FOR LEASE

SUNSET ESPLANADE

TUALATIN VALLEY HWY | HILLSBORO, OR



ADDRESS

2105-2643 SE Tualatin Valley Hwy, Hillsboro, OR

AVAILABLE SPACE

- 1,200 SF - 2,800 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

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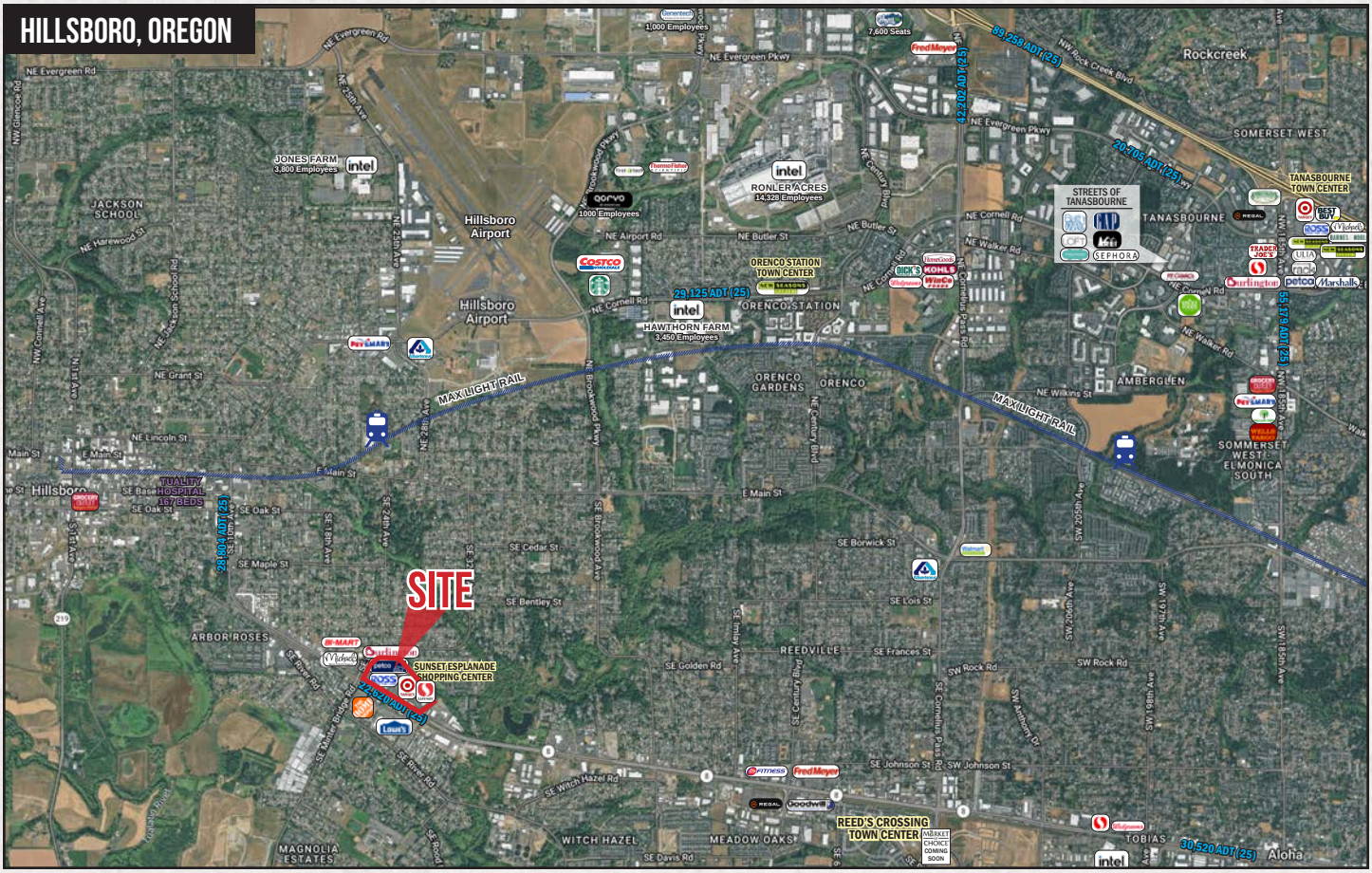
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SUNSET ESPLANADE

HILLSBORO, OR



HILLSBORO, OREGON



SUNSET ESPLANADE | CLOSE-IN



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SUNSET ESPLANADE

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

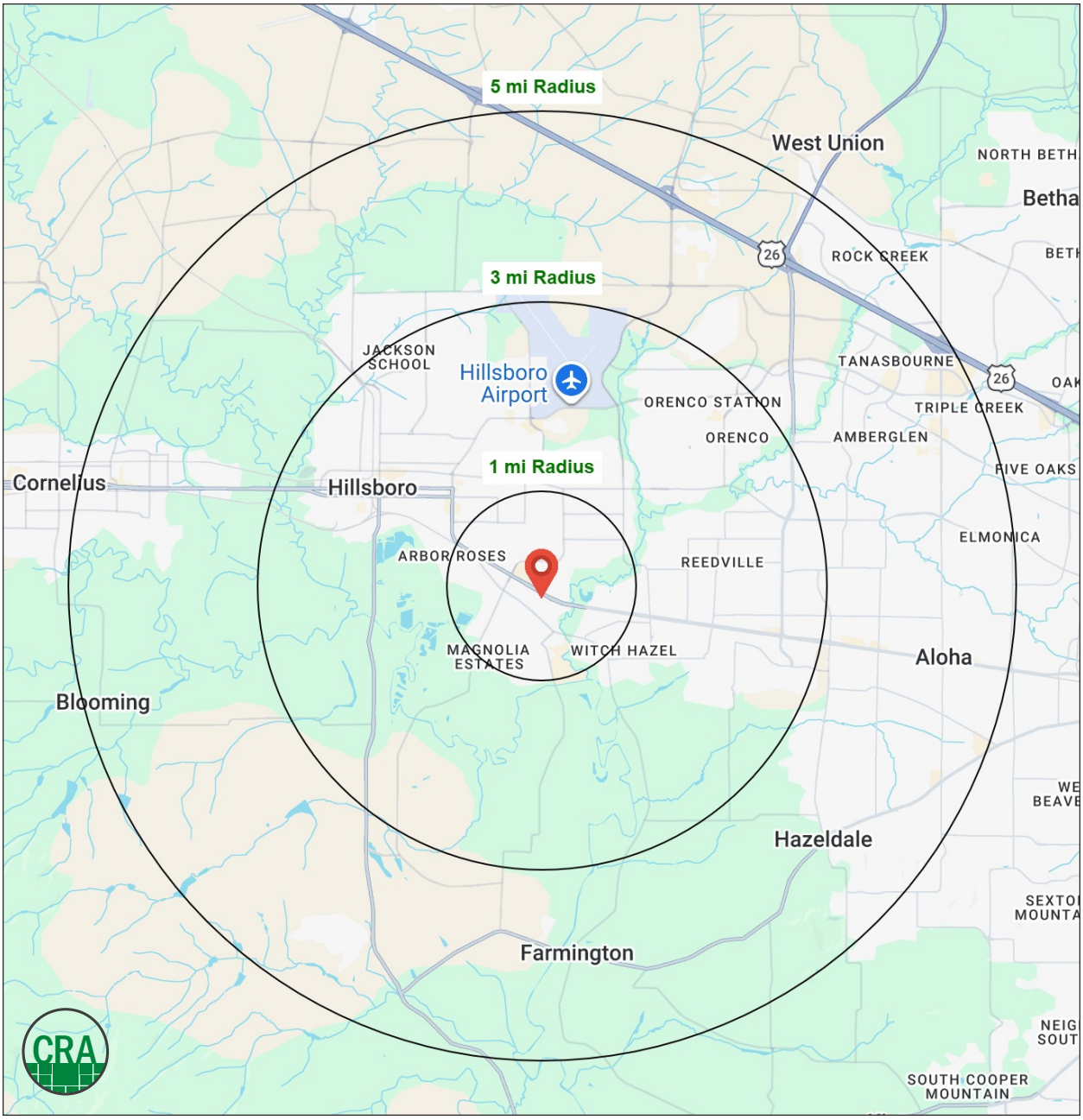
Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	14,673	87,797	190,580
Estimated Households 2026	5,117	32,708	73,523
Average HH Income	$120,340	$147,451	$140,894
Median Home Value	$513,129	$559,805	$541,136
Daytime Demographics 16+	7,983	54,089	109,864

$147,451

Average Household Income
3 MILE RADIUS

54,089

Daytime Demographics 16+
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5049/-122.9544

Sunset Esplanade Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	14,673	87,797	190,580
2031 Projected Population	14,189	88,824	192,854
2020 Census Population	15,387	84,746	185,050
2010 Census Population	14,894	77,382	163,266
Projected Annual Growth 2026 to 2031	-0.7%	0.2%	0.2%
Historical Annual Growth 2010 to 2026	-	0.8%	1.0%
2026 Median Age	36.7	36.3	35.8
Households			
2026 Estimated Households	5,117	32,708	73,523
2031 Projected Households	4,991	33,404	75,021
2020 Census Households	5,210	30,269	67,865
2010 Census Households	4,979	26,610	58,409
Projected Annual Growth 2026 to 2031	-0.5%	0.4%	0.4%
Historical Annual Growth 2010 to 2026	0.2%	1.4%	1.6%
Race and Ethnicity			
2026 Estimated White	60.1%	59.7%	58.9%
2026 Estimated Black or African American	3.0%	3.3%	3.9%
2026 Estimated Asian or Pacific Islander	8.9%	14.2%	14.5%
2026 Estimated American Indian or Native Alaskan	1.4%	1.1%	1.1%
2026 Estimated Other Races	26.5%	21.7%	21.6%
2026 Estimated Hispanic	31.1%	24.3%	23.6%
Income			
2026 Estimated Average Household Income	$120,340	$147,451	$140,894
2026 Estimated Median Household Income	$100,653	$119,422	$114,855
2026 Estimated Per Capita Income	$42,106	$55,064	$54,457
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	8.0%	5.5%	4.7%
2026 Estimated Some High School (Grade Level 9 to 11)	9.1%	5.2%	4.5%
2026 Estimated High School Graduate	21.3%	18.6%	19.7%
2026 Estimated Some College	19.3%	19.4%	20.5%
2026 Estimated Associates Degree Only	10.0%	9.8%	10.2%
2026 Estimated Bachelors Degree Only	21.4%	23.9%	24.0%
2026 Estimated Graduate Degree	10.9%	17.5%	16.5%
Business			
2026 Estimated Total Businesses	432	3,097	6,667
2026 Estimated Total Employees	3,432	29,467	60,122
2026 Estimated Employee Population per Business	7.9	9.5	9.0
2026 Estimated Residential Population per Business	33.9	28.4	28.6

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For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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