

SALE^{OR}LEASE

URBAN
WORKS



SALE / GROUND LEASE / BUILD-TO-SUIT

2.32 ACRES

STRONG TRAFFIC COUNTS

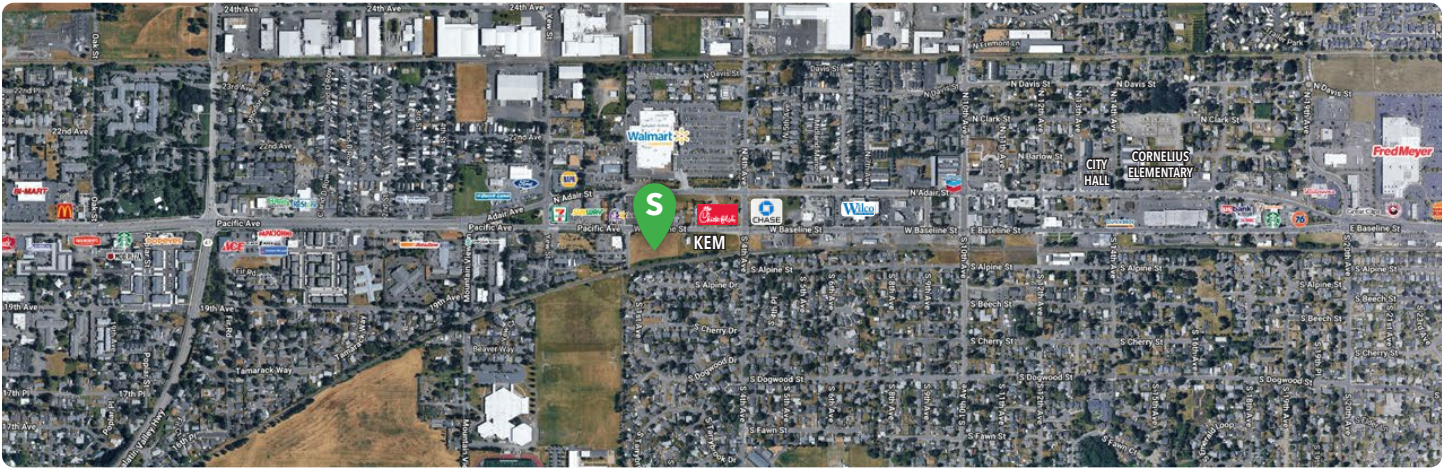
SHADOW ANCHORED BY WAL-MART

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SUMMARY



Address | W Baseline St & S 1st Ave
Cornelius, OR

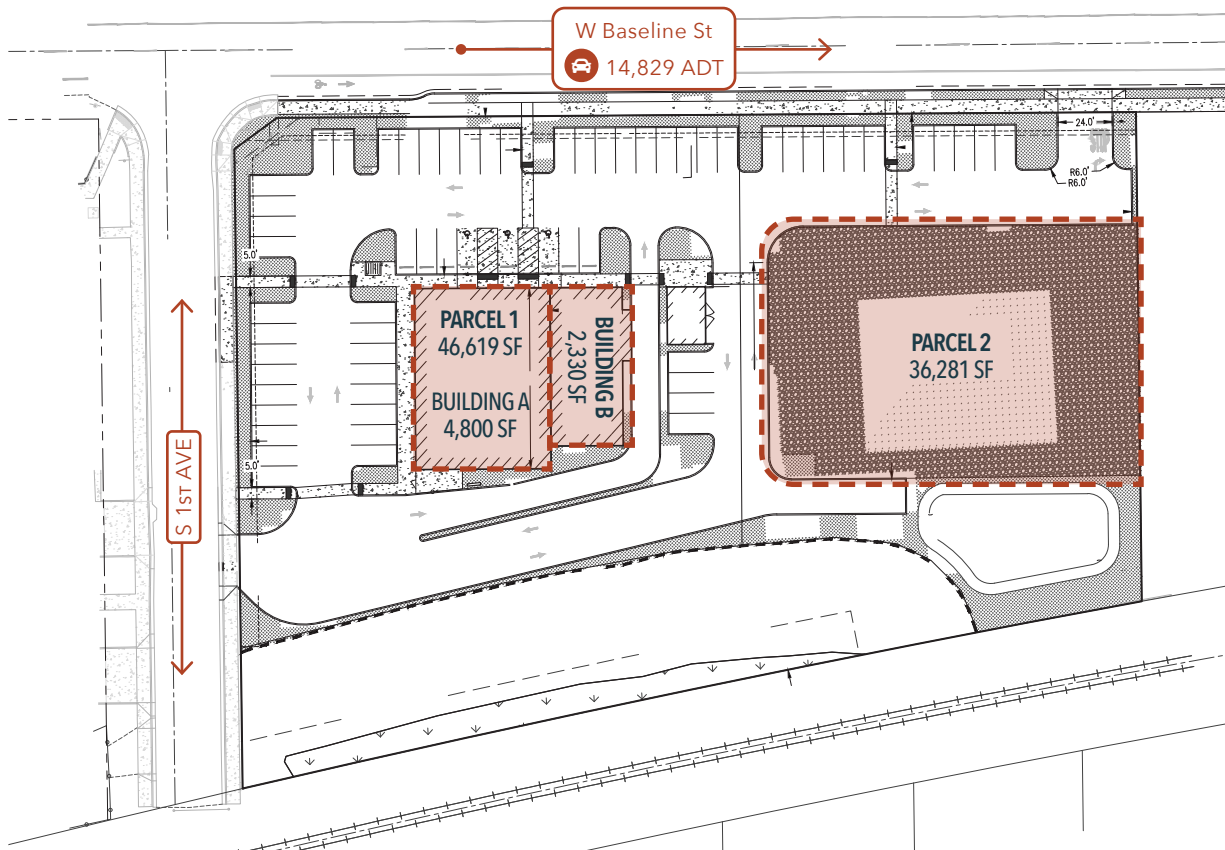
Total Size | 2.32 AC

Zoning | C2 - Highway Commercial

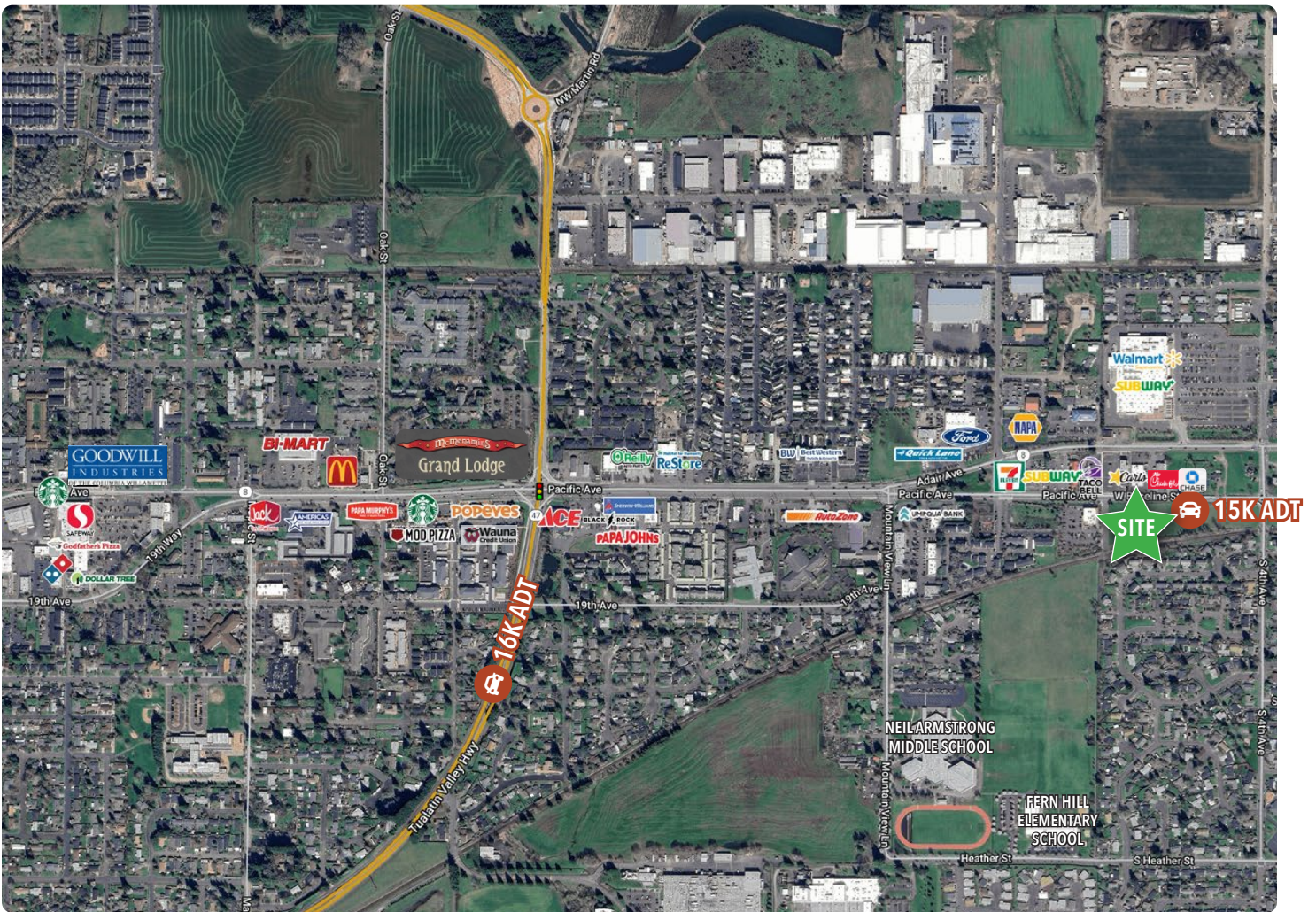
Pricing | Call for Pricing

The Opportunity

- Available for purchase or lease
- Surrounded by high traffic counts
- Drive-thru opportunity
- Adjacent to neighboring tenants:



CORNELIUS, OR



Demographics	1 Mile	3 Miles	5 Miles
2024 Population	13,417	40,888	58,731
Total Employees	3,586	8,488	17,276
Total Businesses	331	1,113	2,171
Median HH Income	\$62,692	\$87,741	\$95,196
Median Age	37	37.2	37.7
Any College	52.3%	59.5%	63%

Cornelius / Forest Grove Trade Area

Cornelius lies just west of Hillsboro in one of the Portland Metropolitan Area's fastest growing communities. The area recently experienced significant growth and development, transforming from a small agricultural community into a bustling city with a diverse economy. Fueled by the presence of technology giants like Intel, the area is a hub for innovation and high-tech industries. This influx of companies not only brought job opportunities, but also spurred infrastructure development, including new residential areas, commercial spaces, and improved transportation networks.