

FOR LEASE

Warehouse/Showroom Fronting TV Hwy currently Furniture with Flair

HILLSBORO, OREGON



DO NOT DISTURB TENANT

Location:

2820 SE 58th Ct in Hillsboro
Tualatin Valley Hwy near SW 234th Ave

Available Space:

+/- 6,120 SF (divisible) plus +/- 1,000 SF mezzanine

Comments:

High visibility warehouse/showroom space off Tualatin Valley Hwy with excellent parking and signage opportunities. Located near the Aloha Fred Meyer and adjacent to Regal Cinemas (16 screens). Two grade level doors, ceiling height varies – 20'+/-, and the property is zoned M-P.

Traffic Count:

Tualatin Valley Hwy – 36,500 ADT (09)

Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2010	8,752	94,575	221,037
Projected Population 2015	9,538	106,457	243,572
2010 Average HH Income	\$72,333	\$68,740	\$74,216
Employees	1,669	20,768	72,751

Source: Regis - SitesUSA



Connelly Woody, CCIM

(503) 274-0211, Ext. 103

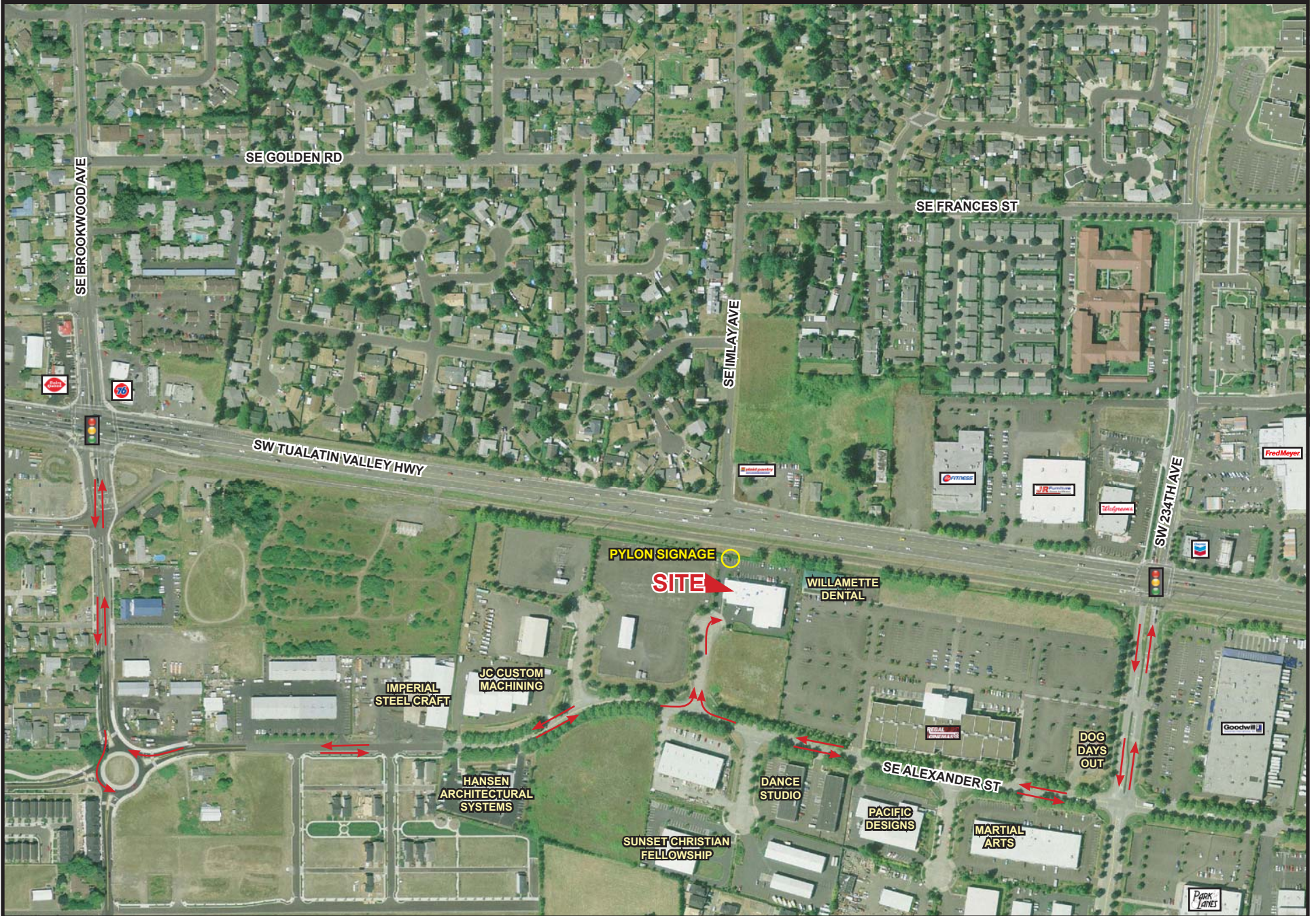
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TRAFFIC FLOW



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.49894/-122.9224

2820 Se 58th Court

Hillsboro, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	8,752	94,575	221,037
	2015 Projected Population	9,538	106,457	243,572
	2000 Census Population	6,973	73,071	175,060
	1990 Census Population	3,178	48,752	114,030
	Historical Annual Growth 1990 to 2010	8.8%	4.7%	4.7%
	Projected Annual Growth 2010 to 2015	1.8%	2.5%	2.0%
HOUSEHOLDS	2010 Est. Households	2,991	31,080	77,242
	2015 Proj. Households	3,141	33,725	82,151
	2000 Census Households	2,502	24,862	63,382
	1990 Census Households	1,099	16,343	40,390
	Historical Annual Growth 1990 to 2010	8.6%	4.5%	4.6%
	Projected Annual Growth 2010 to 2015	1.0%	1.7%	1.3%
AGE	2010 Est. Population 0 to 9 Years	17.3%	16.6%	15.6%
	2010 Est. Population 10 to 19 Years	13.6%	14.0%	13.8%
	2010 Est. Population 20 to 29 Years	12.6%	13.8%	14.8%
	2010 Est. Population 30 to 44 Years	25.7%	23.6%	24.0%
	2010 Est. Population 45 to 59 Years	18.2%	19.2%	19.2%
	2010 Est. Population 60 to 74 Years	8.4%	9.5%	9.5%
	2010 Est. Population 75 Years Plus	4.2%	3.2%	3.3%
	2010 Est. Median Age	32.9	32.6	33.1
MARITAL STATUS & SEX	2010 Est. Male Population	50.2%	50.8%	50.8%
	2010 Est. Female Population	49.8%	49.2%	49.2%
	2010 Est. Never Married	23.1%	25.5%	26.9%
	2010 Est. Now Married	59.7%	57.8%	56.1%
	2010 Est. Separated or Divorced	11.7%	13.1%	13.6%
	2010 Est. Widowed	5.5%	3.7%	3.4%
INCOME	2010 Est. HH Income \$200,000 or More	2.0%	1.4%	2.6%
	2010 Est. HH Income \$150,000 to \$199,999	4.0%	3.4%	4.6%
	2010 Est. HH Income \$100,000 to \$149,999	15.1%	14.7%	16.2%
	2010 Est. HH Income \$75,000 to \$99,999	16.7%	16.7%	15.6%
	2010 Est. HH Income \$50,000 to \$74,999	24.1%	24.9%	22.5%
	2010 Est. HH Income \$35,000 to \$49,999	13.4%	14.9%	14.5%
	2010 Est. HH Income \$25,000 to \$34,999	8.9%	8.7%	9.0%
	2010 Est. HH Income \$15,000 to \$24,999	8.1%	7.6%	7.7%
	2010 Est. HH Income \$0 to \$14,999	7.8%	7.6%	7.3%
	2010 Est. Average Household Income	\$72,333	\$68,740	\$74,216
	2010 Est. Median HH Income	\$61,143	\$59,685	\$63,759
	2010 Est. Per Capita Income	\$24,807	\$22,830	\$26,405
	2010 Est. Number of Businesses	172	2,039	5,488
	2010 Est. Total Number of Employees	1,669	20,768	72,751

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RACE	2010 Est. White Population	82.6%	79.0%	77.9%
	2010 Est. Black Population	1.5%	2.2%	2.4%
	2010 Est. Asian & Pacific Islander	9.6%	8.6%	11.0%
	2010 Est. American Indian & Alaska Native	0.8%	1.1%	1.0%
	2010 Est. Other Races Population	5.5%	9.1%	7.6%
HISPANIC	2010 Est. Hispanic Population	1,196	21,084	40,673
	2010 Est. Hispanic Population Percent	13.7%	22.3%	18.4%
	2015 Proj. Hispanic Population Percent	15.4%	24.2%	20.3%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	5,592	59,682	141,383
	2010 Est. Elementary (0 to 8)	5.7%	8.1%	6.3%
	2010 Est. Some High School (9 to 11)	5.1%	6.0%	5.1%
	2010 Est. High School Graduate (12)	22.4%	23.4%	20.7%
	2010 Est. Some College (13 to 16)	25.4%	24.9%	23.6%
	2010 Est. Associate Degree Only	12.5%	9.9%	9.1%
	2010 Est. Bachelor Degree Only	18.5%	18.7%	22.8%
	2010 Est. Graduate Degree	10.6%	9.1%	12.4%
HOUSING	2010 Est. Total Housing Units	3,162	33,196	82,677
	2010 Est. Owner Occupied Percent	70.3%	65.1%	57.1%
	2010 Est. Renter Occupied Percent	24.3%	28.5%	36.4%
	2010 Est. Vacant Housing Percent	5.4%	6.4%	6.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	7.8%	7.2%	5.6%
	2000 Homes Built 1995 to 1998	31.0%	20.6%	20.4%
	2000 Homes Built 1990 to 1994	19.8%	11.7%	14.6%
	2000 Homes Built 1980 to 1989	13.2%	13.5%	18.1%
	2000 Homes Built 1970 to 1979	17.3%	30.8%	25.8%
	2000 Homes Built 1960 to 1969	4.1%	8.8%	8.0%
	2000 Homes Built 1950 to 1959	3.4%	3.2%	3.4%
	2000 Homes Built Before 1949	3.4%	4.2%	4.3%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.1%	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.1%	0.2%	0.6%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.3%	1.0%
	2000 Home Value \$300,000 to \$399,999	1.4%	1.8%	4.6%
	2000 Home Value \$200,000 to \$299,999	13.2%	12.5%	21.8%
	2000 Home Value \$150,000 to \$199,999	54.3%	47.1%	41.4%
	2000 Home Value \$100,000 to \$149,999	29.4%	35.1%	27.3%
	2000 Home Value \$50,000 to \$99,999	1.3%	2.7%	2.8%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$163,401	\$160,970	\$178,325
	2000 Median Rent	\$743	\$687	\$699

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LABOR FORCE	2010 Est. Labor: Population Age 16+	6,497	70,825	168,160
	2010 Est. Civilian Employed	63.1%	63.1%	63.0%
	2010 Est. Civilian Unemployed	9.4%	9.9%	9.7%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	27.4%	27.0%	27.2%
	2010 Labor Force: Males	49.9%	50.5%	50.6%
	2010 Labor Force: Females	50.1%	49.5%	49.4%
OCCUPATION	2000 Occupation: Population Age 16+	3,603	37,752	91,961
	2000 Mgmt, Business, & Financial Operations	13.1%	12.1%	14.5%
	2000 Professional & Related	22.7%	20.7%	24.1%
	2000 Service	12.6%	13.7%	12.4%
	2000 Sales and Office	26.6%	26.3%	26.3%
	2000 Farming, Fishing, and Forestry	0.6%	1.9%	1.1%
	2000 Construction, Extraction, & Maintenance	8.5%	9.4%	8.1%
	2000 Production, Transport, & Material Moving	15.9%	15.9%	13.5%
	2000 Percent White Collar Workers	62.4%	59.1%	64.9%
	2000 Percent Blue Collar Workers	37.6%	40.9%	35.1%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	80.9%	73.5%	74.6%
	2000 Drive to Work in Carpool	9.6%	13.6%	12.0%
	2000 Travel to Work by Public Transportation	4.7%	6.7%	6.5%
	2000 Drive to Work on Motorcycle	-	0.2%	0.1%
	2000 Walk or Bicycle to Work	0.8%	1.9%	2.4%
	2000 Other Means	0.5%	0.7%	0.7%
	2000 Work at Home	3.6%	3.4%	3.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	29.5%	27.8%	28.8%
	2000 Travel to Work in 15 to 29 Minutes	38.4%	36.6%	37.4%
	2000 Travel to Work in 30 to 59 Minutes	27.0%	29.9%	28.4%
	2000 Travel to Work in 60 Minutes or More	5.2%	5.7%	5.3%
	2000 Average Travel Time to Work	23.3	23.3	22.7
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$168 M	\$1.69 B	\$4.41 B
	2010 Est. Apparel	\$8.05 M	\$81.0 M	\$212 M
	2010 Est. Contributions & Gifts	\$10.4 M	\$103 M	\$278 M
	2010 Est. Education & Reading	\$4.55 M	\$44.8 M	\$122 M
	2010 Est. Entertainment	\$9.44 M	\$94.5 M	\$247 M
	2010 Est. Food, Beverages & Tobacco	\$26.9 M	\$271 M	\$702 M
	2010 Est. Furnishings & Equipment	\$7.48 M	\$74.7 M	\$196 M
	2010 Est. Health Care & Insurance	\$11.9 M	\$119 M	\$310 M
	2010 Est. Household Operations & Shelter & Utilities	\$50.2 M	\$503 M	\$1.32 B
	2010 Est. Miscellaneous Expenses	\$2.80 M	\$28.1 M	\$73.2 M
	2010 Est. Personal Care	\$2.44 M	\$24.6 M	\$64.0 M
	2010 Est. Transportation	\$34.1 M	\$345 M	\$891 M

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