

FOR GROUND LEASE

# HILLSBORO *WinCo* FOODS PAD

HILLSBORO, OREGON



## LOCATION

1500 SW Oak St in Hillsboro, Oregon

## TRAFFIC COUNTS

SW Tualatin Valley Hwy – 32,188 ADT ('20)

## GROUND LEASE

**Price:** \$66,000.00/YR

**Size:** Rights to build up to 6,000 SF pad building on approximately 30,000 SF of land.

## HIGHLIGHTS

- Located in Hillsboro's Sun West Shopping Center, the pad is situated on the corner by the signalized intersection of Tualatin Valley Hwy and SW 17th Ave.
- Anchored by WinCo Foods with nearby tenants including Dollar Tree, Harbor Freight Tools, T-Mobile, Dutch Bros, Sunset Grill, Subway, Dotty's, Retro Game Trader, Joy Teriyaki and Hillsboro DMV.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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PAD FOR GROUND LEASE

HILLSBORO, OR

SITE





# DEMOGRAPHIC SUMMARY

# PAD FOR GROUND LEASE

HILLSBORO, OR

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	4,606	61,172	114,911
Projected Population 2028	4,949	65,370	121,918
Average HH Income	\$119,045	\$129,552	\$149,411
Median Age	35.8	35.4	35.6
Total Businesses	612	2,197	4,019

**61,172**

Estimated 2021 Population  
3 MILE RADIUS

**\$129,411**

Average Household Income  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5182/-123.0065

<b>1500 SW Oak St Hillsboro, OR 97123</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	4,606	61,172	114,911
2028 Projected Population	4,949	65,370	121,918
2020 Census Population	4,415	59,988	113,187
2010 Census Population	4,477	58,397	103,446
Projected Annual Growth 2023 to 2028	1.5%	1.4%	1.2%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.9%
2023 Median Age	35.4	35.4	35.6
<b>Households</b>			
2023 Estimated Households	1,506	20,255	40,804
2028 Projected Households	1,711	22,655	45,272
2020 Census Households	1,425	19,637	39,716
2010 Census Households	1,335	18,758	35,295
Projected Annual Growth 2023 to 2028	2.7%	2.4%	2.2%
Historical Annual Growth 2010 to 2023	1.0%	0.6%	1.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	59.4%	62.0%	62.3%
2023 Estimated Black or African American	8.7%	2.8%	2.8%
2023 Estimated Asian or Pacific Islander	4.7%	5.9%	9.6%
2023 Estimated American Indian or Native Alaskan	1.5%	1.6%	1.3%
2023 Estimated Other Races	25.7%	27.7%	24.0%
2023 Estimated Hispanic	31.9%	33.1%	27.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$96,071	\$120,791	\$132,170
2023 Estimated Median Household Income	\$77,532	\$94,914	\$102,975
2023 Estimated Per Capita Income	\$33,129	\$40,322	\$47,181
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	12.2%	9.1%	6.7%
2023 Estimated Some High School (Grade Level 9 to 11)	6.7%	5.9%	5.1%
2023 Estimated High School Graduate	28.6%	22.6%	20.7%
2023 Estimated Some College	25.5%	22.4%	22.2%
2023 Estimated Associates Degree Only	6.8%	8.6%	8.7%
2023 Estimated Bachelors Degree Only	13.2%	20.3%	21.7%
2023 Estimated Graduate Degree	6.9%	11.0%	14.9%
<b>Business</b>			
2023 Estimated Total Businesses	612	2,197	4,019
2023 Estimated Total Employees	5,201	18,259	37,843
2023 Estimated Employee Population per Business	8.5	8.3	9.4
2023 Estimated Residential Population per Business	7.5	27.8	28.6

*For more information, please contact:*

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KNOWLEDGE


RELATIONSHIPS

EXPERIENCE



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