



**Location:** 14740 NW Cornell Rd, Portland, OR  
East on Cornell at the Bethany exit off Highway 26

**Available Space:** Suite 100—1,450 SF  
Suite 160—1,260 SF (Available 8/2011)

**Rent:** \$20.00 SF/YR NNN

**Neighborhood:** Located off Highway 26 in the popular Sunset corridor.  
The center is near Cornell Oaks Corporate Park, Sunset High School and affluent Oak Hills neighborhood.

Demographics:	1 mile	3 mile	5 mile
2010 Est. Population	13,958	119,320	258,179
2010 Ave. HH Income	\$100,089	\$88,289	\$84,048

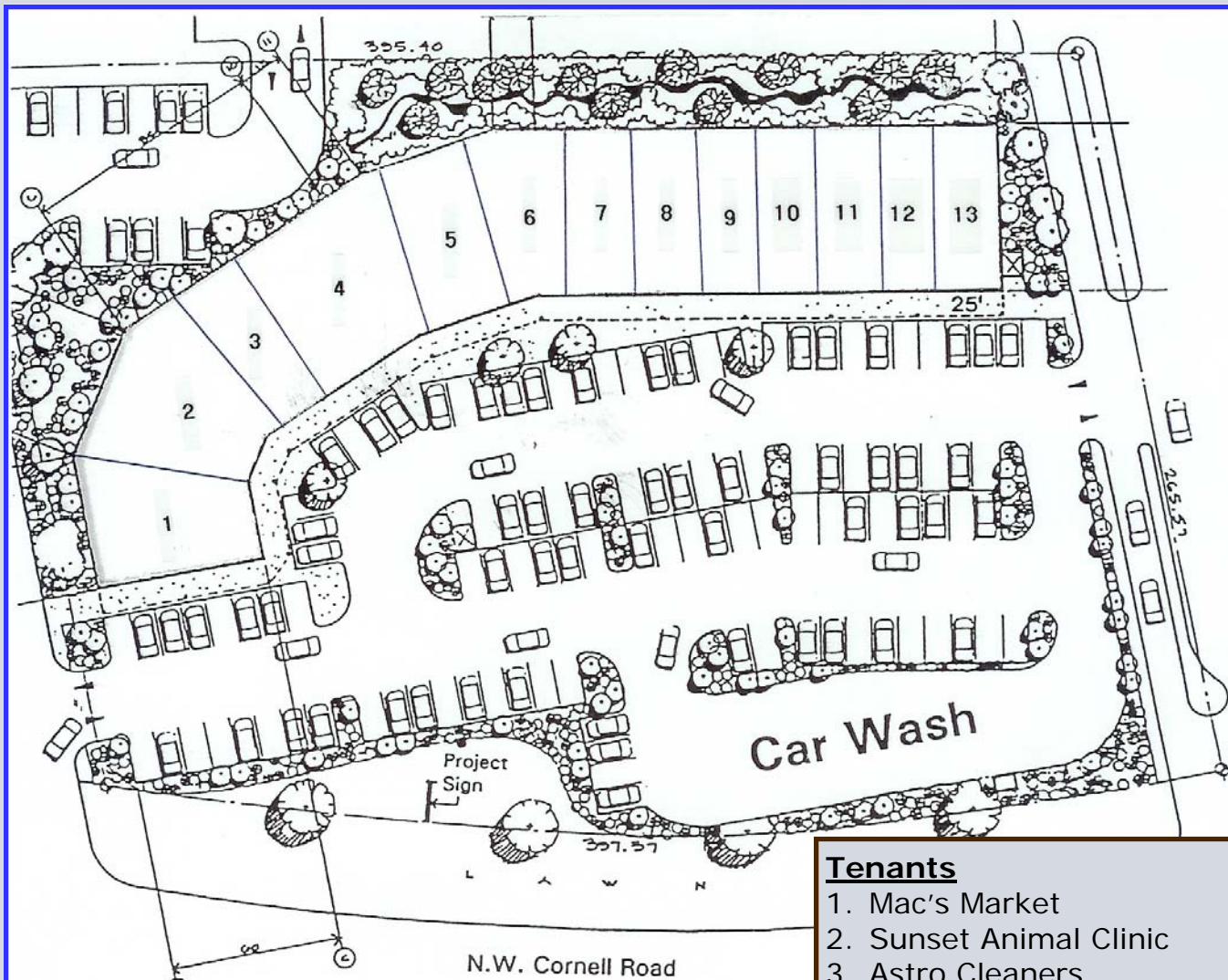
## OAK HILLS VILLAGE

### PORTLAND, OREGON

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HSM Pacific Realty, Inc.  
0612 SW Idaho St, Suite 2  
Portland, OR 97239  
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#### Tenants

1. Mac's Market
2. Sunset Animal Clinic
3. Astro Cleaners
4. Oak Hills Brewpub
5. Cornell Wine Co.
- 6. AVAILABLE 1,450 SF**
7. Willowbrook Optical
8. Dr. Matin Dentist
9. Pizzicato
- 10. 1,260 SF / 8-2011**
11. Tee's Nails
12. Chiropractor
13. Subway
- Pad 1. Kaady Car Wash

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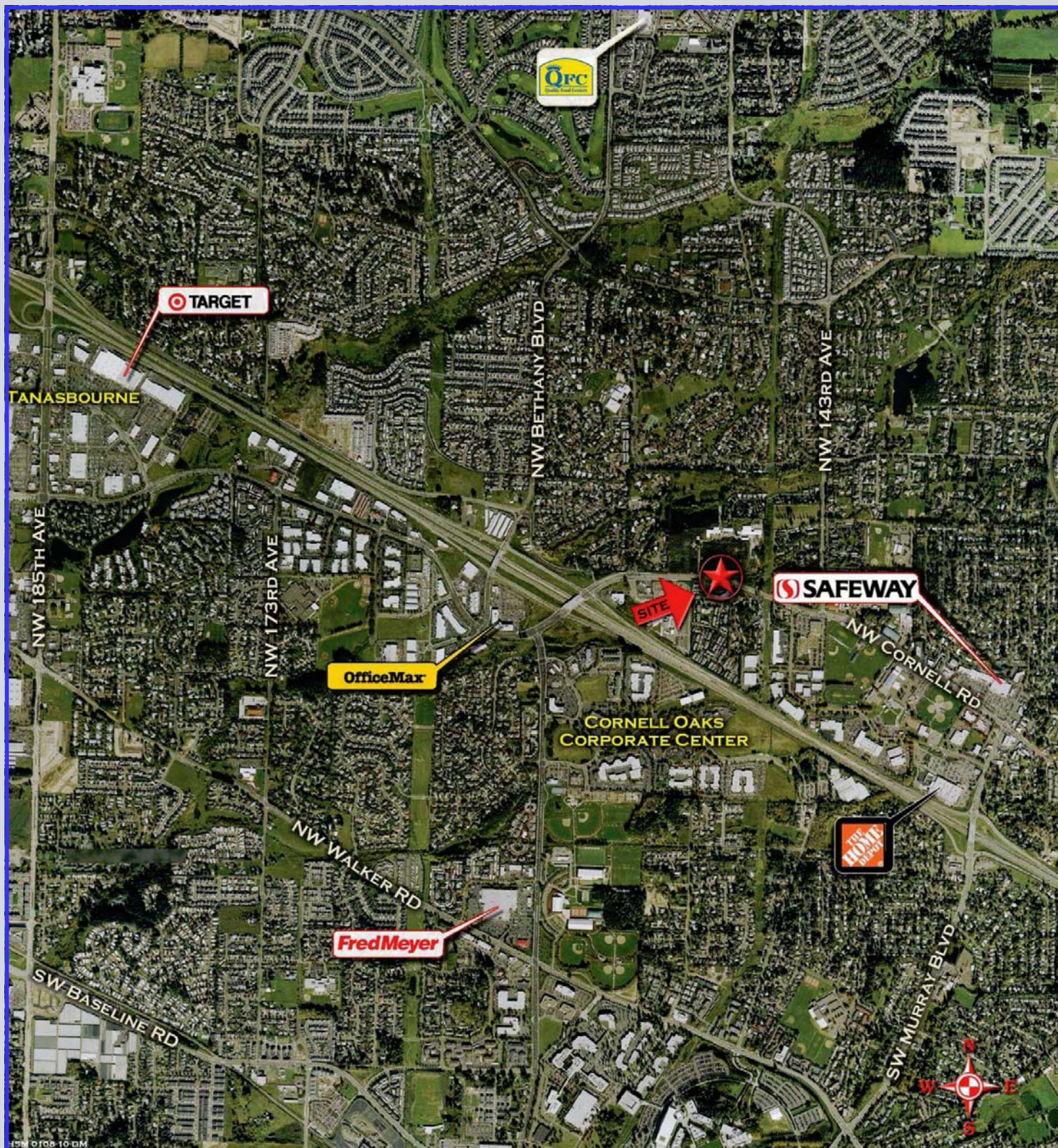
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# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Lat/Lon: 45.53133/-122.8302

## Oak Hills Village

### Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	13,958	119,320	258,179
	2015 Projected Population	14,573	128,567	278,492
	2000 Census Population	12,383	95,224	210,574
	1990 Census Population	8,889	57,636	142,842
	Historical Annual Growth 1990 to 2010	2.9%	5.4%	4.0%
	Projected Annual Growth 2010 to 2015	0.9%	1.5%	1.6%
HOUSEHOLDS	2010 Est. Households	5,299	45,405	97,378
	2015 Proj. Households	5,500	48,296	103,917
	2000 Census Households	4,883	37,697	82,231
	1990 Census Households	3,438	22,650	55,826
	Historical Annual Growth 1990 to 2010	2.7%	5.0%	3.7%
	Projected Annual Growth 2010 to 2015	0.8%	1.3%	1.3%
AGE	2010 Est. Population 0 to 9 Years	13.8%	14.8%	14.7%
	2010 Est. Population 10 to 19 Years	14.1%	13.2%	13.1%
	2010 Est. Population 20 to 29 Years	11.1%	13.3%	12.8%
	2010 Est. Population 30 to 44 Years	23.2%	24.2%	23.7%
	2010 Est. Population 45 to 59 Years	22.6%	20.8%	21.3%
	2010 Est. Population 60 to 74 Years	12.2%	10.6%	10.8%
	2010 Est. Population 75 Years Plus	3.0%	3.1%	3.7%
	2010 Est. Median Age	36.9	34.9	35.5
MARITAL STATUS & SEX	2010 Est. Male Population	50.5%	50.6%	50.2%
	2010 Est. Female Population	49.5%	49.4%	49.8%
	2010 Est. Never Married	26.2%	27.0%	26.3%
	2010 Est. Now Married	58.5%	57.4%	56.3%
	2010 Est. Separated or Divorced	12.4%	12.5%	13.7%
	2010 Est. Widowed	2.9%	3.1%	3.8%
INCOME	2010 Est. HH Income \$200,000 or More	9.0%	6.3%	5.1%
	2010 Est. HH Income \$150,000 to \$199,999	9.9%	7.0%	6.5%
	2010 Est. HH Income \$100,000 to \$149,999	17.9%	17.4%	16.6%
	2010 Est. HH Income \$75,000 to \$99,999	13.7%	13.8%	14.3%
	2010 Est. HH Income \$50,000 to \$74,999	16.7%	19.0%	20.0%
	2010 Est. HH Income \$35,000 to \$49,999	11.4%	12.3%	13.2%
	2010 Est. HH Income \$25,000 to \$34,999	9.0%	9.3%	9.2%
	2010 Est. HH Income \$15,000 to \$24,999	7.3%	8.1%	8.1%
	2010 Est. HH Income \$0 to \$14,999	5.1%	6.8%	7.0%
	2010 Est. Average Household Income	\$100,089	\$88,289	\$84,048
	2010 Est. Median HH Income	\$82,512	\$73,200	\$69,741
	2010 Est. Per Capita Income	\$38,181	\$33,853	\$32,076
	2010 Est. Number of Businesses	466	3,247	8,553
	2010 Est. Total Number of Employees	6,743	49,683	107,885

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### Portland, OR

RACE	2010 Est. White Population	79.6%	79.2%	81.8%
	2010 Est. Black Population	2.0%	2.6%	2.6%
	2010 Est. Asian & Pacific Islander	16.4%	15.5%	12.7%
	2010 Est. American Indian & Alaska Native	0.4%	0.6%	0.7%
	2010 Est. Other Races Population	1.6%	2.0%	2.3%
HISPANIC	2010 Est. Hispanic Population	1,326	14,434	35,106
	2010 Est. Hispanic Population Percent	9.5%	12.1%	13.6%
	2015 Proj. Hispanic Population Percent	11.7%	14.0%	15.4%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	9,334	78,468	171,164
	2010 Est. Elementary (0 to 8)	2.1%	3.1%	4.0%
	2010 Est. Some High School (9 to 11)	3.1%	3.7%	4.3%
	2010 Est. High School Graduate (12)	12.2%	15.5%	17.6%
	2010 Est. Some College (13 to 16)	21.0%	21.9%	22.8%
	2010 Est. Associate Degree Only	8.5%	8.1%	8.3%
	2010 Est. Bachelor Degree Only	30.3%	29.3%	26.9%
	2010 Est. Graduate Degree	22.9%	18.4%	16.2%
HOUSING	2010 Est. Total Housing Units	5,495	48,302	103,885
	2010 Est. Owner Occupied Percent	61.8%	56.4%	57.9%
	2010 Est. Renter Occupied Percent	34.6%	37.6%	35.8%
	2010 Est. Vacant Housing Percent	3.6%	6.0%	6.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.8%	5.5%	5.2%
	2000 Homes Built 1995 to 1998	15.9%	23.0%	18.3%
	2000 Homes Built 1990 to 1994	14.9%	13.7%	12.2%
	2000 Homes Built 1980 to 1989	22.9%	16.3%	16.2%
	2000 Homes Built 1970 to 1979	19.7%	21.7%	24.1%
	2000 Homes Built 1960 to 1969	19.4%	11.5%	12.5%
	2000 Homes Built 1950 to 1959	2.6%	5.0%	6.4%
	2000 Homes Built Before 1949	2.8%	3.3%	5.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.7%	0.1%	0.2%
	2000 Home Value \$500,000 to \$999,999	3.8%	3.8%	3.1%
	2000 Home Value \$400,000 to \$499,999	4.4%	4.9%	3.7%
	2000 Home Value \$300,000 to \$399,999	12.2%	11.6%	9.0%
	2000 Home Value \$200,000 to \$299,999	39.0%	32.2%	26.3%
	2000 Home Value \$150,000 to \$199,999	27.6%	30.0%	35.9%
	2000 Home Value \$100,000 to \$149,999	10.7%	14.9%	19.3%
	2000 Home Value \$50,000 to \$99,999	0.8%	1.9%	2.1%
	2000 Home Value \$25,000 to \$49,999	0.1%	0.5%	0.3%
	2000 Home Value \$0 to \$24,999	0.9%	0.2%	0.2%
	2000 Median Home Value	\$239,455	\$227,050	\$211,452
	2000 Median Rent	\$653	\$676	\$674

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	10,769	91,910	199,398
	2010 Est. Civilian Employed	62.1%	63.3%	63.2%
	2010 Est. Civilian Unemployed	10.1%	9.0%	9.0%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	27.8%	27.6%	27.8%
	2010 Labor Force: Males	50.2%	50.4%	49.9%
	2010 Labor Force: Females	49.8%	49.6%	50.1%
OCCUPATION	2000 Occupation: Population Age 16+	6,578	51,268	112,625
	2000 Mgmt, Business, & Financial Operations	18.2%	17.9%	17.2%
	2000 Professional & Related	30.7%	27.5%	25.7%
	2000 Service	9.3%	10.7%	11.7%
	2000 Sales and Office	25.0%	27.0%	26.8%
	2000 Farming, Fishing, and Forestry	0.8%	0.4%	0.4%
	2000 Construction, Extraction, & Maintenance	5.4%	5.6%	6.8%
	2000 Production, Transport, & Material Moving	10.6%	10.7%	11.4%
	2000 Percent White Collar Workers	73.8%	72.5%	69.7%
	2000 Percent Blue Collar Workers	26.2%	27.5%	30.3%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	74.0%	74.4%	74.6%
	2000 Drive to Work in Carpool	9.6%	10.0%	10.5%
	2000 Travel to Work by Public Transportation	6.9%	7.5%	7.2%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.1%
	2000 Walk or Bicycle to Work	3.4%	2.8%	2.4%
	2000 Other Means	0.4%	0.7%	0.7%
	2000 Work at Home	5.7%	4.4%	4.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	26.3%	27.0%	27.0%
	2000 Travel to Work in 15 to 29 Minutes	39.6%	42.5%	42.2%
	2000 Travel to Work in 30 to 59 Minutes	29.7%	26.1%	26.5%
	2000 Travel to Work in 60 Minutes or More	4.4%	4.3%	4.4%
	2000 Average Travel Time to Work	22.2	21.5	21.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$372 M	\$2.90 B	\$6.02 B
	2010 Est. Apparel	\$18.0 M	\$140 M	\$290 M
	2010 Est. Contributions & Gifts	\$26.7 M	\$198 M	\$404 M
	2010 Est. Education & Reading	\$11.5 M	\$85.9 M	\$175 M
	2010 Est. Entertainment	\$21.1 M	\$164 M	\$339 M
	2010 Est. Food, Beverages & Tobacco	\$57.2 M	\$452 M	\$942 M
	2010 Est. Furnishings & Equipment	\$17.0 M	\$131 M	\$271 M
	2010 Est. Health Care & Insurance	\$25.6 M	\$201 M	\$420 M
	2010 Est. Household Operations & Shelter & Utilities	\$112 M	\$869 M	\$1.80 B
	2010 Est. Miscellaneous Expenses	\$5.99 M	\$47.3 M	\$98.6 M
	2010 Est. Personal Care	\$5.34 M	\$41.8 M	\$86.9 M
	2010 Est. Transportation	\$72.5 M	\$573 M	\$1.19 B

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