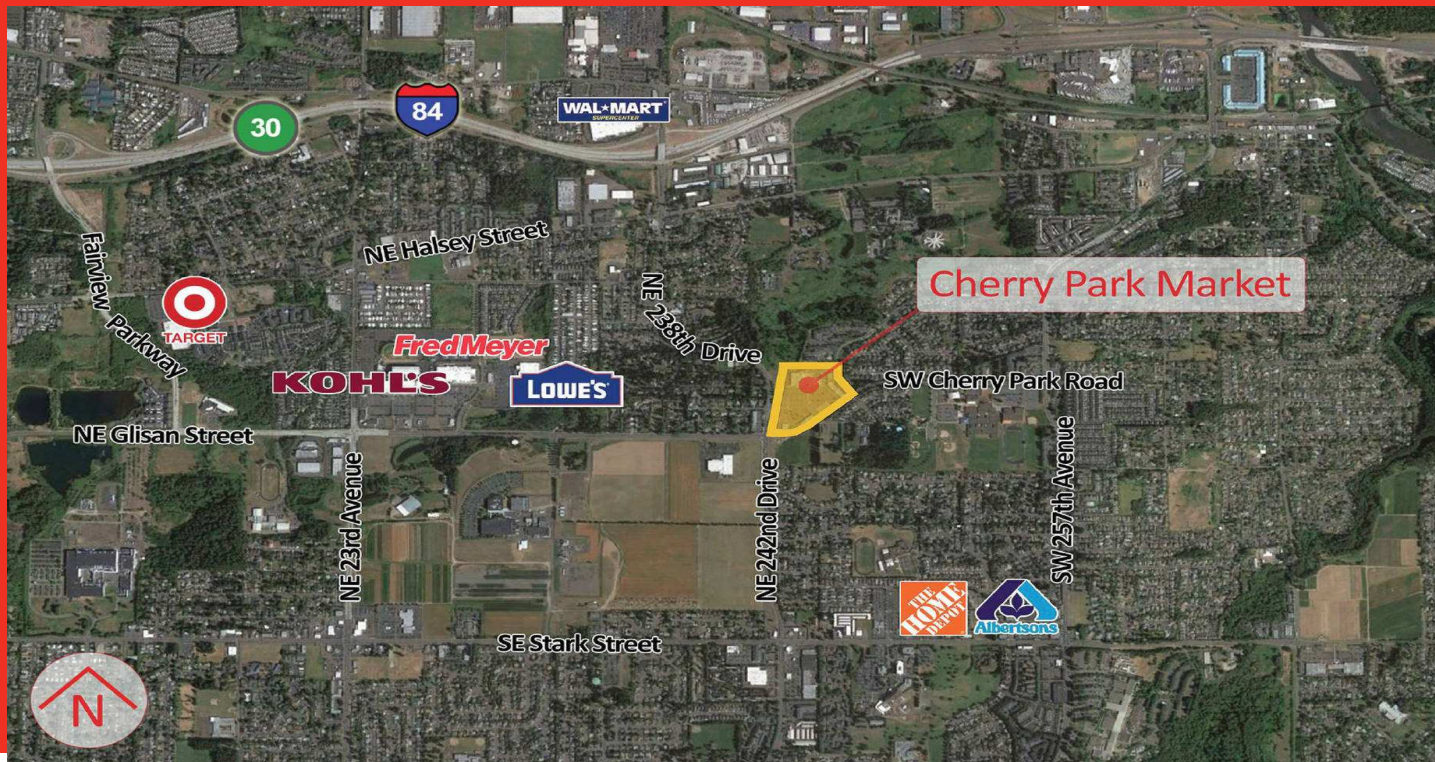


CHERRY PARK MARKET CENTER

2457 SW Cherry Park Road, Troutdale, OR 97060

Merlone Geier
Partners



FEATURES

Anchored by a 55,000 square foot Safeway supermarket.

Located in the Portland metropolitan area.

Excellent visibility on the corner of NE 238th Drive and SW Cherry Park Road with high daily traffic counts.

Convenient freeway access to Interstate 84.



DEMOGRAPHICS 2018

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------------------|---------------|---------------|---------------|
| Population: | 15,587 | 86,599 | 204,664 |
| Daytime: | 5,942 | 33,799 | 60,959 |
| Households: | 5,309 | 31,925 | 73,641 |
| Average Household Income: | \$68,458 | \$66,456 | \$71,964 |



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TENANT INDEX

| | | | | | | | | |
|---|-------------------------------|-----------|----|--------------------------------|----------|----|---------------------------|----------|
| 1 | Safeway | 55,164 SF | 10 | Perfect Look Salon | 1,300 SF | 24 | Wu's Garden Restaurant | 2,200 SF |
| 2 | Dollar Tree | 11,796 SF | 11 | Ten Nails | 1,000 SF | 25 | AVAILABLE | 1,250 SF |
| 3 | River of Life Lutheran Church | 3,577 SF | 12 | OnPoint Community Credit Union | 3,000 SF | 26 | Cherry Park Dental Clinic | 2,100 SF |
| 4 | U.S. World Class Taekwondo | 3,256 SF | 13 | Multnomah Country Library | 6,000 SF | 27 | AVAILABLE | 1,369 SF |
| 6 | AVAILABLE | 1,518 SF | 16 | AVAILABLE | 2,169 SF | 28 | AVAILABLE | 1,200 SF |
| 7 | J Gelati | 900 SF | 17 | El Tapatio | 3,000 SF | 30 | Subway | 2,200 SF |
| 8 | Cherry Park Cleaners | 1,300 SF | 18 | AVAILABLE | | 32 | McDonald's | 2,871 SF |
| 9 | AVAILABLE | 1,400 SF | 22 | Godfather's Pizza | 3,445 SF | 33 | US Bank | 4,500 SF |
| | | | 23 | Dotty's Deli | 1,500 SF | | | |

PROJECT SUMMARY

| | |
|-------------------------|---------------------------|
| Site Area | +/-16.58 AC +/-722,225 SF |
| Building Summary | |
| Gross Leasable Area | +/-116,695 SF |

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