

For Lease : 3,100 SF



Available Space: 3,100 SF (divisible)

Rental Rate: \$18.00/SF/YR NNN

Traffic Count: 24,004 (2005 ADT)

Demographics:	2009 Est. Population	<u>1 mile</u> 9,222	<u>3 mile</u> 92,765	<u>5 mile</u> 345,384
	2009 Ave. HH Income	\$54,993	\$60,222	\$61,559

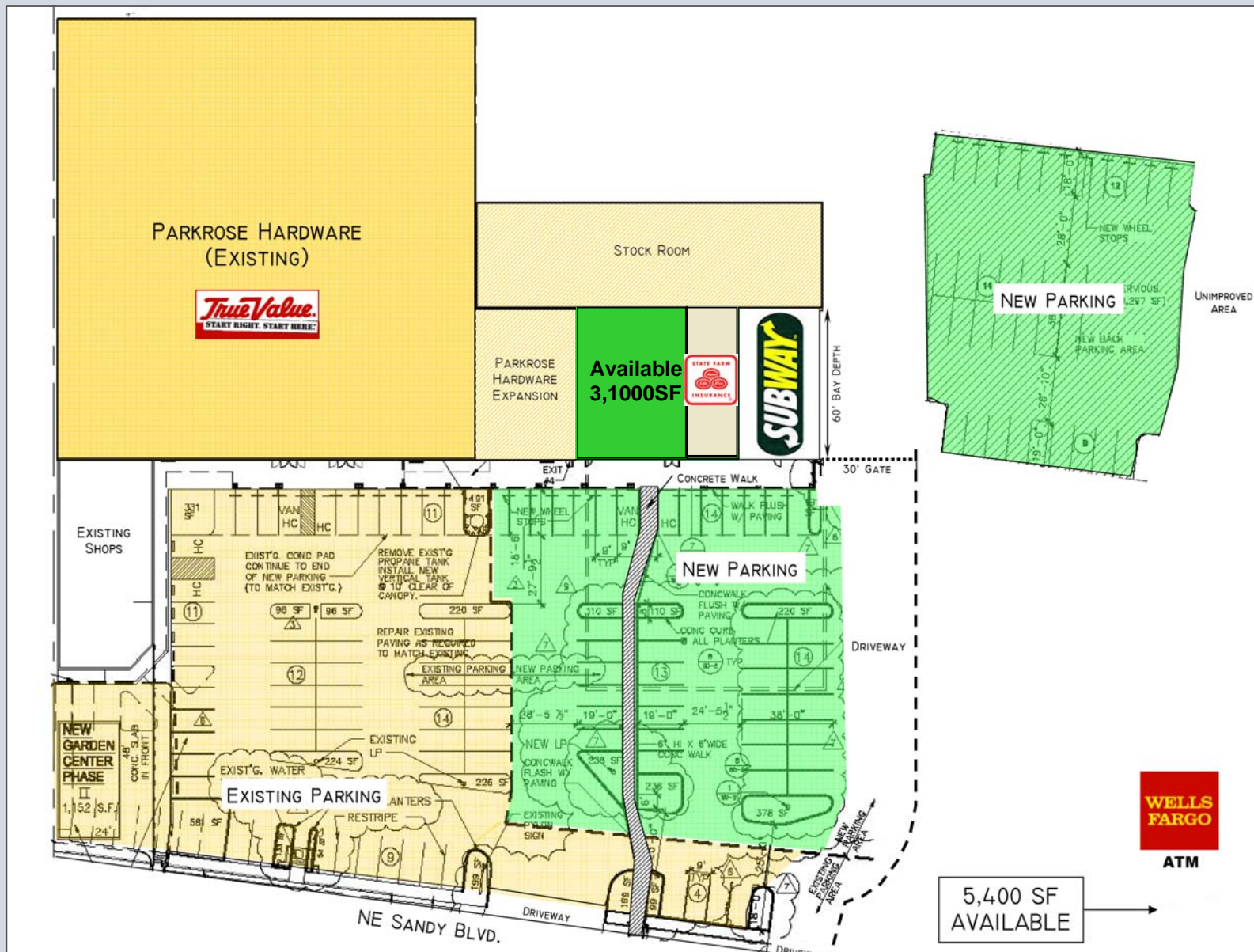
PARKROSE HARDWARE

PORTLAND, OREGON

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1.00 Mile

Proposed
Cascade Station

205

AIRPORTWAY

205

105TH AVE

122ND AVE

30

MARX ST

SITE

Parkrose

112TH AVE

30

102ND AVE

PRESCOTT ST

Parkrose
High School

121ST PL

SHAVER ST

FREMONT ST

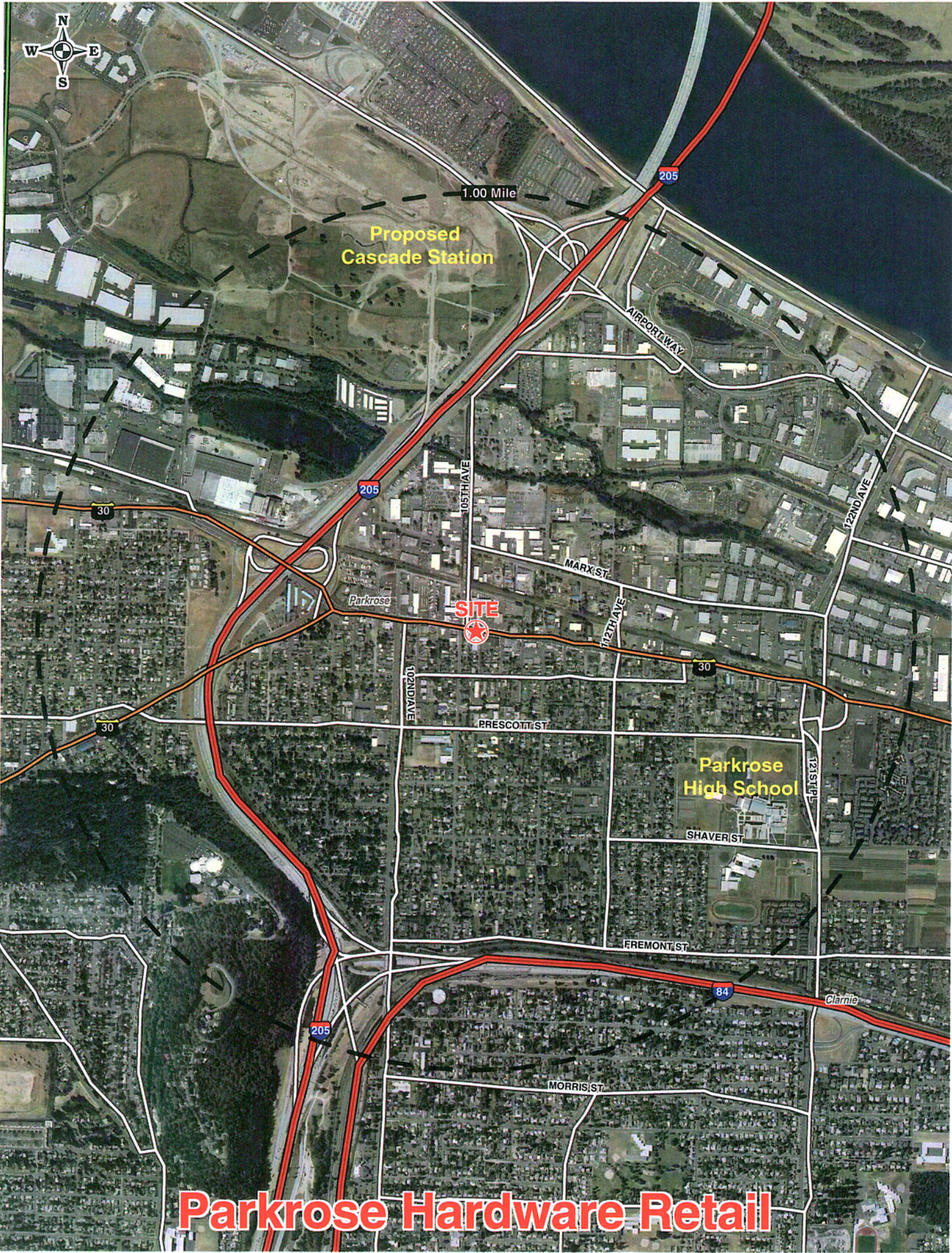
205

84

Clarnie

MORRIS ST

Parkrose Hardware Retail



FULL PROFILE

1990 - 2000 Census, 2009 Estimates with 2014 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.55942/-122.5535

10625 Ne Sandy Blvd

Portland, OR

	1 Mile	3 Miles	5 Miles	
POPULATION	2009 Estimated Population	9,222	92,765	345,384
	2014 Projected Population	10,577	103,027	382,792
	2000 Census Population	8,340	84,720	309,865
	1990 Census Population	7,442	74,936	270,266
	Historical Annual Growth 1990 to 2009	1.3%	1.3%	1.5%
	Projected Annual Growth 2014 to 2009	2.9%	2.2%	2.2%
HOUSEHOLDS	2009 Est. Households	3,568	35,497	135,719
	2014 Proj. Households	3,918	37,776	145,608
	2000 Census Households	3,281	32,964	123,335
	1990 Census Households	3,070	30,235	109,353
	Historical Annual Growth 1990 to 2009	0.9%	0.9%	1.3%
	Projected Annual Growth 2014 to 2009	2.0%	1.3%	1.5%
AGE	2009 Est. Population 0 to 9 Years	14.3%	13.1%	13.3%
	2009 Est. Population 10 to 19 Years	12.3%	11.9%	11.9%
	2009 Est. Population 20 to 29 Years	11.0%	10.7%	12.3%
	2009 Est. Population 30 to 44 Years	24.1%	22.7%	23.1%
	2009 Est. Population 45 to 59 Years	21.7%	21.2%	21.2%
	2009 Est. Population 60 to 74 Years	11.6%	13.4%	12.3%
	2009 Est. Population 75 Years Plus	5.0%	6.9%	5.9%
	2009 Est. Median Age	37.1	39.0	37.5
MARITAL STATUS & SEX	2009 Est. Male Population	50.2%	48.8%	48.7%
	2009 Est. Female Population	49.8%	51.2%	51.3%
	2009 Est. Never Married	27.4%	28.9%	29.8%
	2009 Est. Now Married	44.3%	44.7%	46.2%
	2009 Est. Separated or Divorced	21.6%	19.1%	17.7%
	2009 Est. Widowed	6.7%	7.3%	6.2%
INCOME	2009 Est. HH Income \$200,000 or More	2.0%	2.3%	2.5%
	2009 Est. HH Income \$150,000 to \$199,999	1.5%	2.2%	2.9%
	2009 Est. HH Income \$100,000 to \$149,999	8.2%	10.3%	11.4%
	2009 Est. HH Income \$75,000 to \$99,999	13.3%	13.9%	14.0%
	2009 Est. HH Income \$50,000 to \$74,999	21.7%	21.9%	21.9%
	2009 Est. HH Income \$35,000 to \$49,999	17.2%	16.8%	16.7%
	2009 Est. HH Income \$25,000 to \$34,999	12.0%	11.7%	10.8%
	2009 Est. HH Income \$15,000 to \$24,999	12.1%	10.9%	9.8%
	2009 Est. HH Income \$0 to \$14,999	12.0%	10.1%	10.0%
	2009 Est. Average Household Income	\$54,993	\$60,222	\$61,559
	2009 Est. Median HH Income	\$46,467	\$51,732	\$54,402
	2009 Est. Per Capita Income	\$22,013	\$24,041	\$24,861
2009 Est. Number of Businesses	463	3,605	11,975	
2009 Est. Total Number of Employees	5,991	46,161	142,340	

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	1 Mile	3 Miles	5 Miles	
RACE	2009 Est. White Population	73.1%	74.4%	77.0%
	2009 Est. Black Population	5.3%	4.5%	5.0%
	2009 Est. Asian & Pacific Islander	9.6%	9.6%	7.6%
	2009 Est. American Indian & Alaska Native	2.2%	1.9%	1.7%
	2009 Est. Other Races Population	9.8%	9.6%	8.7%
HISPANIC	2009 Est. Hispanic Population	1,034	10,868	38,206
	2009 Est. Hispanic Population Percent	11.2%	11.7%	11.1%
	2014 Proj. Hispanic Population Percent	12.3%	12.9%	12.4%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2009 Est. Adult Population (25 Years or Older)	6,259	64,665	238,621
	2009 Est. Elementary (0 to 8)	4.9%	5.1%	4.4%
	2009 Est. Some High School (9 to 11)	7.1%	6.7%	6.2%
	2009 Est. High School Graduate (12)	31.0%	28.0%	25.5%
	2009 Est. Some College (13 to 16)	23.1%	23.8%	23.6%
	2009 Est. Associate Degree Only	9.7%	8.3%	8.1%
	2009 Est. Bachelor Degree Only	15.4%	17.7%	19.9%
	2009 Est. Graduate Degree	8.7%	10.3%	12.3%
HOUSING	2009 Est. Total Housing Units	3,777	37,183	141,352
	2009 Est. Owner Occupied Percent	57.8%	64.6%	62.0%
	2009 Est. Renter Occupied Percent	36.7%	30.8%	34.0%
	2009 Est. Vacant Housing Percent	5.5%	4.5%	4.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.3%	2.4%	2.3%
	2000 Homes Built 1995 to 1998	4.7%	4.7%	6.7%
	2000 Homes Built 1990 to 1994	3.8%	3.7%	5.0%
	2000 Homes Built 1980 to 1989	6.7%	6.0%	7.9%
	2000 Homes Built 1970 to 1979	11.8%	13.2%	14.4%
	2000 Homes Built 1960 to 1969	16.1%	14.4%	12.6%
	2000 Homes Built 1950 to 1959	13.9%	21.1%	15.3%
	2000 Homes Built Before 1949	40.7%	34.6%	35.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.4%	0.7%
	2000 Home Value \$400,000 to \$499,999	0.7%	0.5%	1.1%
	2000 Home Value \$300,000 to \$399,999	0.9%	1.2%	3.8%
	2000 Home Value \$200,000 to \$299,999	6.1%	11.7%	15.7%
	2000 Home Value \$150,000 to \$199,999	28.9%	32.2%	30.4%
	2000 Home Value \$100,000 to \$149,999	51.5%	44.6%	40.2%
	2000 Home Value \$50,000 to \$99,999	11.8%	8.7%	7.3%
	2000 Home Value \$25,000 to \$49,999	-	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	0.1%	0.3%	0.3%
	2000 Median Home Value	\$137,649	\$152,443	\$164,888
	2000 Median Rent	\$544	\$577	\$586

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LABOR FORCE	2009 Est. Labor: Population Age 16+	7,204	73,963	274,196
	2009 Est. Civilian Employed	57.2%	56.6%	59.0%
	2009 Est. Civilian Unemployed	8.6%	7.1%	7.8%
	2009 Est. in Armed Forces	-	-	-
	2009 Est. not in Labor Force	34.2%	36.3%	33.2%
	2009 Labor Force: Males	50.3%	48.2%	48.1%
	2009 Labor Force: Females	49.7%	51.8%	51.9%
	OCCUPATION	2000 Occupation: Population Age 16+	3,999	40,677
2000 Mgmt, Business, & Financial Operations		11.2%	11.1%	12.5%
2000 Professional & Related		13.1%	16.8%	20.5%
2000 Service		16.9%	16.4%	15.4%
2000 Sales and Office		29.9%	28.7%	27.6%
2000 Farming, Fishing, and Forestry		0.1%	0.3%	0.4%
2000 Construction, Extraction, & Maintenance		9.5%	8.2%	8.1%
2000 Production, Transport, & Material Moving		19.3%	18.4%	15.6%
2000 Percent White Collar Workers		54.2%	56.6%	60.6%
2000 Percent Blue Collar Workers		45.8%	43.4%	39.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	72.9%	68.9%	68.2%
	2000 Drive to Work in Carpool	12.2%	12.7%	12.3%
	2000 Travel to Work by Public Transportation	5.4%	9.4%	10.2%
	2000 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
	2000 Walk or Bicycle to Work	3.1%	3.8%	4.0%
	2000 Other Means	1.1%	1.1%	0.8%
	2000 Work at Home	4.9%	3.8%	4.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	29.9%	25.6%	24.7%
	2000 Travel to Work in 15 to 29 Minutes	43.2%	44.8%	44.5%
	2000 Travel to Work in 30 to 59 Minutes	23.1%	25.1%	25.7%
	2000 Travel to Work in 60 Minutes or More	3.8%	4.6%	5.1%
	2000 Average Travel Time to Work	20.4	21.9	22.4
CONSUMER EXPENDITURE	2009 Est. Total Household Expenditure	\$166 M	\$1.75 B	\$6.80 B
	2009 Est. Apparel	\$7.91 M	\$83.6 M	\$325 M
	2009 Est. Contributions & Gifts	\$9.97 M	\$108 M	\$423 M
	2009 Est. Education & Reading	\$4.27 M	\$45.9 M	\$181 M
	2009 Est. Entertainment	\$9.23 M	\$97.8 M	\$380 M
	2009 Est. Food, Beverages & Tobacco	\$27.0 M	\$283 M	\$1.09 B
	2009 Est. Furnishings & Equipment	\$7.17 M	\$76.7 M	\$299 M
	2009 Est. Health Care & Insurance	\$12.1 M	\$127 M	\$489 M
	2009 Est. Household Operations & Shelter & Utilities	\$49.5 M	\$523 M	\$2.03 B
	2009 Est. Miscellaneous Expenses	\$2.83 M	\$29.6 M	\$115 M
	2009 Est. Personal Care	\$2.42 M	\$25.5 M	\$98.9 M
	2009 Est. Transportation	\$33.6 M	\$354 M	\$1.37 B

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