

# AVAILABLE



FOR LEASE ➤ BEAVERTON, OREGON

## LOCATION

16305 NW Cornell Rd  
Beaverton, OR 97006

## AVAILABLE SPACE

13,645 SF

## RENT

\$25.00/PSF/YR, \$4.25 NNN

## TRAFFIC COUNTS

NW Cornell Rd – 21,693 ADT ('24)

NW Bethany Blvd – 24,255 ADT ('24)

NW Sunset Hwy (Hwy 26 – 123,648 ADT ('24)

## HIGHLIGHTS

- Located in the Tanasbourne Trade Area with great visibility on NW Cornell Rd and easy access to Sunset Hwy (Hwy 26).
- Area retailers include Walmart Neighborhood Market, Dania Furniture, Bedmart and Margarita Factory on high traffic Cornell Road. Located near Tanasbourne Town Center national retailers Target, Best Buy, Michaels, Ross, Petco and many more.



BOB NIEHAUS

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Niehaus Properties Inc

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ALEX MACLEAN

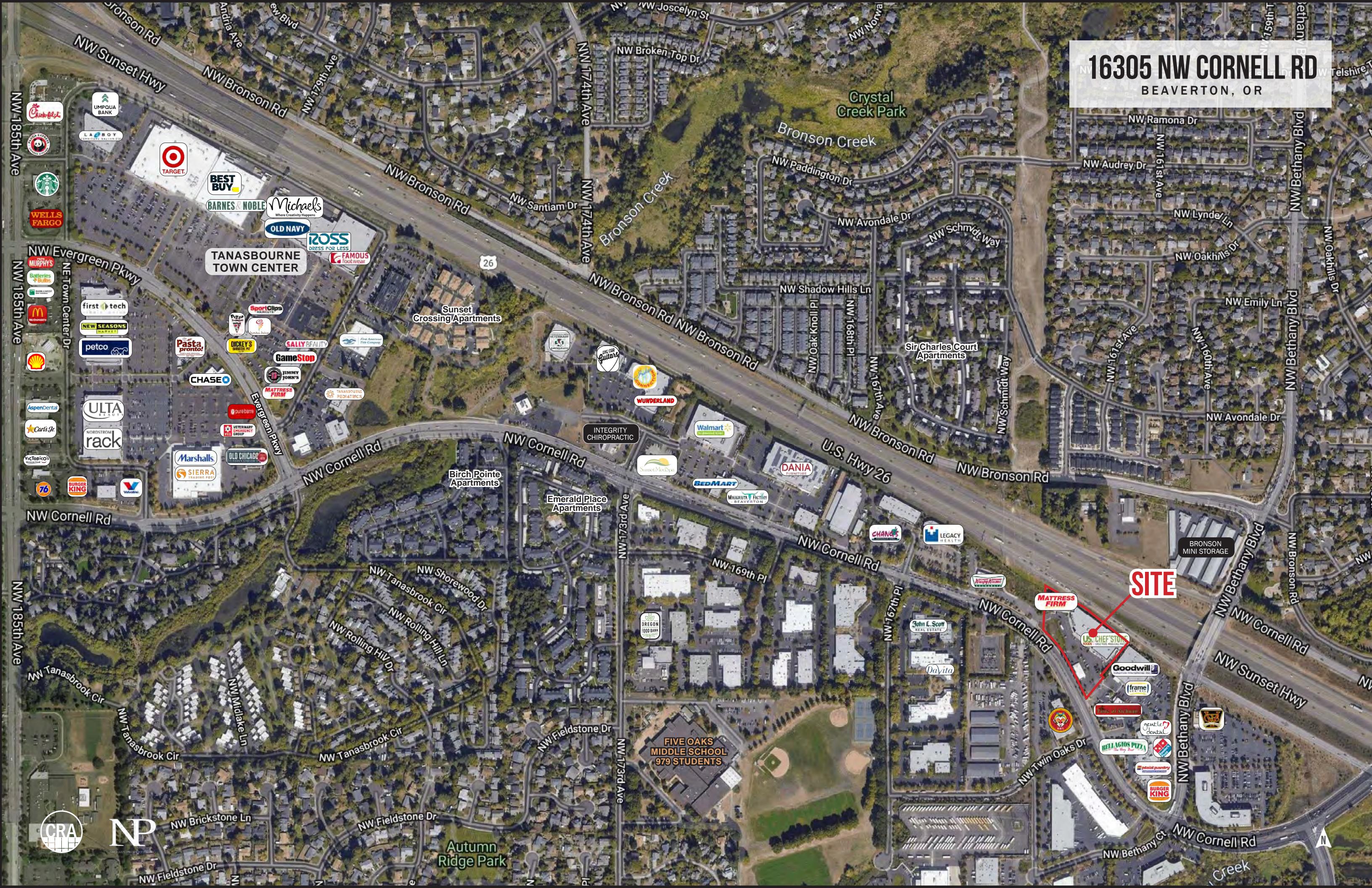
alex@cra-nw.com

Commercial Realty Advisors NW LLC

503.274.0211



# 16305 NW CORNELL RD BEAVERTON, OR



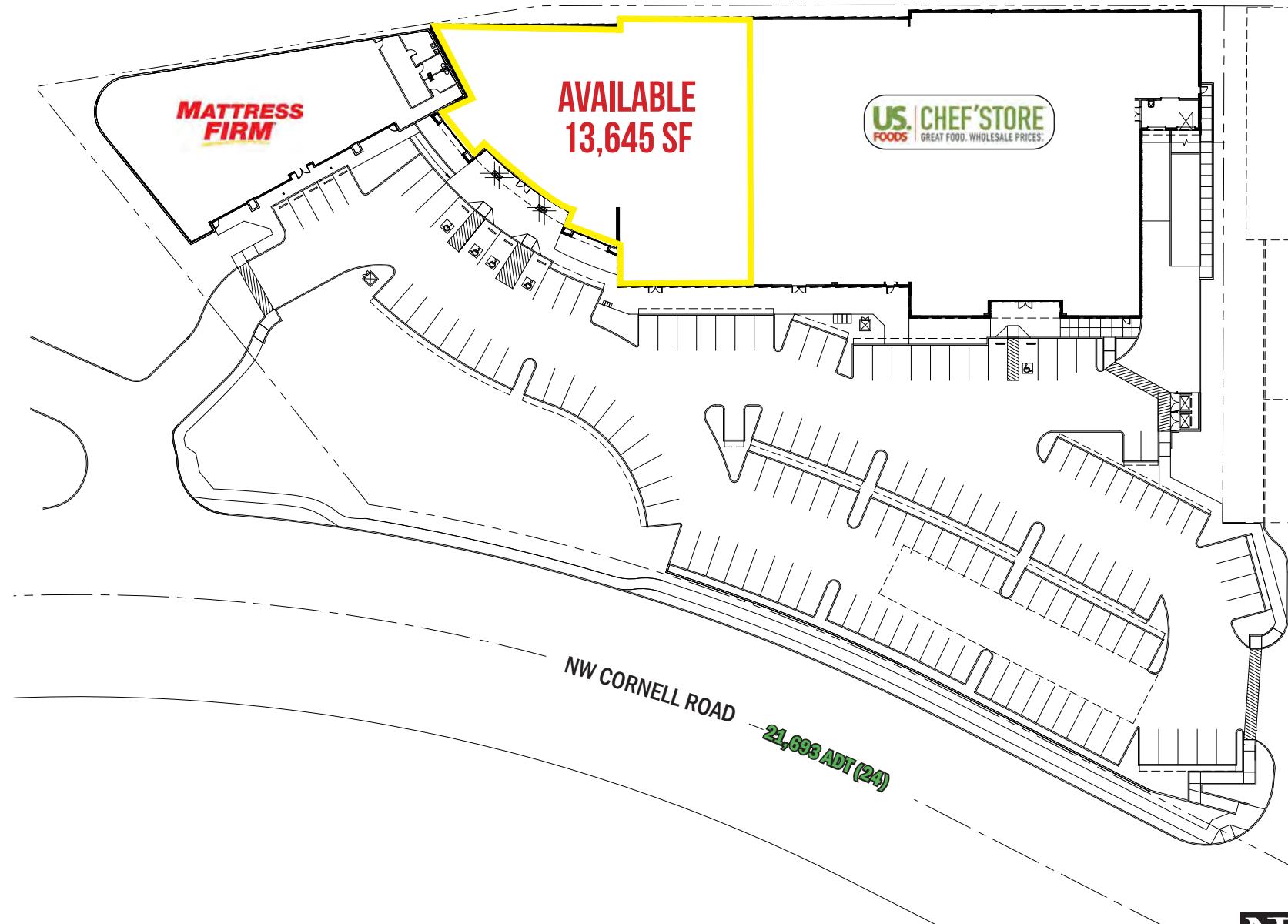
# AERIAL | CLOSE-IN



# 16305 NW CORNELL RD

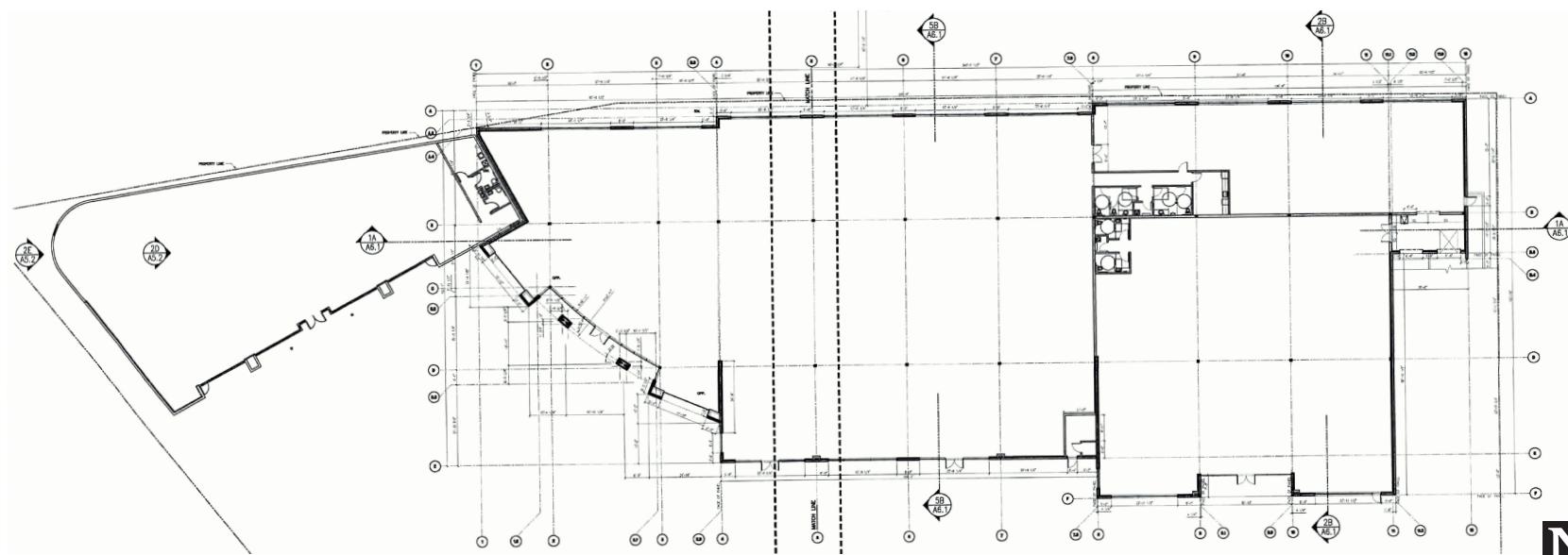
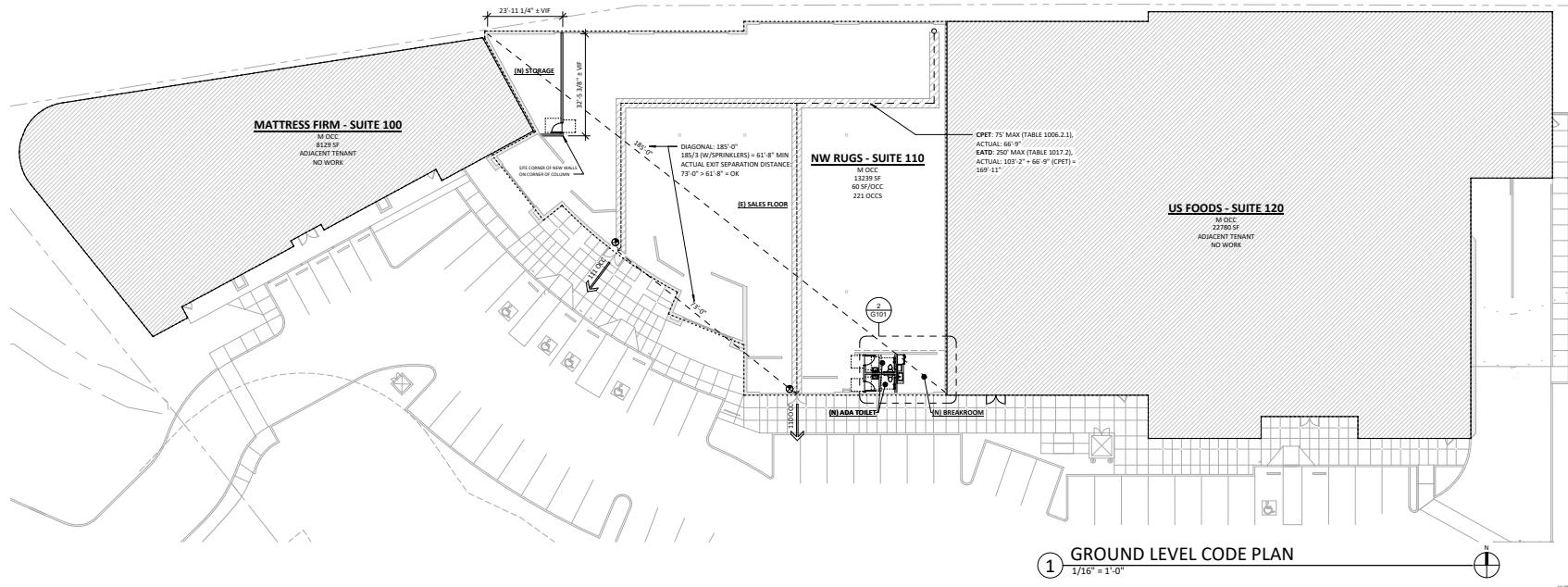
BEAVERTON, OR

## SITE PLAN



## SITE PLAN

# 16305 NW CORNELL RD BEAVERTON, OR



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BEAVERTON, OR

## DEMOGRAPHIC SUMMARY

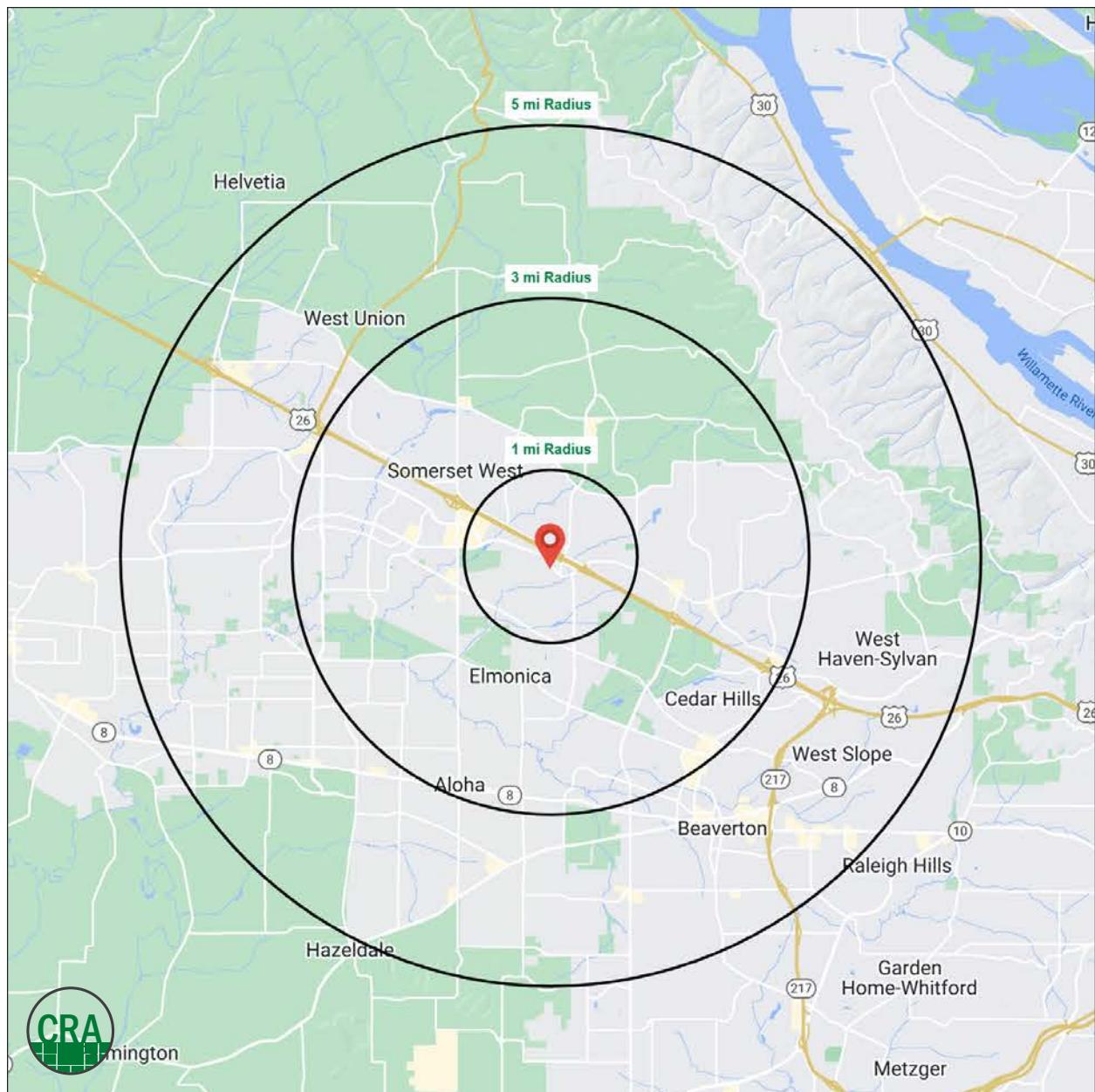
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	16,268	157,185	301,870
Average HH Income	\$145,160	\$154,779	\$153,859
Median HH Income	\$116,192	\$127,296	\$123,424
Median Home Value	\$649,076	\$619,347	\$615,079
Daytime Demographics 16+	11,719	82,487	177,349
Some College or Higher	84.5%	81.0%	78.5%

**\$145,160**

Average Household Income  
1 MILE RADIUS

**\$649,076**

Median Home Value  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Lat/Lon: 45.5325/-122.8448

16305 NW Cornell Rd Beaverton, OR 97006	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	16,268	157,185	301,870
2030 Projected Population	15,486	156,471	297,681
2020 Census Population	16,427	152,737	296,733
2010 Census Population	15,393	124,054	254,473
Projected Annual Growth 2025 to 2030	-1.0%	-	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	1.8%	1.2%
2025 Median Age	37.4	36.3	37.2
<b>Households</b>			
2025 Estimated Households	6,732	63,178	120,431
2030 Projected Households	6,530	64,253	121,173
2020 Census Households	6,568	58,870	114,158
2010 Census Households	6,222	48,063	98,169
Projected Annual Growth 2025 to 2030	-0.6%	0.3%	0.1%
Historical Annual Growth 2010 to 2025	0.5%	2.1%	1.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	63.3%	57.3%	60.4%
2025 Estimated Black or African American	3.2%	3.9%	3.7%
2025 Estimated Asian or Pacific Islander	19.3%	22.9%	18.5%
2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2025 Estimated Other Races	13.7%	15.2%	16.7%
2025 Estimated Hispanic	13.5%	15.4%	17.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$145,160	\$154,779	\$153,859
2025 Estimated Median Household Income	\$116,192	\$127,296	\$123,424
2025 Estimated Per Capita Income	\$60,141	\$62,248	\$61,468
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.6%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.3%	2.8%
2025 Estimated High School Graduate	11.7%	14.1%	15.4%
2025 Estimated Some College	19.0%	17.0%	17.7%
2025 Estimated Associates Degree Only	7.4%	8.7%	8.8%
2025 Estimated Bachelors Degree Only	33.3%	31.6%	29.9%
2025 Estimated Graduate Degree	24.9%	23.7%	22.1%
<b>Business</b>			
2025 Estimated Total Businesses	934	5,799	12,960
2025 Estimated Total Employees	7,814	44,257	99,999
2025 Estimated Employee Population per Business	8.4	7.6	7.7
2025 Estimated Residential Population per Business	17.4	27.1	23.3

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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