

FOR LEASE

SUNSET ESPLANADE

TUALATIN VALLEY HWY | HILLSBORO, OR



ADDRESS

2105-2643 SE Tualatin Valley Hwy, Hillsboro, OR

AVAILABLE SPACE

- 1,200 SF
- 1,200 SF
- 1,200 SF
- 1,400 SF
- 1,400 SF
- 4,348 SF
- 23,714 SF

ASKING RENT

Please call for details.

TRAFFIC COUNTS

Tualatin Valley Hwy – 29,239 ADT ('25)
SE Minter Bridge Rd – 10,545 ADT ('25)

HIGHLIGHTS

- 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 and Petco. 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.



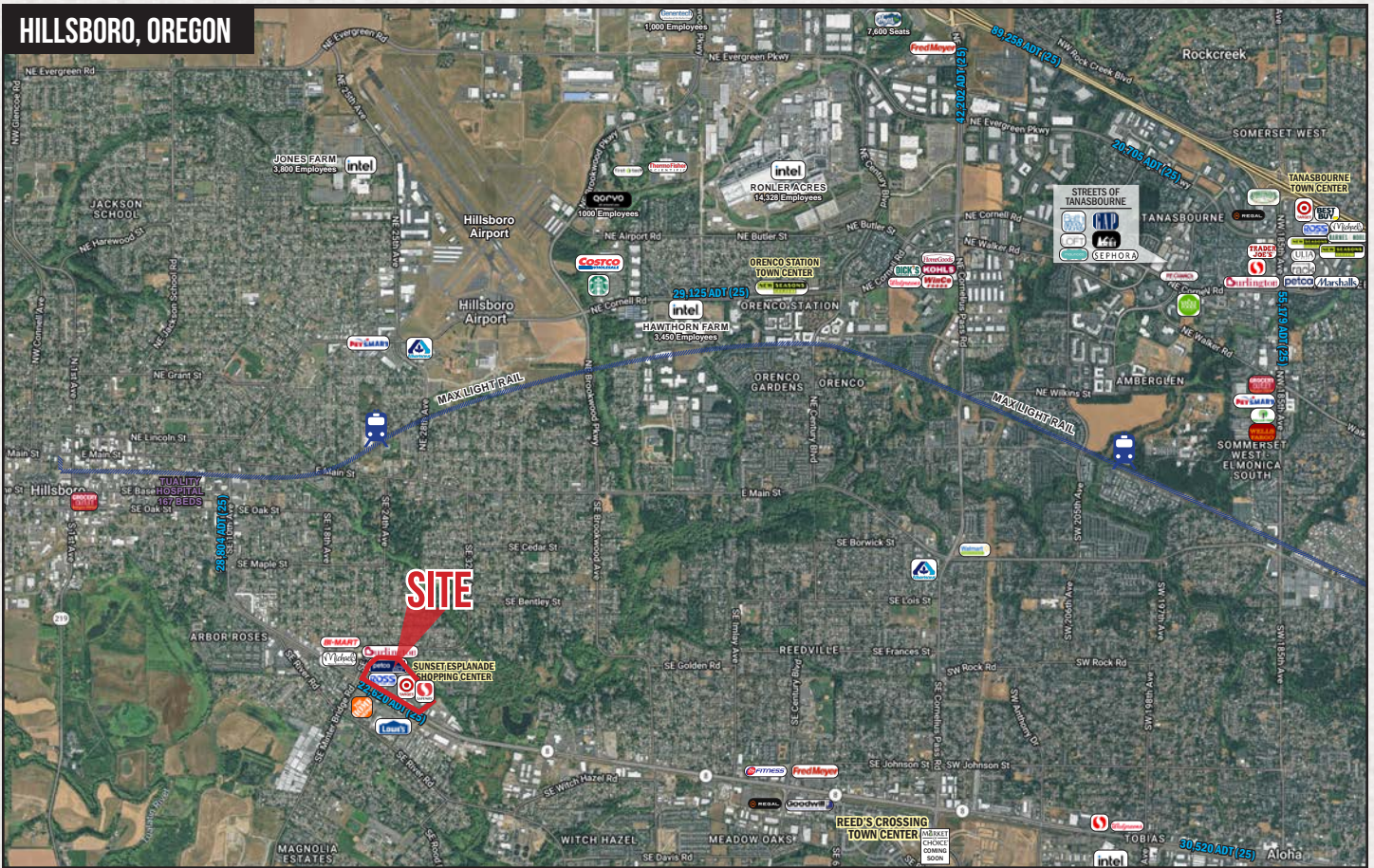
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex MacLean 503.709.3563 | alex@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211
www.cra-nw.com



HILLSBORO, OREGON



SUNSET ESPLANADE | CLOSE-IN



SUNSET ESPLANADE

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

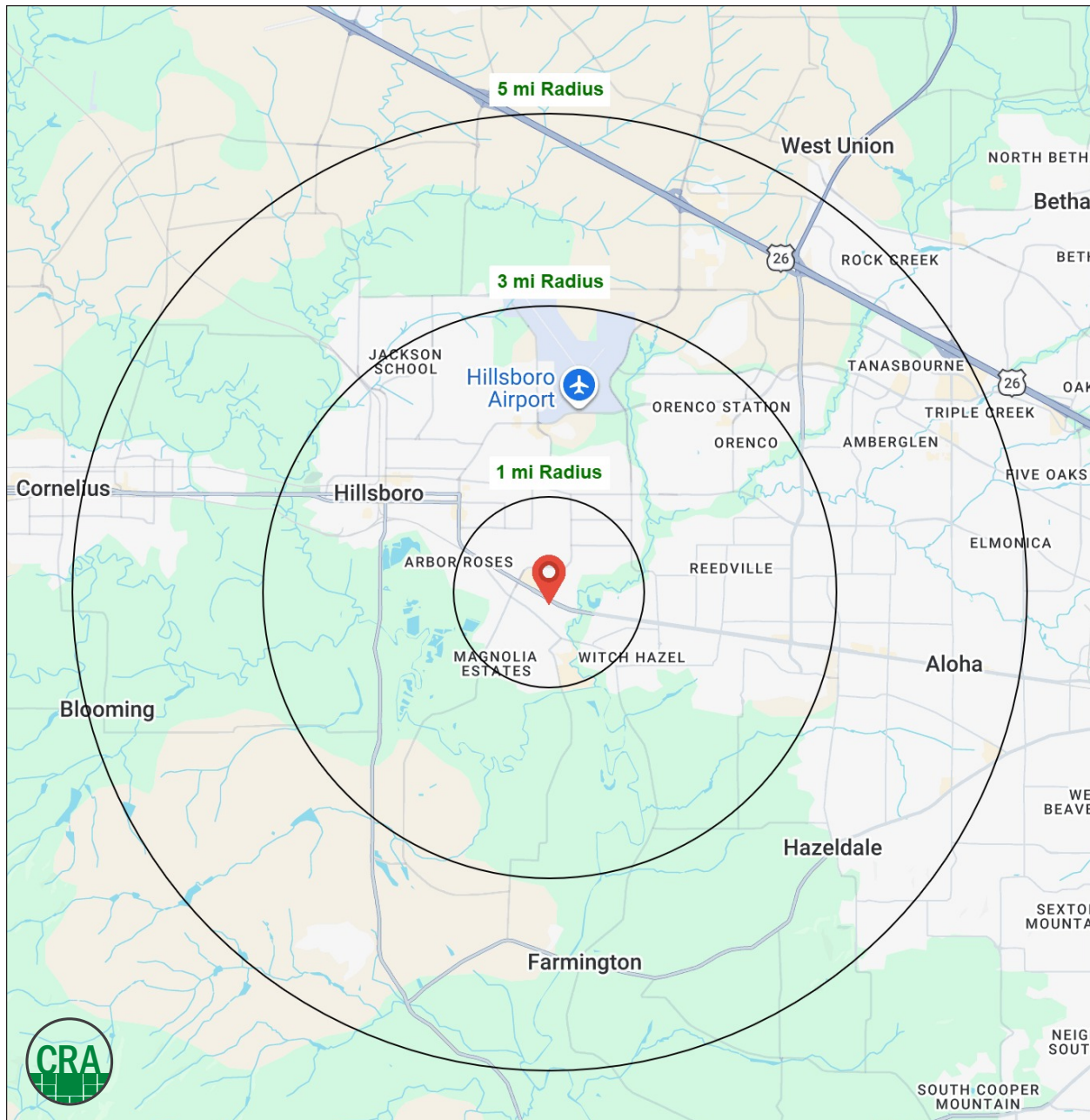
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	14,878	87,611	191,426
Estimated Households 2025	5,119	32,178	72,907
Average HH Income	\$120,590	\$144,427	\$137,960
Median Home Value	\$482,722	\$528,082	\$516,605
Daytime Demographics 16+	7,665	52,259	106,620

\$144,427

Average Household Income
3 MILE RADIUS

52,259

Daytime Demographics 16+
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5049/-122.9544

Sunset Esplanade Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,878	87,611	191,426
2030 Projected Population	14,310	87,687	191,806
2020 Census Population	15,376	84,666	184,903
2010 Census Population	14,886	77,366	163,160
Projected Annual Growth 2025 to 2030	-0.8%	-	-
Historical Annual Growth 2010 to 2025	-	0.9%	1.2%
2025 Median Age	36.8	36.3	35.9
Households			
2025 Estimated Households	5,119	32,178	72,907
2030 Projected Households	5,025	32,908	74,603
2020 Census Households	5,205	30,240	67,811
2010 Census Households	4,976	26,603	58,369
Projected Annual Growth 2025 to 2030	-0.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.2%	1.4%	1.7%
Race and Ethnicity			
2025 Estimated White	60.1%	59.7%	58.9%
2025 Estimated Black or African American	3.0%	3.3%	3.9%
2025 Estimated Asian or Pacific Islander	9.1%	14.1%	14.5%
2025 Estimated American Indian or Native Alaskan	1.4%	1.1%	1.1%
2025 Estimated Other Races	26.3%	21.7%	21.6%
2025 Estimated Hispanic	30.9%	24.4%	23.5%
Income			
2025 Estimated Average Household Income	\$120,590	\$144,427	\$137,960
2025 Estimated Median Household Income	\$99,354	\$115,053	\$110,782
2025 Estimated Per Capita Income	\$41,604	\$53,159	\$52,630
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	8.3%	5.7%	4.9%
2025 Estimated Some High School (Grade Level 9 to 11)	9.2%	5.1%	4.5%
2025 Estimated High School Graduate	21.7%	18.7%	19.5%
2025 Estimated Some College	18.2%	19.2%	20.1%
2025 Estimated Associates Degree Only	10.0%	9.7%	10.4%
2025 Estimated Bachelors Degree Only	21.0%	23.9%	24.5%
2025 Estimated Graduate Degree	11.7%	17.6%	16.1%
Business			
2025 Estimated Total Businesses	433	3,127	6,694
2025 Estimated Total Employees	3,195	28,326	57,882
2025 Estimated Employee Population per Business	7.4	9.1	8.6
2025 Estimated Residential Population per Business	34.4	28.0	28.6

For more information, please contact:

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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