

CASCADE STATION

NWC NE Airport Way & NE Mt. Hood Ave. | Portland | Oregon

FOR LEASE



BROCK SWITZER | brock@hsmacific.com
MICHAEL HEERMAN | michael@hsmacific.com
503-245-1400 | www.hsmacific.com | 0612 SW Idaho Street, Portland, Oregon



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 Dave's, Starbucks and many more.

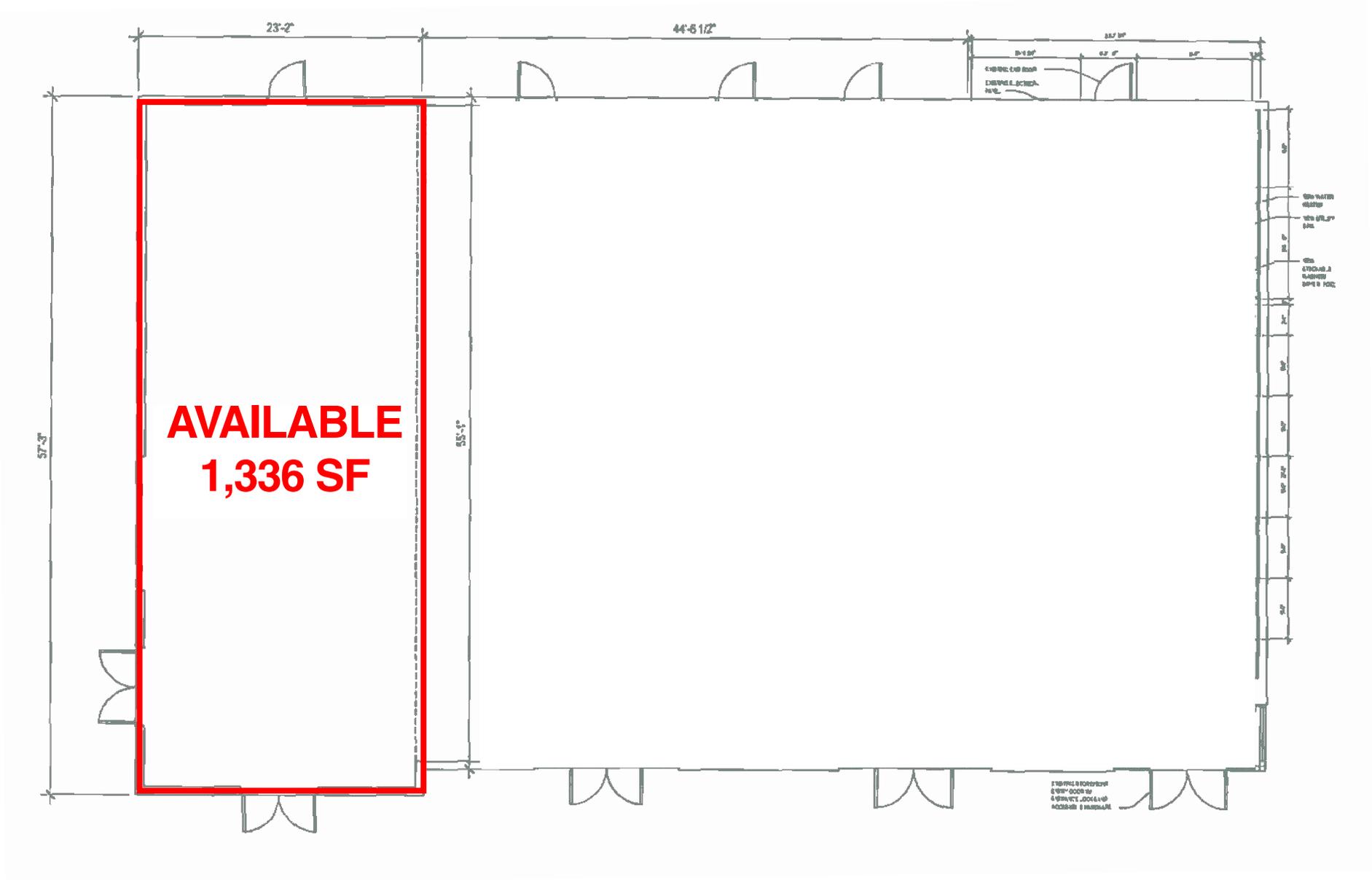
The project benefits from no sales tax in Oregon and proximity to Washington State. Due to this, the project has many top performing stores in the State of Oregon and chainwide.

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.

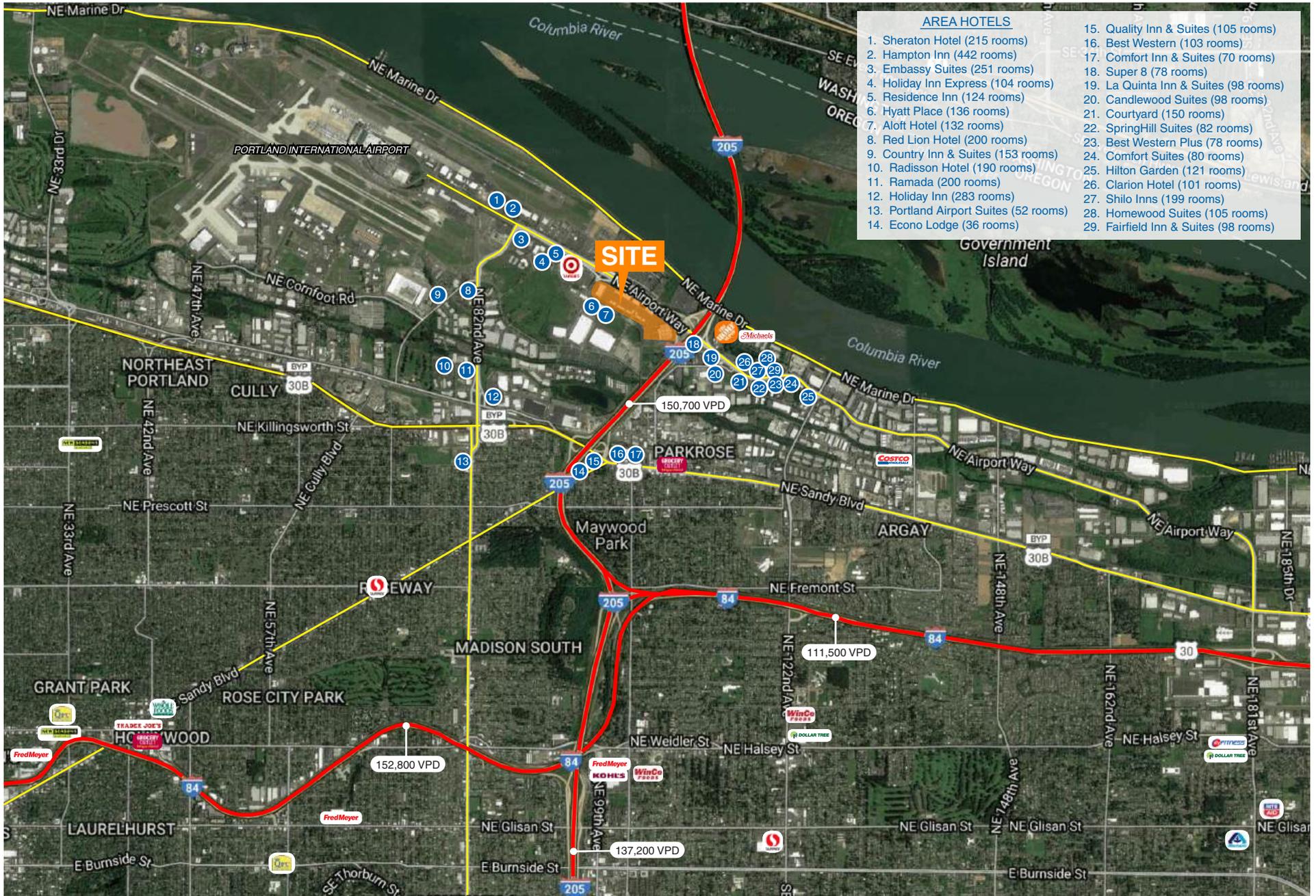
Cascade Station Shopping Center is visible from both Airport Way & I-205, which has traffic counts of 150,700 vehicles per day.

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).

AVAILABLE SPACE



TRADE AREA AERIAL



AREA HOTELS	
1. Sheraton Hotel (215 rooms)	15. Quality Inn & Suites (105 rooms)
2. Hampton Inn (442 rooms)	16. Best Western (103 rooms)
3. Embassy Suites (251 rooms)	17. Comfort Inn & Suites (70 rooms)
4. Holiday Inn Express (104 rooms)	18. Super 8 (78 rooms)
5. Residence Inn (124 rooms)	19. La Quinta Inn & Suites (98 rooms)
6. Hyatt Place (136 rooms)	20. Candlewood Suites (98 rooms)
7. Aloft Hotel (132 rooms)	21. Courtyard (150 rooms)
8. Red Lion Hotel (200 rooms)	22. SpringHill Suites (82 rooms)
9. Country Inn & Suites (153 rooms)	23. Best Western Plus (78 rooms)
10. Radisson Hotel (190 rooms)	24. Comfort Suites (80 rooms)
11. Ramada (200 rooms)	25. Hilton Garden (121 rooms)
12. Holiday Inn (283 rooms)	26. Clarion Hotel (101 rooms)
13. Portland Airport Suites (52 rooms)	27. Shilo Inns (199 rooms)
14. Econo Lodge (36 rooms)	28. Homewood Suites (105 rooms)
	29. Fairfield Inn & Suites (98 rooms)

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

