

PRIME RETAIL SITE PAD OPPORTUNITY

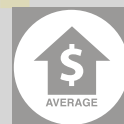
7330 NE Imbrie Drive, Hillsboro, OR 97124



POPULATION
1 Mile: 3,150
3 Miles: 90,961
5 Miles: 238,609



EMPLOYEES
1 Mile: 7,161
3 Miles: 35,267
5 Miles: 71,663



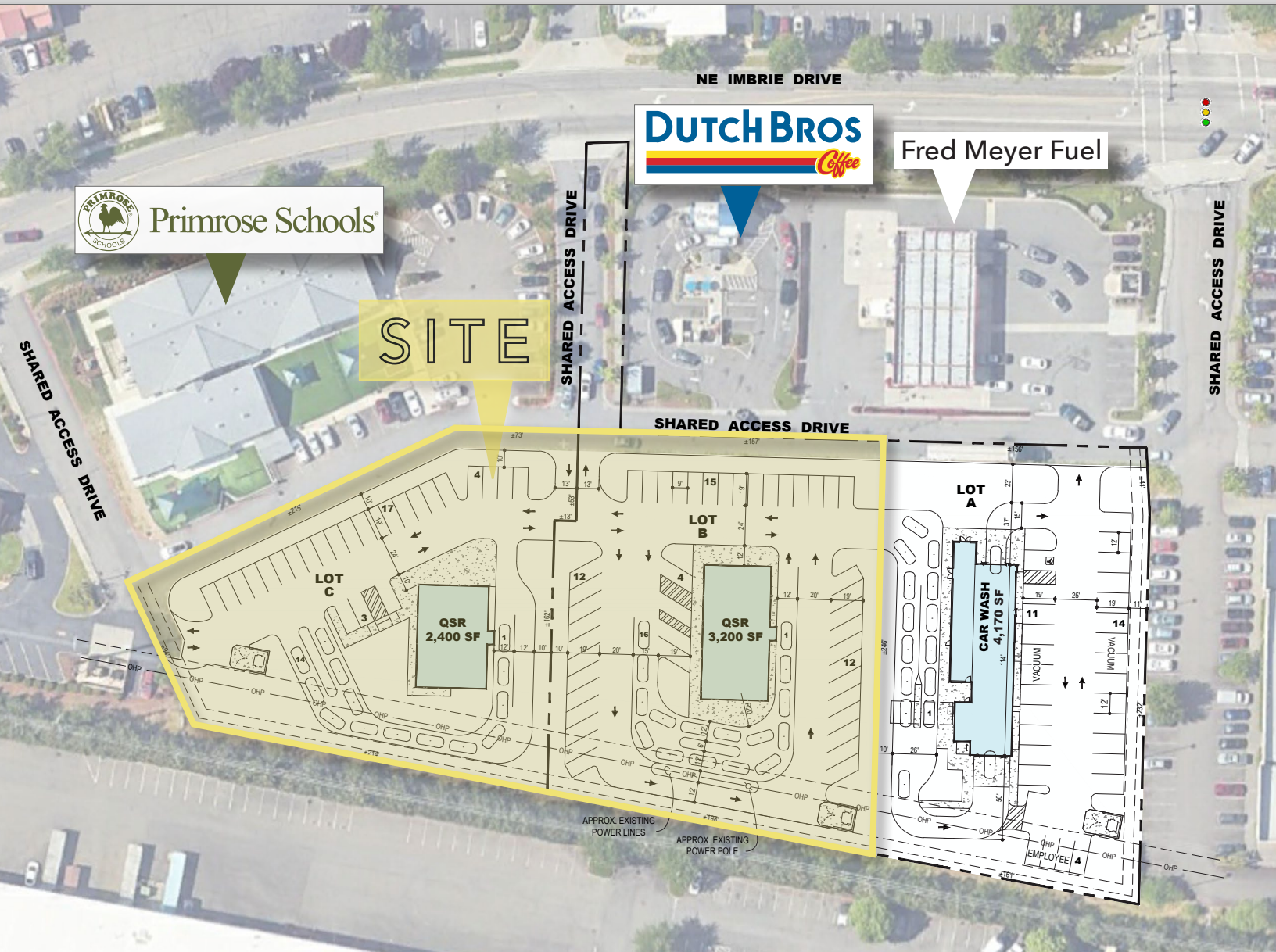
AVG HH INCOME
1 Mile: \$147,717
3 Miles: \$141,872
5 Miles: \$148,338

SITE DETAILS

- ±0.95 - 2.07 acres available
- Adjacent to top performing Fred Meyer
- High volume QSR trade area
- Large daytime population
- Intel Ronler Acres campus three minutes away (14,000 employees)
- Hillsboro Stadium/Gordon Faber rec complex half a mile away (home of youth/high school/college sports)
- Ron Tonkin Field to the Northwest (home to Hillsboro Hops minor league baseball team)

POTENTIAL SITE PLAN

7330 NE Imbrie Drive, Hillsboro, OR 97124



SITE DETAILS

- Lot B
- Lot Area: ± 1.12 Acre Site
- Building: 3,200 SF QSR
- Parking: 43 spaces
- Lot C
- Lot Area: ± 0.95 Acre Site
- Building: 2,400 SF QSR
- Parking: 24 spaces

* Potential site plan provided for illustrative purposes only and is intended to be an approximation. Site, building square footage and site sign locations are subject to change.

SITE AERIAL VIEW

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