



CORNELIUS GATEWAY

148 N 20th Ave. Cornelius OR 97113



Availabilities:

+/-1,700 SF Former Medical Use - \$24.00 PSF, NNN

+/-1,700 SF Former Food Use - \$24.00 PSF, NNN

- Endcap medical space w/reserved parking
- Inline food service space
- Generous parking
- 3 building retail center w/ great tenant mix
- Shadow anchored by Fred Meyer
- Generous on-site parking
- Monument signage with visibility from TV Hwy (8) and N 19th AVE w/ 30,000 VPD
- Growing community with +1,000 new homes slated

CO-TENANTS:



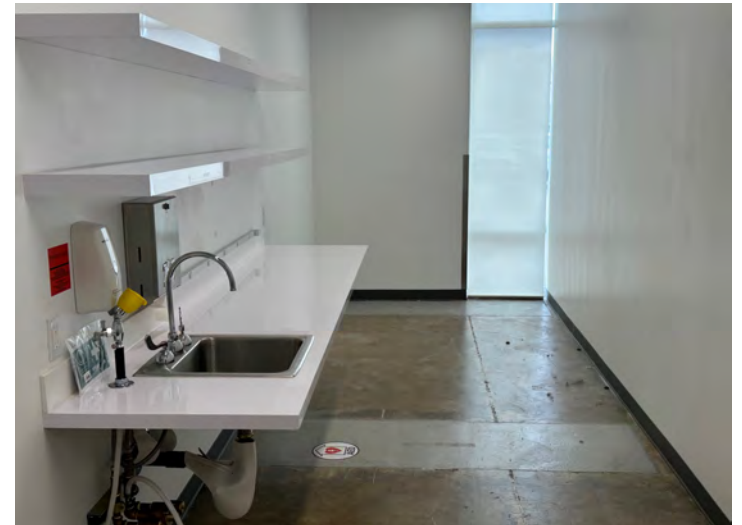
REAL ESTATE
INVESTMENT SERVICES

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Former Immediate Care Center

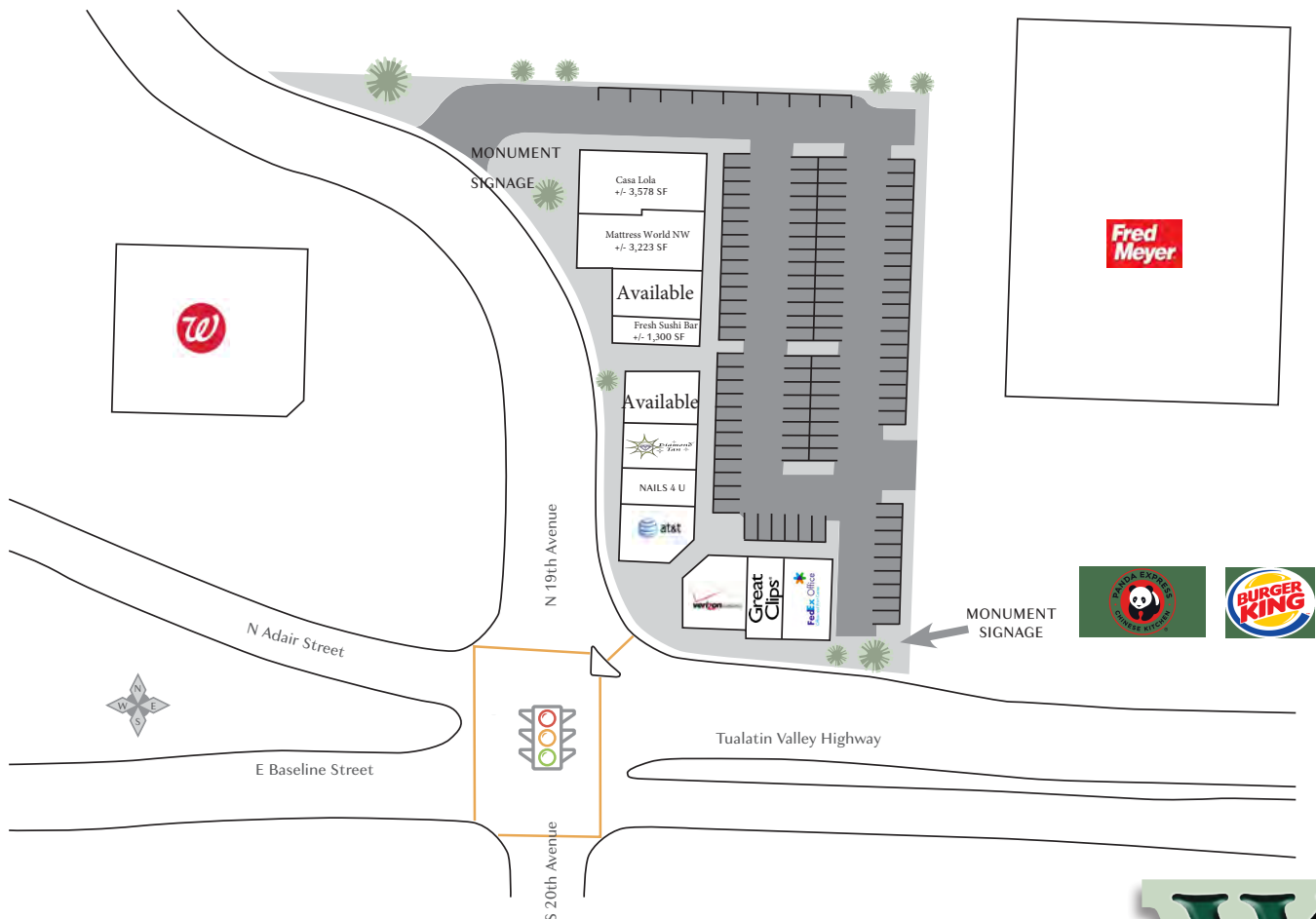


The information detailed within has been obtained by sources we deem reliable; however, we cannot guarantee its accuracy.

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SUITE	TENANT	SIZE
A	FedEx Kinkos	1,800 SF
B	Great Clips	1,339 SF
C	Verizon Go Wireless	2,014 SF
D	AT&T Connect Wireless	1,814 SF
E	Nails 4 U	1,250 SF
F	Diamond Tan Salon & Spa	1,608 SF
G	Available	1,700 SF
H	Fresh Sushi Bar	1,300 SF
I	Available	1,700 SF
J	Mattress World NW	3,223 SF
K	Casa Lola	3,578 SF



SITE PLAN

WG

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DEMOGRAPHIC DATA

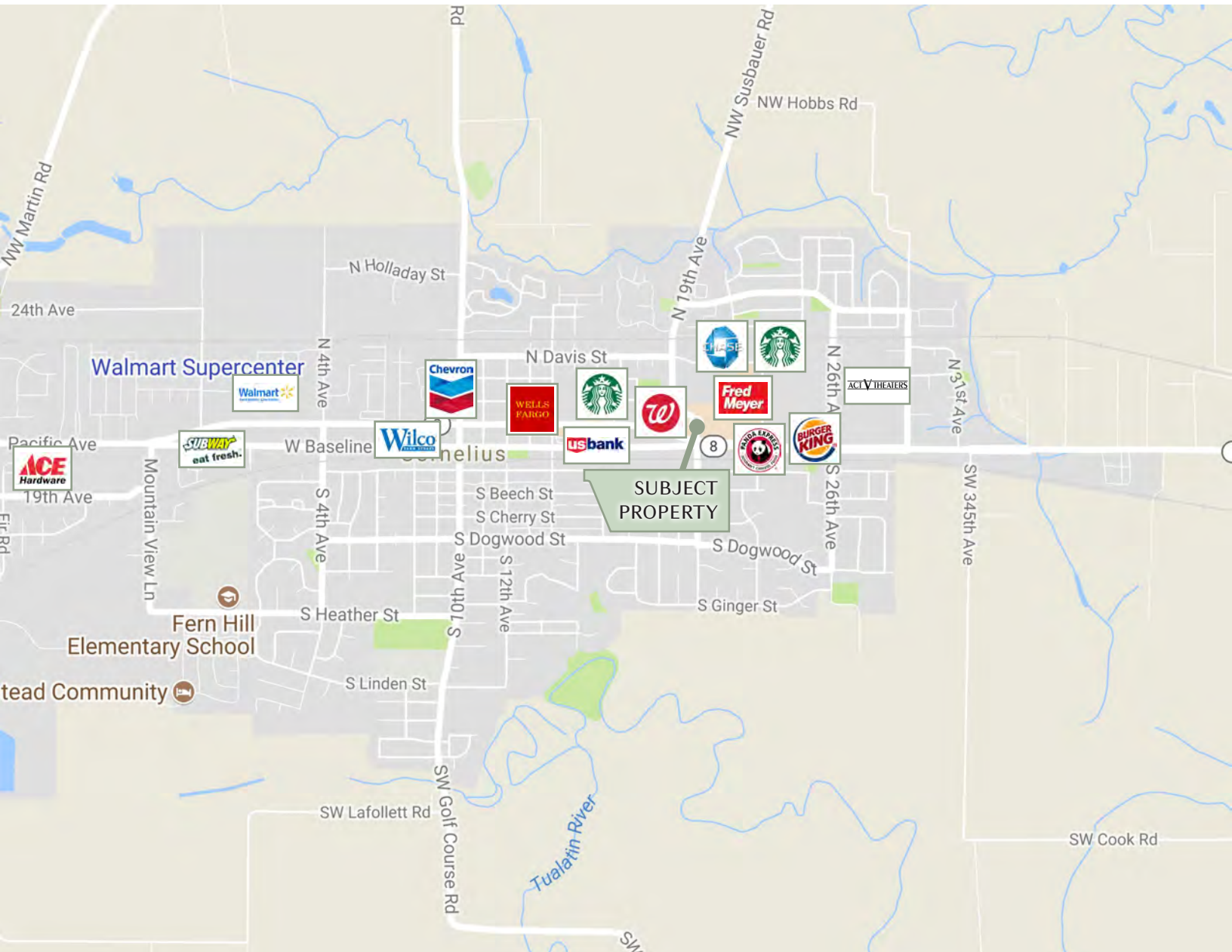
1 Mile

2024 Est. Population

11,654

2024 Ave. Income

\$93,634



AERIAL MAP



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