

# Cornelius Commercial Pad

NE Corner of E. Baseline St & N. Davis St, CORNELIUS OR

Proximity to Big Box Destination Retail

1.86 AC (1.39 AC Net) Commercial Land for Build-to-Suit or Ground Lease  
Within Mixed-Use Master Plan • Drive-Thru Opportunity plus BTS Retail

High-Visibility Location on Arterial



## Commercial Space in Master Plan

CALL BROKER FOR DETAILS

## Build-to-Suit or Ground Lease Opportunity in Cornelius, OR

DRIVE-THRU OPPORTUNITY • NEW MIXED-USE MASTER PLAN NEXT TO FRED MEYER  
IDEAL LOCATION DIRECTLY ON E. BASELINE / TUALATIN VALLEY HIGHWAY



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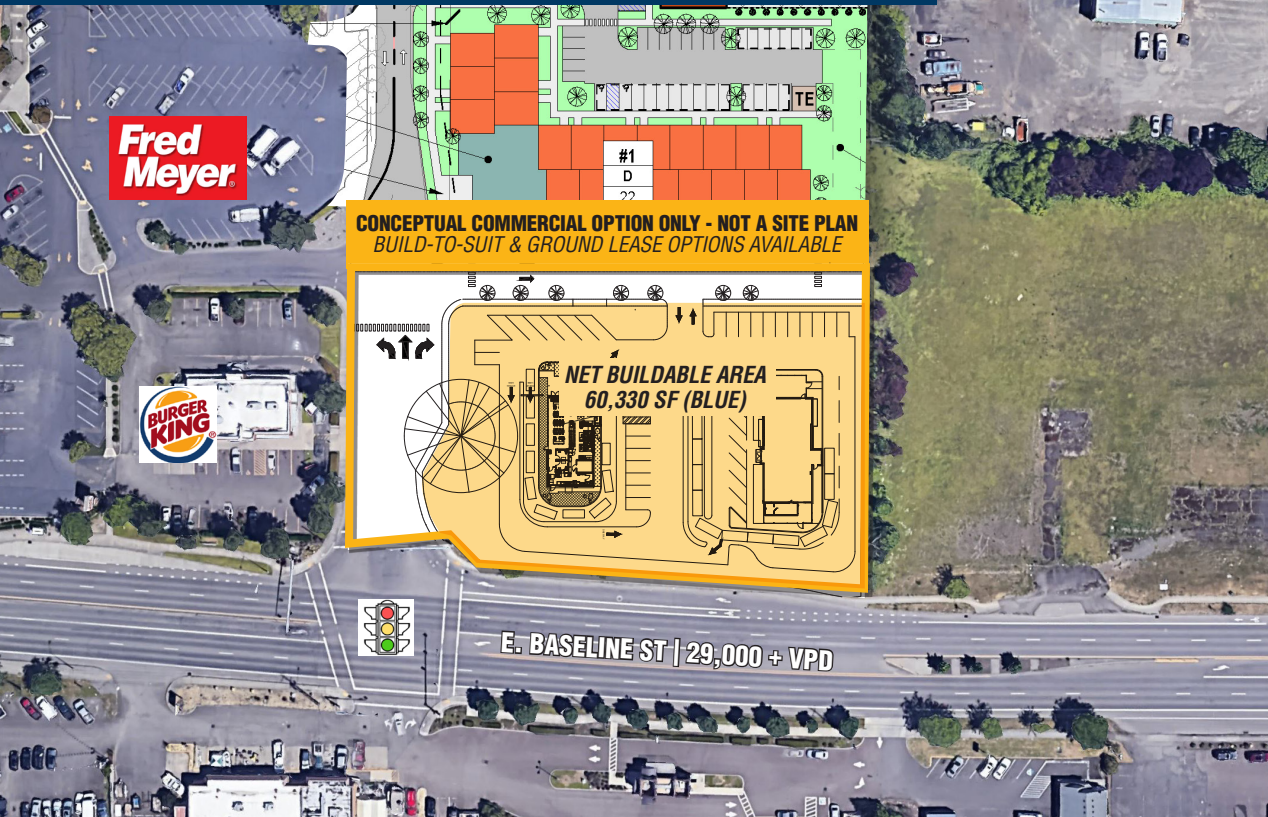
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# Cornelius Commercial Pad

NE Corner of E. Baseline St & N. Davis St, CORNELIUS OR



## AREA DEMOGRAPHICS

E Baseline St & N Davis St Cornelius, OR 97113	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	10,733	36,358	92,540
2026 Projected Population	11,004	37,421	94,837
2020 Census Population	10,709	35,193	91,563
2010 Census Population	9,765	32,878	84,324
Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.5%
Historical Annual Growth 2010 to 2021	0.9%	1.0%	0.9%
<b>Households</b>			
2021 Estimated Households	3,109	11,748	30,317
2021 Est. Average Household Income	\$93,989	\$86,355	\$94,830
2021 Est. Median Household Income	\$74,519	\$70,975	\$79,202
2021 Est. Per Capita Income	\$27,612	\$28,422	\$31,411
2021 Est. Total Businesses	240	1,447	3,047
2021 Est. Total Employees	1,660	13,526	27,933

\*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com



## FOR LEASE

RETAIL / RESTAURANT

81,180 SF Gross Site

Call for Lease Rate

### Property Features

- **Commercial Pad Opportunity** in Cornelius OR
- **Build-to-Suit or Ground Lease** on 1.86 Acres (Gross) / 1.39 Acres (Net)
- **Part of Master-Planned** Mixed-Use Development Including Multifamily and Commercial Space
- **Drive-Thru Opportunity** - Contact Broker
- High Visibility at Signalized Corner and the Eastern Ingress / Egress Driveway to Fred Meyer
- 60,330 SF Net Buildable Area (Conceptual)

### Location Features

- **Central Location on E. Baseline St. / Tualatin-Valley Highway** Next to Fred Meyer and National Tenants
- **~29,000 VPD** Past Site on E. Baseline St
- **Highlights within 1/4 Mile** Include: Fred Meyer and Fred Meyer Fuel Center, Burger King, Panda Express, FedEx Office Print & Ship Center, AT&T Store, Verizon, Great Clips, Jimmy John's, Great North West Ice Cream Co., Walgreens, The Human Bean, Cornelius 10 Cinemas

