



FOR LEASE



CORNELIUS COMMERCIAL PADS

Build-to-Suit or Ground Lease Opportunities in Cornelius, OR
± 1.86 AC (1.39 AC Net) Commercial Land | Call for Details

NE Corner of E. Baseline St & N. Davis St, Cornelius, OR 97113

- Within Mixed-Use Master Plan and Adjacent to Fred Meyer
- Drive-Thru Opportunity plus BTS Retail
- High-Visibility Location on Arterial | Ideal Location Directly on E. Baseline / Tualatin Valley Highway – ±26.2k ADTV*
- Proximity to Big Box Destination Retail
- At Signalized Corner and the Eastern Ingress / Egress Driveway to Fred Meyer

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025

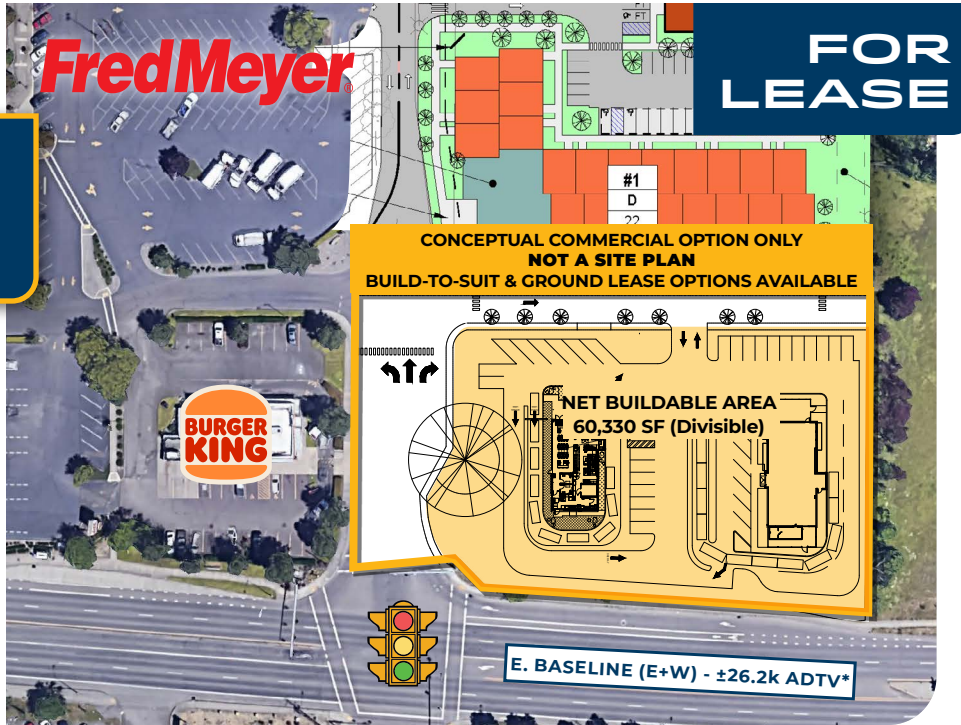
NICHOLAS G. DIAMOND
Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

MICHELLE D. ROZAKIS
Principal Broker | Licensed in OR
503-222-1195 | mrozakis@capacitycommercial.com

RILEY M. HENDERSON, MRED
Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS	
Address	NE Corner of E. Baseline St & N. Davis St, Cornelius, OR 97113
Total Available Space	± 1.86 AC (1.39 AC Net)
Gross Site Area	± 81,180 SF
Net Buildable Area	± 60,330 SF (Conceptual) (Divisible)
Lease Rate	Call for Details
Use Type	Retail, Service, Restaurant

Nearby Highlights

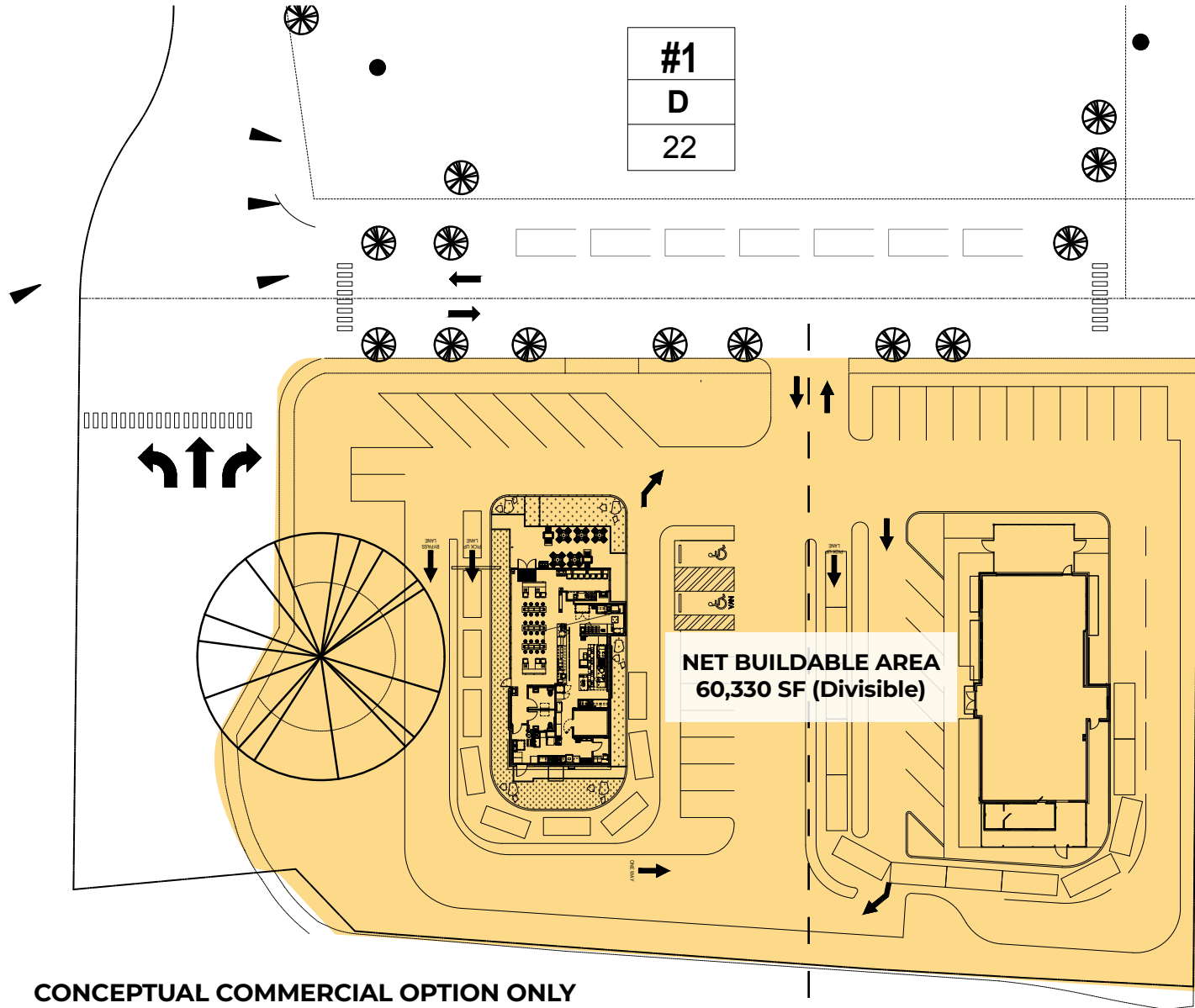
- Fred Meyer
- Burger King
- Panda Express
- AT&T
- Walgreens
- Starbucks
- Sonic
- Great Clips
- Campbell Car Wash
- Cornelius 10 Cinemas
- The Human Bean
- Dutch Bros Coffee
- Mattress World
- Fresh Sushi Bar





CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN

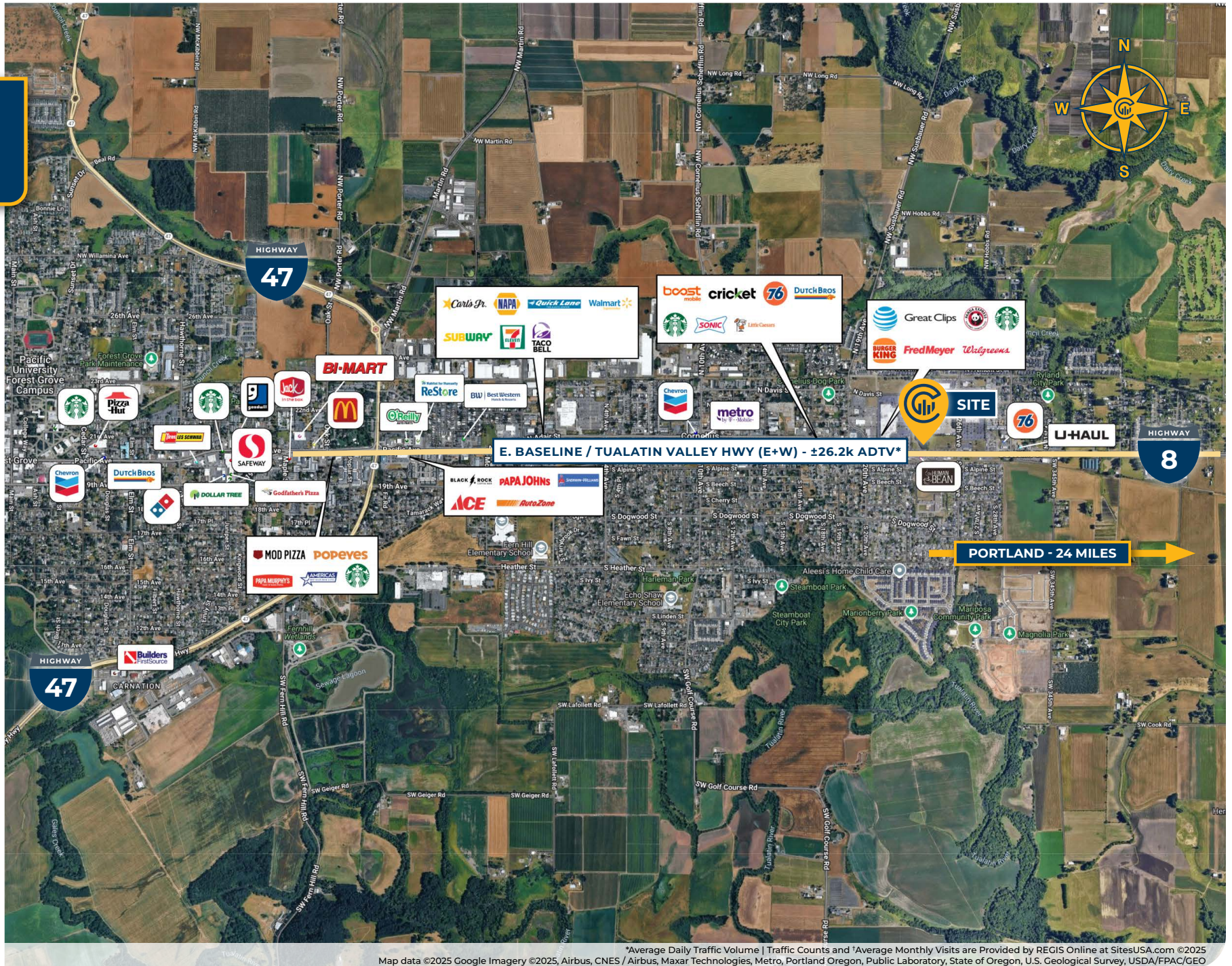


**CONCEPTUAL COMMERCIAL OPTION ONLY
NOT A SITE PLAN
BUILD-TO-SUIT & GROUND LEASE OPTIONS AVAILABLE**

E. BASELINE / TUALATIN VALLEY HWY (E+W) - ±26.2k ADTV*



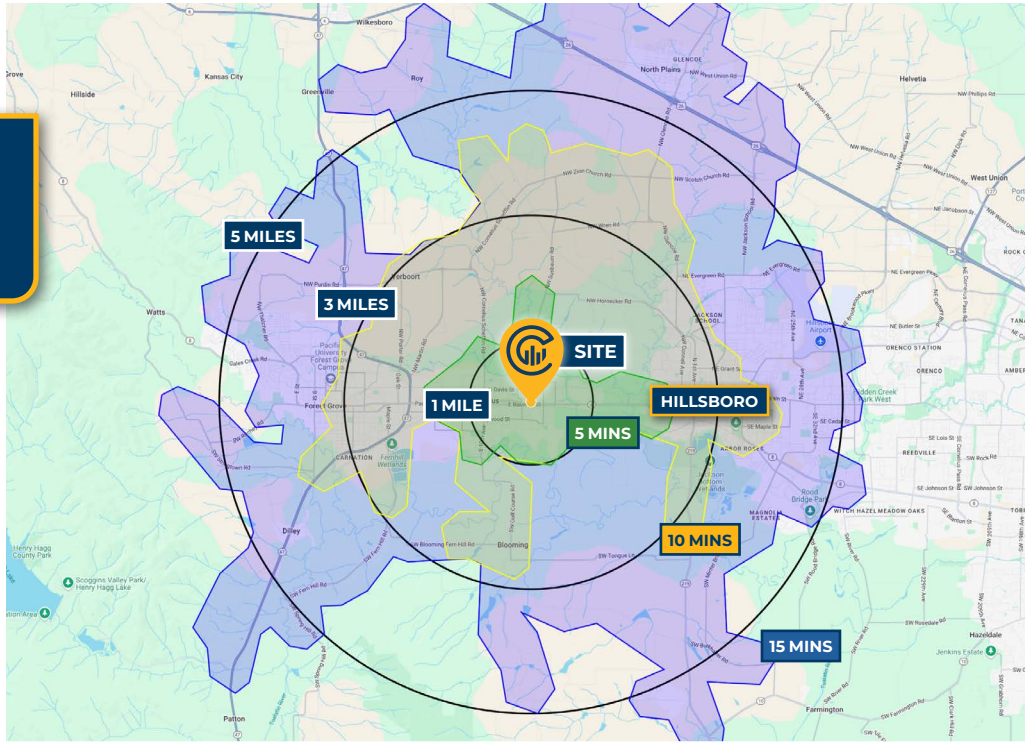
LOCAL AERIAL MAP



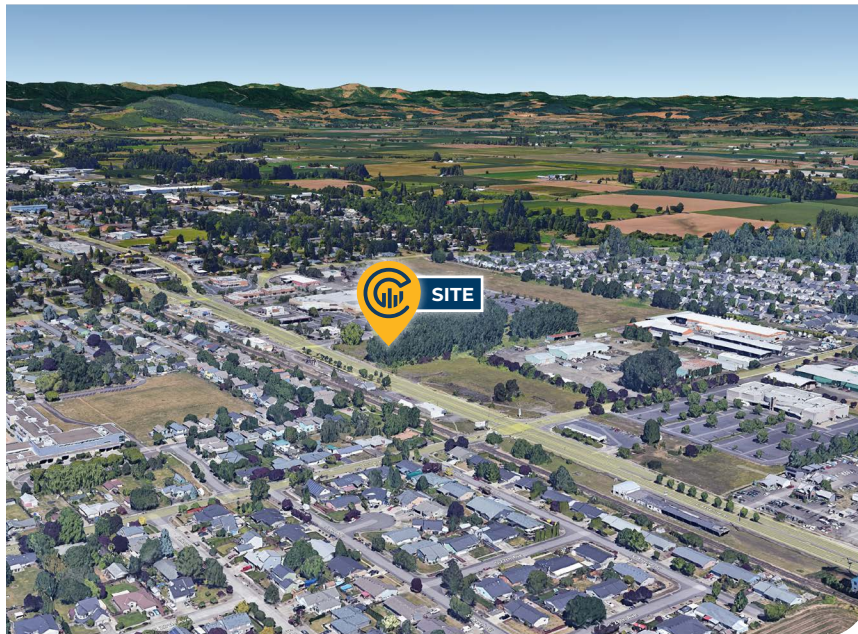
*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
 Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



77

Walk Score®
"Very Walkable"



79

Bike Score®
"Very Bikeable"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	12,456	37,862	92,112
2029 Projected Population	14,417	40,115	93,108
2020 Census Population	10,551	35,813	90,902
2010 Census Population	9,787	32,769	84,393
Projected Annual Growth 2024 to 2029	3.1%	1.2%	0.2%
Historical Annual Growth 2010 to 2024	1.9%	1.1%	0.7%
Households & Income			
2024 Estimated Households	3,879	12,975	31,747
2024 Est. Average HH Income	\$127,980	\$112,566	\$119,429
2024 Est. Median HH Income	\$99,807	\$87,988	\$96,718
2024 Est. Per Capita Income	\$39,938	\$38,772	\$41,376
Businesses			
2024 Est. Total Businesses	243	1,607	3,222
2024 Est. Total Employees	1,528	13,453	26,300

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR
503-222-1195 | mrozakis@capacitycommercial.com

RILEY M. HENDERSON, MRED

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

CORNELIUS COMMERCIAL PADS