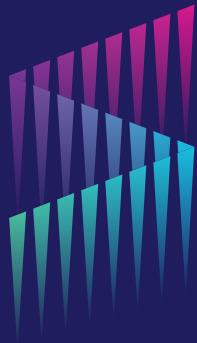




# SUBERT

COMMERCIAL REAL ESTATE

Brooke Subert, President  
Licensed in Oregon and Washington  
503.344.6897  
brooke@subertcommercial.com

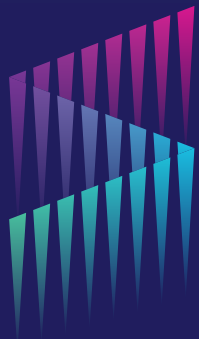
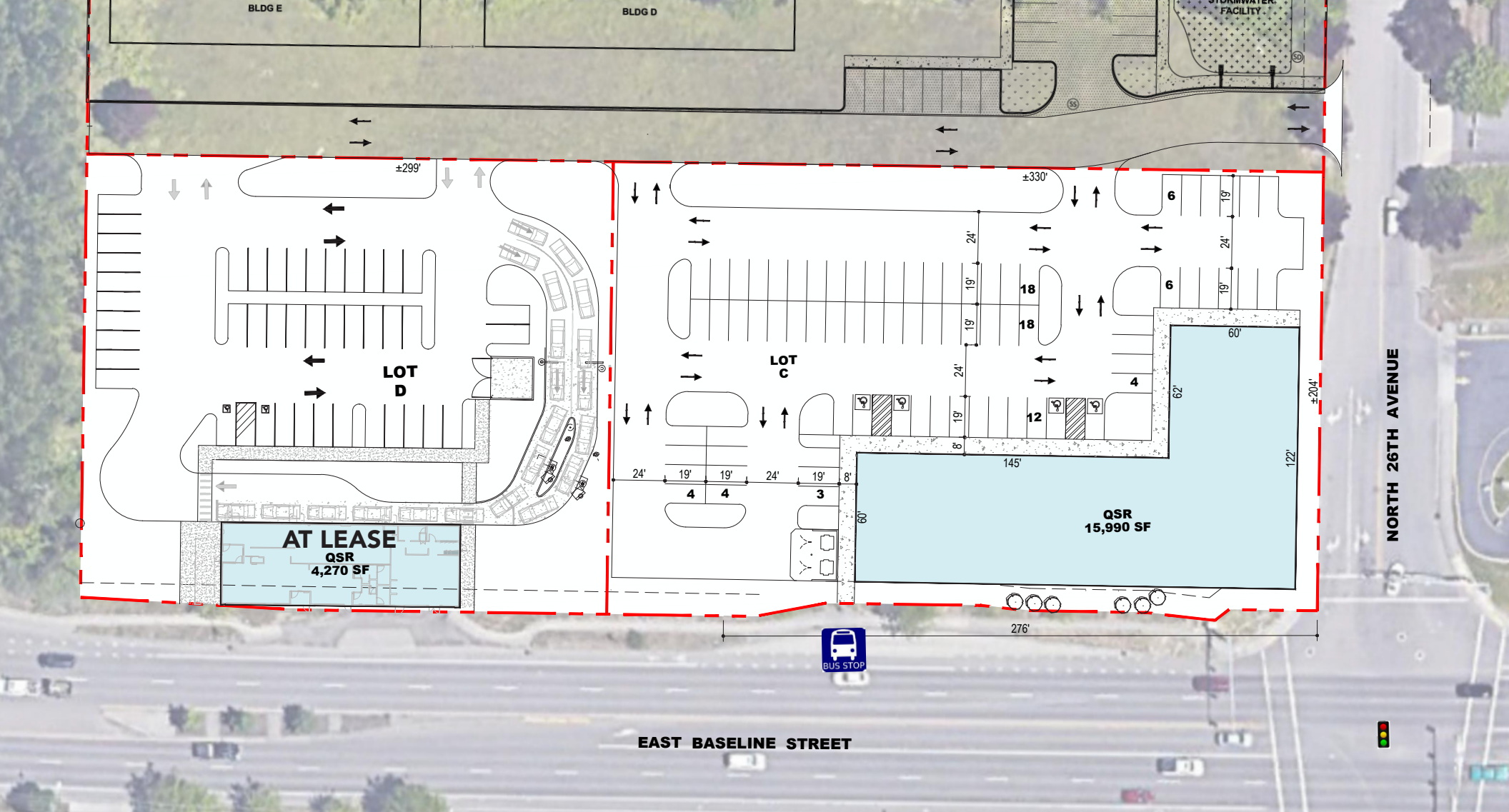


FOR LEASE, GROUND LEASE, OR BUILD TO SUIT OPTIONS

## Cornelius Commercial Pads

139 & 273 N. 26th Avenue, Cornelius, OR 97113





## SITE PLAN

### Cornelius Commercial Pads

139 & 273 N. 26th Avenue, Cornelius, OR 97113

---

## **SITE DATA**

---

### **LOT C**

LOT AREA	±1.56 AC
BUILDING	15,990 SF
PARKING	75 SPACES
RATIO	4.69 / 1,000

### **LOT D**

LOT AREA	±1.17 AC
BUILDING	4,270 SF
PARKING	43 SPACES
RATIO	10.0 / 1,000

### **TOTALS**

LOT AREA	±2.73 AC
BUILDING	20,260 SF
PARKING	118 SPACES
RATIO	5.8 / 1,000

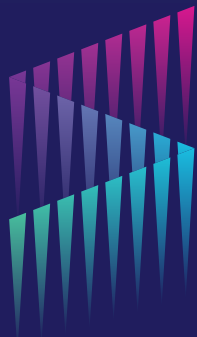
---

## **For Lease, Ground Lease, or Build to Suit Options**

Total Land: Approx. 2.73 AC  
Please Call Broker for Details

### **Location features:**

- Please note, preliminary site plan is flexible.
- Zoned: Gateway Mixed-Use (GMU). Allows for QSR drive-thru, restaurant, retail, and medical.
- Located at a lighted intersection along Tualatin Valley Highway (OR 8) with 33,927 VPD with easy ingress/egress off N. 26th Avenue.
- High traffic retail area with close proximity to Fred Meyers, Act V Theatres, Burger King, Panda Express, and more. Adjacent to future multifamily development.

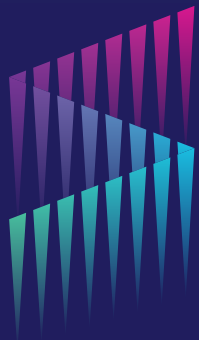
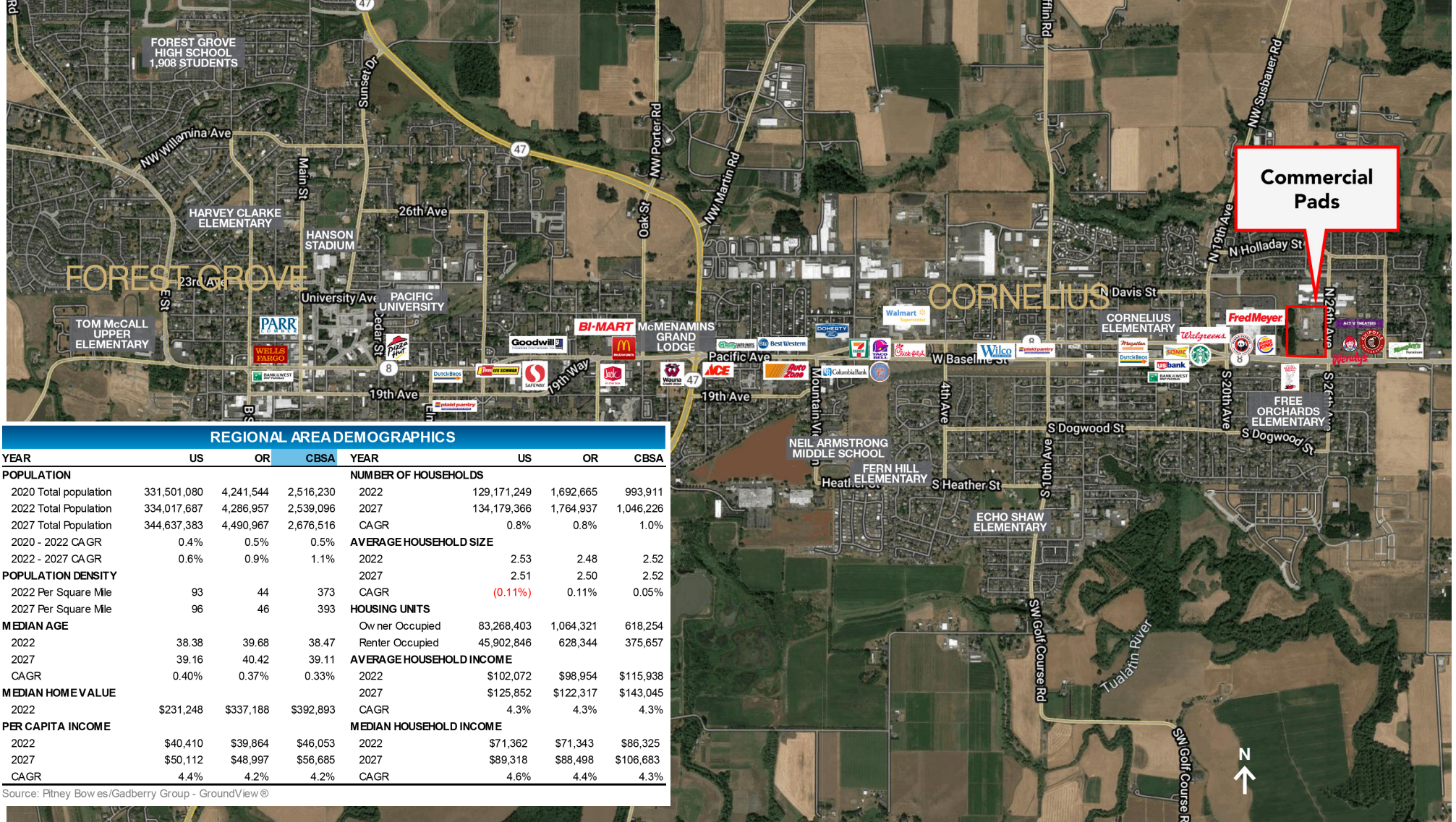


## **SITE DATA & PROPERTY HIGHLIGHTS**

### **Cornelius Commercial Pads**

139 & 273 N. 26th Avenue, Cornelius, OR 97113

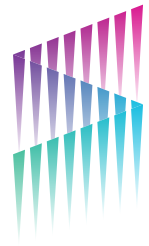




## AERIAL MAP & DEMOGRAPHICS

### Cornelius Commercial Pads

139 & 273 N. 26th Avenue, Cornelius, OR 97113



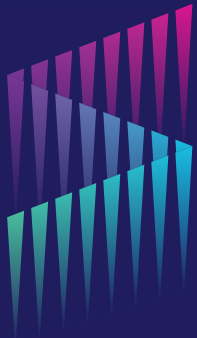
# SUBERT

COMMERCIAL REAL ESTATE

Brooke Subert, President  
Licensed in Oregon and Washington

503.344.6897

[brooke@subertcommercial.com](mailto:brooke@subertcommercial.com)



FOR LEASE, GROUND LEASE, OR BUILD TO SUIT OPTIONS

## **Cornelius Commercial Pads**

139 & 273 N. 26th Avenue, Cornelius, OR 97113