

RETAIL OPPORTUNITIES AT ASTRAL & REVEL BY ALTA



FOR LEASE ► HILLSBORO, OR

ADDRESS

1390 NE Compton Drive, Hillsboro, OR

AVAILABLE SPACE

870 SF (Astral) & 859 SF (Revel) corner end-caps

ASKING RATE

\$25/SF NNN

TRAFFIC COUNTS

NE Walker & Amberglen – 14,464 ADT ('25)

HIGHLIGHTS

- Excellent opportunity for cafe/bar or service retail space located in the Amberglen neighborhood in the heart of Hillsboro!
- Over 2,200 residential units including and immediately adjacent to Astral and Revel.
- Major area employers include Microsoft, Kaiser Westside Medical Center, Intel, and Nike.
- The 870 SF Astral corner space is move-in ready with ADA restroom, kitchenette, lighting, and HVAC.
- 859 SF Revel corner space ready for build-out (currently has HVAC and electrical panel installed).
- Motivated landlord!



COMMERCIAL
REALTY ADVISORS
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PHOTOS

ASTRAL & REVEL
1390 NE COMPTON DRIVE
HILLSBORO, OR





Morningstar Senior Living
142 units

The Quarry
352 units

The Villas at Amberglen West
396 units

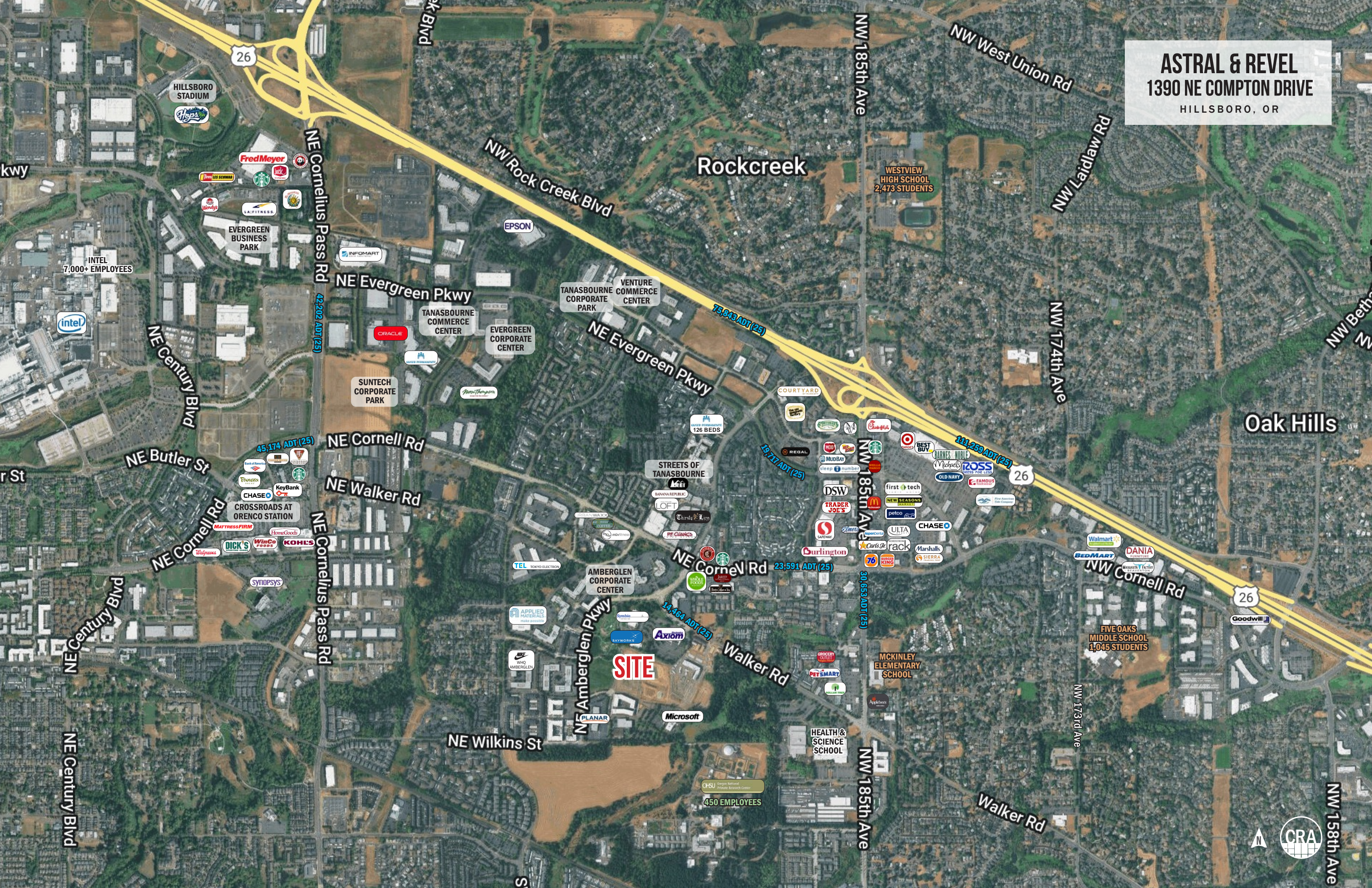
Hana
162 Units

The Arbory
276 units

Astral and Revel by Alta
594 units

Arcadia by Alta 326 units
incl 59 townhomes

ASTRAL & REVEL
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STREETS OF
TANASBOURNE



SEPHORA



TRADER
JOE'S



Burlington

AMBERGLEN
CORPORATE
CENTER

NE Walker Rd

NE Cornell Rd

23,591 ADT (25)



NE Corne

NE Amberglen Pkwy

NE Walker Rd

NE Stucki Ave
Walker Rd

14,464 ADT (25)



Bronson Creek

Walker Rd

SITE



NE Amberglen Pkwy

NE Amberglen Pkwy



HEALTH &
SCIENCE
SCHOOL





SITE MAP



ASTRAL & REVEL 1390 NE COMPTON DRIVE HILLSBORO, OR





Amenities

Lot 1

 Sauna
  Spa

 Fitness
  Micro Market


 Yoga Room
  Rock Climbing Wall




Amenities

Lot 3

 Karaoke Lounge
  Game Cafe


 Mini Fitness
  Clubroom

 Co-Work Booths

Lot 4

 Makers (DIY) Space

Unit Types

 Urban 1 Bed 1 Bath
  1 bed 1 bath
  2 bed 2 bath



Community Amenities

 Bike Storage
  Main Lobby
  Mail
  Leasing
  Restrooms

 Pet Lounge
  Lobby
  Package Room
  Storage
  Elevator

 Trash



SITE PLAN: ASTRAL

AMBERGLEN
PARK

NE COMPTON DRIVE

AVAILABLE



FLOOR PLAN: ASTRAL

ASTRAL
1390 NE COMPTON DRIVE
HILLSBORO, OR



THIS PAGE IS FOR MARKETING PURPOSES ONLY

SITE PLAN: REVEL

REVEL
1390 NE COMPTON DRIVE
HILLSBORO, OR

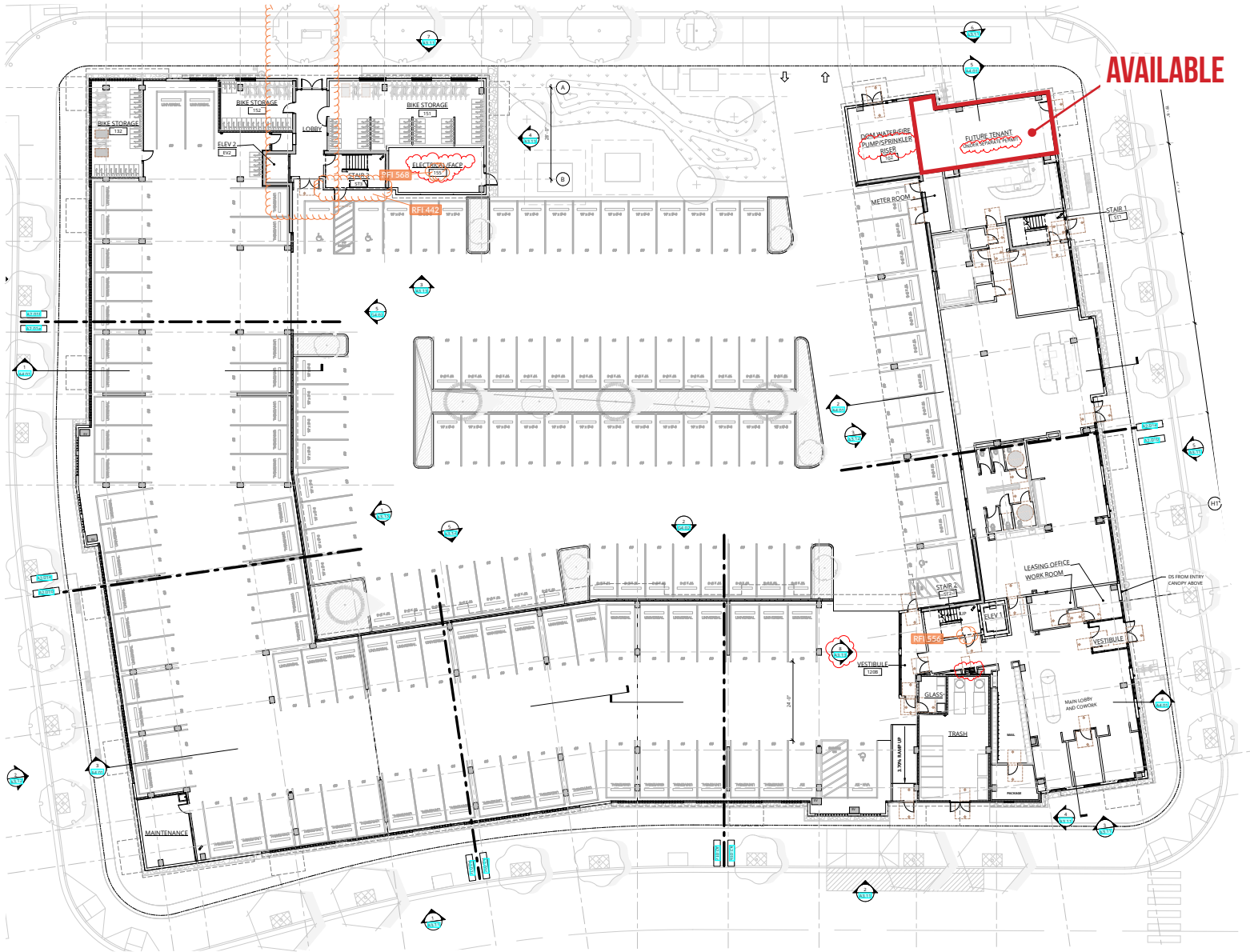
REVEL
BY ALTA

NE VON NEUMANN DRIVE

AVAILABLE

AMBERGLEN
PARK

NE COMPTON DRIVE



FLOOR PLAN: REVEL

REVEL
1390 NE COMPTON DRIVE
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ASTRAL & REVEL

1390 NE COMPTON DRIVE

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

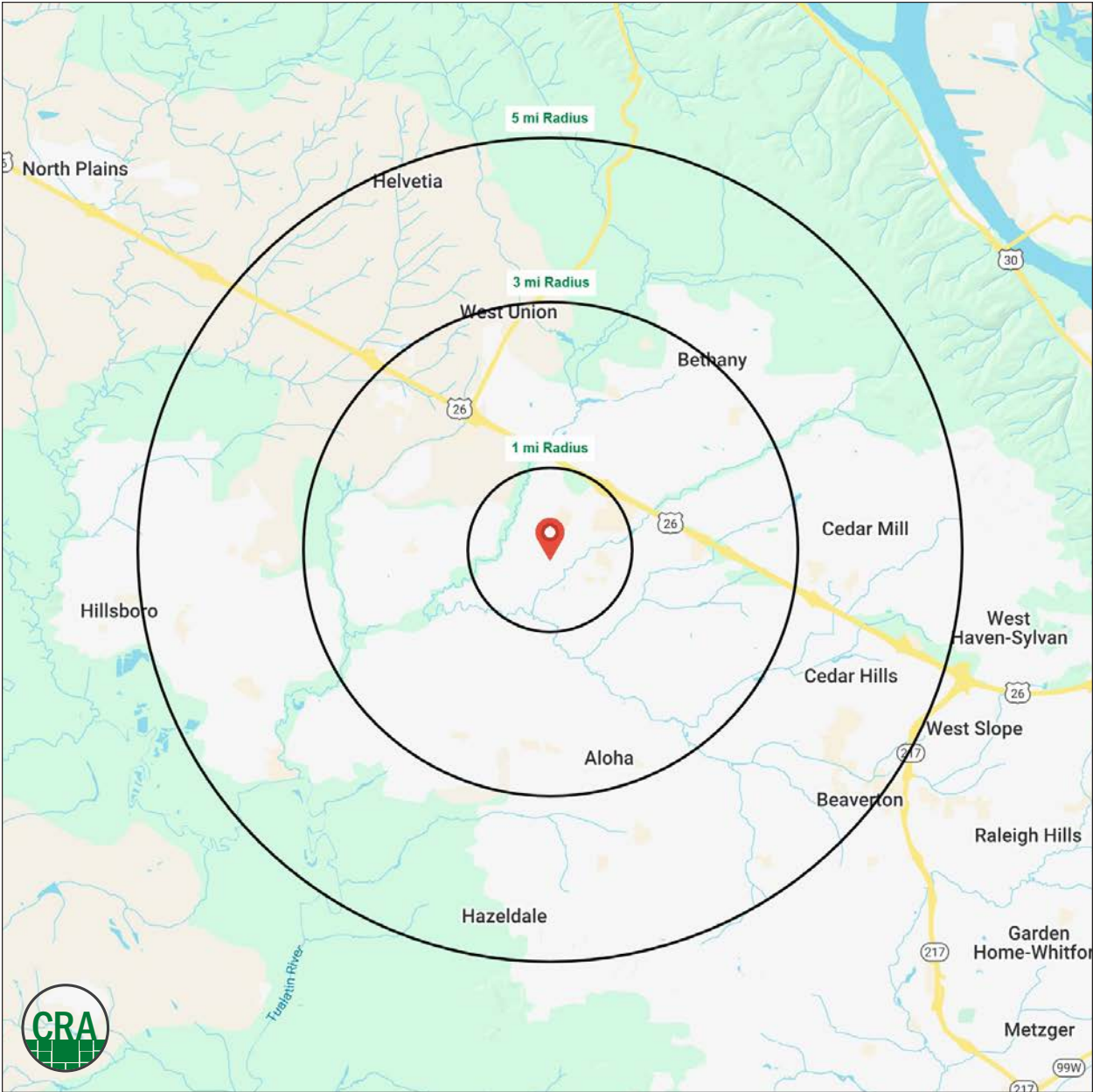
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	25,164	140,722	303,066
Estimated Households 2025	12,146	57,529	118,039
Average HH Income	\$117,960	\$139,718	\$148,333
Median Home Value	\$433,204	\$550,496	\$585,007
Daytime Demographics 16+	14,860	80,720	167,356
Some College or Higher	80.1%	78.1%	76.1%

\$117,960

Average Household Income
1 MILE RADIUS

32.1

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5307/-122.8817

Astral & Revel Hillsboro, OR 97006	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	25,164	140,722	303,066
2030 Projected Population	25,449	138,097	300,319
2020 Census Population	22,938	140,116	297,951
2010 Census Population	16,321	120,100	256,872
Projected Annual Growth 2025 to 2030	0.2%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	3.6%	1.1%	1.2%
2025 Median Age	32.1	36.0	36.6
Households			
2025 Estimated Households	12,146	57,529	118,039
2030 Projected Households	12,571	57,696	119,408
2020 Census Households	10,583	55,096	111,740
2010 Census Households	7,462	46,394	95,768
Projected Annual Growth 2025 to 2030	0.7%	-	0.2%
Historical Annual Growth 2010 to 2025	4.2%	1.6%	1.6%
Race and Ethnicity			
2025 Estimated White	55.6%	58.7%	59.2%
2025 Estimated Black or African American	6.1%	4.1%	3.6%
2025 Estimated Asian or Pacific Islander	20.0%	19.4%	18.2%
2025 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2025 Estimated Other Races	17.5%	17.0%	18.1%
2025 Estimated Hispanic	18.0%	17.5%	19.0%
Income			
2025 Estimated Average Household Income	\$117,960	\$139,718	\$148,333
2025 Estimated Median Household Income	\$94,893	\$112,532	\$120,537
2025 Estimated Per Capita Income	\$56,938	\$57,166	\$57,842
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.9%	4.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.8%	3.3%
2025 Estimated High School Graduate	15.0%	16.1%	16.5%
2025 Estimated Some College	19.5%	19.5%	17.9%
2025 Estimated Associates Degree Only	12.6%	9.5%	9.1%
2025 Estimated Bachelors Degree Only	29.1%	28.0%	28.4%
2025 Estimated Graduate Degree	18.9%	21.1%	20.7%
Business			
2025 Estimated Total Businesses	1,008	5,409	11,505
2025 Estimated Total Employees	9,864	46,607	89,383
2025 Estimated Employee Population per Business	9.8	8.6	7.8
2025 Estimated Residential Population per Business	25.0	26.0	26.3

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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