

CASCADE STATION

9721 NE CASCADES PARKWAY, PORTLAND, OREGON

FOR LEASE



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ABOUT CASCADE STATION



Cascade Station, the highly publicized and vibrant mixed-use development at the gateway to Portland International Airport (PDX) and located on the MAX light rail line, just west of I-205 & Airport Way. The 120-acre site yields 800,000 square feet of retail space, 1.2 million square feet of office space, and over 4,000 hotel rooms in the immediate trade area.

Providing the retail component of this large scale development, Cascade Station Shopping Center is shadow-anchored by IKEA and anchored by Target, Best Buy, Nordstrom Rack, HomeGoods, Marshall's, Petsmart, and Ross, and contains a dozen specialty eateries and restaurants, including Red Robin, Buffalo Wild Wings, Famous Daves, Starbucks and many more.

The project benefits from no sales tax in Oregon and proximity to Washington State. Due to this, the project has many top performing stores in the State of Oregon and chainwide.

In addition to drawing from the majority of Oregon due to the one and only IKEA in the State of Oregon, Cascade Station Shopping Center also draws from the largest Counties in neighboring Washington State, as well.

Cascade Station Shopping Center is visible from both Airport Way & I-205, which has traffic counts of 150,700 vehicles per day.

Major employers in the immediate area include: the Portland International Airport, Access Money (300 employees), Vertis Newspaper and Retail Services (250 employees), Dannrt Inc. (250 employees), Costco (200 employees), and the FBI Headquarters (200 employees).



SITE PLAN



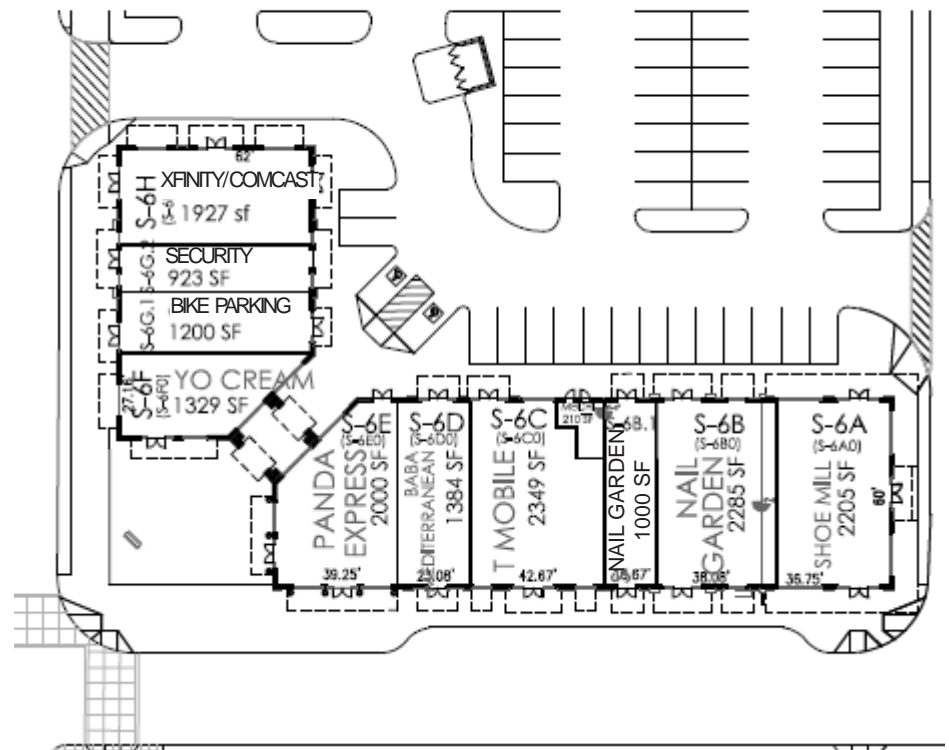
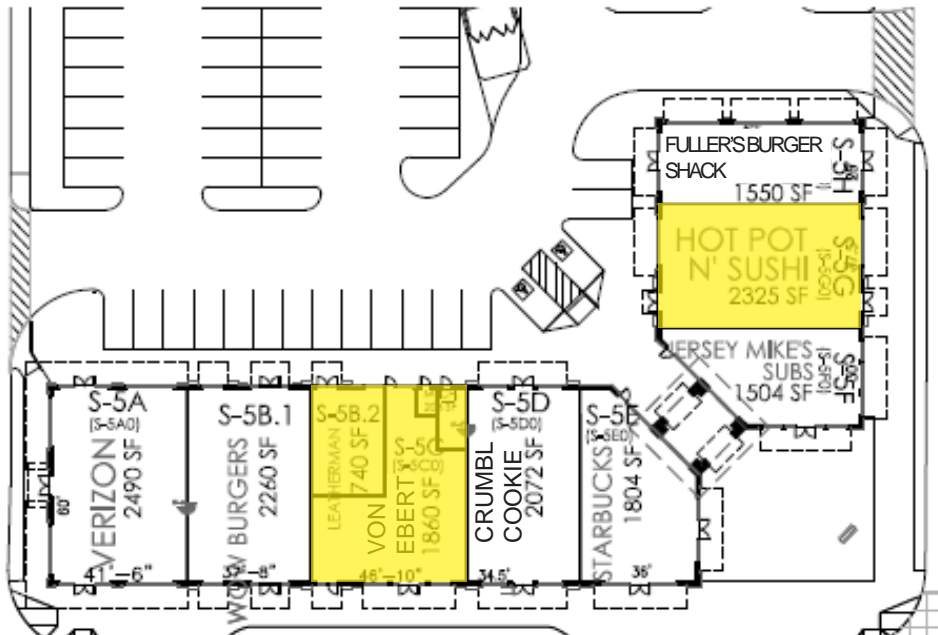
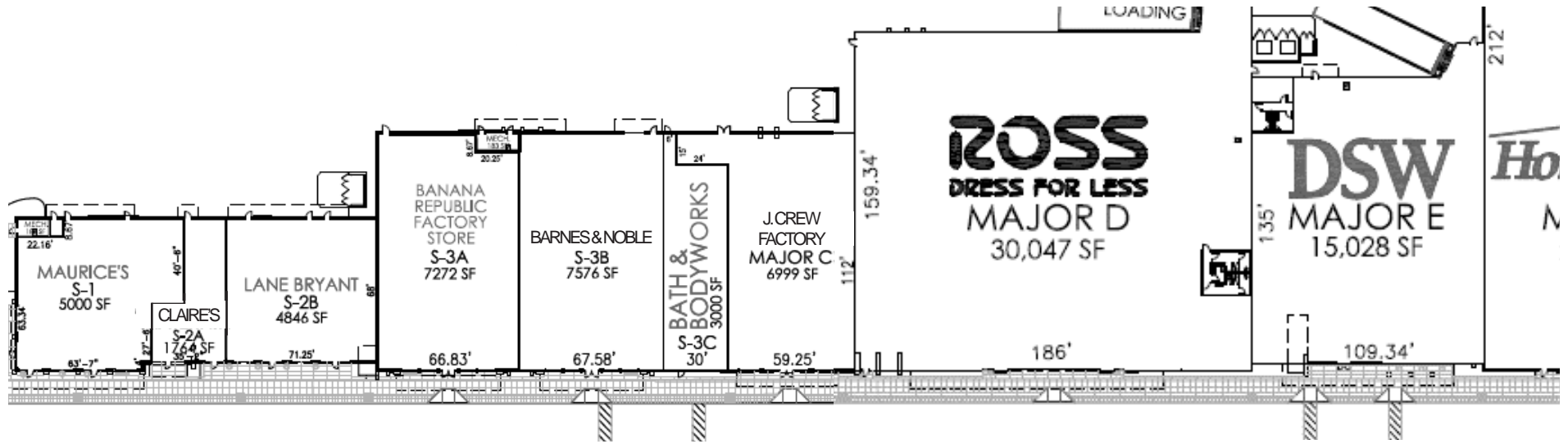
Suite	Tenant	SF
MA-01	Mattress Firm	4,056
MA-02	Petsmart	21,339
MB-00	Best Buy	45,000
S-100	Maurice's	5,000
S-2A0	Claire's	1,764
S-2B0	Lane Bryant	4,846
S-3A0	Banana Republic	7,272
S-3B0	Barnes & Noble	7,576
S-3C0	Bath & Body Works	3,000
MC-00	J Crew Factory	6,999
MD-00	Ross Dress for Less	30,047
ME-00	DSW	15,028
MF-00	HomeGoods	27,869

MG-00	Nordstrom Rack	28,330
MG-01	ULTA	12,367
MH-00	Old Navy	20,388
MK-00	Marshalls	29,850
ML-00	Golf Galaxy	16,062
S-7B0	Carhartt	4,004
S-7A0	Morgan Jewelers	1,810
S-6A0	Shoe Mill	2,205
S-6B0	Nail Garden	2,285
S-6B1	Nail Garden	1,000
S-6C0	T-Mobile	2,349
S-6D0	Baba's Mediterranean	1,384
S-6E0	Panda Express	2,000
S-6F0	EZ Freezy	1,329

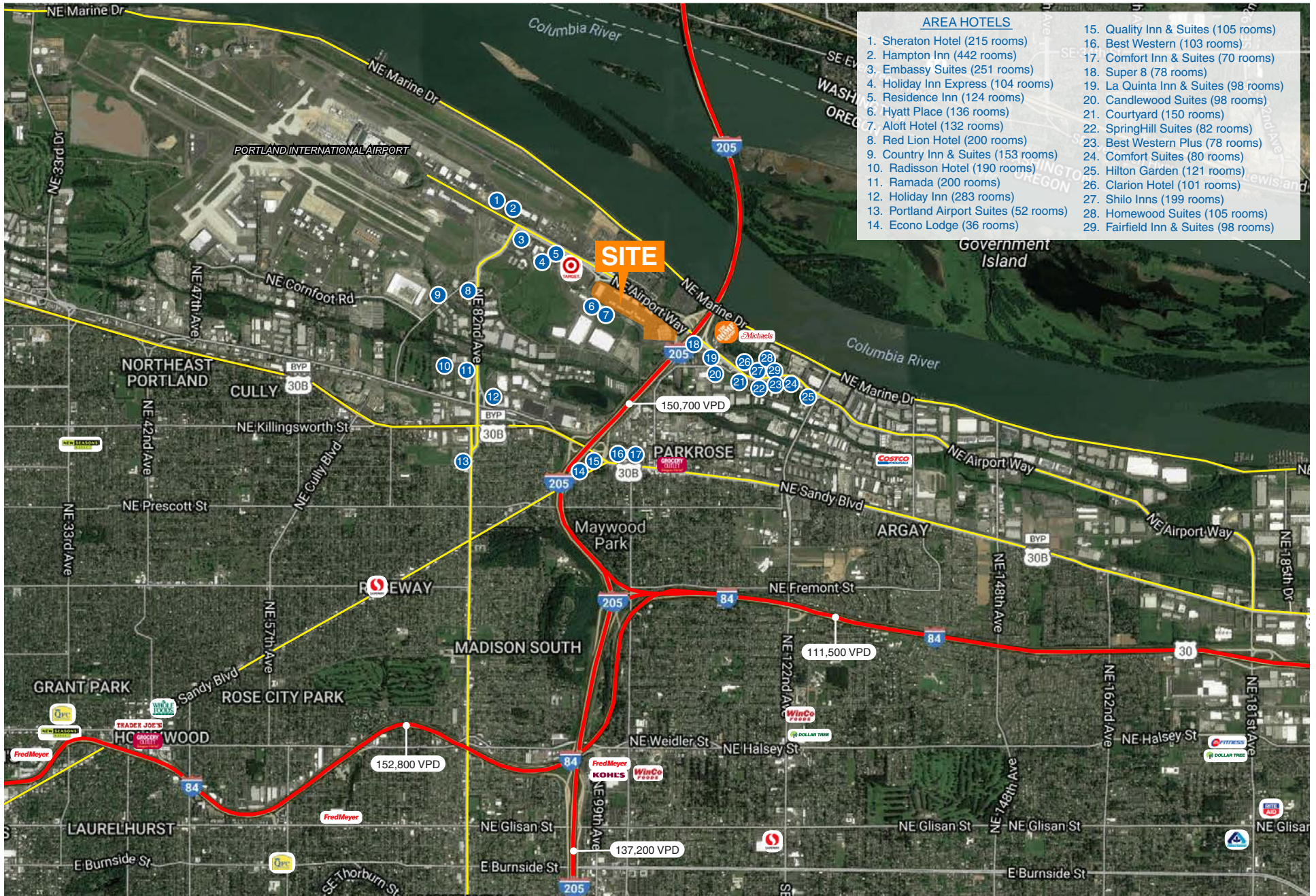
S-6G1	Bike Parking	1,200
S-6G2	Security Office	923
S-6H0	XFINITY / COMCAST	1,927
S-5H0	Fuller's Burger Shack	1,550
S-5G0	Available	2,325
S-5F0	Jersey Mike's	1,504
S-5E0	Starbucks Coffee	1,804
S-5D0	Crumb! Cookies	2,072
S-5C0	Available	1,860
S-5B2	Available	740
S-5B1	Cha Cha Cha	2,260
S-5A0	Verizon	2,490
S-4E0	AT&T	2,000
S-4B0	ARIAT	4,580

S-4BA	Lenscrafters	2,208
S-4BB	Lenscrafters	1,472
S-4A0	Red Robin	6,114
PD-2A	Parkstone Grill	3,769
PD-2B	PDX Liquor & Wine	3,200
PD-01	Famous Dave's	7,118
PD-4C	IHOP	5,518
PD-4B	Columbia River Surgery	5,919
PD-4A	Buffalo Wild Wings	6,572
PD-42A	Right! Systems	4,512
PD-42B	Columbia River Surgery	1,580
PD-42C	Available (Office)	3,152
PD-42D	England Logistics	4,456
PD-42E	Available (Office)	5,995

AVAILABLE SPACE



TRADE AREA AERIAL



DEMOGRAPHICS

	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Population	18,901	73,148	319,881	1,137,608
Population Growth 5yr Projection (% / #)	+ 0.6% / 526	+ 0.9% / 3,236	+ 1.0% / 16,096	+ 1.0% / 59,529
Households	7,059	29,154	129,012	466,514
Household Growth 5yr Projection %	+ 1.2%	+ 1.3%	+ 1.3%	+ 1.2%
Median Age	36.9	39.9	38.5	37.0
Average Household Income	\$73,905	\$82,119	\$93,009	\$90,338
Median Household Income	\$59,834	\$66,186	\$71,963	\$70,075
Any College +	64.7%	69.9%	72.2%	71.7%
Total Employees	28,861	45,038	155,403	639,597

Demographic Source: Applied Geographic Solutions/TIGER Geography ©, Sites USA

