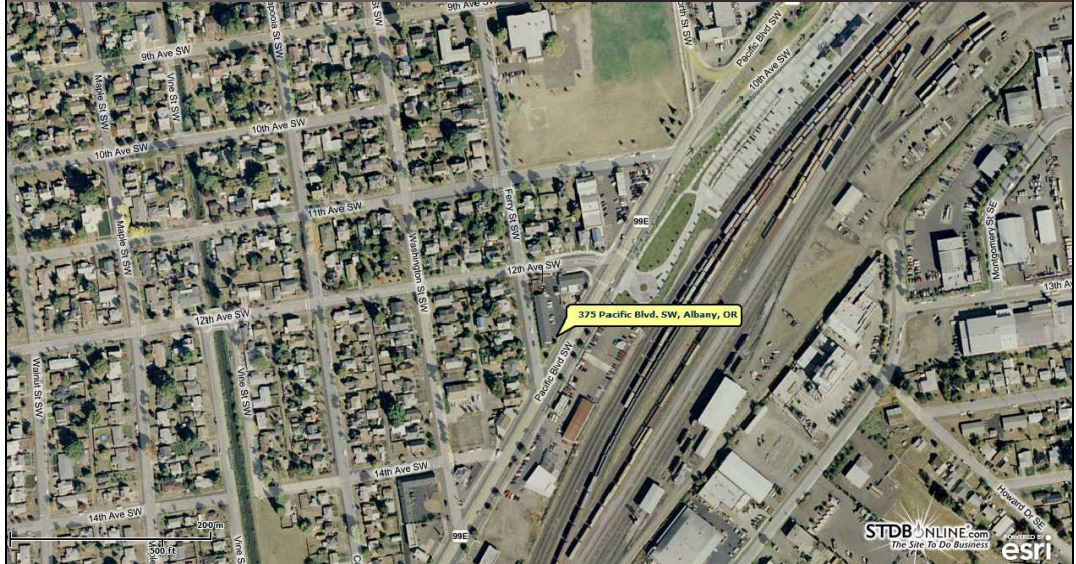


FOR LEASE



ADDRESS: 375 Pacific Boulevard SW, Albany, OR 97321

PROPERTY TYPE: Office

CLASS: B

AVAILABLE: 1,250 Square Feet (Suite C)

DIVISIBLE: No

PRIVATE OFFICE: 5

RATE: \$0.88/Square Foot/Month, Modified Gross

TERM: 3-5 Years

TRAFFIC COUNT (ADT): 24,200

REMARKS: Highly visible office located on Pacific Boulevard in Albany. Great condition with plenty of parking.

CONTACT: David Suprono, CCIM
A Licensed Real Estate Broker In Oregon

Coldwell Banker Commercial Valley Brokers
Corvallis, OR
Direct: 503-208-5173 (Portland, OR)
Cell: 541-760-5096 (Corvallis, OR)
Website: www.suprono.com
E-Mail: davidsuprono@ccim.net



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VALLEY BROKERS



Demographic and Income Profile

375 Pacific Blvd. SW, Albany, OR
375 Pacific Blvd SW, Albany, OR 97321-2570,
Ring: 1 mile radius

Prepared by David Suprono

Latitude: 44.627814
Longitude: -123.10634

Summary	2000	2010	2015
Population	10,755	11,464	11,949
Households	4,136	4,386	4,573
Families	2,581	2,671	2,751
Average Household Size	2.51	2.53	2.54
Owner Occupied Housing Units	1,909	2,064	2,177
Renter Occupied Housing Units	2,227	2,322	2,397
Median Age	31.6	32.4	32.7
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.83%	1.03%	0.76%
Households	0.84%	1.05%	0.78%
Families	0.59%	0.86%	0.64%
Owner HHS	1.07%	1.06%	0.82%
Median Household Income	4.05%	2.82%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	841	20.1%	655	14.9%	567	12.4%
\$15,000 - \$24,999	782	18.7%	555	12.7%	508	11.1%
\$25,000 - \$34,999	618	14.8%	527	12.0%	435	9.5%
\$35,000 - \$49,999	739	17.6%	760	17.3%	629	13.8%
\$50,000 - \$74,999	811	19.4%	992	22.6%	1,282	28.0%
\$75,000 - \$99,999	237	5.7%	619	14.1%	721	15.8%
\$100,000 - \$149,999	108	2.6%	199	4.5%	313	6.8%
\$150,000 - \$199,999	18	0.4%	34	0.8%	53	1.2%
\$200,000+	34	0.8%	44	1.0%	65	1.4%

Median Household Income	\$32,308	\$42,497	\$51,828
Average Household Income	\$39,659	\$50,571	\$57,008
Per Capita Income	\$16,393	\$20,276	\$22,847

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	909	8.5%	979	8.5%	1,008	8.4%
5 - 9	784	7.3%	840	7.3%	890	7.4%
10 - 14	754	7.0%	728	6.3%	792	6.6%
15 - 19	790	7.3%	719	6.3%	735	6.2%
20 - 24	899	8.4%	968	8.4%	916	7.7%
25 - 34	1,838	17.1%	1,960	17.1%	2,107	17.6%
35 - 44	1,659	15.4%	1,487	13.0%	1,522	12.7%
45 - 54	1,377	12.8%	1,466	12.8%	1,384	11.6%
55 - 64	687	6.4%	1,171	10.2%	1,233	10.3%
65 - 74	459	4.3%	563	4.9%	777	6.5%
75 - 84	423	3.9%	361	3.1%	379	3.2%
85+	178	1.7%	222	1.9%	207	1.7%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,710	90.3%	9,971	87.0%	10,264	85.9%
Black Alone	72	0.7%	128	1.1%	150	1.3%
American Indian Alone	181	1.7%	198	1.7%	206	1.7%
Asian Alone	121	1.1%	174	1.5%	205	1.7%
Pacific Islander Alone	17	0.2%	22	0.2%	22	0.2%
Some Other Race Alone	343	3.2%	555	4.8%	631	5.3%
Two or More Races	312	2.9%	416	3.6%	470	3.9%
Hispanic Origin (Any Race)	765	7.1%	1,239	10.8%	1,481	12.4%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 28, 2010

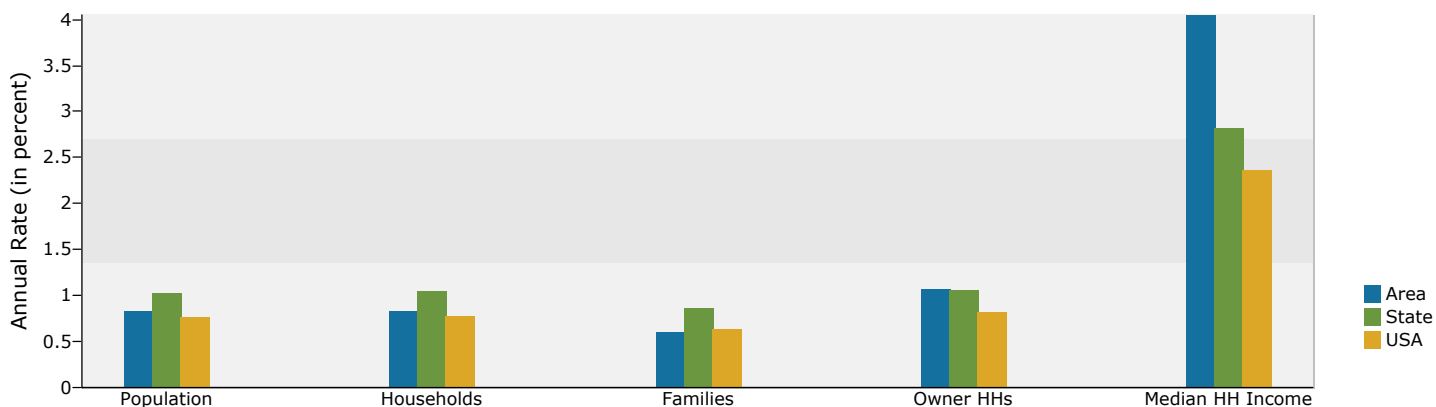


Demographic and Income Profile

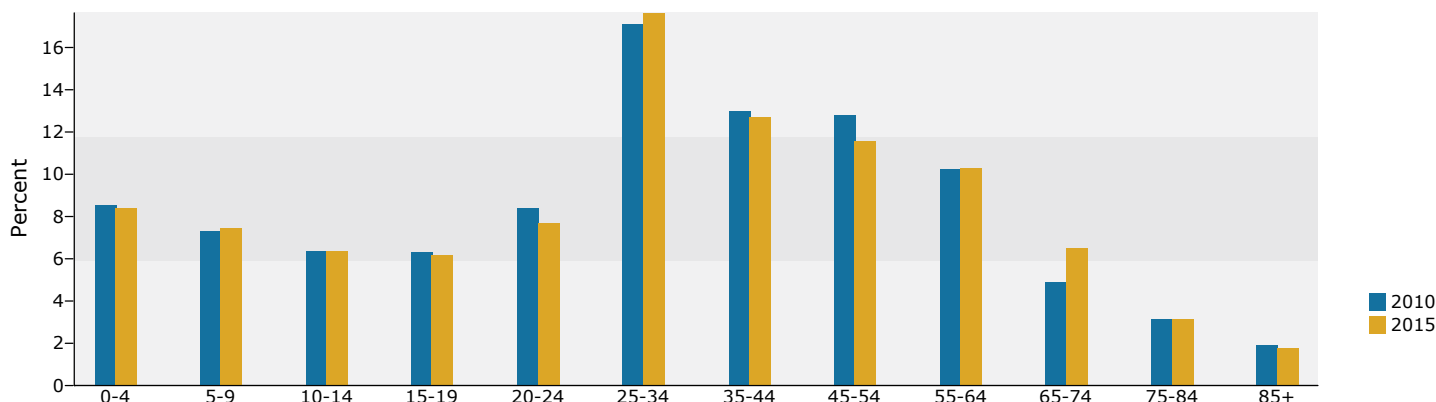
375 Pacific Blvd. SW, Albany, OR
 375 Pacific Blvd SW, Albany, OR 97321-2570,
 Ring: 1 mile radius

Prepared by David Suprono
 Latitude: 44.627814
 Longitude: -123.10634

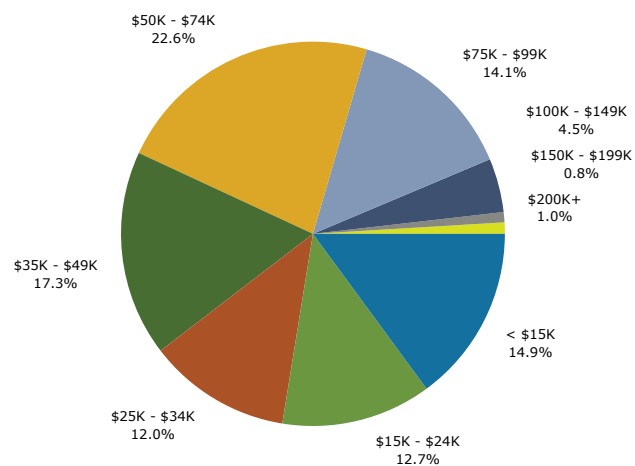
Trends 2010-2015



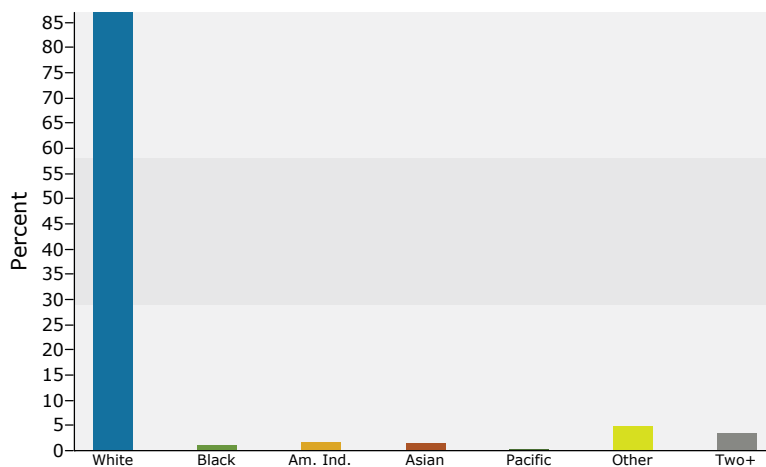
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 10.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Demographic and Income Profile

375 Pacific Blvd. SW, Albany, OR
375 Pacific Blvd SW, Albany, OR 97321-2570,
Ring: 3 miles radius

Prepared by David Suprono

Latitude: 44.627814
Longitude: -123.10634

Summary	2000	2010	2015
Population	41,338	47,732	51,465
Households	16,326	18,860	20,336
Families	10,996	12,585	13,470
Average Household Size	2.49	2.49	2.50
Owner Occupied Housing Units	9,774	11,553	12,624
Renter Occupied Housing Units	6,552	7,307	7,711
Median Age	35.0	36.2	36.3
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	1.52%	1.03%	0.76%
Households	1.52%	1.05%	0.78%
Families	1.37%	0.86%	0.64%
Owner HHS	1.79%	1.06%	0.82%
Median Household Income	2.50%	2.82%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,625	16.0%	2,115	11.2%	1,804	8.9%
\$15,000 - \$24,999	2,563	15.7%	1,984	10.5%	1,768	8.7%
\$25,000 - \$34,999	2,123	13.0%	1,802	9.6%	1,458	7.2%
\$35,000 - \$49,999	2,956	18.1%	2,934	15.6%	2,396	11.8%
\$50,000 - \$74,999	3,595	22.0%	4,471	23.7%	5,742	28.2%
\$75,000 - \$99,999	1,420	8.7%	3,262	17.3%	3,680	18.1%
\$100,000 - \$149,999	818	5.0%	1,660	8.8%	2,572	12.6%
\$150,000 - \$199,999	132	0.8%	395	2.1%	587	2.9%
\$200,000+	126	0.8%	235	1.2%	329	1.6%

Median Household Income	\$39,358	\$52,606	\$59,521
Average Household Income	\$46,216	\$60,325	\$67,794
Per Capita Income	\$18,541	\$23,983	\$26,929

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,110	7.5%	3,598	7.5%	3,853	7.5%
5 - 9	3,026	7.3%	3,256	6.8%	3,554	6.9%
10 - 14	2,920	7.1%	3,111	6.5%	3,439	6.7%
15 - 19	3,029	7.3%	3,238	6.8%	3,269	6.4%
20 - 24	2,720	6.6%	3,174	6.6%	3,352	6.5%
25 - 34	5,889	14.2%	6,722	14.1%	7,387	14.4%
35 - 44	6,114	14.8%	6,108	12.8%	6,373	12.4%
45 - 54	5,746	13.9%	6,501	13.6%	6,458	12.5%
55 - 64	3,468	8.4%	5,665	11.9%	6,172	12.0%
65 - 74	2,370	5.7%	3,109	6.5%	4,229	8.2%
75 - 84	2,122	5.1%	2,025	4.2%	2,136	4.2%
85+	824	2.0%	1,224	2.6%	1,242	2.4%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,941	91.8%	42,451	88.9%	45,254	87.9%
Black Alone	214	0.5%	421	0.9%	515	1.0%
American Indian Alone	495	1.2%	608	1.3%	667	1.3%
Asian Alone	477	1.2%	790	1.7%	977	1.9%
Pacific Islander Alone	88	0.2%	123	0.3%	132	0.3%
Some Other Race Alone	1,073	2.6%	1,831	3.8%	2,150	4.2%
Two or More Races	1,049	2.5%	1,508	3.2%	1,770	3.4%
Hispanic Origin (Any Race)	2,457	5.9%	4,311	9.0%	5,362	10.4%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 28, 2010

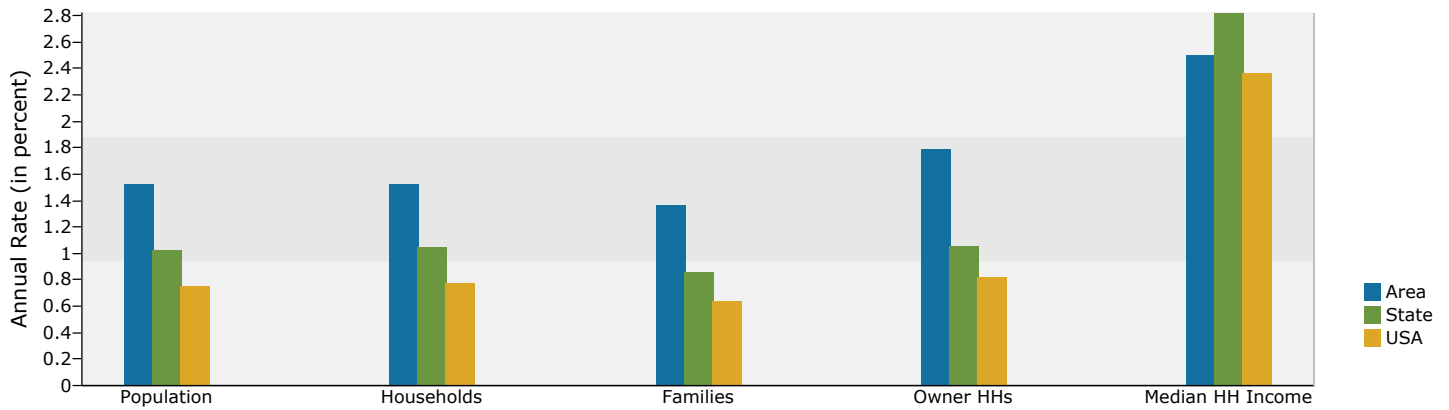


Demographic and Income Profile

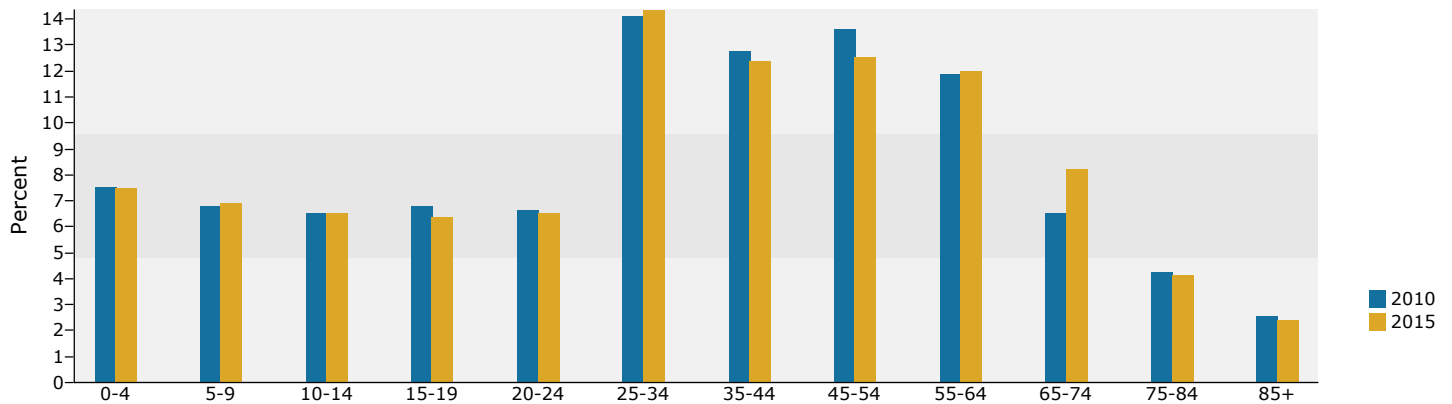
375 Pacific Blvd. SW, Albany, OR
 375 Pacific Blvd SW, Albany, OR 97321-2570,
 Ring: 3 miles radius

Prepared by David Suprono
 Latitude: 44.627814
 Longitude: -123.10634

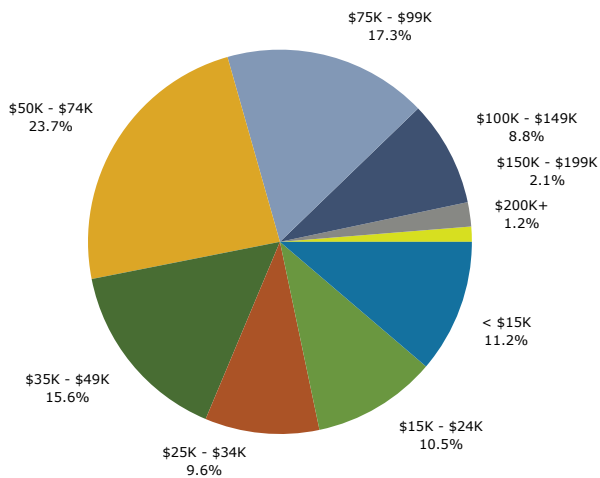
Trends 2010-2015



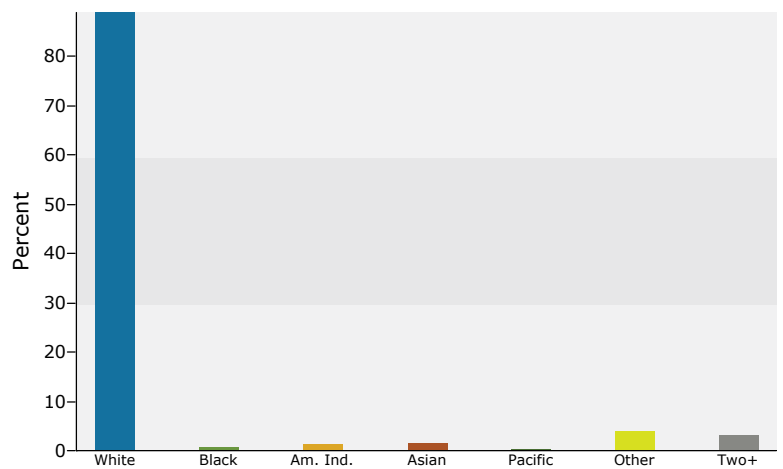
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 9.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Demographic and Income Profile

375 Pacific Blvd. SW, Albany, OR
375 Pacific Blvd SW, Albany, OR 97321-2570,
Ring: 5 miles radius

Prepared by David Suprono

Latitude: 44.627814
Longitude: -123.10634

Summary	2000	2010	2015
Population	46,503	55,451	60,032
Households	18,181	21,671	23,463
Families	12,443	14,718	15,823
Average Household Size	2.52	2.53	2.53
Owner Occupied Housing Units	11,299	13,805	15,124
Renter Occupied Housing Units	6,882	7,865	8,339
Median Age	35.5	37.0	37.1
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	1.60%	1.03%	0.76%
Households	1.60%	1.05%	0.78%
Families	1.46%	0.86%	0.64%
Owner HHS	1.84%	1.06%	0.82%
Median Household Income	2.54%	2.82%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,812	15.4%	2,343	10.8%	1,999	8.5%
\$15,000 - \$24,999	2,785	15.3%	2,238	10.3%	1,990	8.5%
\$25,000 - \$34,999	2,345	12.9%	2,041	9.4%	1,650	7.0%
\$35,000 - \$49,999	3,237	17.7%	3,371	15.6%	2,746	11.7%
\$50,000 - \$74,999	4,044	22.2%	5,085	23.5%	6,542	27.9%
\$75,000 - \$99,999	1,660	9.1%	3,810	17.6%	4,298	18.3%
\$100,000 - \$149,999	1,026	5.6%	2,009	9.3%	3,114	13.3%
\$150,000 - \$199,999	149	0.8%	472	2.2%	702	3.0%
\$200,000+	185	1.0%	301	1.4%	421	1.8%

Median Household Income	\$40,346	\$53,377	\$60,523
Average Household Income	\$47,828	\$61,591	\$69,300
Per Capita Income	\$19,026	\$24,312	\$27,336

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,407	7.3%	4,051	7.3%	4,357	7.3%
5 - 9	3,405	7.3%	3,732	6.7%	4,083	6.8%
10 - 14	3,332	7.2%	3,636	6.6%	4,020	6.7%
15 - 19	3,408	7.3%	3,788	6.8%	3,824	6.4%
20 - 24	2,941	6.3%	3,545	6.4%	3,778	6.3%
25 - 34	6,420	13.8%	7,551	13.6%	8,317	13.9%
35 - 44	6,932	14.9%	7,113	12.8%	7,462	12.4%
45 - 54	6,690	14.4%	7,764	14.0%	7,738	12.9%
55 - 64	4,067	8.7%	6,868	12.4%	7,485	12.5%
65 - 74	2,722	5.9%	3,746	6.8%	5,119	8.5%
75 - 84	2,301	4.9%	2,330	4.2%	2,481	4.1%
85+	877	1.9%	1,328	2.4%	1,366	2.3%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,794	92.0%	49,495	89.3%	52,984	88.3%
Black Alone	226	0.5%	446	0.8%	547	0.9%
American Indian Alone	536	1.2%	682	1.2%	753	1.3%
Asian Alone	534	1.1%	900	1.6%	1,115	1.9%
Pacific Islander Alone	92	0.2%	132	0.2%	143	0.2%
Some Other Race Alone	1,149	2.5%	2,043	3.7%	2,417	4.0%
Two or More Races	1,173	2.5%	1,754	3.2%	2,072	3.5%
Hispanic Origin (Any Race)	2,637	5.7%	4,794	8.6%	5,996	10.0%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 28, 2010

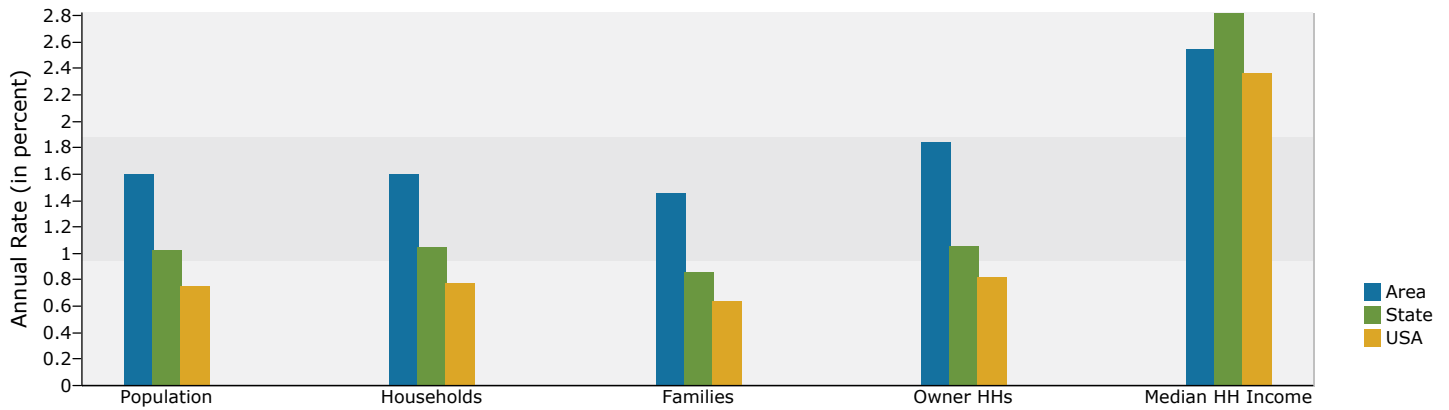


Demographic and Income Profile

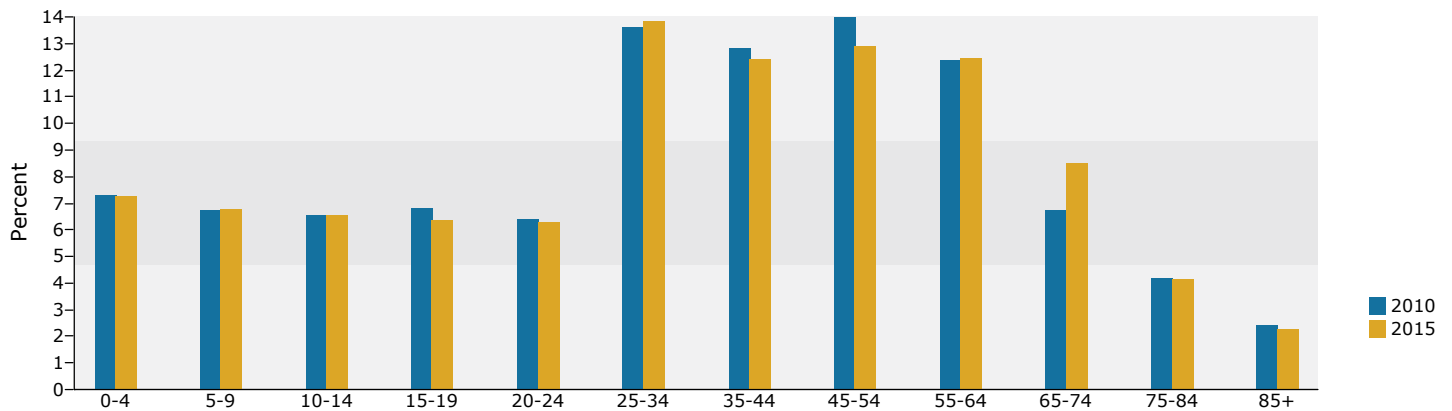
375 Pacific Blvd. SW, Albany, OR
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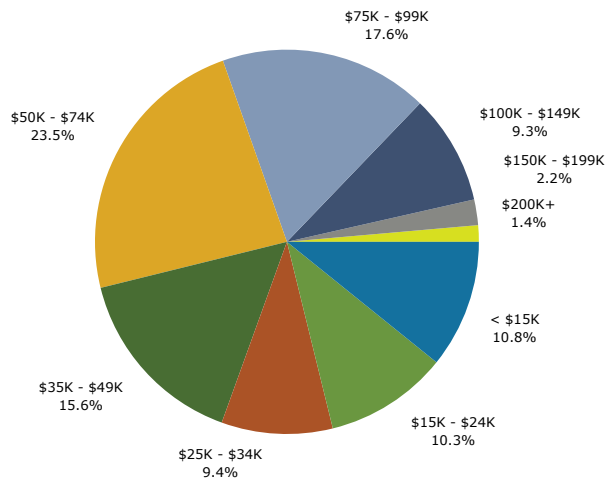
Trends 2010-2015



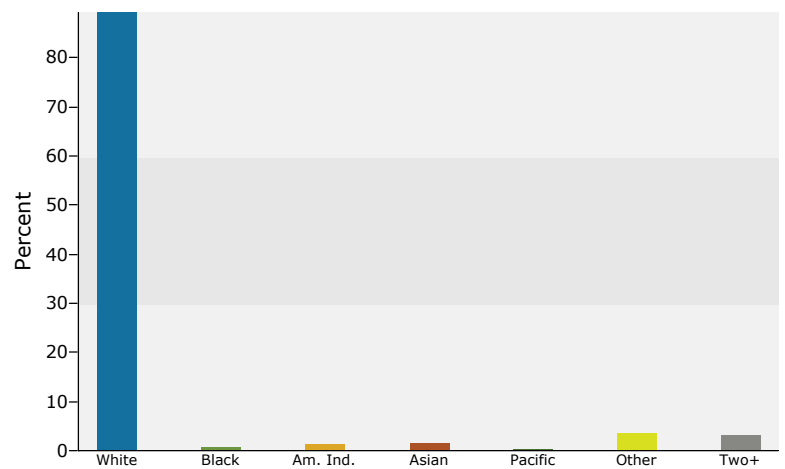
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 8.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.