

2797 SE TUALATIN VALLEY HWY
HILLSBORO, OREGON

- 6,000 SF
- RETAIL / FLEX USES
- \$10 - \$12/SF NNN
- EXCELLENT VISIBILITY
- AVAILABLE MARCH 2019
- 27,500 + VPD
- DESTINATION RETAIL AREA

RETAIL SPACE FOR LEASE



CONTACT

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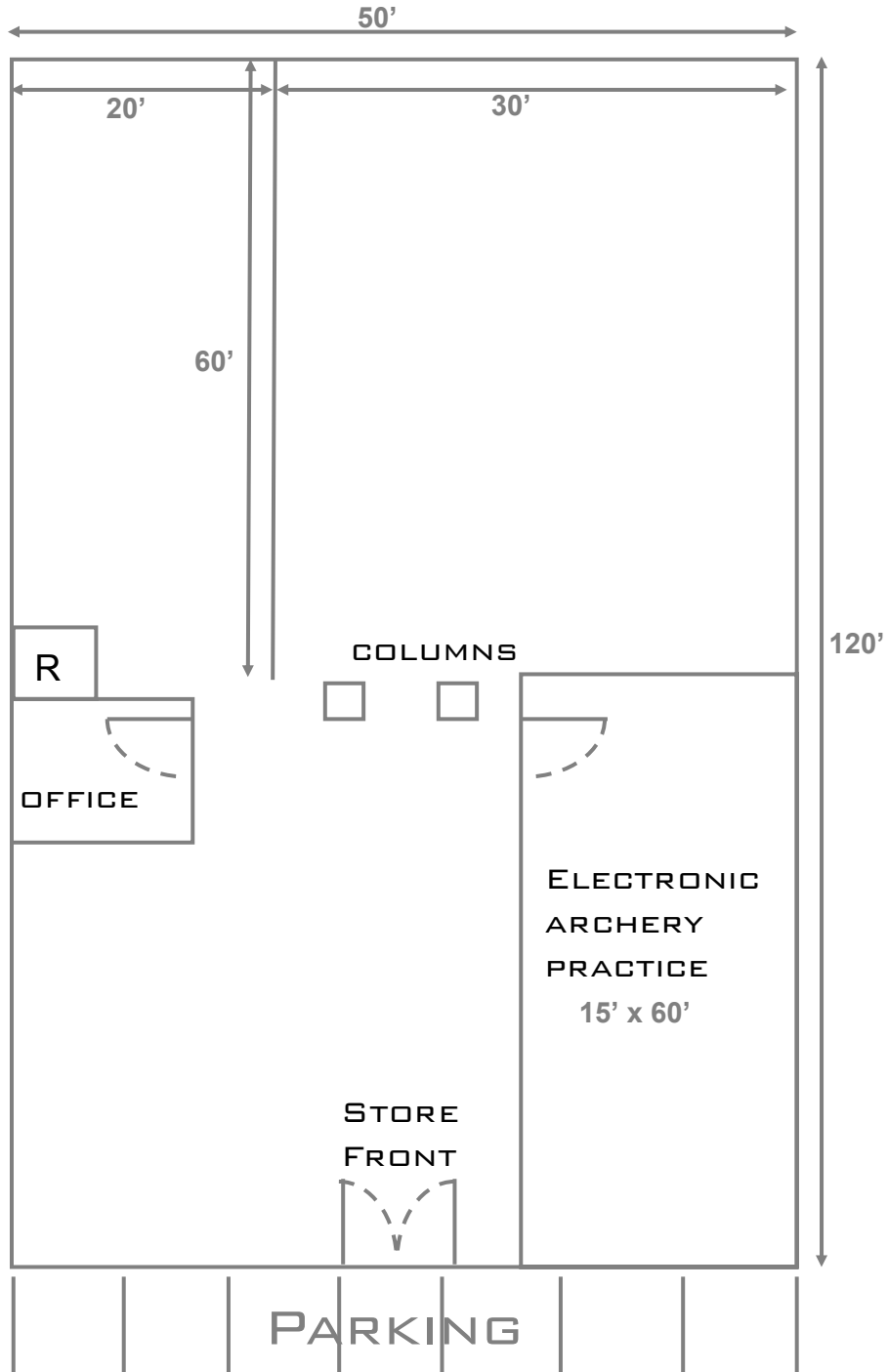


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DEMOGRAPHICS

<u>2017 ESTIMATED</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	13,588	85,625	186,780
AVE. H.H. INCOME	\$76,627	\$81,876	\$82,227
DAYTIME EMPLOYEES	3,254	40,017	66,145



* NOT TO SCALE



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5041/-122.9534

RF1

2797 SE Tualatin Valley Hwy

Hillsboro, OR

	1 Mile	3 Miles	5 Miles	
POPULATION	2017 Estimated Population	13,584	85,625	186,191
	2022 Projected Population	14,804	93,561	203,594
	2010 Census Population	12,532	77,274	164,228
	2000 Census Population	9,636	61,661	132,187
	Projected Annual Growth 2017 to 2022	1.8%	1.9%	1.9%
	Historical Annual Growth 2000 to 2017	2.4%	2.3%	2.4%
	HOUSEHOLDS	2017 Estimated Households	4,588	29,527
2022 Projected Households		4,910	31,682	71,794
2010 Census Households		4,269	26,572	58,822
2000 Census Households		3,290	20,611	46,882
Projected Annual Growth 2017 to 2022		1.4%	1.5%	1.5%
Historical Annual Growth 2000 to 2017		2.3%	2.5%	2.5%
AGE	2017 Est. Population Under 10 Years	13.9%	14.4%	13.9%
	2017 Est. Population 10 to 19 Years	14.0%	13.9%	13.4%
	2017 Est. Population 20 to 29 Years	12.4%	13.3%	14.7%
	2017 Est. Population 30 to 44 Years	22.0%	24.2%	24.0%
	2017 Est. Population 45 to 59 Years	18.9%	18.4%	18.3%
	2017 Est. Population 60 to 74 Years	13.9%	11.6%	11.6%
	2017 Est. Population 75 Years or Over	4.8%	4.3%	4.1%
	2017 Est. Median Age	35.5	34.2	34.0
MARITAL STATUS & GENDER	2017 Est. Male Population	49.5%	50.5%	50.0%
	2017 Est. Female Population	50.5%	49.5%	50.0%
	2017 Est. Never Married	27.8%	29.4%	31.1%
	2017 Est. Now Married	50.2%	49.7%	48.6%
	2017 Est. Separated or Divorced	19.0%	17.2%	16.6%
	2017 Est. Widowed	3.0%	3.8%	3.8%
INCOME	2017 Est. HH Income \$200,000 or More	4.9%	6.2%	6.4%
	2017 Est. HH Income \$150,000 to \$199,999	7.6%	7.4%	7.0%
	2017 Est. HH Income \$100,000 to \$149,999	19.3%	19.7%	18.3%
	2017 Est. HH Income \$75,000 to \$99,999	16.3%	16.7%	17.2%
	2017 Est. HH Income \$50,000 to \$74,999	19.6%	18.9%	19.7%
	2017 Est. HH Income \$35,000 to \$49,999	9.9%	9.7%	10.7%
	2017 Est. HH Income \$25,000 to \$34,999	7.3%	7.0%	7.7%
	2017 Est. HH Income \$15,000 to \$24,999	8.3%	7.5%	6.6%
	2017 Est. HH Income Under \$15,000	6.7%	6.9%	6.4%
	2017 Est. Average Household Income	\$76,627	\$81,876	\$82,141
	2017 Est. Median Household Income	\$74,918	\$76,284	\$75,451
	2017 Est. Per Capita Income	\$25,924	\$28,490	\$29,652
2017 Est. Total Businesses	291	2,967	5,495	
2017 Est. Total Employees	3,254	40,017	66,066	

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	1 Mile	3 Miles	5 Miles
RACE			
2017 Est. White	71.5%	71.5%	70.6%
2017 Est. Black	1.6%	1.8%	2.5%
2017 Est. Asian or Pacific Islander	7.2%	9.4%	10.7%
2017 Est. American Indian or Alaska Native	1.2%	1.0%	0.9%
2017 Est. Other Races	18.5%	16.2%	15.4%
HISPANIC			
2017 Est. Hispanic Population	3,993	22,133	41,537
2017 Est. Hispanic Population	29.4%	25.8%	22.3%
2022 Proj. Hispanic Population	31.7%	27.8%	24.0%
2010 Hispanic Population	27.5%	24.7%	21.7%
EDUCATION (Adults 25 or Older)			
2017 Est. Adult Population (25 Years or Over)	9,024	56,168	122,832
2017 Est. Elementary (Grade Level 0 to 8)	4.5%	6.2%	5.6%
2017 Est. Some High School (Grade Level 9 to 11)	8.2%	6.7%	6.2%
2017 Est. High School Graduate	23.7%	21.4%	21.1%
2017 Est. Some College	21.9%	22.1%	22.4%
2017 Est. Associate Degree Only	10.1%	9.5%	9.9%
2017 Est. Bachelor Degree Only	22.3%	21.9%	22.7%
2017 Est. Graduate Degree	9.2%	12.1%	12.2%
HOUSING			
2017 Est. Total Housing Units	4,682	30,219	68,501
2017 Est. Owner-Occupied	73.4%	61.2%	56.7%
2017 Est. Renter-Occupied	24.6%	36.5%	40.8%
2017 Est. Vacant Housing	2.0%	2.3%	2.4%
HOMES BUILT BY YEAR			
2010 Homes Built 2005 or later	0.3%	0.5%	0.7%
2010 Homes Built 2000 to 2004	19.8%	24.3%	24.6%
2010 Homes Built 1990 to 1999	23.7%	28.3%	29.4%
2010 Homes Built 1980 to 1989	13.5%	13.3%	14.2%
2010 Homes Built 1970 to 1979	29.2%	22.0%	23.5%
2010 Homes Built 1960 to 1969	10.0%	8.4%	8.2%
2010 Homes Built 1950 to 1959	3.6%	5.7%	5.1%
2010 Homes Built Before 1949	4.9%	5.8%	4.5%
HOME VALUES			
2010 Home Value \$1,000,000 or More	0.6%	0.5%	0.7%
2010 Home Value \$500,000 to \$999,999	9.7%	7.2%	7.9%
2010 Home Value \$400,000 to \$499,999	11.4%	10.1%	11.1%
2010 Home Value \$300,000 to \$399,999	18.4%	26.4%	24.9%
2010 Home Value \$200,000 to \$299,999	44.7%	46.7%	46.8%
2010 Home Value \$150,000 to \$199,999	13.3%	10.4%	10.5%
2010 Home Value \$100,000 to \$149,999	4.2%	3.4%	3.3%
2010 Home Value \$50,000 to \$99,999	0.5%	1.1%	1.6%
2010 Home Value \$25,000 to \$49,999	0.8%	0.7%	1.1%
2010 Home Value Under \$25,000	3.2%	1.4%	1.7%
2010 Median Home Value	\$276,876	\$281,609	\$285,656
2010 Median Rent	\$1,012	\$1,041	\$1,027

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	10,497	65,859	144,814
	2017 Est. Civilian Employed	66.1%	65.1%	66.6%
	2017 Est. Civilian Unemployed	2.9%	2.9%	3.3%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	31.0%	32.0%	30.1%
	2017 Labor Force Males	49.2%	50.1%	49.5%
	2017 Labor Force Females	50.8%	49.9%	50.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,934	42,849	96,433
	2010 Mgmt, Business, & Financial Operations	15.4%	15.9%	15.6%
	2010 Professional, Related	24.4%	24.9%	24.8%
	2010 Service	20.2%	19.4%	19.3%
	2010 Sales, Office	20.2%	19.8%	21.4%
	2010 Farming, Fishing, Forestry	2.2%	1.7%	1.5%
	2010 Construction, Extraction, Maintenance	6.4%	6.7%	6.0%
	2010 Production, Transport, Material Moving	11.2%	11.6%	11.4%
	2010 White Collar Workers	60.0%	60.5%	61.8%
	2010 Blue Collar Workers	40.0%	39.5%	38.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	72.4%	71.2%	71.4%
	2010 Drive to Work in Carpool	10.9%	10.7%	10.4%
	2010 Travel to Work by Public Transportation	6.5%	7.1%	8.1%
	2010 Drive to Work on Motorcycle	0.5%	0.3%	0.3%
	2010 Walk or Bicycle to Work	2.4%	4.5%	3.8%
	2010 Other Means	0.7%	0.4%	0.8%
	2010 Work at Home	6.7%	5.8%	5.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.4%	27.1%	25.7%
	2010 Travel to Work in 15 to 29 Minutes	38.6%	34.0%	36.7%
	2010 Travel to Work in 30 to 59 Minutes	29.9%	29.2%	30.7%
	2010 Travel to Work in 60 Minutes or More	9.6%	7.0%	7.2%
	2010 Average Travel Time to Work	23.8	21.1	22.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$269 M	\$1.81 B	\$4.10 B
	2017 Est. Apparel	\$9.46 M	\$63.8 M	\$144 M
	2017 Est. Contributions, Gifts	\$18.6 M	\$127 M	\$286 M
	2017 Est. Education, Reading	\$10.8 M	\$74.2 M	\$167 M
	2017 Est. Entertainment	\$15.2 M	\$102 M	\$232 M
	2017 Est. Food, Beverages, Tobacco	\$40.9 M	\$274 M	\$622 M
	2017 Est. Furnishings, Equipment	\$9.41 M	\$63.7 M	\$144 M
	2017 Est. Health Care, Insurance	\$23.0 M	\$154 M	\$351 M
	2017 Est. Household Operations, Shelter, Utilities	\$83.1 M	\$559 M	\$1.27 B
	2017 Est. Miscellaneous Expenses	\$3.91 M	\$26.3 M	\$59.7 M
	2017 Est. Personal Care	\$3.49 M	\$23.5 M	\$53.4 M
2017 Est. Transportation	\$51.2 M	\$343 M	\$778 M	

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