

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.



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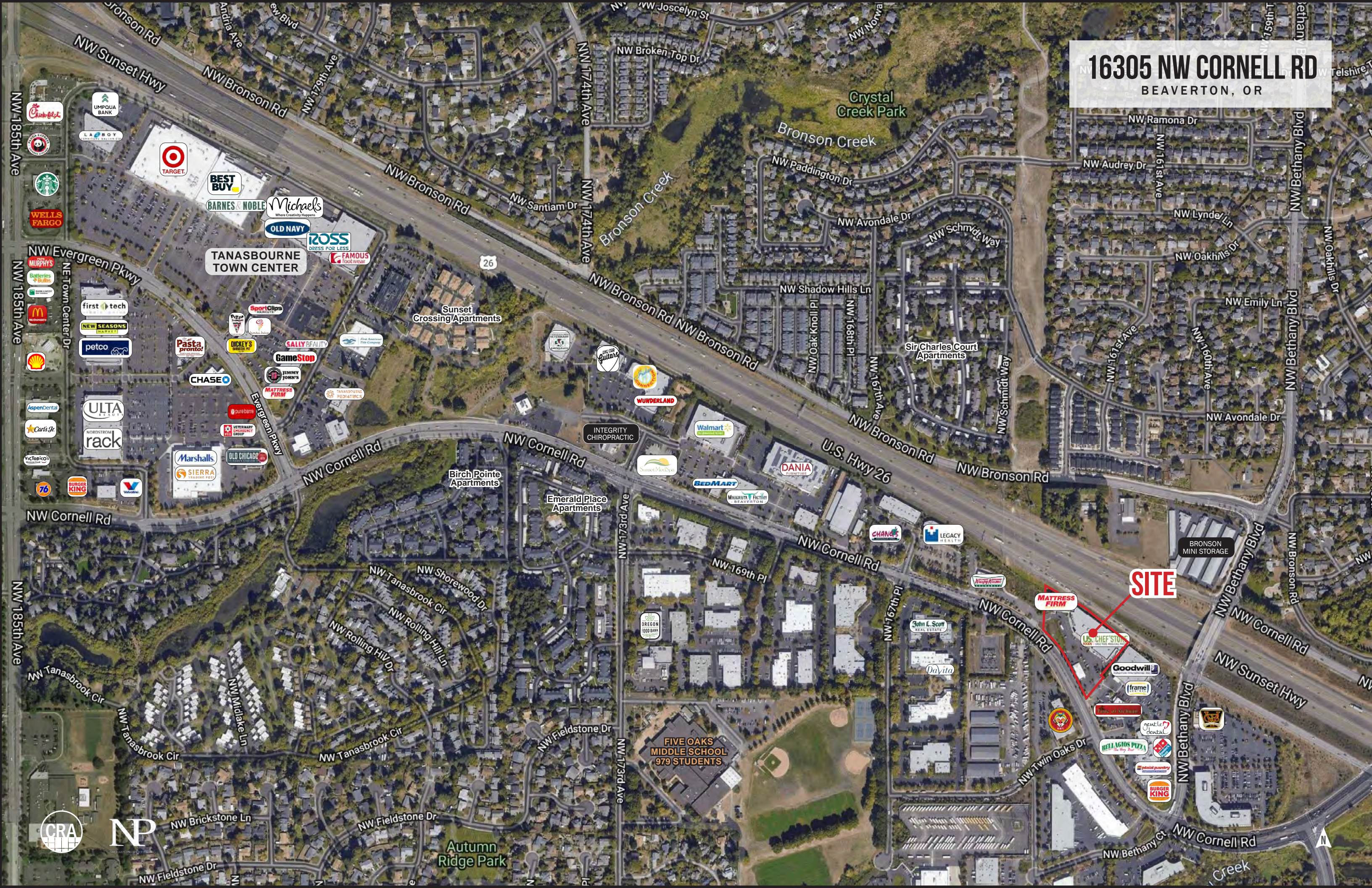
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16305 NW CORNELL RD
BEAVERTON, OR



SITE

FIVE OAKS
MIDDLE SCHOOL
979 STUDENTS

CRA
NP

AERIAL | CLOSE-IN

26

Sunset Hwy

MATTRESS FIRM

**AVAILABLE
13,645-SF**

US CHEF'STORE
FOODS GREAT FOOD. WHOLESALE PRICES.

Goodwill
Industries International, Inc.

frame
CENTRAL

108,440 ADT (24)
Sunset Hwy

18,410 ADT (24)
NW Bethany Blvd

NW Cornell Rd

21,933 ADT (24)

Taste of Sichuan

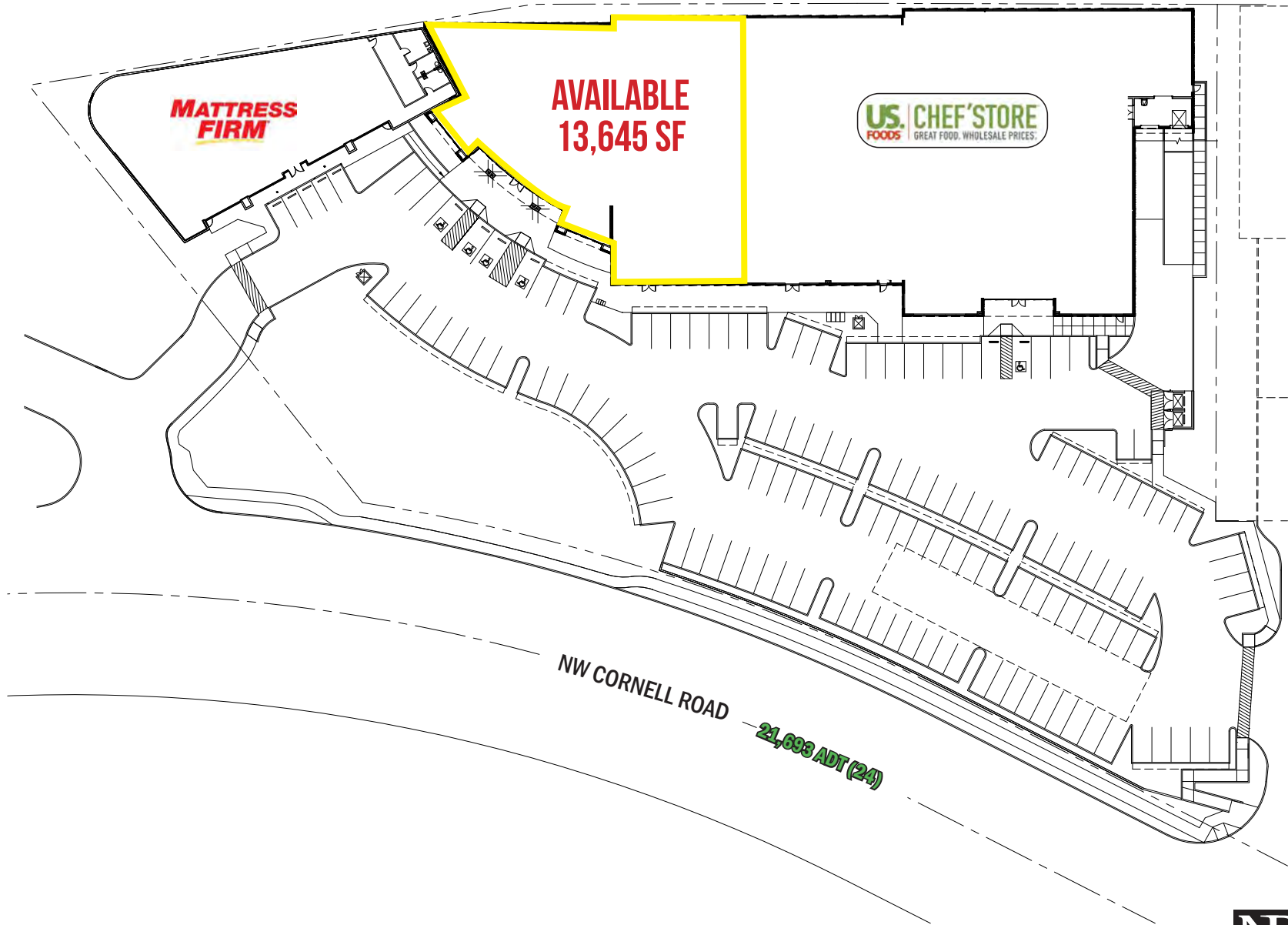
Google



NP

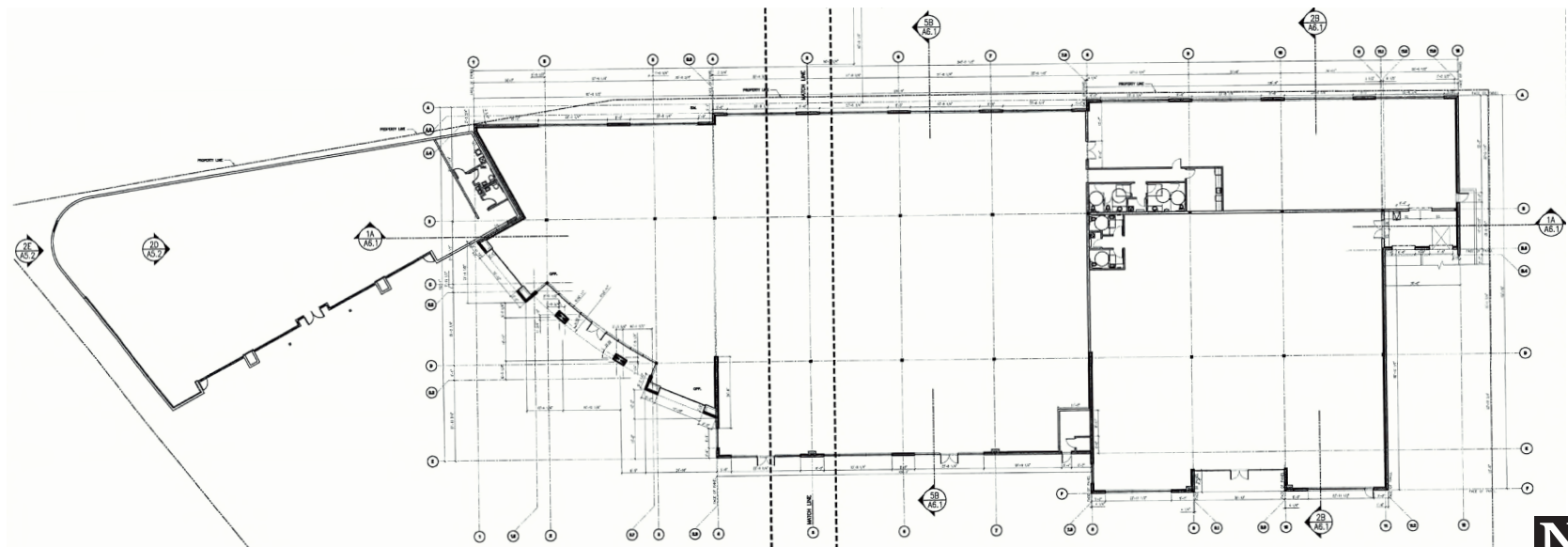
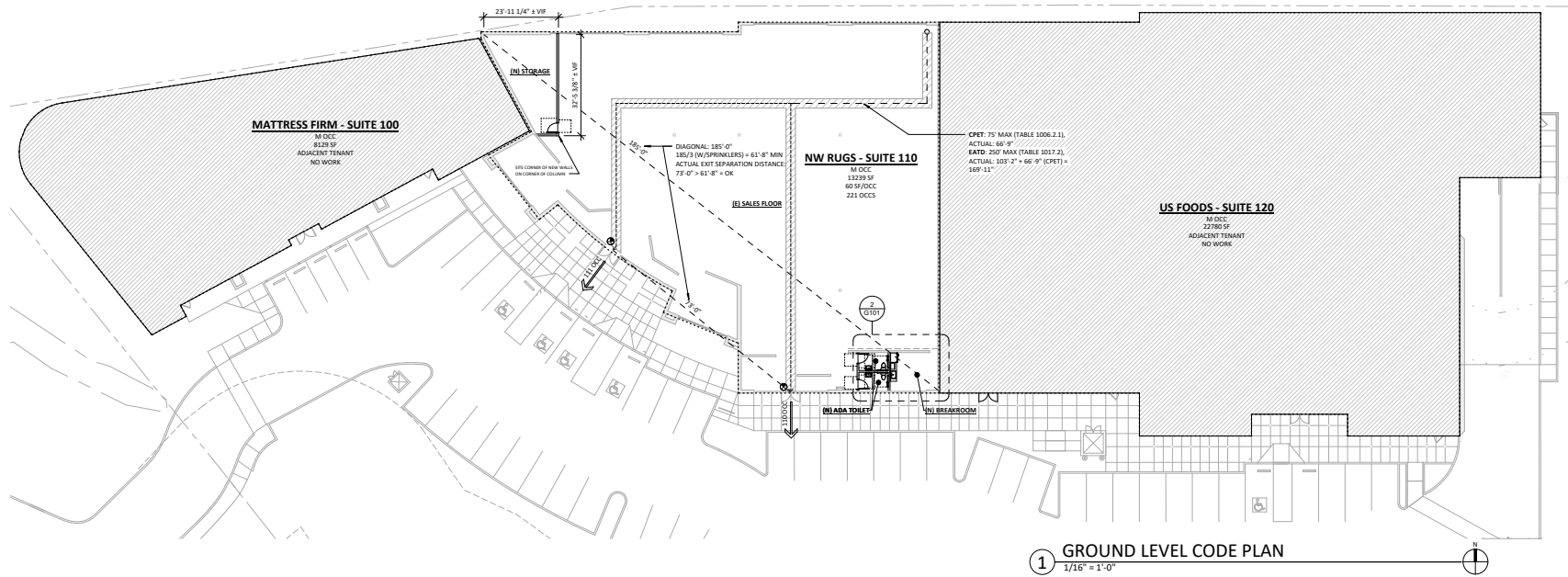
SITE PLAN

16305 NW CORNELL RD
BEAVERTON, OR



SITE PLAN

16305 NW CORNELL RD BEAVERTON, OR



DEMOGRAPHIC SUMMARY

16305 NW CORNELL RD

BEAVERTON, OR

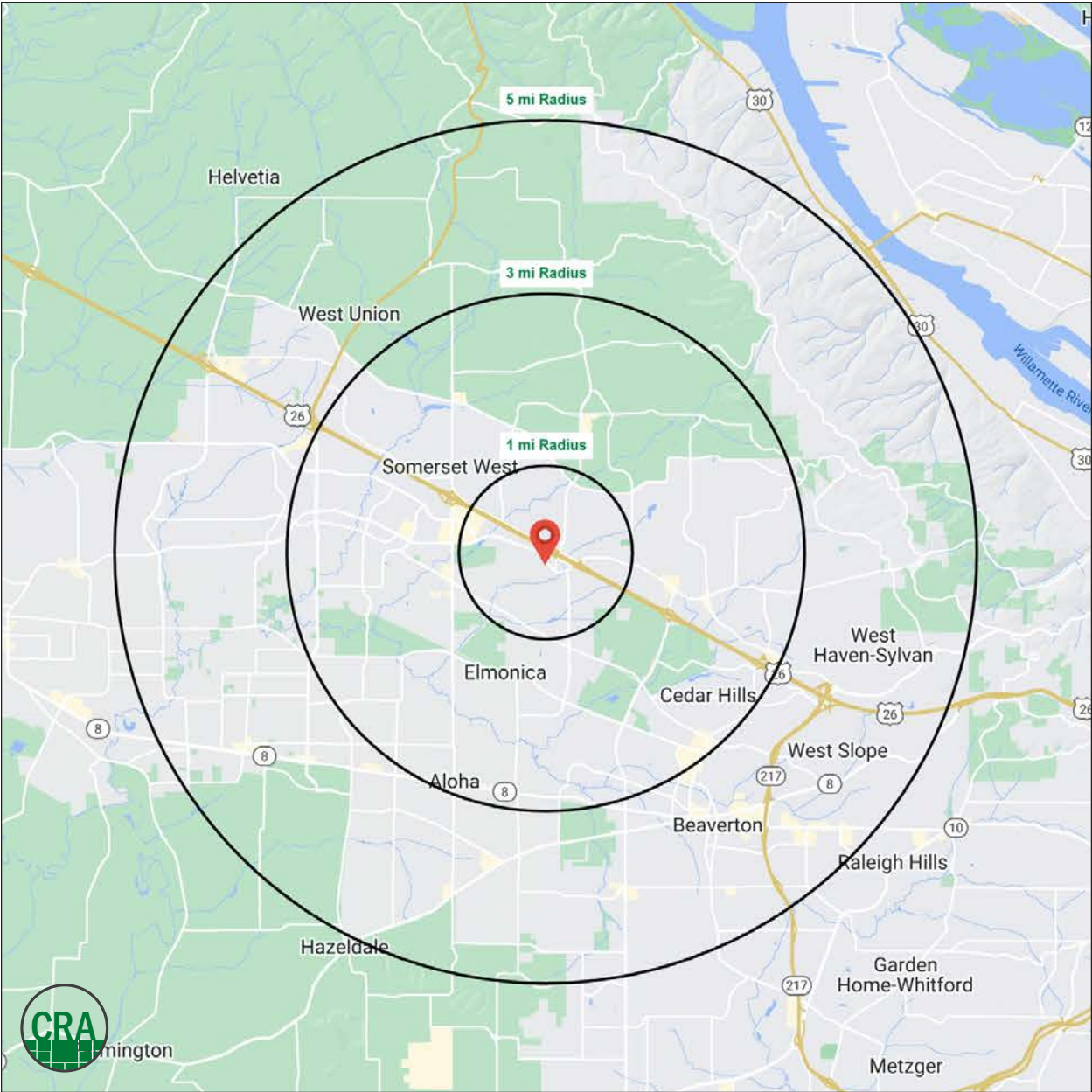
| Source: Regis - SitesUSA (2025) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 16,268 | 157,185 | 301,870 |
| Average HH Income | \$145,160 | \$154,779 | \$153,859 |
| Median HH Income | \$116,192 | \$127,296 | \$123,424 |
| 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



Lat/Lon: 45.5325/-122.8448

| 16305 NW Cornell Rd Beaverton, OR 97006 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 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 |
| Households | | | |
| 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% |
| Race and Ethnicity | | | |
| 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% |
| Income | | | |
| 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 |
| Education (Age 25+) | | | |
| 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% |
| Business | | | |
| 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 |

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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