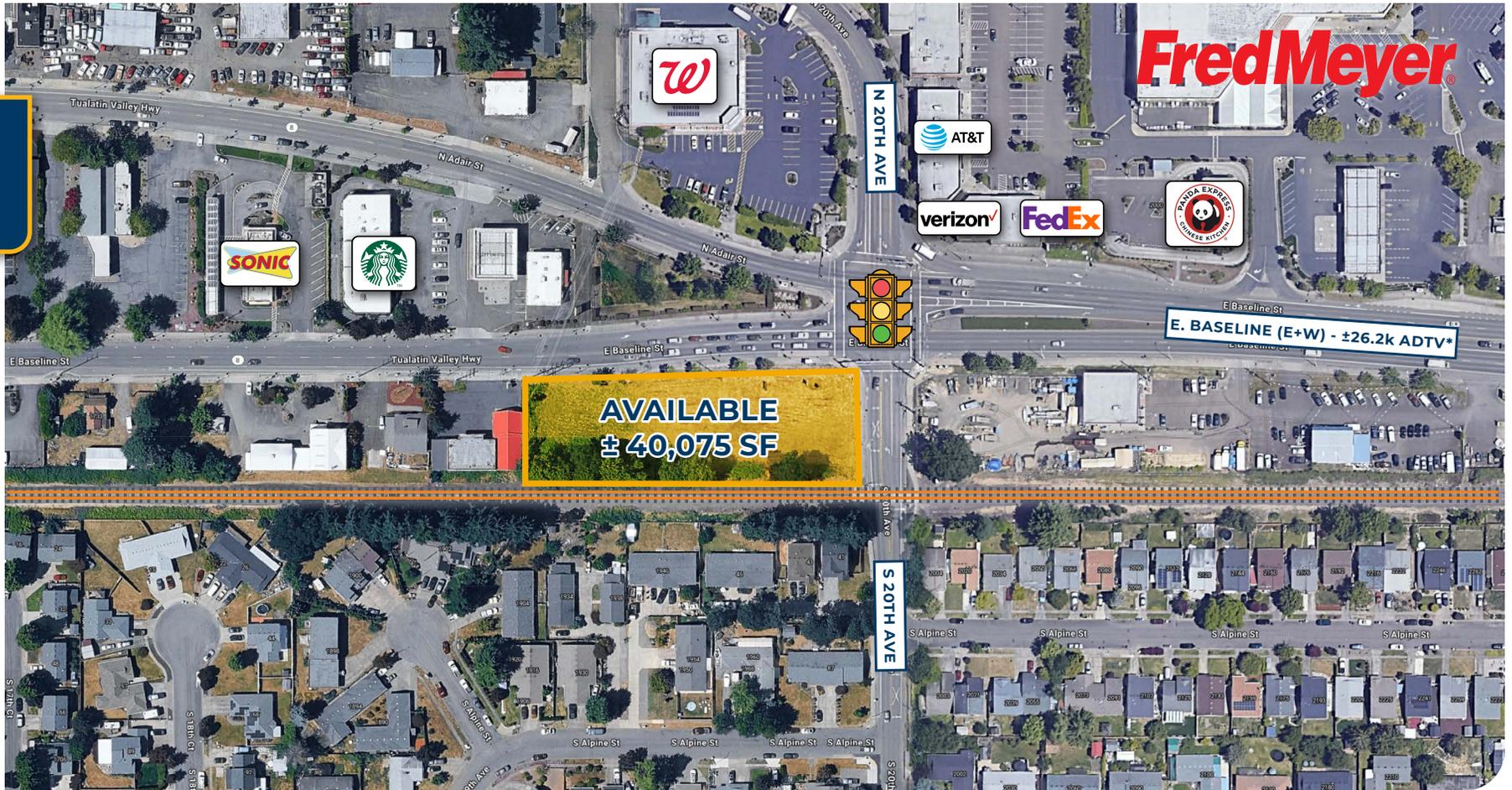




FOR SALE



E. BASELINE RETAIL PARCEL

Retail Parcel with Drive-Thru Opportunity in Cornelius, OR
± 0.92 AC (± 40,075 SF) Commercial Land | **Sale Price: \$950,000**

SW Corner of E. Baseline St & S. 20th Ave, Cornelius, OR 97113

- High-Visibility Location on Arterial | Ideal Location Directly on E. Baseline / Tualatin Valley Highway – ±26.2k ADTV*
- Proximity to Big Box Destination Retail
- Zoning: Corridor Commercial (CC) - [View Online](#)
- At Signalized Corner and Adjacent to Fred Meyer

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025

TIM PHOMMANY

Senior Associate Broker | Licensed in OR & WA
503-896-8861 | tim@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS

Address	SW Corner of E. Baseline St & S. 20th Ave, Cornelius, OR
APN	R403557
Lot Size	± 0.92 AC (± 40,075 SF)
Sale Price	\$950,000
Zoning	Corridor Commercial (CC) - View Online
Use Type	Retail, Service, Restaurant

Location Highlights

- Corner-Intersection Property
- Minutes to Downtown Hillsboro and the Hillsboro Airport
- Drive-thru Opportunity
- Permitted uses for this property includes the following: service commercial, auto sales and/or repairs, auto rentals, general office, medical/dental, restaurants, and hospitality uses

Nearby Highlights

- Fred Meyer
- Burger King
- Panda Express
- AT&T
- Walgreens
- Starbucks
- Sonic
- Great Clips
- Campbell Car Wash
- Cornelius 10 Cinemas
- The Human Bean
- Dutch Bros Coffee
- Mattress World
- Fresh Sushi Bar

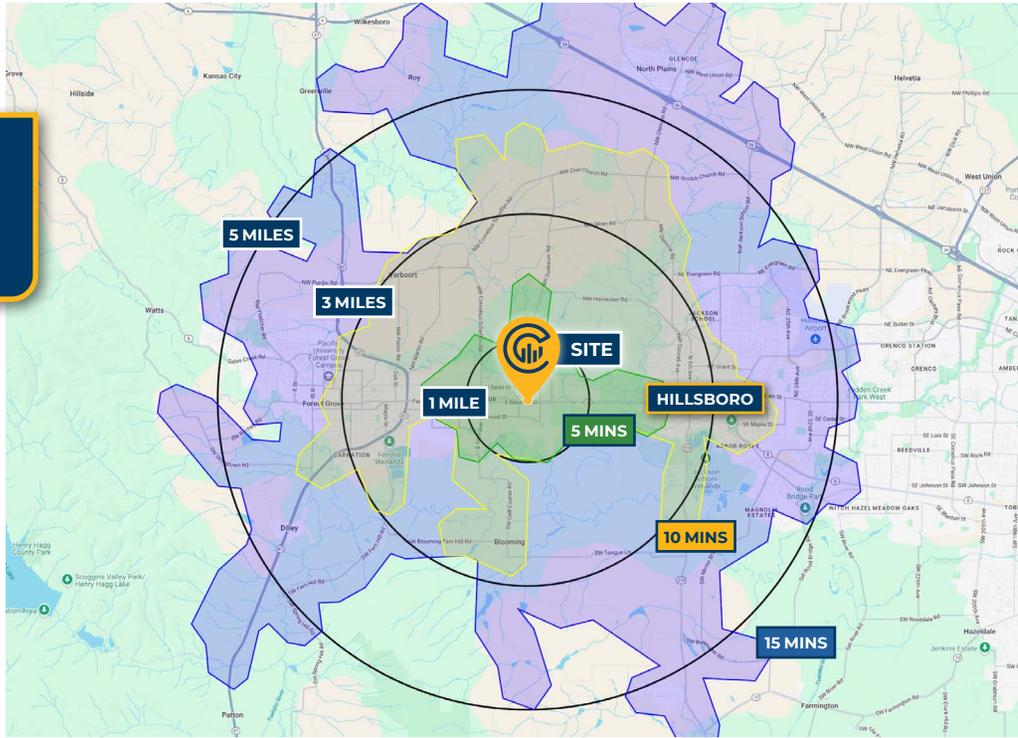


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	12,456	37,862	92,112
2029 Projected Population	14,417	40,115	93,108
2020 Census Population	10,551	35,813	90,902
2010 Census Population	9,787	32,769	84,393
Projected Annual Growth 2024 to 2029	3.1%	1.2%	0.2%
Historical Annual Growth 2010 to 2024	1.9%	1.1%	0.7%
Households & Income			
2024 Estimated Households	3,879	12,975	31,747
2024 Est. Average HH Income	\$127,980	\$112,566	\$119,429
2024 Est. Median HH Income	\$99,807	\$87,988	\$96,718
2024 Est. Per Capita Income	\$39,938	\$38,772	\$41,376
Businesses			
2024 Est. Total Businesses	243	1,607	3,222
2024 Est. Total Employees	1,528	13,453	26,300
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1			

Neighborhood Scores

77

Walk Score®
"Very Walkable"

79

Bike Score®
"Very Bikeable"

Ratings provided by <https://www.walkscore.com>

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HIGHWAY 99 RETAIL PARCEL