



FOR LEASE



RITE AID EXCESS SPACE

Downsized Retail Next To Operating Rite Aid Stores

4,852 SF - 12,215 SF (8 Locations) | Call for Lease Rate

View Location Chart on Page 2 for Details

- Retail Space Available next to Operating Rite Aid Locations
- 10 Anchored Shopping Centers with National Co-Tenants
- Affordable Space in the Portland metro area, I-84 and I-5 Corridors
- Many Grocery-Anchored Shopping Center Locations Available

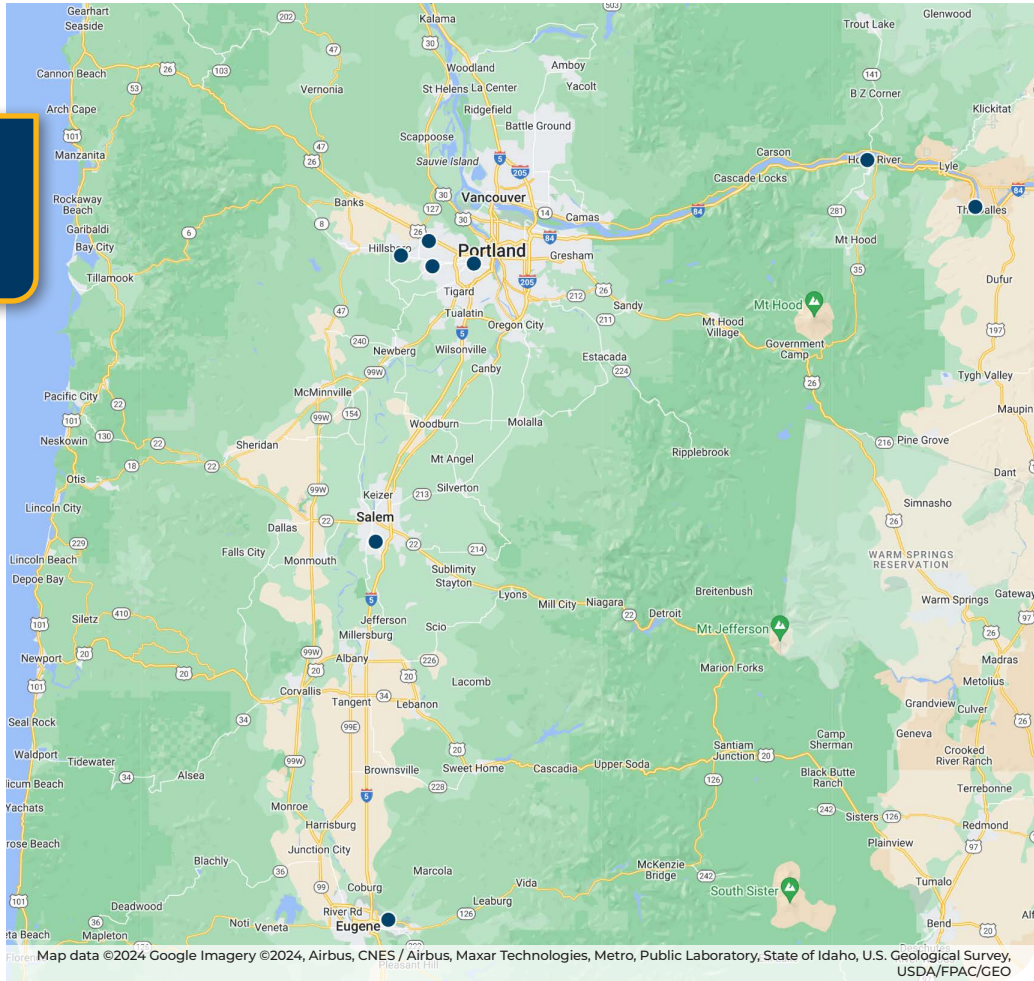
NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com



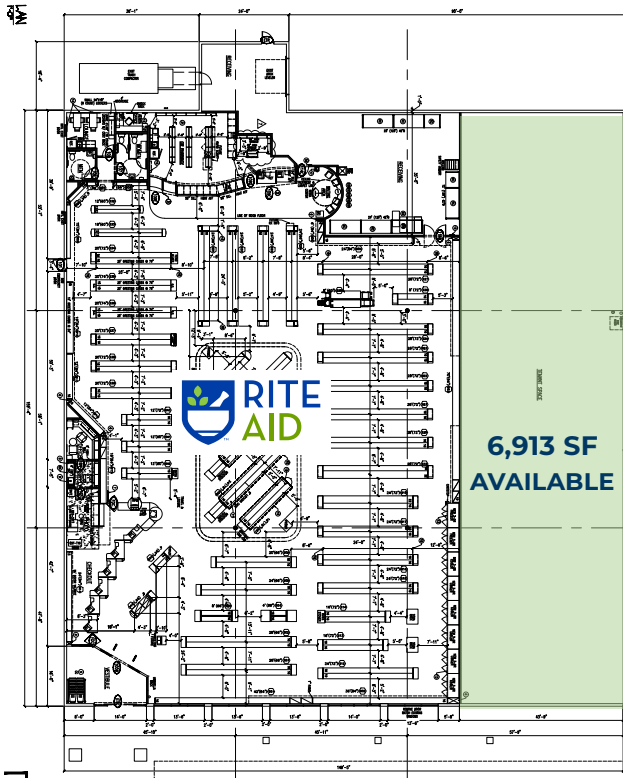
LOCATIONS FOR LEASE



Store #	Address	Shopping Center Name	City	State	ZIP	Freestanding?	Retail SF
04064-01	17495 SW Farmington Road	Farmington Shopping Center	Aloha	OR	97007	No	6,913
05338-01	2425 SE Tualatin Valley Highway	Sunset Esplanade	Hillsboro	OR	97123	No	4,852
05339-01	2021 NW 185th Avenue	Tanasbourne Village	Hillsboro	OR	97124	No	6,127
05328-01	2049 West Cascade Ave	Cascade Commons	Hood River	OR	97031	Yes	12,215
05351-01	5431 SW Beaverton-Hillsdale Highway		Portland	OR	97221	No	7,078
05362-01	4500 Commercial Street SE	Hilfiker Shopping Center	Salem	OR	97302	No	9,643
05383-01	2130 Marcola Road	Mohawk Marketplace	Springfield	OR	97477	No	6,159
05334-01	1400 West 6th Street	Cascade Square	The Dalles	OR	97058	No	4,892



FARMINGTON SHOPPING CENTER



Cotenants Include



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	19,664	147,271	327,375
2028 Projected Population	18,510	143,580	320,684
2020 Census Population	19,823	147,218	326,980
2010 Census Population	18,568	131,110	289,158
Projected Annual Growth 2023 to 2028	-1.2%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.9%	1.0%
Households & Income			
2023 Estimated Households	6,826	54,684	130,315
2023 Est. Average HH Income	\$119,417	\$136,674	\$142,975
2023 Est. Median HH Income	\$98,464	\$101,950	\$110,798
2023 Est. Per Capita Income	\$41,496	\$50,838	\$56,985
Businesses			
2023 Est. Total Businesses	570	4,984	14,596
2023 Est. Total Employees	2,891	32,202	112,110

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Store Number: 04064-01
6,913 SF | Call for Lease Rate

17495 SW Farmington Road, Aloha OR 97007

- ±17,340 Average Daily Traffic Volume*
- Rite Aid, Dollar Tree, Basics Market
- Directly on Highway 10

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

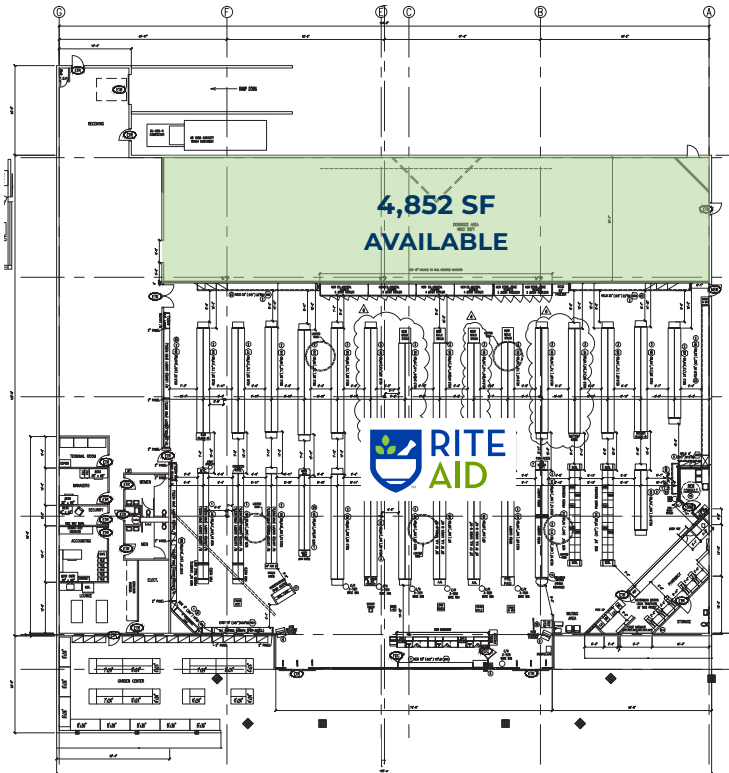




SUNSET ESPLANADE



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Cotenants Include



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	15,701	83,438	183,972
2028 Projected Population	15,366	82,548	183,725
2020 Census Population	15,766	82,967	181,676
2010 Census Population	15,273	76,184	160,268
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2023	0.2%	0.7%	1.1%
Households & Income			
2023 Estimated Households	5,390	30,355	69,048
2023 Est. Average HH Income	\$121,220	\$142,301	\$135,240
2023 Est. Median HH Income	\$95,701	\$110,537	\$106,048
2023 Est. Per Capita Income	\$41,798	\$51,973	\$50,903
Businesses			
2023 Est. Total Businesses	428	3,046	6,417
2023 Est. Total Employees	3,209	28,249	56,381

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Store Number: 05338-01
4,852 SF | Call for Lease Rate

2425 SE Tualatin-Valley Highway, Hillsboro OR 97123

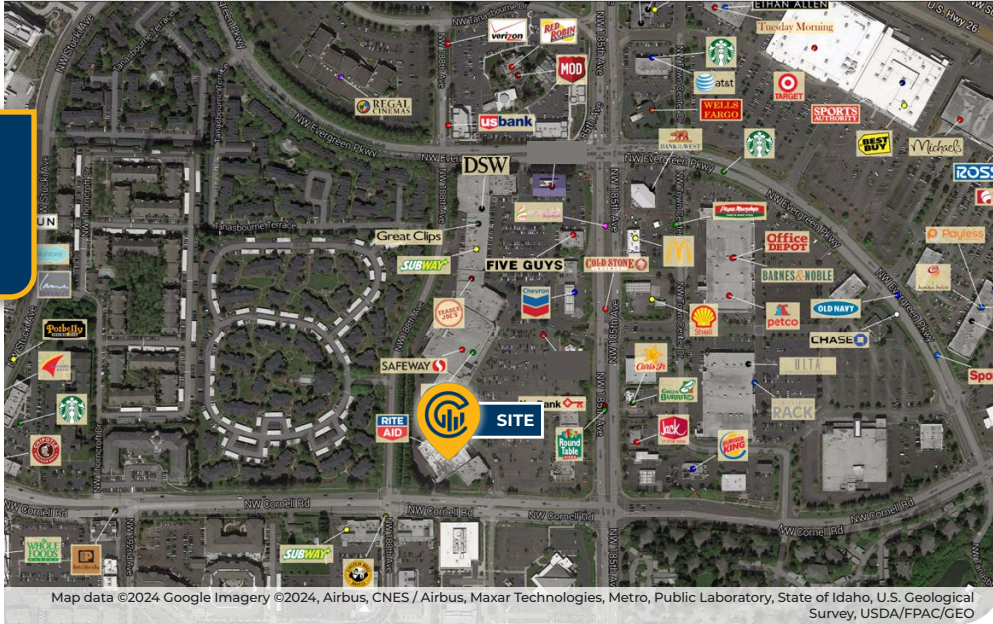
- ±24,130 Average Daily Traffic Volume*
- Target, Ross, Safeway, Dollar Tree, JOANN, PETCO
- Directly on Highway 8
- Across from Big-Box Home Improvement Retailers

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

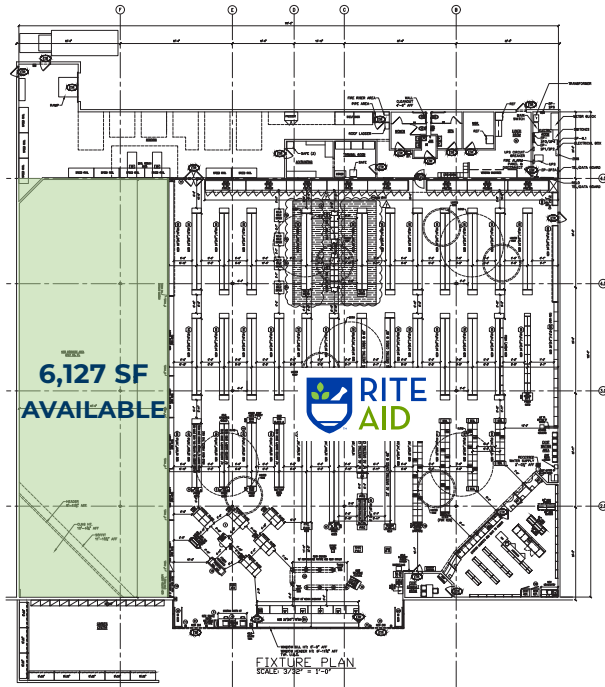




TANASBOURNE VILLAGE



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Cotenants Include



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	21,765	146,301	293,744
2028 Projected Population	21,600	144,273	288,666
2020 Census Population	21,104	146,073	293,877
2010 Census Population	18,252	120,357	252,043
Projected Annual Growth 2023 to 2028	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	1.5%	1.7%	1.3%
Households & Income			
2023 Estimated Households	10,236	59,085	113,895
2023 Est. Average HH Income	\$119,222	\$145,597	\$149,204
2023 Est. Median HH Income	\$99,549	\$119,298	\$118,201
2023 Est. Per Capita Income	\$56,073	\$58,841	\$57,915
Businesses			
2023 Est. Total Businesses	1,074	5,378	11,492
2023 Est. Total Employees	10,432	43,572	88,461

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Store Number: 05339-01
6,127 SF | Call for Lease Rate

2021 NW 185th Avenue, Hillsboro OR 97124

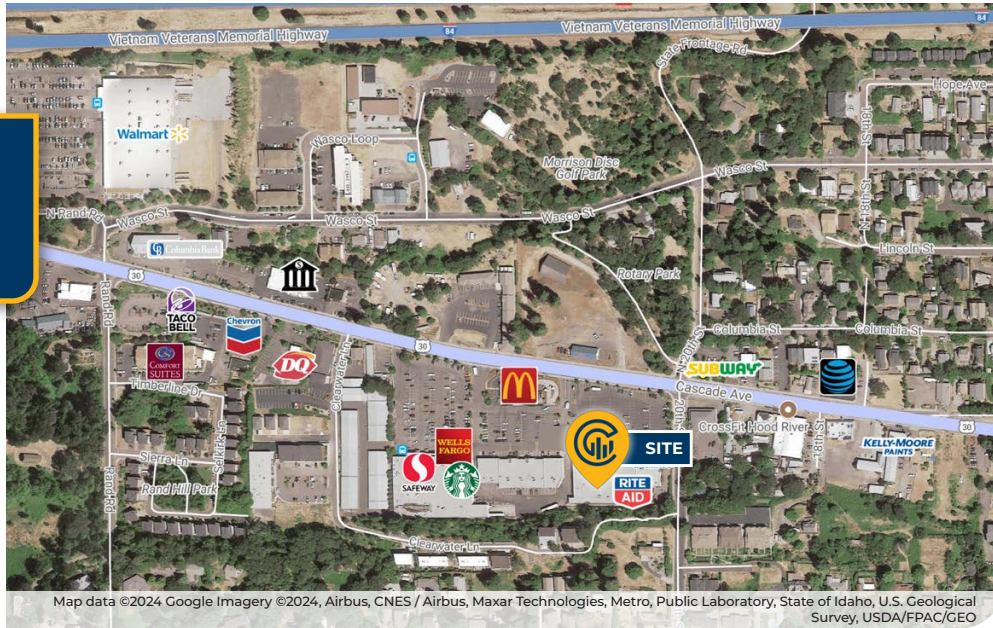
- ±30,640 Average Daily Traffic Volume*
- Safeway, Trader Joe's, DSW Designer Shoe Warehouse
- Protected Front Area
- Highly-Trafficked Retail Heavy Area on NW 185th Ave

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024





CASCADE COMMONS



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Cotenants Include



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	7,389	17,971	22,240
2028 Projected Population	7,213	17,835	22,161
2020 Census Population	6,875	17,411	21,707
2010 Census Population	6,103	15,720	19,765
Projected Annual Growth 2023 to 2028	-0.5%	-0.2%	-
Historical Annual Growth 2010 to 2023	1.6%	1.1%	1.0%
Households & Income			
2023 Estimated Households	2,897	7,175	8,810
2023 Est. Average HH Income	\$146,887	\$140,766	\$136,324
2023 Est. Median HH Income	\$105,716	\$104,487	\$102,253
2023 Est. Per Capita Income	\$57,749	\$56,340	\$54,195
Businesses			
2023 Est. Total Businesses	754	1,499	1,700
2023 Est. Total Employees	5,235	10,146	12,624
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1			

Store Number: 05328-01
 12,215 SF | Call for Lease Rate

2049 W. Cascade Ave, Hood River OR 97031

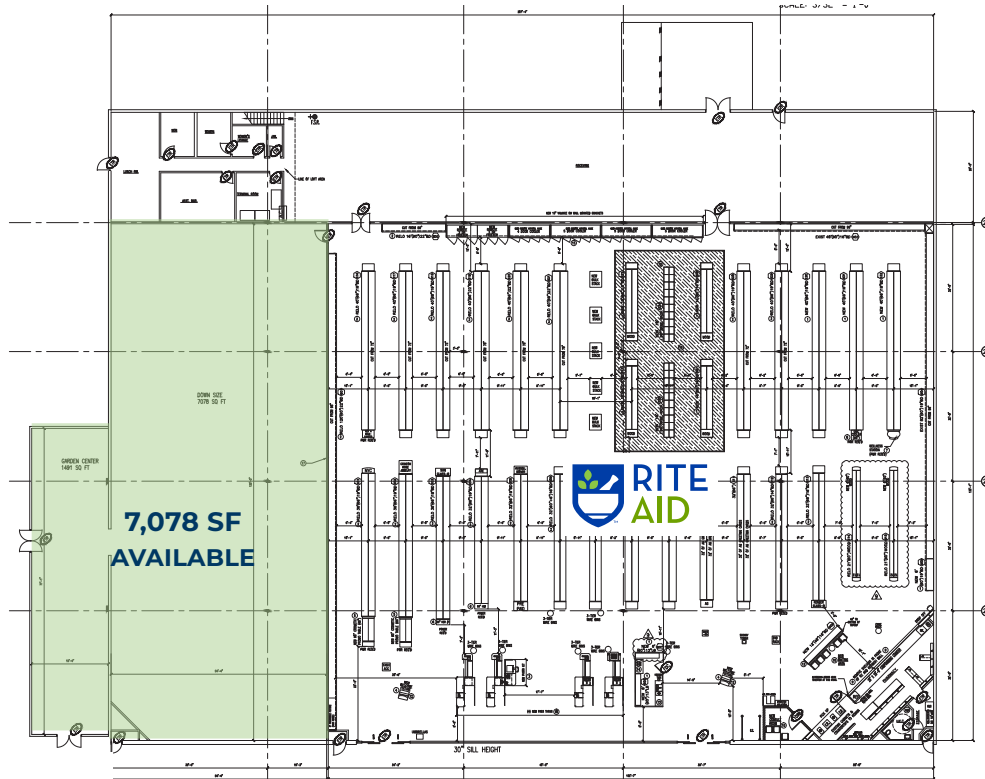
- ±13,220 Average Daily Traffic Volume*
- Rite Aid, Safeway
- Storefront Potential
- Directly on Highway 30 and Just off I-84

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024





ALBERTSONS - ANCHORED CENTER



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	12,244	110,938	345,931
2028 Projected Population	11,347	106,143	336,585
2020 Census Population	12,227	110,960	344,561
2010 Census Population	12,050	105,178	303,639
Projected Annual Growth 2023 to 2028	-1.5%	-0.9%	-0.5%
Historical Annual Growth 2010 to 2023	0.1%	0.4%	1.1%
Households & Income			
2023 Estimated Households	5,332	52,574	168,868
2023 Est. Average HH Income	\$233,117	\$170,520	\$146,751
2023 Est. Median HH Income	\$136,593	\$115,122	\$106,837
2023 Est. Per Capita Income	\$101,662	\$81,039	\$71,973
Businesses			
2023 Est. Total Businesses	729	8,404	34,619
2023 Est. Total Employees	3,152	56,968	312,750

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Store Number: 05351-01
7,078 SF | Call for Lease Rate

5431 SW Beaverton-Hillsdale HWY, Portland OR 97221

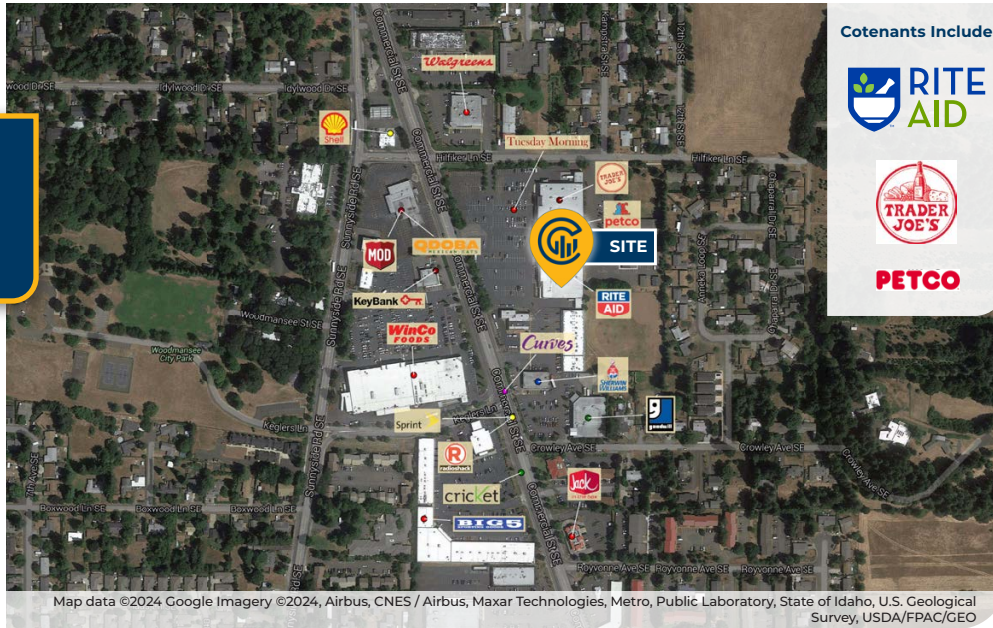
- ±20,970 Average Daily Traffic Volume*
- Space with Garden Center
- Storefront Potential
- Directly on Highway 10 in SW Portland

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

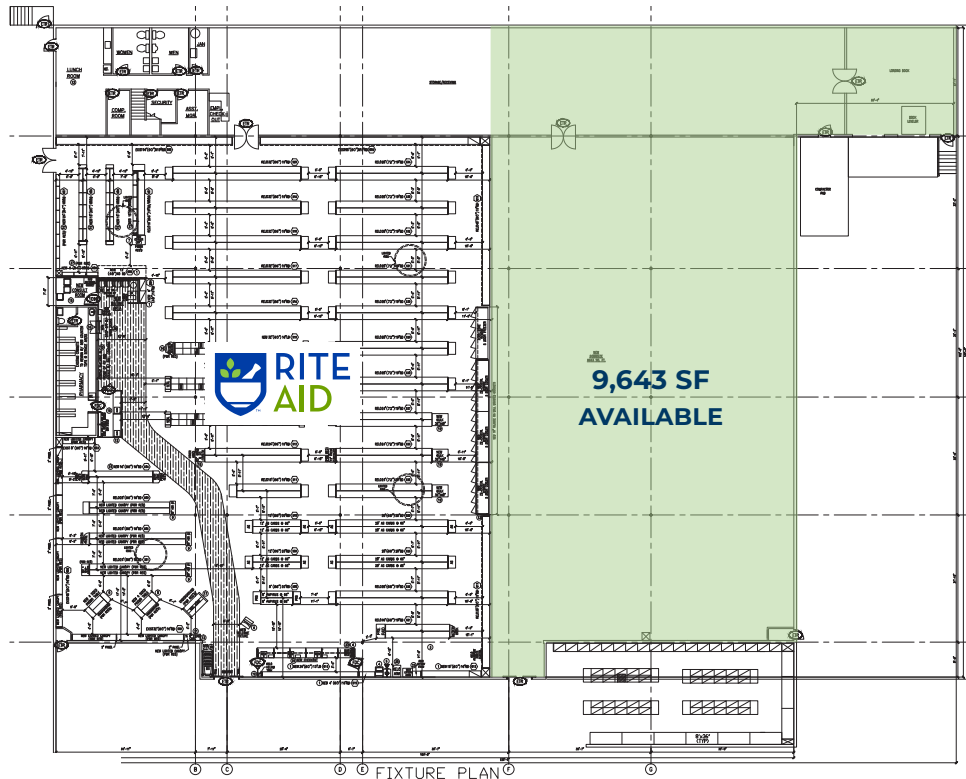




HILFIKER SHOPPING CENTER



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	13,600	73,064	157,880
2028 Projected Population	13,044	71,468	154,909
2020 Census Population	13,958	72,311	155,720
2010 Census Population	12,761	63,620	139,605
Projected Annual Growth 2023 to 2028	-0.8%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	0.5%	1.1%	1.0%
Households & Income			
2023 Estimated Households	5,266	28,834	58,346
2023 Est. Average HH Income	\$111,100	\$119,580	\$109,094
2023 Est. Median HH Income	\$80,353	\$84,737	\$78,617
2023 Est. Per Capita Income	\$43,369	\$47,511	\$41,177
Businesses			
2023 Est. Total Businesses	538	3,518	7,612
2023 Est. Total Employees	3,447	30,814	91,183

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Store Number: 05362-01
9,643 SF | Call for Lease Rate

4500 Commercial Street SE, Salem OR 97302

- ±31,150 Average Daily Traffic Volume*
- Rite Aid, Trader Joe's, PETCO
- Storefront Potential
- High-Visibility Location on Commercial Street SE

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024





**MOHAWK
MARKETPLACE**



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FIXTURE PLAN
SCALE: 3/32" = 1'-0"

Cotenants Include



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	10,766	57,545	128,919
2028 Projected Population	10,601	55,528	127,261
2020 Census Population	10,847	57,600	128,284
2010 Census Population	10,601	55,253	117,100
Projected Annual Growth 2023 to 2028	-0.3%	-0.7%	-0.3%
Historical Annual Growth 2010 to 2023	0.1%	0.3%	0.8%
Households & Income			
2023 Estimated Households	4,265	22,814	51,968
2023 Est. Average HH Income	\$94,571	\$86,316	\$97,386
2023 Est. Median HH Income	\$69,657	\$63,012	\$68,569
2023 Est. Per Capita Income	\$37,509	\$34,343	\$39,702
Businesses			
2023 Est. Total Businesses	414	2,290	5,471
2023 Est. Total Employees	5,585	21,886	53,299

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Store Number: 05383-01
6,159 SF | Call for Lease Rate

2130 Marcola Road, Springfield OR 97477

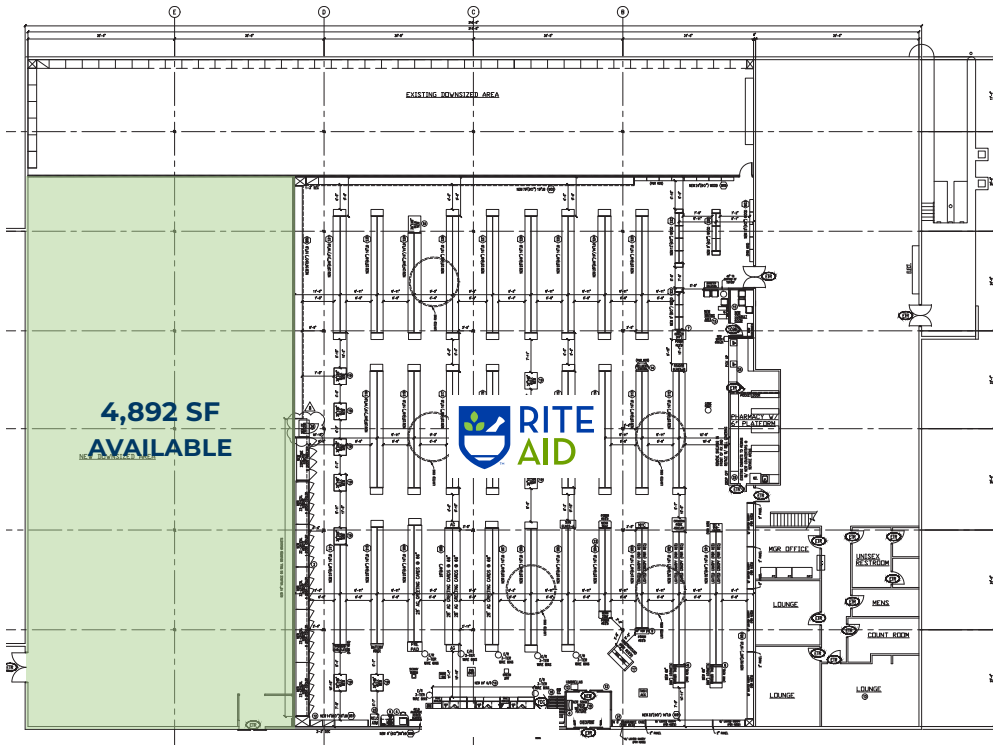
- ±12,675 Average Daily Traffic Volume*
- Rite Aid, Albertsons, JOANN
- Storefront Potential
- Proximity to Big-Box Retailers across Highway 126

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024





CASCADE SQUARE



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	5,500	18,951	21,801
2028 Projected Population	5,344	18,654	21,712
2020 Census Population	5,575	18,783	21,438
2010 Census Population	5,237	17,605	20,111
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.6%
Households & Income			
2023 Estimated Households	2,064	7,029	8,137
2023 Est. Average HH Income	\$93,830	\$110,584	\$108,223
2023 Est. Median HH Income	\$57,629	\$67,590	\$67,723
2023 Est. Per Capita Income	\$36,003	\$41,353	\$40,736
Businesses			
2023 Est. Total Businesses	317	956	1,080
2023 Est. Total Employees	2,956	8,068	8,759
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1			

Store Number: 05334-01
4,892 SF | Call for Lease Rate

1400 West 6th Street, The Dalles OR 97056

- ±10,400 Average Daily Traffic Volume*
- Rite Aid, Grocery Outlet, Dollar Tree, JO-ANN
- Storefront Potential
- Proximity to I-84 and Across from Fred Meyer

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

