

RETAIL PROPERTY FOR LEASE

Timberland Town Center

NW BARNES RD & NW 118TH AVE / PORTLAND, OR 97229



Anchored by Market of Choice

AVAILABLE SPACE

- 1,400 SF
- 1,761 SF
- 2,237 SF

TRAFFIC COUNTS

Barnes Rd – 17,541 ADT ('23)

Cornell Rd – 17,892 ADT ('23)

LEASE RATE

Please call for details

HIGHLIGHTS

- Completed in 2015, the center is anchored by Market of Choice.
- Co-tenants include Mud Bay, Banfield Pet Hospital, Pizza by Design, Barre 3, Orangetheory, Gentle Dental and many more.
- 90,000 SF project includes more than 350 parking stalls and easy access to Hwy 26.
- The area combines strong daytime population employment with an affluent residential population.
- Major employers in the area include Nike, Tektronics, Providence St. Vincent Hospital and Lifetime Fitness.

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Photo gallery



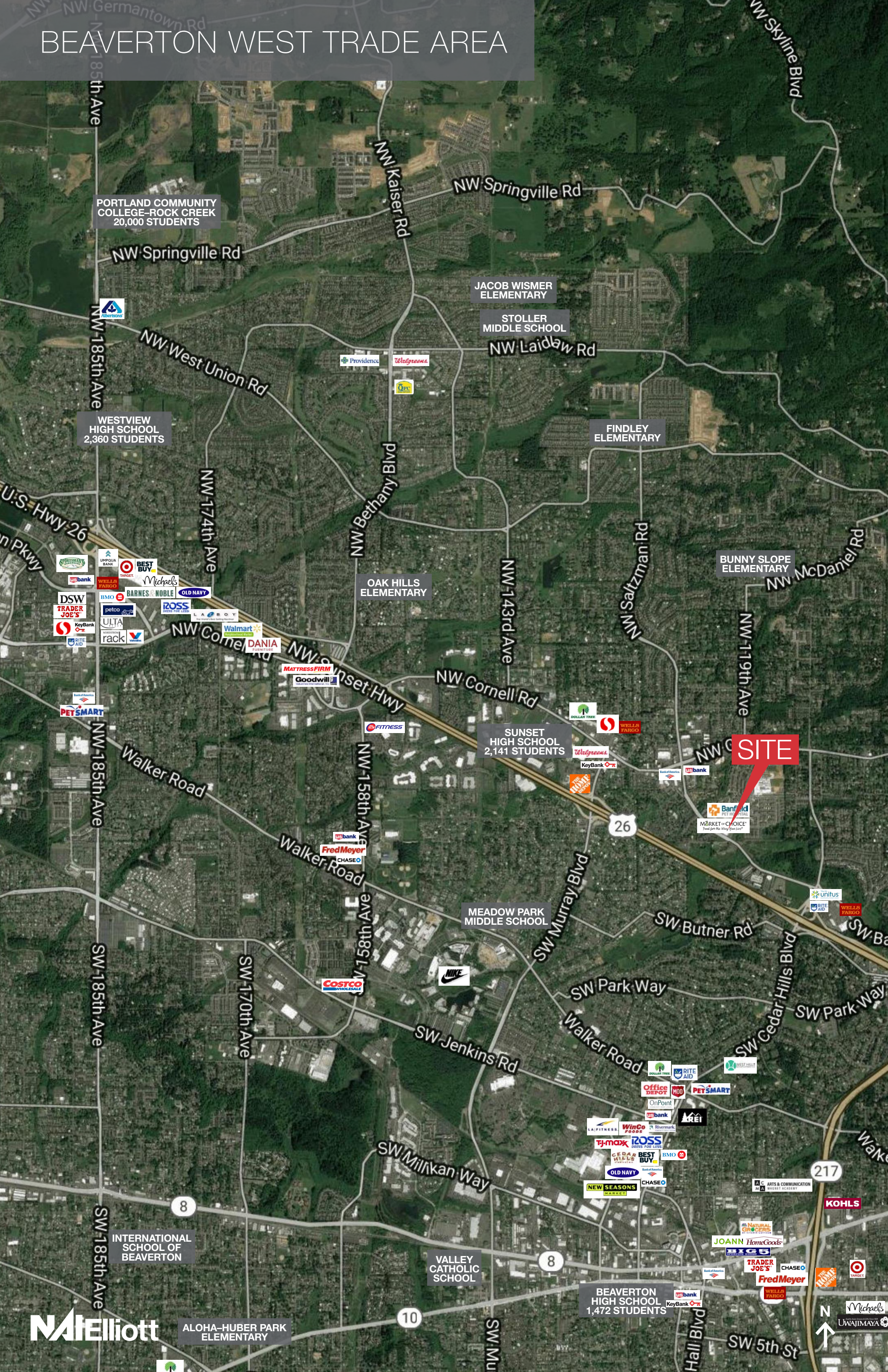
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BEAVERTON WEST TRADE AREA



PORTLAND COMMUNITY COLLEGE-ROCK CREEK
20,000 STUDENTS

JACOB WISMER
ELEMENTARY

STOLLER
MIDDLE SCHOOL

FINDLEY
ELEMENTARY

WESTVIEW
HIGH SCHOOL
2,360 STUDENTS

OAK HILLS
ELEMENTARY

BUNNY SLOPE
ELEMENTARY

SUNSET
HIGH SCHOOL
2,141 STUDENTS

SITE

MEADOW PARK
MIDDLE SCHOOL

INTERNATIONAL
SCHOOL OF
BEAVERTON

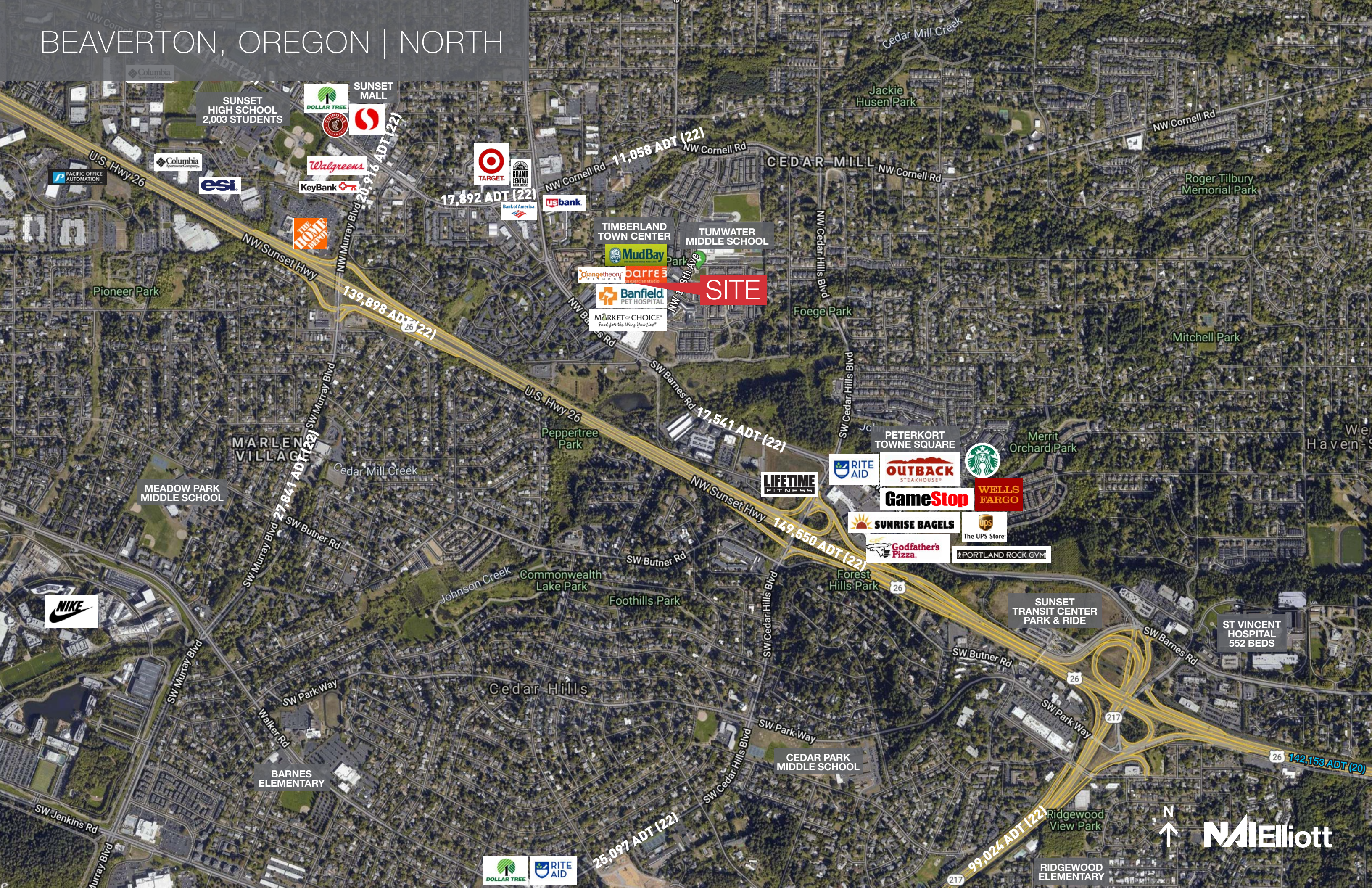
VALLEY
CATHOLIC
SCHOOL

BEAVERTON
HIGH SCHOOL
1,472 STUDENTS

ALOHA-HUBER PARK
ELEMENTARY



BEAVERTON, OREGON | NORTH



SUNSET HIGH SCHOOL
2,003 STUDENTS

SUNSET MALL

17,892 ADT (22)

TIMBERLAND TOWN CENTER

TUMWATER MIDDLE SCHOOL

SITE

MARLEN VILLAGE

MEADOW PARK MIDDLE SCHOOL

17,541 ADT (22)

PETERKORT TOWNE SQUARE

Merritt Orchard Park

LIFETIME FITNESS

GameStop

WELLS FARGO

27,841 ADT (22)

Johnson Creek
Commonwealth Lake Park

Foothills Park

149,550 ADT (22)

SUNRISE BAGELS

Godfather's Pizza

The UPS Store

PORTLAND ROCK GYM



BARNES ELEMENTARY

CEDAR PARK MIDDLE SCHOOL

SUNSET TRANSIT CENTER
PARK & RIDE

ST VINCENT HOSPITAL
552 BEDS

25,097 ADT (22)

99,024 ADT (22)

142,153 ADT (20)

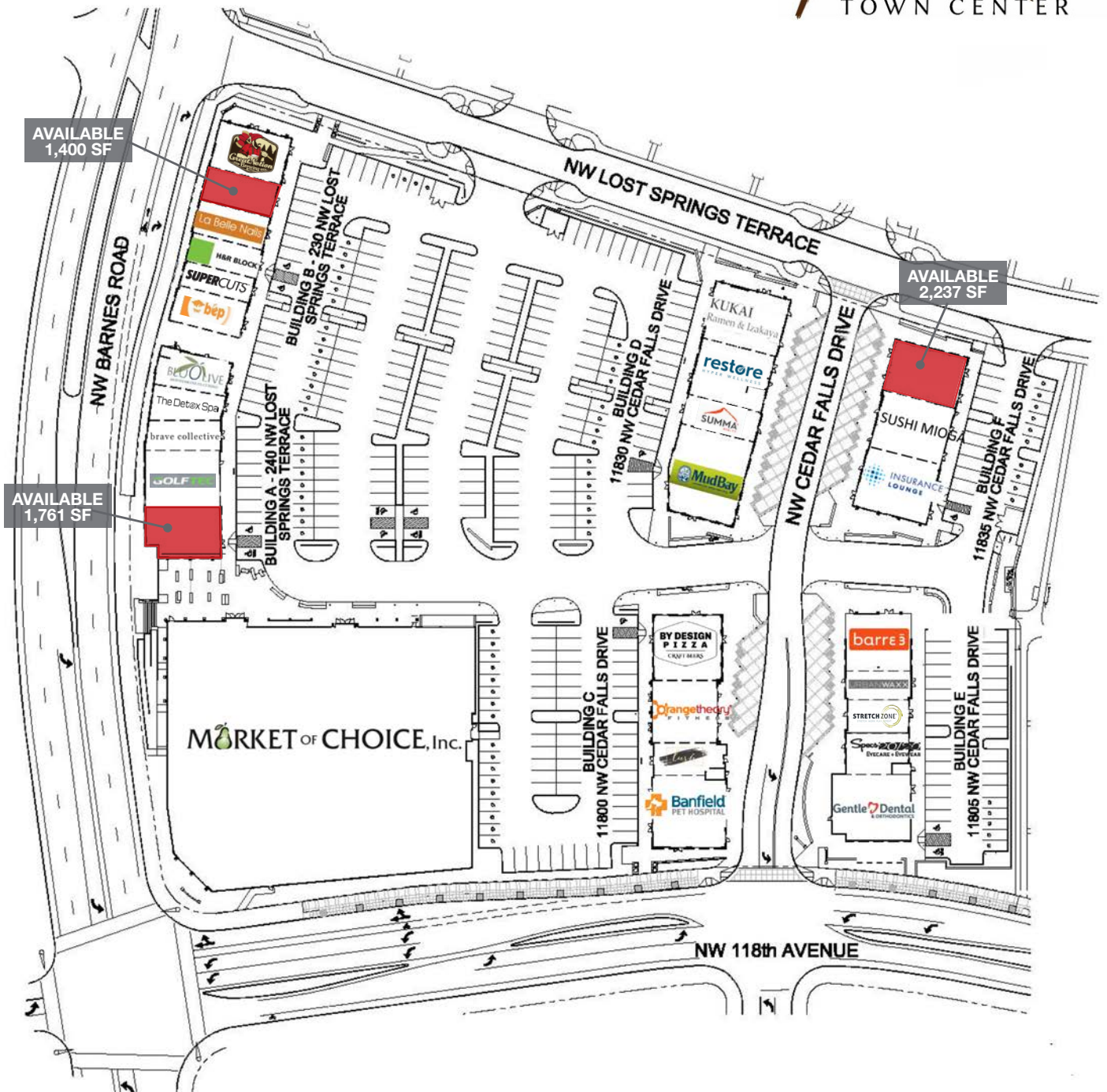


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RIDGEWOOD ELEMENTARY

Site plan

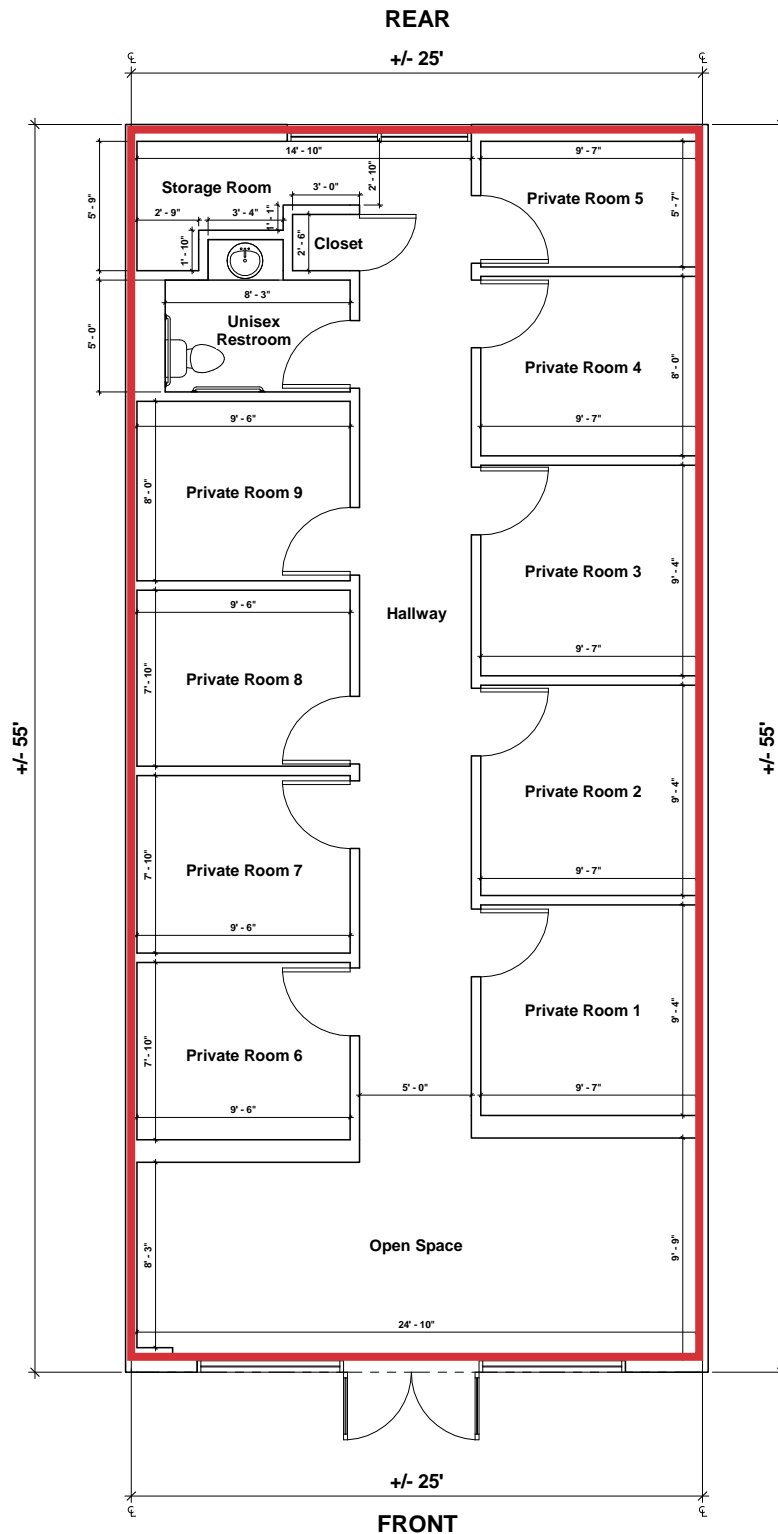


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Floor plan – 1,400 SF

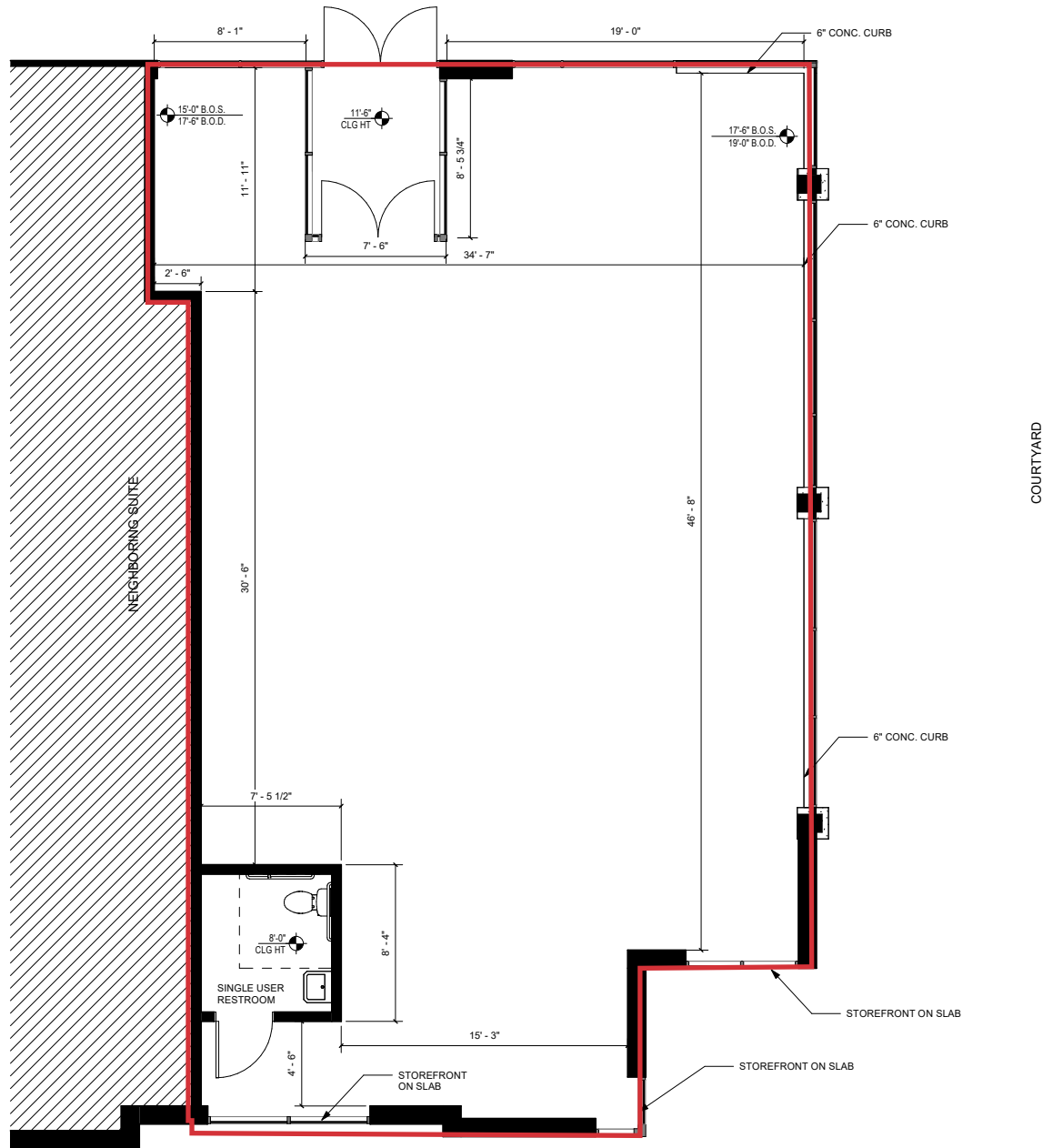


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Floor plan – 1,761 SF

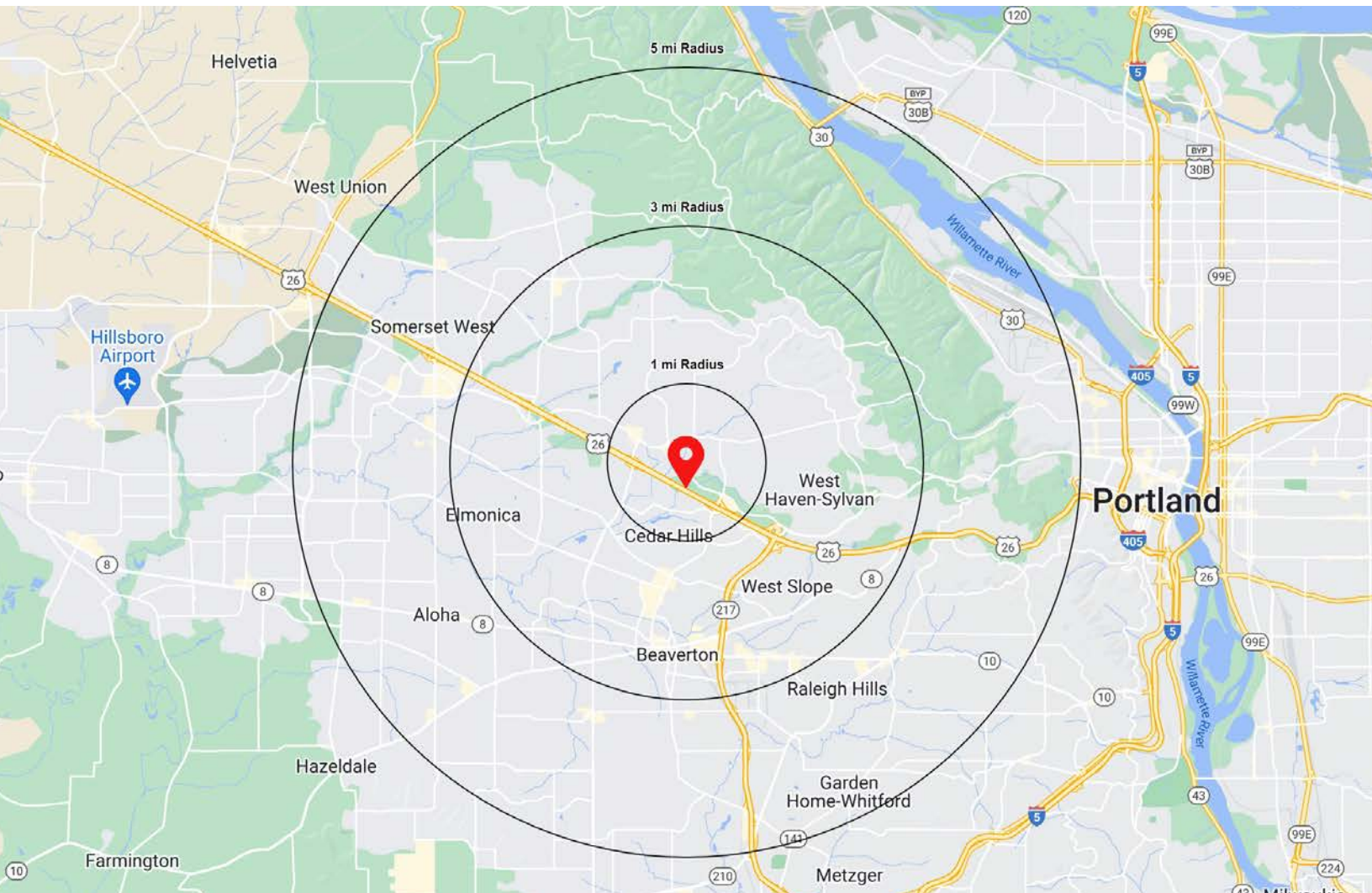


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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	16,249	122,048	314,632
Projected Total Population 2028	17,703	127,319	325,766
Average HH Income	\$156,986	\$160,353	\$152,726
Median Home Value	\$558,706	\$597,092	\$562,211
Estimated Total Households	6,956	48,577	125,750
Daytime Demographics 16+	8,600	82,800	200,620
Some College or Higher	10,078	70,797	178,654

Source: Regis – SitesUSA (2023)

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Demographics — full profile

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 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9

11835 NW Cedar Falls Dr, Portland, OR 97229	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	16,249	122,048	314,632
2028 Projected Population	17,703	127,319	325,766
2020 Census Population	16,040	120,672	311,422
2010 Census Population	13,625	106,134	273,933
Projected Annual Growth 2023 to 2028	1.8%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	1.5%	1.2%	1.1%
Households			
2023 Estimated Households	6,956	48,577	125,750
2028 Projected Households	7,898	52,965	135,773
2020 Census Households	6,801	47,478	123,011
2010 Census Households	5,803	42,606	109,361
Projected Annual Growth 2023 to 2028	2.7%	1.8%	1.6%
Historical Annual Growth 2010 to 2023	1.5%	1.1%	1.2%
Age			
2023 Est. Population Under 10 Years	10.9%	11.9%	11.4%
2023 Est. Population 10 to 19 Years	10.5%	11.9%	12.0%
2023 Est. Population 20 to 29 Years	15.0%	13.4%	13.6%
2023 Est. Population 30 to 44 Years	24.1%	24.3%	24.0%
2023 Est. Population 45 to 59 Years	19.4%	19.0%	19.1%
2023 Est. Population 60 to 74 Years	14.9%	14.0%	14.5%
2023 Est. Population 75 Years or Over	5.3%	5.5%	5.5%
2023 Est. Median Age	37.4	37.5	37.7
Marital Status & Gender			
2023 Est. Male Population	50.0%	50.0%	49.7%
2023 Est. Female Population	50.0%	50.0%	50.3%
2023 Est. Never Married	31.0%	31.6%	32.0%
2023 Est. Now Married	49.3%	51.0%	49.7%
2023 Est. Separated or Divorced	16.5%	13.8%	14.5%
2023 Est. Widowed	3.2%	3.6%	3.8%
Income			
2023 Est. HH Income \$200,000 or More	21.1%	23.9%	21.4%
2023 Est. HH Income \$150,000 to \$199,999	10.7%	12.5%	12.6%
2023 Est. HH Income \$100,000 to \$149,999	18.0%	17.7%	19.0%
2023 Est. HH Income \$75,000 to \$99,999	13.3%	12.3%	12.7%
2023 Est. HH Income \$50,000 to \$74,999	14.6%	12.2%	13.2%
2023 Est. HH Income \$35,000 to \$49,999	8.8%	7.8%	7.7%
2023 Est. HH Income \$25,000 to \$34,999	5.2%	4.9%	4.8%
2023 Est. HH Income \$15,000 to \$24,999	4.4%	4.3%	4.0%
2023 Est. HH Income Under \$15,000	3.9%	4.5%	4.7%
2023 Est. Average Household Income	\$156,986	\$160,353	\$152,726
2023 Est. Median Household Income	\$114,831	\$125,235	\$118,162
2023 Est. Per Capita Income	\$67,245	\$63,939	\$61,143
2023 Est. Total Businesses	836	6,749	15,718
2023 Est. Total Employees	4,120	51,198	117,559

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Race			
2023 Est. White	70.3%	63.1%	64.7%
2023 Est. Black	2.6%	2.8%	3.2%
2023 Est. Asian or Pacific Islander	12.9%	18.1%	15.8%
2023 Est. American Indian or Alaska Native	0.6%	0.6%	0.7%
2023 Est. Other Races	13.7%	15.3%	15.6%
Hispanic			
2023 Est. Hispanic Population	2,158	18,239	48,449
2023 Est. Hispanic Population	13.3%	14.9%	15.4%
2028 Proj. Hispanic Population	13.7%	15.0%	15.4%
2020 Hispanic Population	13.2%	16.4%	17.3%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	11,802	86,106	222,857
2023 Est. Elementary (Grade Level 0 to 8)	2.8%	3.3%	3.3%
2023 Est. Some High School (Grade Level 9 to 11)	1.0%	1.8%	2.4%
2023 Est. High School Graduate	10.8%	12.6%	14.1%
2023 Est. Some College	19.6%	17.5%	18.5%
2023 Est. Associate Degree Only	6.4%	6.7%	7.4%
2023 Est. Bachelor Degree Only	34.7%	32.5%	31.7%
2023 Est. Graduate Degree	24.7%	25.5%	22.5%
Housing			
2023 Est. Total Housing Units	7,798	51,386	132,513
2023 Est. Owner-Occupied	48.6%	54.5%	55.8%
2023 Est. Renter-Occupied	40.6%	40.1%	39.1%
2023 Est. Vacant Housing	10.8%	5.5%	5.1%
Homes Built by Year			
2023 Homes Built 2010 or later	14.2%	12.0%	13.1%
2023 Homes Built 2000 to 2009	18.7%	18.2%	14.8%
2023 Homes Built 1990 to 1999	6.6%	16.2%	15.5%
2023 Homes Built 1980 to 1989	8.7%	12.5%	12.4%
2023 Homes Built 1970 to 1979	15.8%	14.9%	17.5%
2023 Homes Built 1960 to 1969	14.9%	9.1%	9.0%
2023 Homes Built 1950 to 1959	6.7%	6.3%	6.2%
2023 Homes Built Before 1949	3.5%	5.3%	6.6%
Home Values			
2023 Home Value \$1,000,000 or More	4.6%	6.8%	6.2%
2023 Home Value \$500,000 to \$999,999	54.7%	59.2%	50.6%
2023 Home Value \$400,000 to \$499,999	20.9%	16.5%	22.2%
2023 Home Value \$300,000 to \$399,999	12.5%	9.7%	12.5%
2023 Home Value \$200,000 to \$299,999	2.1%	2.7%	3.8%
2023 Home Value \$150,000 to \$199,999	1.9%	1.3%	1.0%
2023 Home Value \$100,000 to \$149,999	1.9%	0.7%	0.6%
2023 Home Value \$50,000 to \$99,999	0.3%	1.5%	1.3%
2023 Home Value \$25,000 to \$49,999	0.2%	0.5%	0.6%
2023 Home Value Under \$25,000	0.8%	1.2%	1.1%
2023 Median Home Value	\$558,706	\$597,092	\$562,211
2023 Median Rent	\$1,509	\$1,455	\$1,444

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	13,415	98,176	255,080
2023 Est. Civilian Employed	66.5%	67.5%	67.2%
2023 Est. Civilian Unemployed	4.1%	2.8%	3.0%
2023 Est. in Armed Forces	-	0.3%	0.2%
2023 Est. not in Labor Force	29.3%	29.4%	29.6%
2023 Labor Force Males	49.8%	49.6%	49.3%
2023 Labor Force Females	50.2%	50.4%	50.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,922	66,264	171,438
2023 Mgmt, Business, & Financial Operations	23.2%	22.1%	20.3%
2023 Professional, Related	35.2%	34.7%	33.7%
2023 Service	13.3%	13.0%	13.8%
2023 Sales, Office	15.9%	16.5%	18.0%
2023 Farming, Fishing, Forestry	-	-	0.1%
2023 Construction, Extraction, Maintenance	2.9%	3.9%	4.5%
2023 Production, Transport, Material Moving	9.3%	9.8%	9.6%
2023 White Collar Workers	74.3%	73.3%	72.0%
2023 Blue Collar Workers	25.7%	26.7%	28.0%
Transportation to Work			
2023 Drive to Work Alone	48.0%	51.7%	52.3%
2023 Drive to Work in Carpool	4.7%	5.2%	6.0%
2023 Travel to Work by Public Transportation	2.3%	2.7%	2.6%
2023 Drive to Work on Motorcycle	0.2%	-	0.1%
2023 Walk or Bicycle to Work	1.4%	3.0%	2.7%
2023 Other Means	0.5%	1.0%	0.9%
2023 Work at Home	42.7%	36.4%	35.4%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	23.9%	25.9%	26.9%
2023 Travel to Work in 15 to 29 Minutes	44.0%	43.5%	43.0%
2023 Travel to Work in 30 to 59 Minutes	27.9%	26.7%	26.1%
2023 Travel to Work in 60 Minutes or More	4.2%	3.9%	3.9%
2023 Average Travel Time to Work	21.4	20.7	20.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$687.03 M	\$4.88 B	\$12.13 B
2023 Est. Apparel	\$24.82 M	\$177.63 M	\$439.91 M
2023 Est. Contributions, Gifts	\$43.56 M	\$313.12 M	\$768.3 M
2023 Est. Education, Reading	\$25.54 M	\$187.54 M	\$456.92 M
2023 Est. Entertainment	\$39.9 M	\$285.56 M	\$707.76 M
2023 Est. Food, Beverages, Tobacco	\$102.55 M	\$724.59 M	\$1.81 B
2023 Est. Furnishings, Equipment	\$24.67 M	\$176.07 M	\$437.01 M
2023 Est. Health Care, Insurance	\$60.53 M	\$426.42 M	\$1.07 B
2023 Est. Household Operations, Shelter, Utilities	\$219.99 M	\$1.56 B	\$3.87 B
2023 Est. Miscellaneous Expenses	\$13.1 M	\$93.16 M	\$231.55 M
2023 Est. Personal Care	\$9.21 M	\$65.31 M	\$162.57 M
2023 Est. Transportation	\$123.16 M	\$872.4 M	\$2.18 B

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