

Retail and Office Space for Lease

TANASBOURNE CENTRAL

1870 NW 188th Ave, Hillsboro OR



REAL ESTATE INVESTMENT GROUP

2839 SW 2nd Avenue
Portland OR, 97201
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Licensed in the
State of Oregon

Building C Retail Space @ \$25 psf + NNN

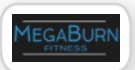
- Suite: 1,242 SF

Tenants Include:



Building D Office Space @ \$18-20 psf + NNN

- Suite: 1,124 SF
- Suite: 1,178 SF



Property Features:

- Local, Regional, and National Tenant Mix
- 4 Building Center Totaling 43,827 SF
- Current Tenants: Subway, Bombay Chaat House, MegaBurn Fitness, The Barbers, Amaze Salon 2, Back to Basics Chiropractic, Einstein Bros, Muchas Gracias, Aries Apparel, Extreme Pizza, Westside Montessori, Unitus Credit Union, Wassabi Pan Asian Cuisine, Portland Pain Care, Yoga OMazing, Farmers Insurance, and Edward Jones

Location Features:

- Signalized Intersection at NW 188th and Cornell Road
- 1,600 Residential Units within Walking Distance
- Close Proximity to Streets of Tanasbourne, Tanasbourne Town Center and Whole Foods
- Centrally Located within the Tanasbourne Commercial Submarket
- Proximity to Silicon Forest and Sunset Corridor with Corporate Campuses such as Nike, Intel, and Kaiser Permanente

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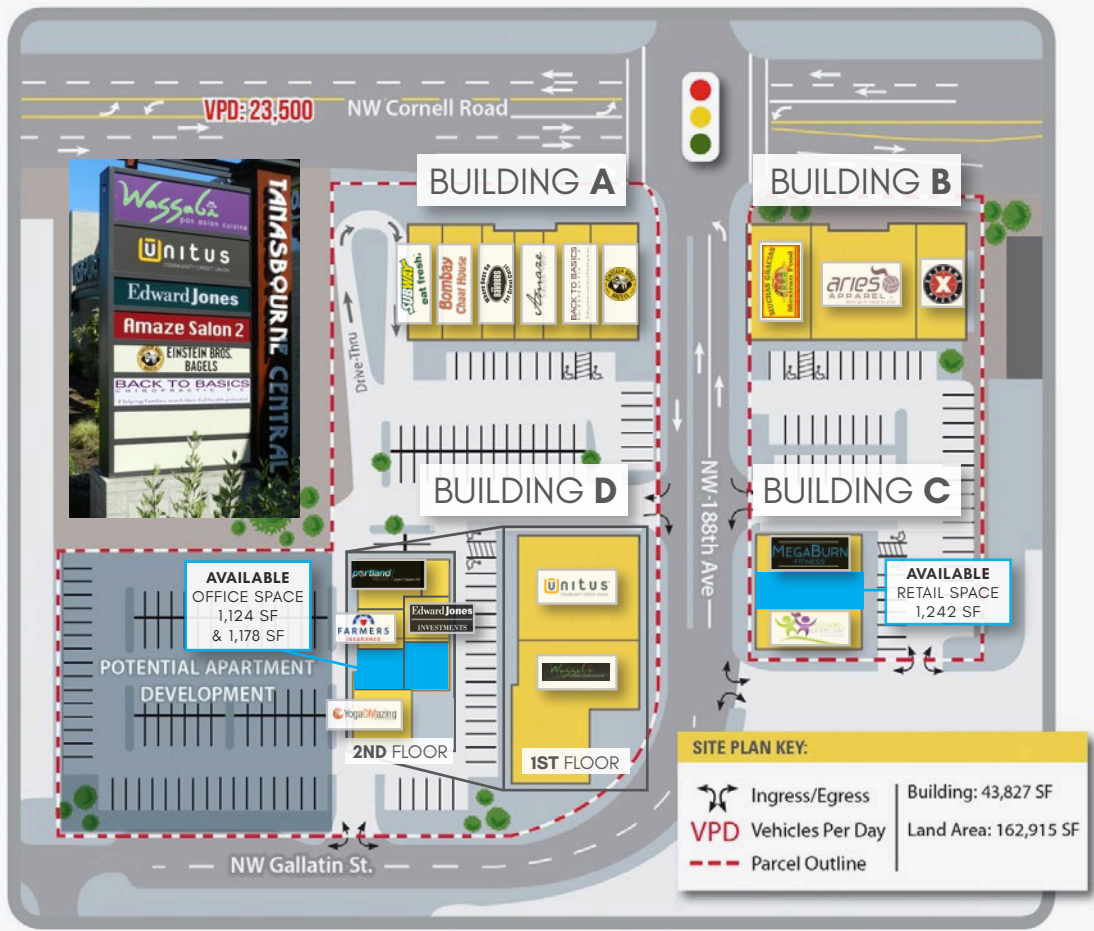
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BUILDING C

Retail Space for Lease
\$25 psf + NNN

BUILDING D

SECOND FLOOR
Office Space for Lease
\$18-20 psf + NNN



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Tansbourne Central Hillsboro OR		1 mi radius	3 mi radius	5 mi radius
2015 Estimated Population		17,540	132,692	269,970
2020 Projected Population		18,514	140,425	284,842
2010 Census Population		15,963	124,936	254,899
2000 Census Population		13,933	98,082	208,236
Projected Annual Growth 2015 to 2020		1.1%	1.2%	1.1%
Historical Annual Growth 2000 to 2015		1.7%	2.4%	2.0%
2015 Est. HH Income Under \$15,000		5.2%	6.8%	7.6%
2015 Est. Average Household Income		\$69,975	\$83,296	\$84,674
2015 Est. Median Household Income		\$58,616	\$72,583	\$72,378
2015 Est. Per Capita Income		\$32,717	\$32,575	\$32,146
2015 Est. Total Businesses		680	3,678	7,731
2015 Est. Total Employees		9,969	55,258	93,353

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *