

FOR LEASE

North Albany Center Opening Spring 2006

- * Anchored by a 43,565 sq ft Rays Market
- * North Albany Center consists of approximately 35 acres, located between N. Hickory Street and North Albany Road just north of Highway 20 in Albany, Oregon.
- * Highway 20 is the main arterial through the city traveling through the heart of downtown, across the Willamette River and then west to Corvallis.
- * Approximately one-half of the site is zoned Mixed Use Commercial. The remainder of the site allows for high density housing, promoting attached single family homes.
- * The site is located at the gateway to the North Albany Area and benefits from limited commercial zoning and strong residential growth.

Size: 1,000 - 15,000 SF of Office & Retail Space

Rate: \$22.00/SF/YR, NNN

Ground Lease: \$70,000.00/YR

Traffic Counts:

Hwy 20	25,000 (ADT)
N. Albany	10,000 (ADT)
Hickory	1,500 (ADT)

Demographics:

	1 mile	3 mile	5 mile
2004 Population	3,613	34,593	46,764
2004 Ave. HH Income	\$58,751	\$49,842	\$50,842
# of Employees	4,380	17,387	22,918

*Estimated population of trade area in North Albany is 18,043.



Commercial Realty Advisors
733 SW 2nd Avenue, Ste 200
Portland, OR 97204
www.cra-nw.com

For leasing information please contact:

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North Albany
Center

Residential Subdivisions

- ① Hickory Village
- ② Tuscany Estates
- ③ Dover Village
- ④ Blossom Crossing
- ⑤ Fir Oaks North
- ⑥ Unnamed
- ⑦ Hidden Meadows
- ⑧ Scenic Hill
- ⑨ Thorton Lake Estates
- ⑩ Covey Run
- ⑪ Gibson Heights
- ⑫ Hickory Hills
- ⑬ North Pointe
- ⑭ North Albany Village

Albany, OR

ALBANY

DEMOGRAPHICS:

<u>2005 Estimated</u>	<u>1.0 Mile</u>	<u>3.0 Mile</u>	<u>5.0 Mile</u>	<u>2010 Projected</u>	<u>1.0 Mile</u>	<u>3.0 Mile</u>	<u>5.0 Mile</u>
Population	16,142	39,369	47,161	Population	16,696	41,071	49,244
Households	6,561	16,149	19,179	Households	6,927	17,215	20,528
Average HH Income	\$ 47,220	\$ 49,640	\$ 52,893				

RETAILERS:

1. Dairy Queen
2. Subway
3. Big 5 Sports
4. A & W/ KFC
5. Wells Fargo
6. Red Beards Steak & Seafood
7. Cash King Discount Variety Store
8. Nappa Auto Parts
9. **Cross Roads Shopping Center**
Great Start Foods, Laundromat, Rent a Center, Domino's, Maverick Computers, Consignment Corner, Check n' Go
10. Staples
11. Jack in the Box
12. Oil Can Henry's
13. Walgreens
14. Goodwill
15. Wendy's
16. The Party Store
17. 76 Station
18. Arco
19. Chevron
20. Izzy's Pizza Delivery
21. Key Bank
22. Prime Time Pizza
23. Jiffy Lube
24. Chevron
25. Shell
26. Subway, Papa Murphy's, Arco Station
27. 76 Station
28. Taco Bell
29. McDonald's
30. Izzy's
31. Eldorado Mexican Food
32. Dutch Brothers Coffee
33. UPS Store
34. **Periwinkle Plaza**
M & D Willamette Mortgage, Pacific Hearing, Periwinkle Pet Clinic, Pacwest Engineering, Allstate, Clear Connection Wireless, Minuteman Press, Hair, Nails, Tanning, Valley Cruise and Travel, Edward Jones, Rhoda Paint
35. Arby's
36. **Heritage Mall**
Sears, Target, Ross, Mattress Land, Check into Cash, State Farm, Cingular, Advanced Chiropractic, Wells Fargo Financial, Red Robin, Burger King, Safeway, GI Joes, Toys R' Us, Pizza Hut, John L. Scott, Cold Stone, In & Out Teriyaki, Great Clips, Blockbuster, Precision Cuts, GT Market, Quizno's Sub, Novaks Restaurant & Bakery
37. Bi Mart, JoAnn Fabrics, Lisa's Cards & Flowers, Sushi Bar, Sizzlers, Fox Den, Christian Books, Dollar Store
38. **Santiam Plaza**
Albany Home Mortgage Co., Belton Hearing, Wines Realty, Checks Cashed, Cash N' Go, Curves
39. Burgerville
40. Hollywood Video
41. Fred Meyer, Perfect Look, Postal Connections, Figaro's Pizza, Barber Shop, Framing & Prints, Rich's Sew & VA, Starbucks
42. US Bank
43. Big Lots, Arrons, Rite Aid, Carl's Jr., Albertsons, OPS Pet Shop, Advance America, Supercuts, H & R Block, Unique Nails.
44. Baskin Robins, Taco Time
45. Les Schwab
46. Skippers
47. Shell
48. 76 Station
49. Abby's Pizza
50. Costco, K-mart, Mervins, Carl's JR, Taco Bell, Arco, McDonalds, Chevron, Laquinta, Burger King.
51. Costco
52. Home Depot

**Residential Subdivision and Building Permit Activity
City of Albany**

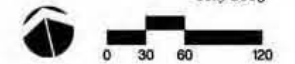
	SUBDIVISION NAME	ADDRESS	NUMBER OF LOTS	APPL DATE
1	Hickory Village	820 NW Ridders Lane	168	1/27/2005
2	Tuscany Estates	2783 Crocker Lane NW	52	12/20/2004
3	Dover Village	Croker Lane NW	5	5/12/2004
4	Blossom Crossing	327 Blossom Lane NW	75	12/20/2004
5	Fir Oaks North	1305 Spencer Mtn Drive NW	18	11/5/2003
6	Unnamed	Scenic Drive NW	8	10/10/2002
7	Hidden Meadows	Gibson Hill Road NW	10	10/8/2003
8	Scenic Hill	Jordan Drive NW	12	6/6/2003
9	Thorton Lake Estates	NW Thorton Lake Dr.	95	2005
10	Covey Run	North Albany Rd.	188	1997
11	Gibson Heights	Denny Ln. NW	10	2000
12	Hickory Hills	North Albany Rd.	67	2000
13	North Pointe	North Pointe Rd.	78	2005



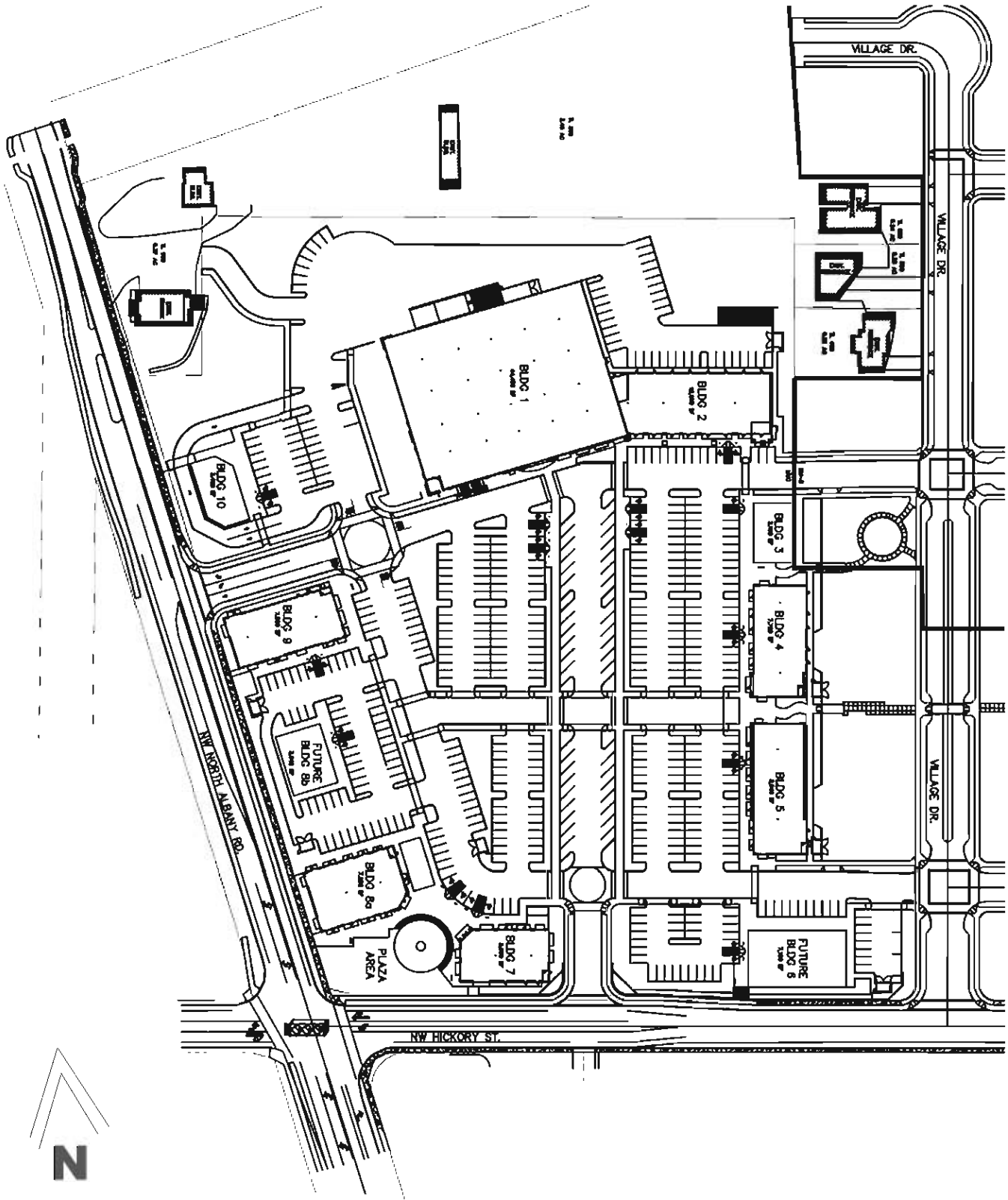
Albany, Oregon



May 2005



North Albany Center



SITE PLAN

PROJECT NO. 19-0001
 DATE: 08/14/19
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

PRELIMINARY SITE PLAN
NORTH ALBANY CENTER
 NORTH ALBANY VILLAGE, LLC
 Albany, Oregon

SR DESIGN INC.

3415 SW Westgate Dr., Ste 100 Portland, OR 97221
 Tel: 503.419.2800 Fax: 503.419.2800

PLANNING • DESIGN • CONSTRUCTION ADMINISTRATION • GRAPHICS



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Prepared For George Macoubray, Scott Buth & Mark Banta



Lat/Lon: 44.64431/-123.11372

May 2006

RF1

North Albany Center Albany, Oregon		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2005 Estimated Population	3,886	35,166	47,466
	2010 Projected Population	4,046	36,306	49,506
	2000 Census Population	3,728	34,125	45,500
	1990 Census Population	3,423	29,526	38,374
	Historical Annual Growth 1990 to 2005	0.9%	1.3%	1.6%
	Projected Annual Growth 2005 to 2010	0.8%	0.6%	0.9%
HOUSEHOLDS	2005 Est. Households	1,588	14,299	19,290
	2010 Proj. Households	1,714	15,164	20,659
	2000 Census Households	1,457	13,354	17,795
	1990 Census Households	1,346	11,626	14,931
	Historical Annual Growth 1990 to 2005	1.2%	1.5%	1.9%
	Projected Annual Growth 2005 to 2010	1.6%	1.2%	1.4%
AGE	2005 Est. Population 0 to 9 Years	12.6%	13.8%	13.4%
	2005 Est. Population 10 to 19 Years	12.6%	13.2%	13.3%
	2005 Est. Population 20 to 29 Years	12.8%	16.1%	14.9%
	2005 Est. Population 30 to 44 Years	22.6%	20.6%	20.4%
	2005 Est. Population 45 to 59 Years	22.7%	19.6%	20.4%
	2005 Est. Population 60 to 74 Years	9.6%	9.8%	10.4%
	2005 Est. Population 75 Years Plus	7.0%	6.8%	7.2%
	2005 Est. Median Age	36.9	34.4	35.6
MARITAL STATUS & SEX	2005 Est. Male Population	49.2%	48.8%	48.9%
	2005 Est. Female Population	50.8%	51.2%	51.1%
	2005 Est. Never Married	25.8%	23.1%	22.0%
	2005 Est. Now Married	53.8%	52.8%	54.9%
	2005 Est. Separated or Divorced	10.0%	11.4%	11.2%
	2005 Est. Widowed	10.4%	12.7%	11.9%
INCOME	2005 Est. HH Income \$200,000 or More	2.5%	1.4%	1.4%
	2005 Est. HH Income \$150,000 to 199,999	2.4%	1.1%	1.2%
	2005 Est. HH Income \$100,000 to 149,999	13.5%	7.4%	7.9%
	2005 Est. HH Income \$75,000 to 99,999	13.3%	10.8%	11.4%
	2005 Est. HH Income \$50,000 to 74,999	20.4%	21.5%	21.7%
	2005 Est. HH Income \$35,000 to 49,999	11.1%	16.9%	16.8%
	2005 Est. HH Income \$25,000 to 34,999	7.6%	11.6%	11.6%
	2005 Est. HH Income \$15,000 to 24,999	15.9%	14.0%	13.6%
	2005 Est. HH Income \$0 to 14,999	13.2%	15.4%	14.5%
	2005 Est. Average Household Income	\$ 62,027	\$ 53,012	\$ 54,065
	2005 Est. Median HH Income	\$ 51,218	\$ 44,278	\$ 45,548
	2005 Est. Per Capita Income	\$ 26,304	\$ 22,093	\$ 22,405
		2005 Est. Number of Businesses	503	1,771
2005 Est. Total Number of Employees		4,339	17,417	23,011

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RACE	2005 Est. White Population	93.2%	91.7%	92.0%
	2005 Est. Black Population	0.7%	0.5%	0.5%
	2005 Est. Asian & Pacific Islander	1.8%	1.4%	1.4%
	2005 Est. American Indian & Alaska Native	1.2%	1.2%	1.2%
	2005 Est. Other Races Population	3.1%	5.2%	4.9%
HISPANIC	2005 Est. Hispanic Population	147	2,423	3,064
	2005 Est. Hispanic Population Percent	3.8%	6.9%	6.5%
	2010 Proj. Hispanic Population Percent	4.2%	7.6%	7.1%
	2000 Hispanic Population Percent	3.3%	6.1%	5.7%
EDUCATION (Adults 25 or Older)	2005 Est. Adult Population (25 Years or Older)	2,664	22,818	31,276
	2005 Est. Elementary (0 to 8)	3.7%	4.6%	4.6%
	2005 Est. Some High School (9 to 11)	6.7%	10.5%	9.7%
	2005 Est. High School Graduate (12)	19.0%	26.3%	26.5%
	2005 Est. Some College (13 to 16)	29.4%	28.8%	28.6%
	2005 Est. Associate Degree Only	6.7%	7.9%	8.6%
	2005 Est. Bachelor Degree Only	20.0%	14.4%	14.5%
	2005 Est. Graduate Degree	14.6%	7.7%	7.6%
HOUSING	2005 Est. Total Housing Units	1,666	15,076	20,257
	2005 Est. Owner Occupied Percent	60.8%	52.3%	57.8%
	2005 Est. Renter Occupied Percent	34.5%	42.5%	37.5%
	2005 Est. Vacant Housing Percent	4.6%	5.2%	4.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.6%	3.6%	3.8%
	2000 Homes Built 1995 to 1998	6.6%	10.0%	10.4%
	2000 Homes Built 1990 to 1994	2.2%	4.9%	6.8%
	2000 Homes Built 1980 to 1989	2.9%	6.7%	8.9%
	2000 Homes Built 1970 to 1979	14.0%	26.7%	28.2%
	2000 Homes Built 1960 to 1969	9.5%	15.6%	14.2%
	2000 Homes Built 1950 to 1959	11.6%	12.2%	10.6%
	2000 Homes Built Before 1949	50.7%	20.3%	17.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	0.2%	0.3%	0.5%
	2000 Home Value \$400,000 to \$499,999	-	0.3%	0.5%
	2000 Home Value \$300,000 to \$399,999	7.1%	2.3%	2.5%
	2000 Home Value \$200,000 to \$299,999	24.3%	12.8%	12.9%
	2000 Home Value \$150,000 to \$199,999	30.5%	21.5%	22.5%
	2000 Home Value \$100,000 to \$149,999	27.3%	41.4%	42.0%
	2000 Home Value \$50,000 to \$99,999	10.6%	21.0%	18.4%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.5%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$ 169,532	\$ 140,140	\$ 143,071
	2000 Median Rent	\$ 321	\$ 488	\$ 535

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LABOR FORCE	2005 Est. Labor: Population Age 16+	3,098	27,633	37,404
	2005 Est. Civilian Employed	62.7%	60.9%	60.0%
	2005 Est. Civilian Unemployed	4.7%	7.0%	6.5%
	2005 Est. in Armed Forces	0.2%	0.1%	0.1%
	2005 Est. not in Labor Force	32.3%	32.0%	33.5%
	2005 Labor Force: Males	48.8%	48.2%	48.4%
	2005 Labor Force: Females	51.2%	51.8%	51.6%
OCCUPATION	2000 Occupation: Population Age 16+	1,812	16,224	21,393
	2000 Mgmt, Business, & Financial Operations	12.2%	10.8%	11.3%
	2000 Professional and Related	24.0%	18.0%	18.2%
	2000 Service	18.3%	17.2%	16.3%
	2000 Sales and Office	19.9%	24.3%	24.7%
	2000 Farming, Fishing, and Forestry	0.8%	1.3%	1.4%
	2000 Construction, Extraction, & Maintenance	10.6%	10.1%	9.6%
	2000 Production, Transport, & Material Moving	14.2%	18.3%	18.6%
	2000 Percent White Collar Workers	56.1%	53.1%	54.1%
2000 Percent Blue Collar Workers	43.9%	46.9%	45.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	75.5%	81.4%	82.0%
	2000 Drive to Work in Carpool	10.8%	10.4%	10.0%
	2000 Travel to Work by Public Transportation	0.8%	0.3%	0.3%
	2000 Drive to Work on Motorcycle	-	-	0.0%
	2000 Walk or Bicycle to Work	9.5%	3.8%	3.3%
	2000 Other Means	0.6%	0.5%	0.6%
	2000 Work at Home	2.8%	3.6%	3.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	50.1%	50.3%	48.7%
	2000 Travel to Work in 15 to 29 Minutes	32.4%	34.0%	35.0%
	2000 Travel to Work in 30 to 59 Minutes	14.7%	13.1%	13.4%
	2000 Travel to Work in 60 Minutes or More	2.8%	2.6%	2.9%
	2000 Average Travel Time to Work	18.1	16.6	17.1
CONSUMER EXPENDITURE	2005 Est. Total Household Expenditure (in Millions)	\$ 80.3	\$ 650.2	\$ 888.5
	2005 Est. Apparel	\$ 3.5	\$ 28.5	\$ 38.9
	2005 Est. Contributions & Gifts	\$ 5.1	\$ 39.8	\$ 54.7
	2005 Est. Education & Reading	\$ 2.0	\$ 15.3	\$ 20.9
	2005 Est. Entertainment	\$ 4.4	\$ 35.4	\$ 48.4
	2005 Est. Food, Beverages & Tobacco	\$ 12.6	\$ 103.7	\$ 141.2
	2005 Est. Furnishings And Equipment	\$ 3.3	\$ 25.8	\$ 35.5
	2005 Est. Health Care & Insurance	\$ 5.8	\$ 47.9	\$ 65.4
	2005 Est. Household Operations & Shelter & Utilities	\$ 24.6	\$ 199.2	\$ 272.2
	2005 Est. Miscellaneous Expenses	\$ 1.3	\$ 10.3	\$ 14.1
	2005 Est. Personal Care	\$ 1.1	\$ 9.1	\$ 12.5
	2005 Est. Transportation	\$ 16.6	\$ 135.2	\$ 184.8

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