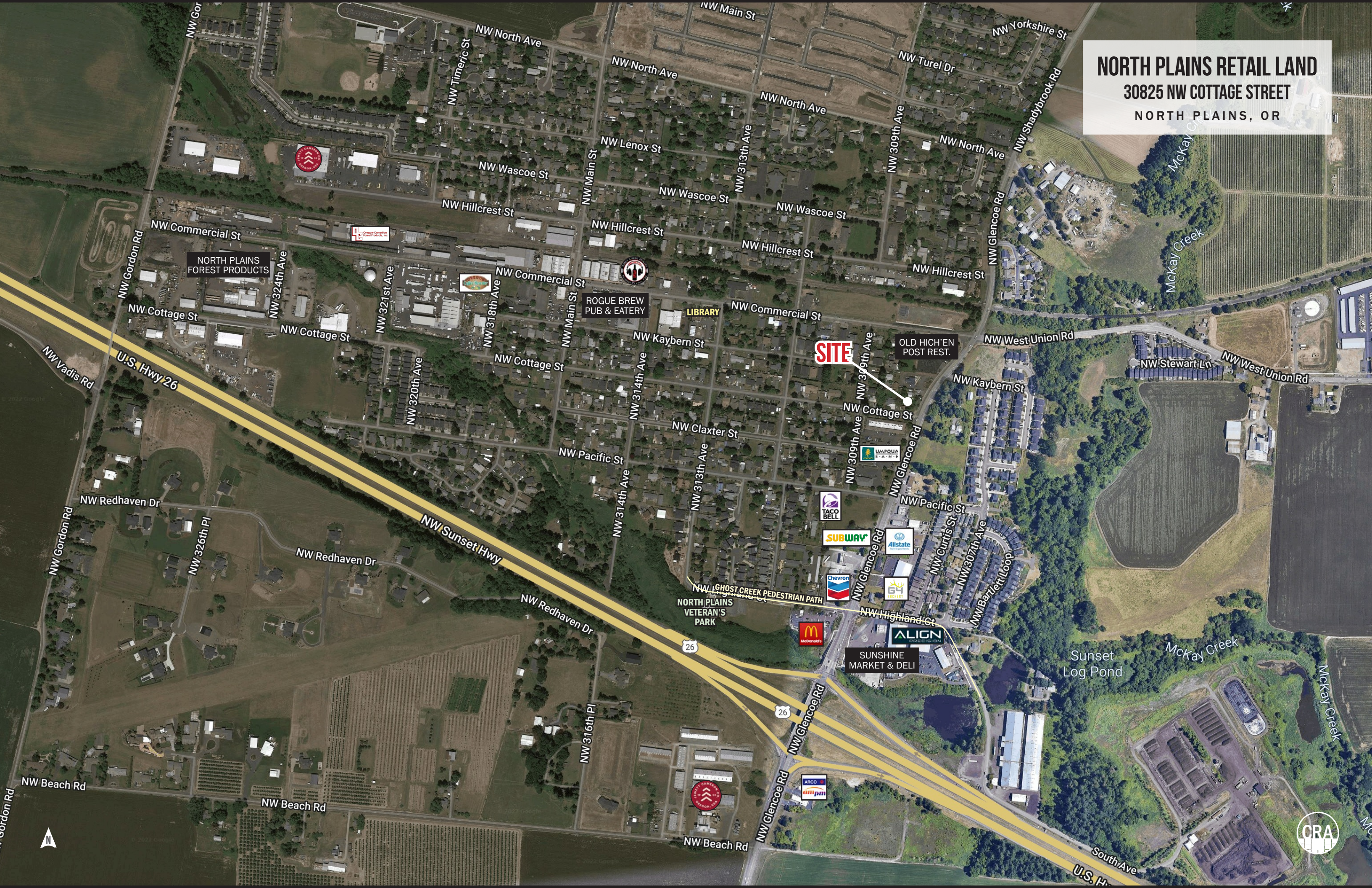
Alex MacLean 503.709.3563 | alex@cra-nw.com

Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211

www.cra-nw.com

**NORTH PLAINS RETAIL LAND**  
30825 NW COTTAGE STREET  
NORTH PLAINS, OR



**SITE**

NORTH PLAINS FOREST PRODUCTS

ROGUE BREW PUB & EATERY

LIBRARY

OLD HIGH 'EN POST REST.

SUNSHINE MARKET & DELI



# NORTH PLAINS RETAIL LAND

## 30825 NW COTTAGE STREET

NORTH PLAINS, OR

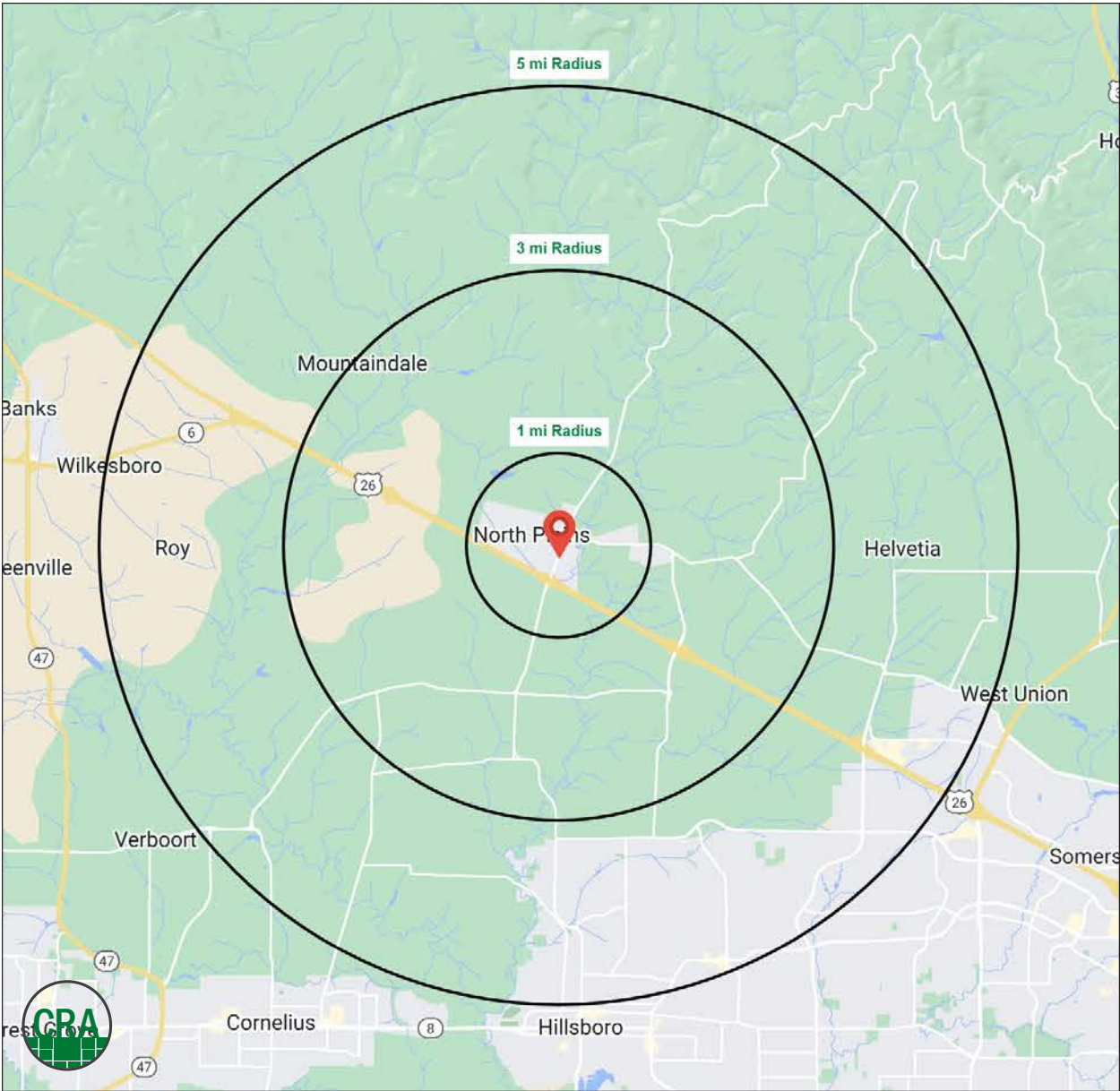
### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	3,147	4,893	30,782
Projected Population 2027	3,316	5,183	32,264
Average HH Income	\$93,015	\$108,319	\$111,636
Median HH Income	\$100,447	\$103,583	\$97,678
Median Home Value	\$495,738	\$533,432	\$509,792
Daytime Demographics 16+	1,971	2,945	21,166
Some College or Higher	73.8%	72.8%	71.1%

# \$100,447

Median Household Income

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5959/-122.9945

<b>30825 NW Cottage St</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>North Plains, OR 97133</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2022 Estimated Population	3,147	4,893	30,782
2027 Projected Population	3,316	5,183	32,264
2020 Census Population	3,042	4,720	30,373
2010 Census Population	1,779	3,215	27,958
Projected Annual Growth 2022 to 2027	1.1%	1.2%	1.0%
Historical Annual Growth 2010 to 2022	6.4%	4.3%	0.8%
2022 Median Age	41.4	42.5	38.2
<b>Households</b>			
2022 Estimated Households	1,137	1,767	10,937
2027 Projected Households	1,263	1,966	12,011
2020 Census Households	1,092	1,694	10,713
2010 Census Households	653	1,177	9,791
Projected Annual Growth 2022 to 2027	2.2%	2.2%	2.0%
Historical Annual Growth 2010 to 2022	6.2%	4.2%	1.0%
<b>Race and Ethnicity</b>			
2022 Estimated White	74.2%	76.7%	71.4%
2022 Estimated Black or African American	2.1%	1.7%	1.9%
2022 Estimated Asian or Pacific Islander	10.4%	8.9%	7.7%
2022 Estimated American Indian or Native Alaskan	0.6%	0.7%	1.0%
2022 Estimated Other Races	12.7%	12.1%	18.1%
2022 Estimated Hispanic	11.9%	11.0%	19.4%
<b>Income</b>			
2022 Estimated Average Household Income	\$93,015	\$108,319	\$111,636
2022 Estimated Median Household Income	\$100,447	\$103,583	\$97,678
2022 Estimated Per Capita Income	\$33,615	\$39,123	\$39,728
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.1%	4.1%
2022 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.8%	3.5%
2022 Estimated High School Graduate	21.3%	22.4%	21.3%
2022 Estimated Some College	24.2%	22.0%	21.1%
2022 Estimated Associates Degree Only	7.4%	6.9%	8.3%
2022 Estimated Bachelors Degree Only	25.1%	26.0%	25.2%
2022 Estimated Graduate Degree	17.1%	17.9%	16.4%
<b>Business</b>			
2022 Estimated Total Businesses	137	220	1,338
2022 Estimated Total Employees	1,105	1,532	12,283
2022 Estimated Employee Population per Business	8.1	7.0	9.2
2022 Estimated Residential Population per Business	22.9	22.3	23.0

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.