

CORNELL SQUARE

2404 NE CORNELL ROAD • HILLSBORO • OR



PROPERTY HIGHLIGHTS

- 825, 1,350 SF & 1,462 SF (can be combined for 2,812 SF)
- Located on high traffic corridor
- Great strip retail opportunity

SURROUNDING TENANTS:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	16,401	87,614	166,510
2017 AVG. HH INCOME	\$73,258	\$84,042	\$82,337
2017 DAYTIME POPULATION	1,910	41,281	65,723

CONTACT



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www.hsmacific.com

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TENANT BREAKDOWN

Tenant
Little Caesars
Style Master
Sushi Maki
Sushi Maki
Herb A Life
Vacant 825 SF
Kokiyo Teriyaki
India Palace
Laguaquito
Tattoo Parlor
Laundromat
Metro PCS
Martial Arts
McGuffey's Pub
Thai Princess
Richard's Deli
Vacant 1,462 SF
Vacant 1,350 SF
Liberty Tax
Vern Fonk Insurance
7-11

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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5306/-122.9579

RF1

2404 NE Cornell Rd Hillsboro, OR		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	16,401	87,614	166,510
	2022 Projected Population	17,869	95,794	182,159
	2010 Census Population	15,407	78,510	147,018
	2000 Census Population	14,094	61,509	119,886
	Projected Annual Growth 2017 to 2022	1.8%	1.9%	1.9%
	Historical Annual Growth 2000 to 2017	1.0%	2.5%	2.3%
	HOUSEHOLDS	2017 Estimated Households	5,251	30,627
2022 Projected Households		5,621	32,875	64,793
2010 Census Households		4,977	27,289	53,030
2000 Census Households		4,555	20,708	42,705
Projected Annual Growth 2017 to 2022		1.4%	1.5%	1.5%
Historical Annual Growth 2000 to 2017		0.9%	2.8%	2.4%
AGE		2017 Est. Population Under 10 Years	15.4%	14.4%
	2017 Est. Population 10 to 19 Years	14.9%	13.9%	13.4%
	2017 Est. Population 20 to 29 Years	12.9%	13.4%	14.6%
	2017 Est. Population 30 to 44 Years	22.2%	24.2%	23.9%
	2017 Est. Population 45 to 59 Years	18.0%	18.3%	18.3%
	2017 Est. Population 60 to 74 Years	11.7%	11.7%	11.8%
	2017 Est. Population 75 Years or Over	4.8%	4.3%	4.2%
	2017 Est. Median Age	34.0	34.2	34.3
MARITAL STATUS & GENDER	2017 Est. Male Population	50.2%	50.5%	50.0%
	2017 Est. Female Population	49.8%	49.5%	50.0%
	2017 Est. Never Married	31.8%	29.1%	30.9%
	2017 Est. Now Married	46.3%	50.7%	48.8%
	2017 Est. Separated or Divorced	18.4%	16.6%	16.5%
	2017 Est. Widowed	3.6%	3.6%	3.8%
	INCOME	2017 Est. HH Income \$200,000 or More	3.9%	6.8%
2017 Est. HH Income \$150,000 to \$199,999		6.4%	7.8%	7.3%
2017 Est. HH Income \$100,000 to \$149,999		18.2%	20.3%	18.6%
2017 Est. HH Income \$75,000 to \$99,999		16.7%	16.5%	16.8%
2017 Est. HH Income \$50,000 to \$74,999		20.9%	18.5%	19.6%
2017 Est. HH Income \$35,000 to \$49,999		11.7%	9.3%	10.7%
2017 Est. HH Income \$25,000 to \$34,999		7.9%	6.7%	7.6%
2017 Est. HH Income \$15,000 to \$24,999		9.0%	7.2%	6.7%
2017 Est. HH Income Under \$15,000		5.3%	6.9%	6.2%
2017 Est. Average Household Income		\$73,258	\$84,042	\$82,337
2017 Est. Median Household Income		\$68,903	\$78,232	\$75,871
2017 Est. Per Capita Income		\$23,573	\$29,624	\$29,999
2017 Est. Total Businesses		286	3,005	5,282
2017 Est. Total Employees	1,910	41,281	65,723	

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Hillsboro, OR

		1 Mile	3 Miles	5 Miles
RACE	2017 Est. White	72.6%	72.5%	71.2%
	2017 Est. Black	1.5%	1.9%	2.4%
	2017 Est. Asian or Pacific Islander	3.8%	9.1%	10.5%
	2017 Est. American Indian or Alaska Native	1.3%	1.0%	0.9%
	2017 Est. Other Races	20.9%	15.5%	15.1%
HISPANIC	2017 Est. Hispanic Population	6,199	21,717	36,863
	2017 Est. Hispanic Population	37.8%	24.8%	22.1%
	2022 Proj. Hispanic Population	40.7%	26.7%	23.8%
	2010 Hispanic Population	35.3%	23.7%	21.6%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	10,378	57,474	110,029
	2017 Est. Elementary (Grade Level 0 to 8)	11.8%	5.9%	5.4%
	2017 Est. Some High School (Grade Level 9 to 11)	9.2%	6.5%	6.2%
	2017 Est. High School Graduate	22.5%	21.1%	20.6%
	2017 Est. Some College	21.1%	21.7%	22.6%
	2017 Est. Associate Degree Only	8.6%	9.5%	9.5%
	2017 Est. Bachelor Degree Only	19.1%	22.2%	22.8%
	2017 Est. Graduate Degree	7.7%	13.1%	12.9%
HOUSING	2017 Est. Total Housing Units	5,356	31,367	61,808
	2017 Est. Owner-Occupied	57.0%	59.7%	56.2%
	2017 Est. Renter-Occupied	41.1%	38.0%	41.4%
	2017 Est. Vacant Housing	2.0%	2.4%	2.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.5%	0.8%
	2010 Homes Built 2000 to 2004	15.3%	25.7%	24.2%
	2010 Homes Built 1990 to 1999	17.0%	29.7%	30.5%
	2010 Homes Built 1980 to 1989	13.4%	12.9%	13.9%
	2010 Homes Built 1970 to 1979	33.9%	21.1%	23.0%
	2010 Homes Built 1960 to 1969	10.2%	8.4%	8.2%
	2010 Homes Built 1950 to 1959	8.8%	5.3%	4.8%
2010 Homes Built Before 1949	4.9%	5.5%	4.7%	
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.5%	0.6%
	2010 Home Value \$500,000 to \$999,999	5.6%	7.2%	7.7%
	2010 Home Value \$400,000 to \$499,999	6.8%	12.0%	11.3%
	2010 Home Value \$300,000 to \$399,999	25.0%	28.1%	26.8%
	2010 Home Value \$200,000 to \$299,999	51.1%	43.4%	46.1%
	2010 Home Value \$150,000 to \$199,999	11.7%	9.9%	9.9%
	2010 Home Value \$100,000 to \$149,999	1.7%	3.3%	3.2%
	2010 Home Value \$50,000 to \$99,999	0.8%	1.1%	1.6%
	2010 Home Value \$25,000 to \$49,999	0.9%	0.7%	1.3%
	2010 Home Value Under \$25,000	0.8%	1.4%	1.7%
	2010 Median Home Value	\$269,787	\$289,378	\$286,883
	2010 Median Rent	\$945	\$1,049	\$1,035

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	12,333	67,386	129,738
	2017 Est. Civilian Employed	67.0%	65.0%	66.4%
	2017 Est. Civilian Unemployed	3.7%	3.0%	3.1%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	29.3%	32.1%	30.5%
	2017 Labor Force Males	49.4%	50.0%	49.5%
	2017 Labor Force Females	50.6%	50.0%	50.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	8,264	43,776	86,118
	2010 Mgmt, Business, & Financial Operations	12.7%	16.2%	16.1%
	2010 Professional, Related	18.3%	25.9%	25.2%
	2010 Service	24.7%	18.4%	19.0%
	2010 Sales, Office	19.5%	19.8%	21.1%
	2010 Farming, Fishing, Forestry	2.5%	1.6%	1.6%
	2010 Construction, Extraction, Maintenance	8.3%	6.5%	6.0%
	2010 Production, Transport, Material Moving	14.0%	11.5%	11.0%
	2010 White Collar Workers	50.5%	61.9%	62.4%
	2010 Blue Collar Workers	49.5%	38.1%	37.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	71.5%	71.1%	71.8%
	2010 Drive to Work in Carpool	8.7%	10.5%	10.6%
	2010 Travel to Work by Public Transportation	9.5%	7.1%	7.6%
	2010 Drive to Work on Motorcycle	0.1%	0.3%	0.3%
	2010 Walk or Bicycle to Work	4.1%	4.4%	4.0%
	2010 Other Means	0.3%	0.6%	0.7%
	2010 Work at Home	5.8%	6.0%	5.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	27.9%	27.7%	27.3%
	2010 Travel to Work in 15 to 29 Minutes	35.2%	33.5%	35.7%
	2010 Travel to Work in 30 to 59 Minutes	26.7%	28.6%	30.4%
	2010 Travel to Work in 60 Minutes or More	7.5%	7.4%	6.9%
	2010 Average Travel Time to Work	20.3	20.9	21.7
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$298 M	\$1.91 B	\$3.71 B
	2017 Est. Apparel	\$10.5 M	\$67.4 M	\$131 M
	2017 Est. Contributions, Gifts	\$19.9 M	\$135 M	\$260 M
	2017 Est. Education, Reading	\$11.7 M	\$79.4 M	\$152 M
	2017 Est. Entertainment	\$16.8 M	\$108 M	\$210 M
	2017 Est. Food, Beverages, Tobacco	\$45.8 M	\$289 M	\$562 M
	2017 Est. Furnishings, Equipment	\$10.4 M	\$67.4 M	\$131 M
	2017 Est. Health Care, Insurance	\$25.7 M	\$162 M	\$317 M
	2017 Est. Household Operations, Shelter, Utilities	\$92.2 M	\$591 M	\$1.15 B
	2017 Est. Miscellaneous Expenses	\$4.36 M	\$27.7 M	\$54.1 M
	2017 Est. Personal Care	\$3.89 M	\$24.9 M	\$48.3 M
2017 Est. Transportation	\$57.2 M	\$361 M	\$703 M	

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