

FOR LEASE

16995 NW CORNELL RD

Beaverton, OR 97006



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Property Summary

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PROPERTY DESCRIPTION

The building is an open retail concept that can accommodate a wide variety of retail users such as general retail, restaurants or brew pubs.

PROPERTY HIGHLIGHTS

- Estimated NNN: \$0.25 per foot per month
- Great retail opportunity in popular neighborhood center
- Open floor plan which can support a wide range of retail opportunities
- Easy access off Northwest Cornell Road
- Regional Commercial (RC) zoning

LOCATION DESCRIPTION

Located just off Highway 26, just 10 miles to Portland.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	±7,300 SF
Building Size:	±75,700 SF
Property Type:	Retail
Zoning:	RC

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Additional Photos

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Site Plan

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Retailer Map

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Demographics Map & Report

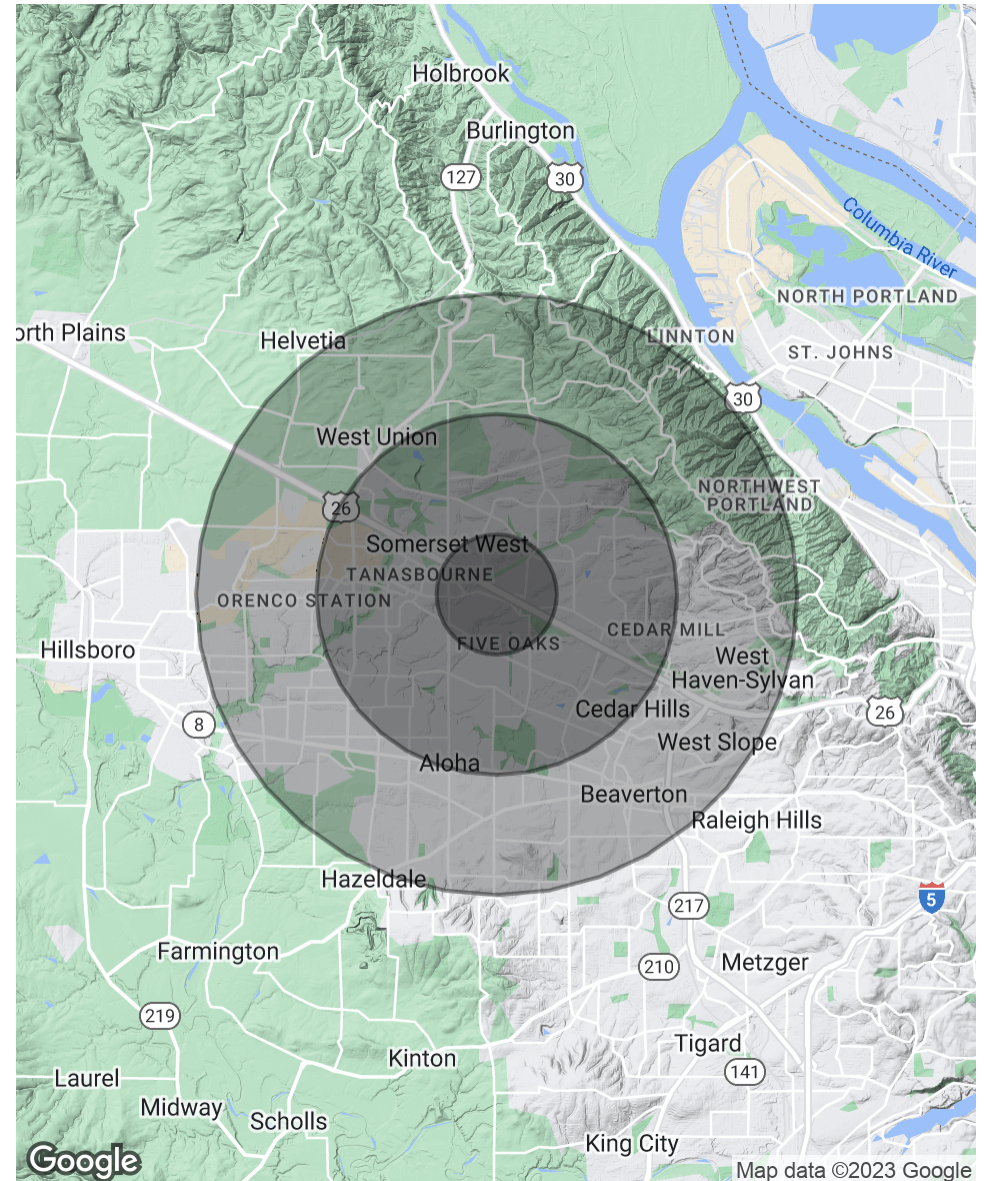
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,177	149,839	286,002
Average Age	37.5	36.1	37.2
Average Age (Male)	36.7	34.9	35.9
Average Age (Female)	38.7	37.0	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,154	58,067	111,968
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$101,247	\$110,431	\$108,732
Average House Value	\$397,518	\$384,212	\$399,444

* Demographic data derived from 2020 ACS - US Census



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