



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  
± 1,000 - 5,000 SF Available | ± 2,000 - 3,500 SF Drive Thru

### 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

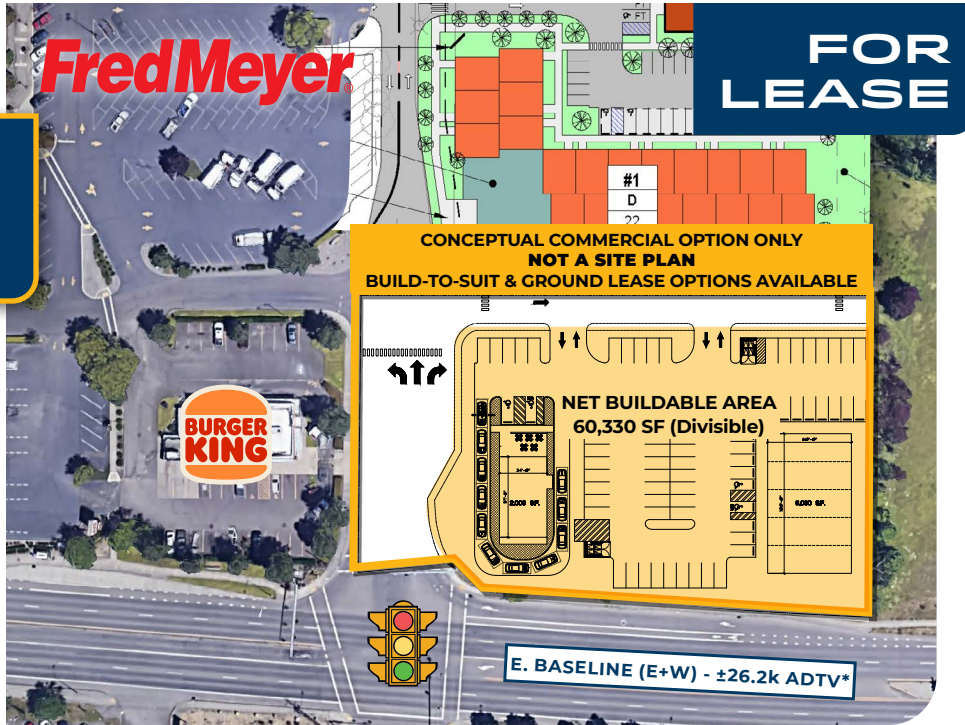
Principal Broker | Licensed in OR  
503-222-1195 | mrozakis@capacitycommercial.com

### 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)
Proposed Building Size	± 1,000 - 5,000 SF   Drive Thru Available
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

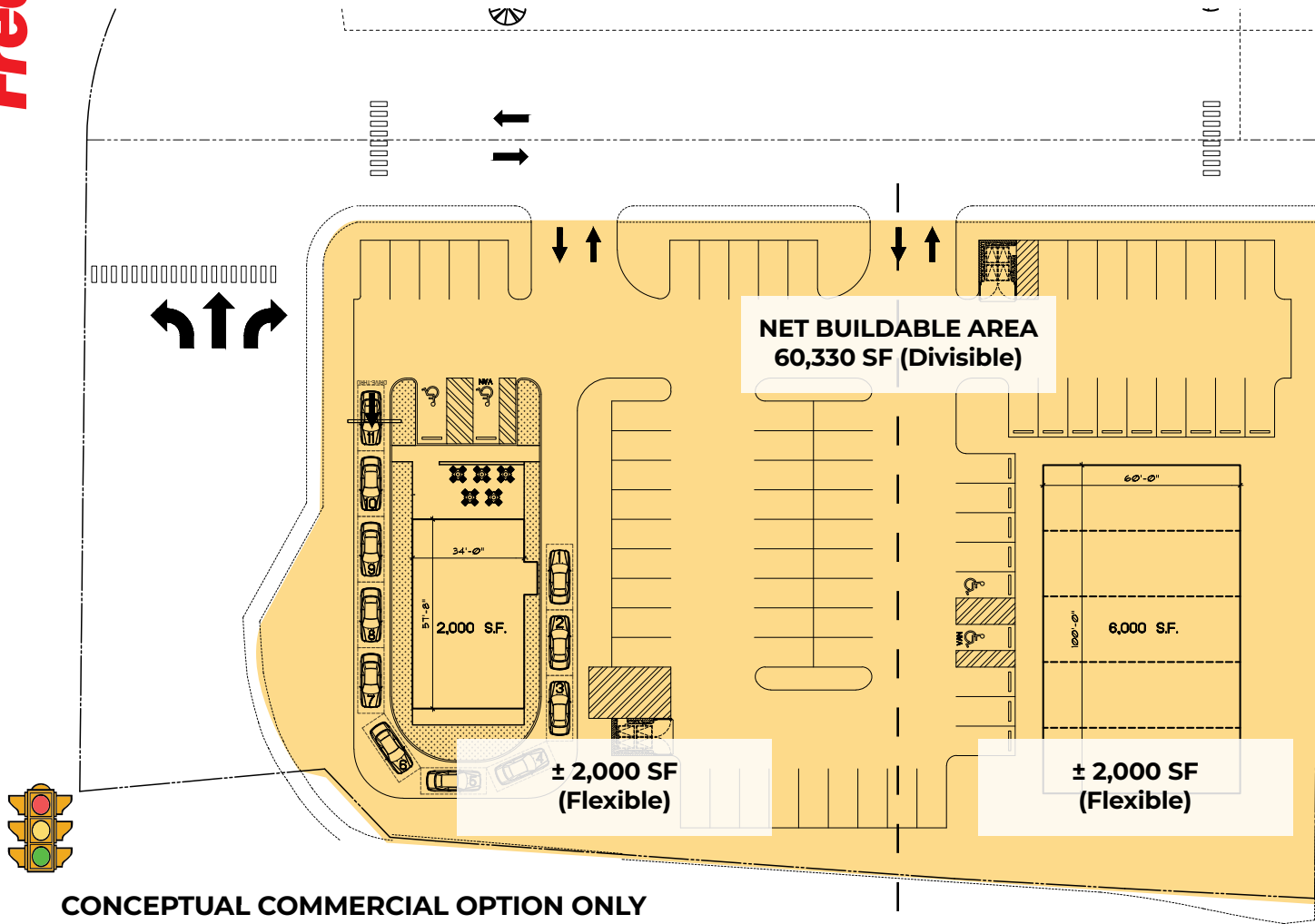




CONCEPTUAL SITE PLAN

FredMeyer®

CONCEPTUAL SITE PLAN

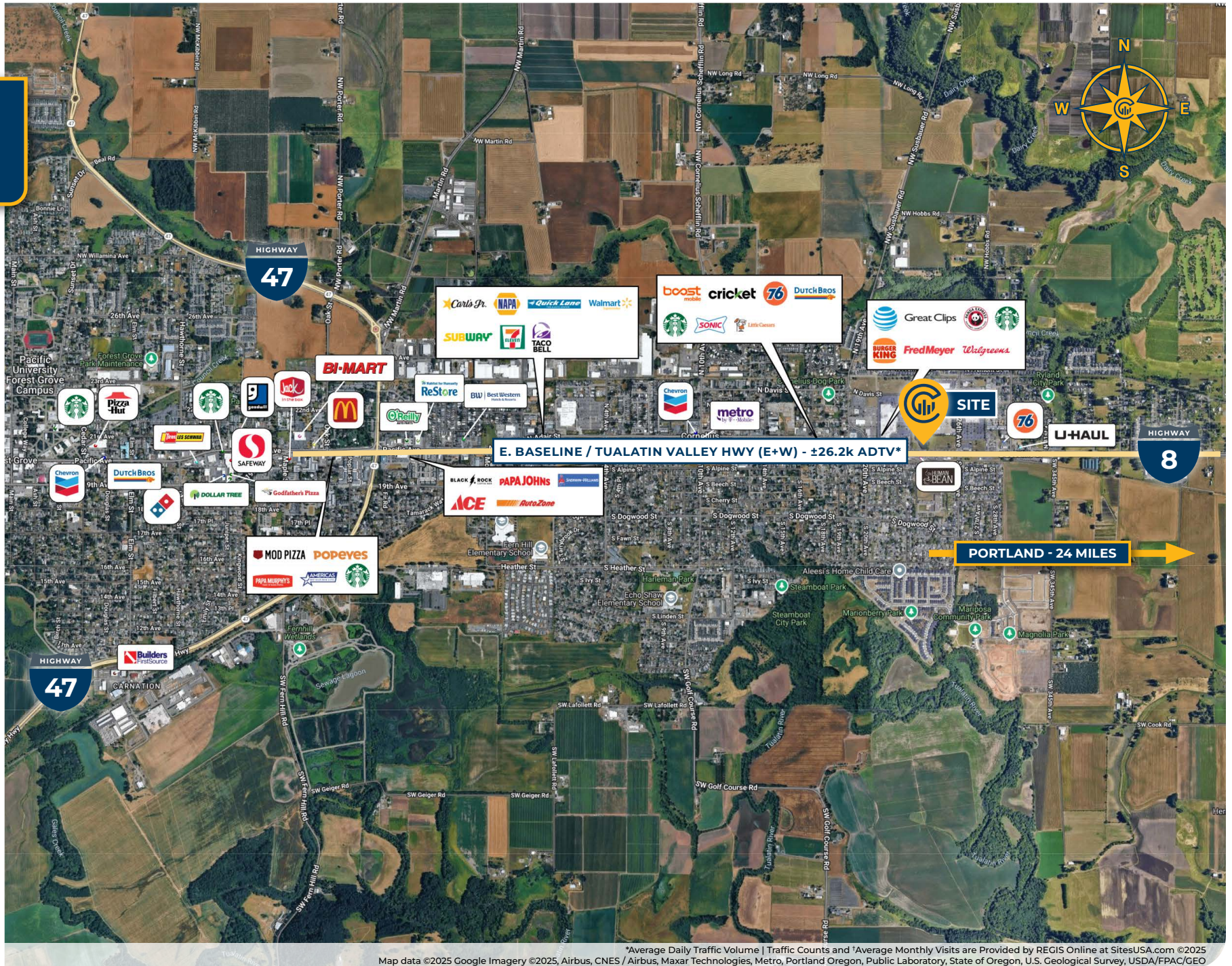


CONCEPTUAL COMMERCIAL OPTION ONLY  
**NOT A SITE PLAN**  
 BUILD-TO-SUIT & GROUND LEASE OPTIONS AVAILABLE

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



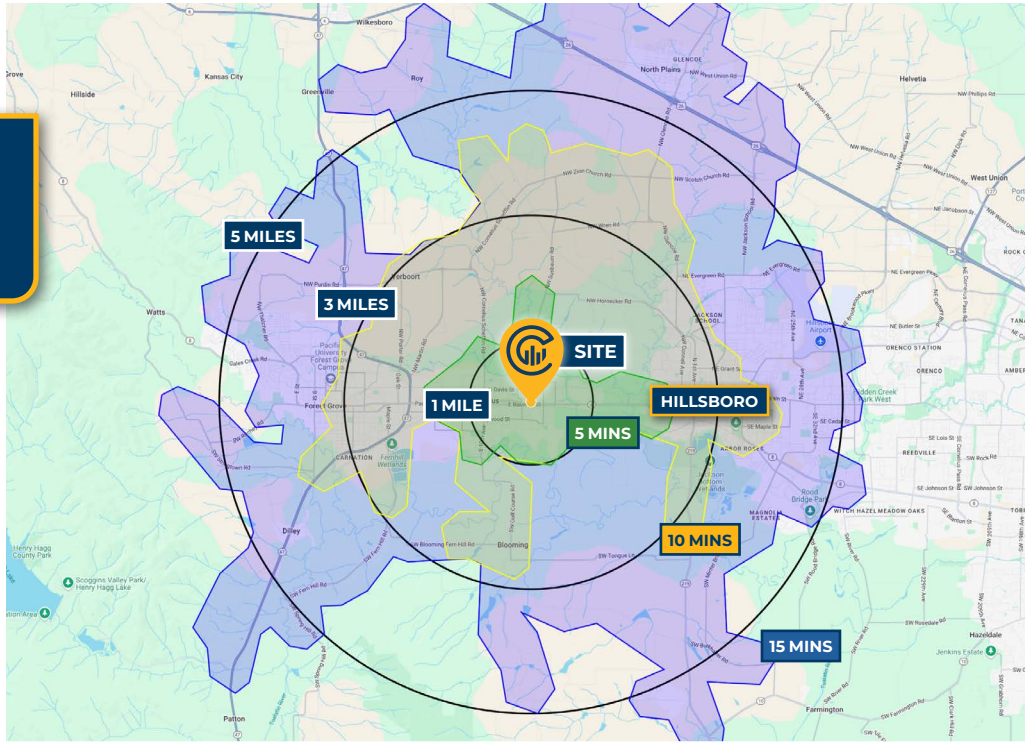
# LOCAL AERIAL MAP



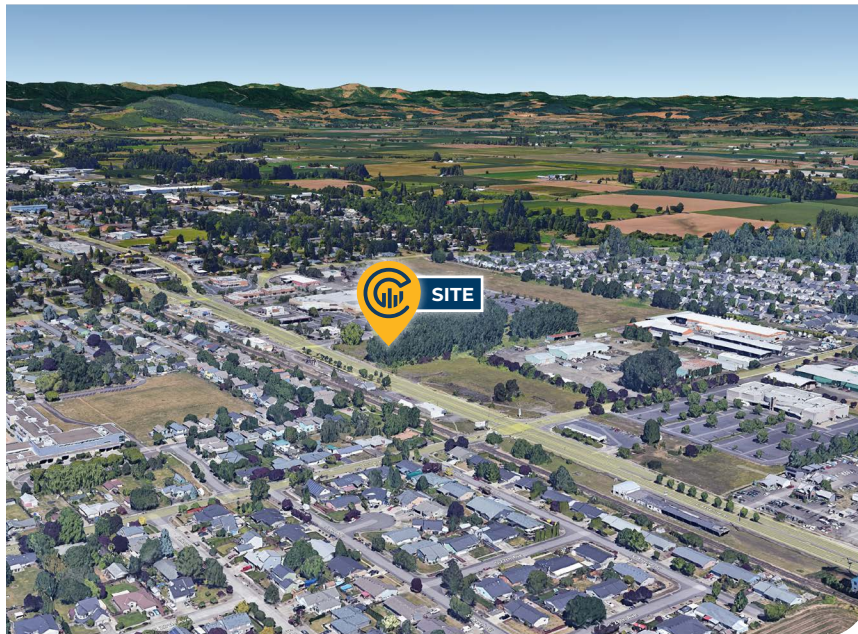
\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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# DRIVE TIMES & DEMOGRAPHICS



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**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%
<b>Households &amp; Income</b>			
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
<b>Businesses</b>			
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

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