

FOR LEASE

SUNSET ESPLANADE

TUALATIN VALLEY HWY | HILLSBORO, OR



LOCATION

2105-2643 SE Tualatin Valley Hwy, Hillsboro, OR

AVAILABLE SPACE

1,200 SF | 1,500 SF

RENTAL RATE

Please call for details

COMMENTS

- Located in a highly desirable submarket of Portland, better known as “Silicon Forest.” Nearby employers include Intel, Salesforce, IBM, Genentech, Oracle and Allion USA.
- Major tenant anchors include Safeway, Rite Aid, Target (NAP), Ross, Petco and Dollar Tree. Pad tenants include Starbucks, McDonalds, Chase Bank, Panda Express and Bank of America. Home Depot and Lowe’s Home Improvement are located across TV Hwy.
- New residential development, South Hillsboro, is located one mile east of Sunset Esplanade. It will consist of 8,000 homes and up to 20,000 new residents at completion.
- There are two access points along SE TV Hwy and one along SE Cypress St as well as monument signs.
- 32.3 acres with approximately 2,090 parking spaces.

TRAFFIC COUNTS

Tualatin Valley Hwy – 29,827 ADT ('20) | SE Cypress St – 7,787 ADT ('20)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2021	18,983	89,191	179,059
Population Forecast 2026	19,228	92,470	187,711
Average HH Income	\$88,377	\$111,305	\$105,337
Employees	4,043	30,962	63,490

Source: Regis – SitesUSA (2021)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex MacLean

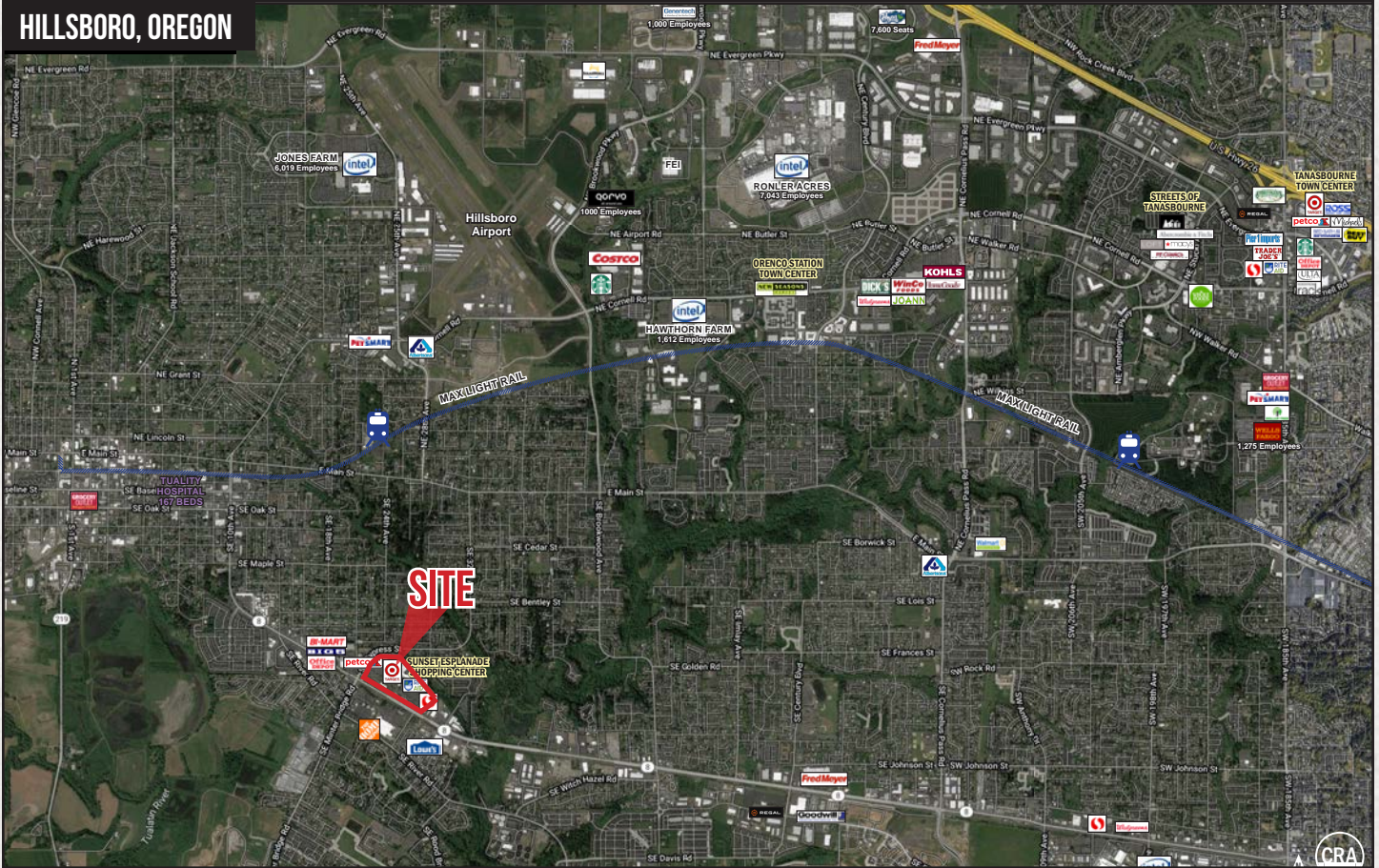
503.709.3563 | alex@cra-nw.com

503.274.0211

www.cra-nw.com



HILLSBORO, OREGON



SUNSET ESPLANADE | CLOSE-IN

