



*First American Title™*



# Property Development Profile

## PREPARED FOR

Tyler Horst  
Summa Real Estate Group  
[tyler@tylerhorstrealty.com](mailto:tyler@tylerhorstrealty.com)

## SUBJECT PARCELS

R341384  
Hillsboro, OR  
Washington County



# Table Of Contents

5/20/2025

## Site Data:

This shows various property characteristics such as assessed/market values, parcel and building size, land use, and improvement type.

## Ownership:

The most recent vesting deed can be found here. If a parcel is owned by a commercial entity, there may be additional information identifying the principal.

## Maps:

Aerial, Community, Assessor, Tax Lot, Zoning, Transit, Natural, Utilities\*

## Zoning Definition:

Full definition that will refer to the regulations describing how real property can be used within certain areas, and designating the type of operations allowed on a site.

## Demographics

A collection of detailed site analysis reports based on Census, ACS, and other public and private data sources.

*\*If available*



## Ownership

**Legal Owner(s):** Tvsc Llc & Westhood Inc

**Site Address:** Ns # Ns # NS Hillsboro, OR

**Mailing Address:** 4675 SW 229th Ave Beaverton, OR 97078

**Parcel #:** 1S210AD-03100

**APN:** R341384

**County:** Washington

## Property Characteristics

**Bedrooms:** 0

**Year Built:** 0

**Lot SqFt:** 16,117

**Total Bathrooms:** 0.00

**Building SqFt:** 0

**Lot Acres:** .37

**Full Bathrooms:** 0

**First Floor SqFt:** 0

**Roof Type:**

**Half Bathrooms:** 0.00

**Basement SqFt:** 0

**Roof Shape:**

**Units:** 0

**Basement Type:**

**Porch Type:**

**Stories:**

**Building Style:**

**Fire Place:** N

**Garage:**

**Air Conditioning:**

**Garage SqFt:** 0

**Heating Type:**

**Parking Spots:** 0

**Pool:**

## Property Information

**Land Use:** VACANT

**Zoning:** C-G

**Improvement Type:** Commercial-Vacant Land

**School District:** Hillsboro School District 1j

**Legal Description:** LADD & REED ACRES, BLOCK 6, LOT PT 11, ACRES 0.37

**Neighborhood:** Hillsboro / Orenco

**Subdivision:** Ladd & Reed Acres

## Assessor & Taxes

**2024 Market Land:** \$424,840

**2024 Taxes:** \$1,687.27

**2024 Market Structure:** \$

**% Improved:** 0.00

**2024 Market Total:** \$424,840

**Levy Code:** 029.13

**2024 Assessed Total:** \$100,220

**Millage Rate:**

## Sale History

**Last Sale Date:**

**Doc #:**

**Last Sale Price:** \$

**Prior Sale Date:**

**Prior Doc #:**

**Prior Sale Price:** \$

## Mortgage

**1st Mortgage Date:**

**Doc #:**

**1st Mortgage Amt:** \$

**1st Mortgage Type:**

**1st Mortgage Lender:**

**2nd Mortgage Amt:** \$

**2nd Mortgage Type:**

220  
RECORDING REQUESTED BY  
Fidelity National Title Company of Oregon

GRANTOR'S NAME  
D S Parklane Development, Inc.

GRANTEE'S NAME  
Orenco Meadows, LLC

SEND TAX STATEMENTS TO:  
TVSC, LLC  
5035 NE Elam Young Parkway, Ste 400  
Hillsboro, OR 97124

AFTER RECORDING RETURN TO:  
TVSC, LLC  
5035 NE ELAM YOUNG PARKWAY, STE 400  
HILLSBORO, OR 97124

Washington County, Oregon  
04/26/2002 03:57:45 PM  
D-DBS Cnt=1 Stn=11 C WHITE  
\$20.00 \$6.00 \$11.00 - Total=\$37.00

2002-050105



00092120200200501050040047

I, Jerry Hanson, Director of Assessment and Taxation  
and Ex-Officio County Clerk for Washington County,  
do hereby certify that the within instrument of writing  
was received and recorded in the book of records of  
said county.

Jerry R. Hanson, Director of Assessment and Taxation,  
Ex-Officio County Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY BARGAIN and SALE DEED

D.S. Parklane Development, Inc., an Oregon corporation, Grantor, conveys to

TVSC, LLC, Grantee, the following described real property, situated in the County of Washington, State of Oregon,

PLEASE REFER TO EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$-0- \*\* (See ORS 93.030)

This deed is being recorded to affect a mere change in identity only at accountant's advice.

DATED: March 26, 2002

D S Parklane Development, Inc., a Oregon corporation

This instrument filed for record by Fidelity  
National Title as an accommodation only. It has  
not been examined as to its execution or as to its  
effect upon the title. 09-95408

By:   
Jin Y Park

STATE OF OREGON  
COUNTY OF Washington

This instrument was acknowledged before me on  
March 28, 2002  
by Jin Y Park  
as President  
of D. S. Parklane Development, Inc.

NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: MAY 22, 2004







**EXHIBIT 'A'**

1) All of Lot 8 and the south 11.2 feet of Lot 5, Block 5, LADD & REED ACRES, in the County of Washington and State of Oregon

**AKA TAX ACCOUNT R0341099**

2) Lot 9, Block 5, LADD & REED ACRES, in the City of Hillsboro, EXCEPT that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 4, 1960 in Book 433, Page 728, Deed Records, Washington County, Oregon

**AKA TAX ACCOUNT R0341106**

3) Lot 10, Block 5, LADD & REED ACRES, in the City of Hillsboro, EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded September 7, 1960 in Book 435, Page 142, Deed Records, Washington County, Oregon

**AKA TAX ACCOUNT R0341115**

4) Lot 11, Block 5, LADD & REED ACRES, in the City of Hillsboro, EXCEPT that part conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded August 18, 1960 in Book 434, Page 358, Washington County, Oregon.

**AKA TAX ACCOUNT R0341124**

5) Parcel I:

Beginning 100 feet North of the Southeast corner of Lot 12, Block 5, LADD & REED ACRES, in the City of Hillsboro, Washington County, Oregon; thence West, parallel with the south line of said lot to a point on the West line of said lot and block, said point being 100 feet North of the Southwest corner of said lot; thence North on the West line of said lot 117.5 feet to a point; thence East to the East line of said lot to a point, said point being 127 feet South of the North east corner of said lot; thence South 127 feet to the point of beginning.

Parcel II:

Beginning at the Southeast corner of Lot 12, Block 5, LADD & REED ACRES, in the City of Hillsboro, Washington County, Oregon; thence North on the East line of said lot 100 feet to a point; thence West parallel with the South line of said lot to a point on the West line of said lot and block; thence South on the West line of said lot 100 feet to Southwest corner thereof; thence Easterly along the South line of said lot a distance of 151.33 feet to the point of beginning.



EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission, recorded December 5, 1960 in Book 438, Page 393, Deed Records, Washington County, Oregon.

**AKA TAX ACCOUNT R0341133 AND R0341142 AND R0341151**

7) Part of Lot 12, Block 5, LADD & REED ACRES, in the City of Hillsboro, Washington County Oregon, described as follows:

Beginning at the Northeast corner of that certain tract conveyed to L.B. Oesterblad and Sarah J. Osterblad by an instrument recorded November 5, 1947, in Deed Book 280, Page 108, said point of beginning being 227 feet North of the Southeast corner of said Lot 12, thence West parallel with the south line of said Lot 12 to a point at the Northwest corner of said Oesterblad tract, said point being North 217.50 feet, more or less, from the Southwest corner of said lot; thence North 116.91 feet, more or less, to the Northwest corner of said lot; thence East along the North line of said lot to the East line thereof; thence South 127.11 feet, more or less, to the point of beginning.

**AKA TAX ACCOUNT R0341160**

8) Lot 8, Block 6, LADD AND REED ACRES, IN THE city of Hillsboro, Washington County, Oregon

**AKA TAX ACCOUNT R0341339**

9) Lots 9 and 10, LADD & REED ACRES, in the City of Hillsboro, Washington County, Oregon, EXCEPTING THEREFROM conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded August 31, 1960, in Book 434, Page 739.

**AKA TAX ACCOUNT R0341348 and TAX ACCOUNT R341357**

10) Lot 11, Block 6, LADD AND REED ACRES, Washington County, Oregon, EXCEPTING therefrom the North 95 feet thereof and also all that portion of said lot that lies Westerly from a line that is parallel with and 85 feet distant Easterly from the Westerly boundary of said Lot 11, when measured at a right angle thereto, and FURTHER EXCEPTING the portion of said Lot 11 conveyed to the State of Oregon by deed that is recorded in Book 431, Page 273, Deed Records of Washington County, Oregon.

**AKA TAX ACCOUNT R0341366**

11) The North 95 feet of Lot 11, Block 6, LADD & REED ACRES, in the City Hillsboro, Washington County, Oregon

**AKA TAX ACCOUNT R0341384**

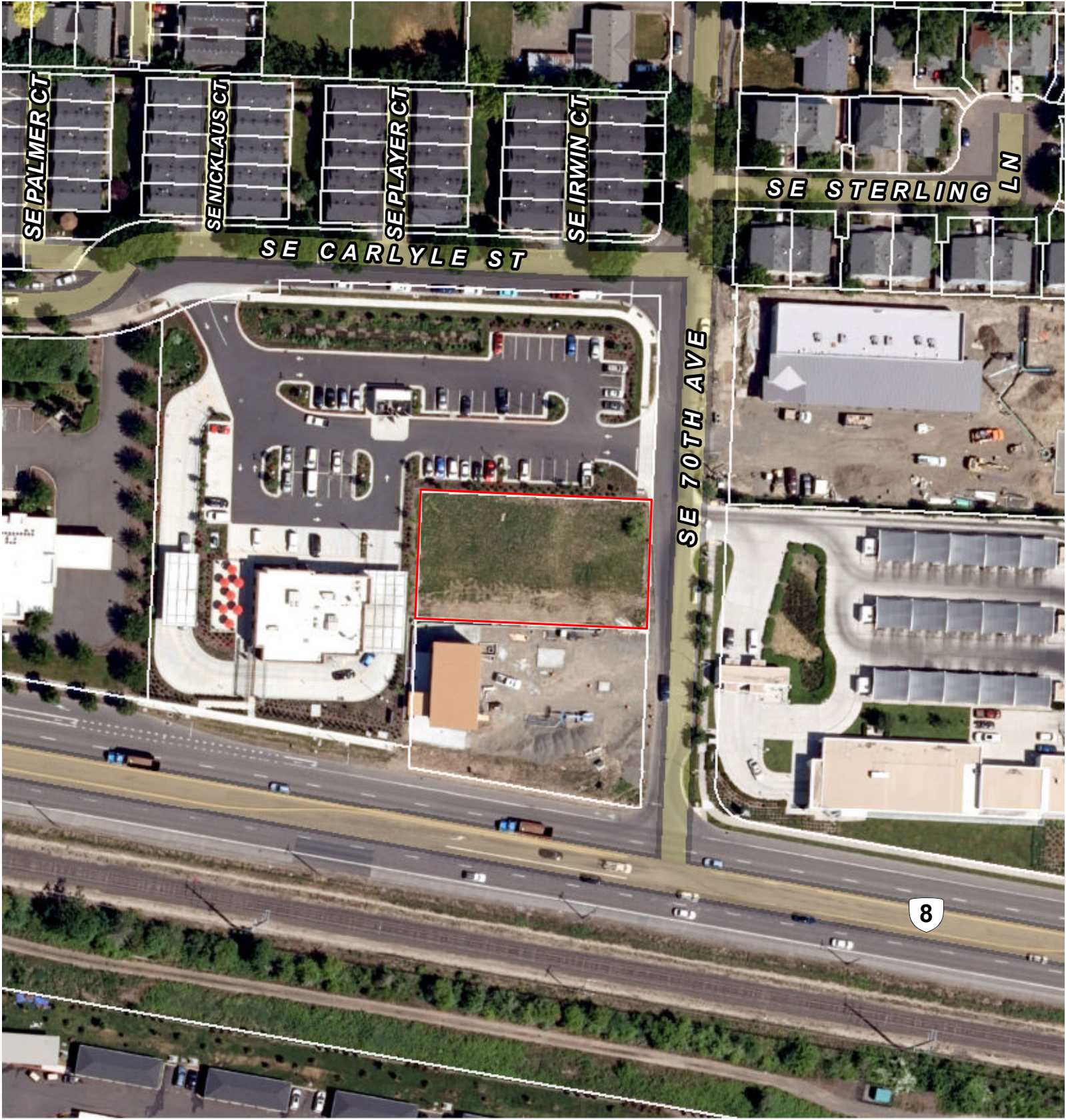


2002-50105

**12) Lot 7, Block 6, LADD & REED ACRES, except the northerly 75 feet thereof,  
Washington County, Oregon  
AKA TAX ACCOUNT R0341393**

**13) Northerly 75 feet of Lot 7, Block 6, LADD & REED ACRES, in the County of  
Washington and State of Oregon  
AKA TAX ACCOUNT R0341400**

**14) The Westerly 85.0 feet of Lot 11, Block 6, LADD & REED ACRES, Except the  
Northerly 95.0 feet thereof, and Also except that portion of said Lot 11, conveyed to State  
of Oregon by deed recorded July 14, 1960 in Book 433, Page 15, Washington County,  
Oregon  
AKA TAX ACCOUNT R0341375**



# Aerial



Subject



Taxlot





Aerial

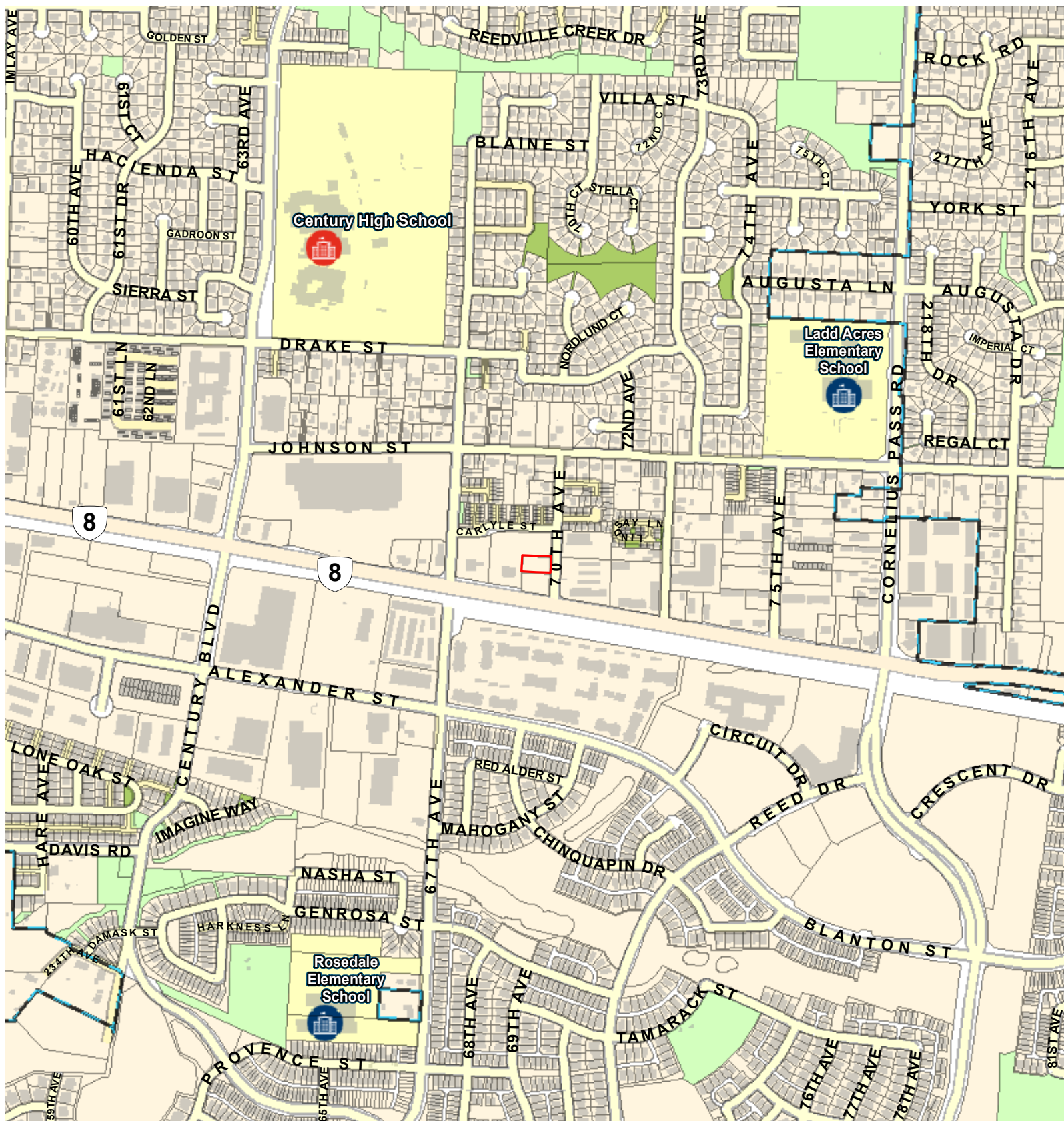


Subject











Taxlot





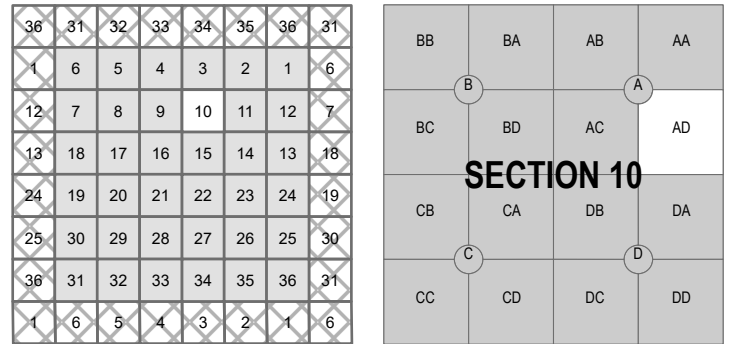
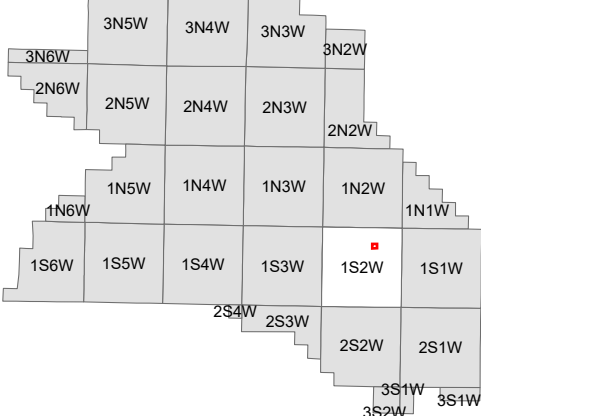
## Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Health Care
-  Fire Station
-  Library
-  City Limits
-  Parks





WASHINGTON COUNTY OREGON  
SE 1/4 NE 1/4 SECTION 10 T1S R2W  
SCALE 1"= 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.washingtoncountyor.gov/gis](http://www.washingtoncountyor.gov/gis)

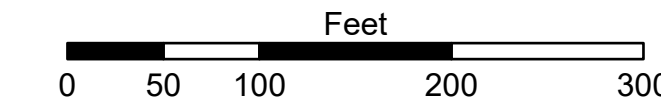
- Plat Lot Corner
- Adjusted Lot Corner
- Lot Corner in Road
- \* Urban Land Hook
- ⊙ Initial Point of Plat
- ⊙ Approximate DLC Corner
- Found DLC Corner
- ⊕ Stationing
- Taxlot Line
- Old Lot Line
- Plot Boundary
- Easement ROW
- Easement Centerline
- Condo Unit Boundary
- Public Road Centerline
- Railroad Centerline
- Stream
- Donation Land Claim
- Tax Code Line

15-12 Tax Code

Approximate Section Corner

Found Section Corner

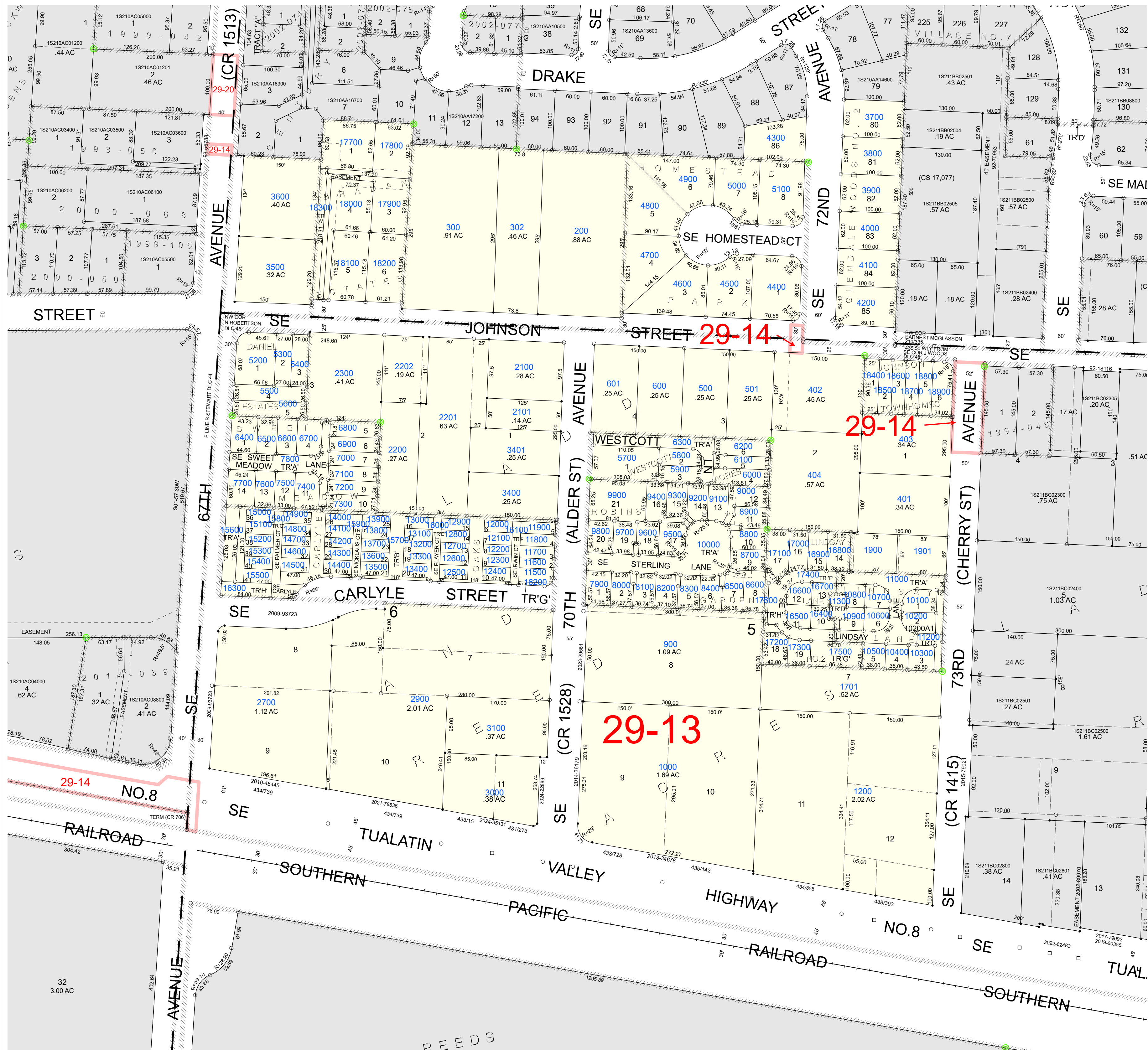
Cancelled Taxlots For: 1S210AD  
100, 2000, 2001, 2002, 101, 201, 2400, 2401, 701, 700, 800, 1700, 1800, 2600, 3300, 11100, 11400, 1300, 1400, 1500, 1600, 301, 400, 2800, 1100, 3001, 3200, 3201



PLOT DATE: 4/10/2025

FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.







## Hillsboro, OR



**§ 12.23.200. C-G Commercial - General Zone.**

The C-G zone includes the following sections:

12.23.210	Purpose
12.23.220	Housing Types
12.23.230	Uses
12.23.240	Accessory Uses and Structures Permitted by Right
12.23.250	Special Provisions Regarding Uses
12.23.260	Development Standards
12.23.270	Variances and Adjustments
12.23.280	Other Pertinent Regulations

(Ord. 6401 § 1, 2022)

**§ 12.23.210. Purpose.**

- A. Provide Full Range of Commercial Activities. The C-G zone implements the Commercial Comprehensive Plan designation, providing opportunities for all types of retail, service, and office commercial Uses in a variety of locations throughout the City. Within the C-G zone, certain retail Uses may be subject to square footage limitations based on Metro Title 4 requirements.
- B. Reduce Vehicle Trips and Encourage Use of Alternative Transportation. By siting a wide mix of commercial Uses in central locations and on transit routes, the C-G zone provides customers and employees with opportunities to undertake several errands in a single trip and/or to access the commercial Uses by walking, bicycling or transit.

(Ord. 6401 § 1, 2022)

**§ 12.23.220. Housing Types.**

Table 12.23.220-1 lists Housing Types permitted in the C-G zone. Housing Types are defined in Section 12.01.500.

Table 12.23.220-1: Housing Types Permitted in the C-G Zone		
Housing Types	Status	Clarifications
Single detached dwelling	C/L/N	Improvement of existing dwellings permitted with Conditional Use approval. Expansion of existing dwellings may be approved subject to Non-Conforming Use approval pursuant to Subchapter 12.30 and Section 12.80.100. New detached dwellings Not Permitted.
Duplex	N	



**Table 12.23.220-1:  
Housing Types Permitted in the C-G Zone**

<b>Housing Types</b>	<b>Status</b>	<b>Clarifications</b>
Triplex	N	
Quadplex	N	
Townhouse	N	
Cottage Cluster	N	
Multiple-dwelling structure	L	Residential uses permitted in upper floor(s) of a commercial building.
Manufactured dwelling	N	
Manufactured dwelling project	N	
Live-work dwelling	L	Residential uses permitted in upper floor(s) of a commercial building.

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted

(Ord. 6294 § 1, 2019; Ord. 6401 § 1, 2022)

### **§ 12.23.230. Uses.**

Table 12.23.230-1 lists Uses Permitted, Conditionally Permitted, Limited or Not Permitted in the C-G zone.

**Table 12.23.230-1:  
Use Categories in the C-G Zone**

<b>Use</b>	<b>Status</b>	<b>Clarifications</b>
<b>Residential Use Categories</b>		
Household Living	C/L/N	Improvement of existing dwellings permitted with Conditional Use approval; expansion of existing dwellings subject to Non-Conforming Use approval pursuant to Subchapter 12.30 and Section 12.80.100; new Residential Uses permitted in upper floor(s) of a commercial building; new detached dwellings Not Permitted.
Group Living	L/C	Permitted for persons with disabilities with Director's Interpretation of Reasonable Accommodation (see Subsection 12.80.050.B); all other uses permitted with Conditional Use approval.

**Table 12.23.230-1:  
Use Categories in the C-G Zone**

Use	Status	Clarifications
Residential Service	C/L	Residential Services not exceeding maximum residential density permitted with Conditional Use approval. Residential Services exceeding maximum density permitted only with PUD approval.
Residential Business	L	Residential Uses permitted in upper floor(s) of a live-work dwelling or a commercial building.
<b>Commercial Use Categories</b>		
Commercial Lodging	P/L	Bed and breakfast inns subject to additional standards in Section 12.40.130.
Commercial Recreation	P	
Commercial Parking	P	
Durable Goods Sales	P	
Eating and Drinking Establishments	P	
Educational Services	P	
Office	P	Psilocybin facilities permitted, subject to additional standards in Section 12.40.215.
Retail Products and Services	P/L/C	Subject to limitations in Section 12.23.250. Child care facilities. Minor assembly facilities permitted with Conditional Use approval and subject to additional standards in Section 12.40.210.
Self-Service Storage	P	
Vehicle Service and Repair	P/C	Automobile service stations and vehicle washes permitted with Conditional Use approval and subject to additional standards in Section 12.40.120.
<b>Industrial Use Categories</b>		
Industrial Service	P/N	Marijuana testing laboratories not permitted.
Manufacturing and Production	L/N	Custom manufacturing of goods for retail sale on premises permitted; all other uses not permitted.
Solid Waste Treatment and Recycling	N	
Vehicle Storage	L/N	Incidental RV storage permitted with self-service storage only and subject to additional standards in Section 12.40.220. All other uses not permitted.
Warehouse and Freight Movement	N	

**Table 12.23.230-1:  
Use Categories in the C-G Zone**

Use	Status	Clarifications
Wholesale Sales	L/N	Office and showroom permitted where on-site sales limited to small items. Marijuana wholesale sales not permitted.
<b>Institutional Use Categories</b>		
Colleges and Universities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.210.
Community Services	L/C	Emergency shelters are permitted subject to additional standards in Section 12.40.107; all other uses permitted with Conditional Use approval.
Detention Facilities	C	Permitted with Conditional Use approval.
Hospitals	C	Permitted with Conditional Use approval.
Major Assembly Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.210.
Schools	C/N	Middle and senior high schools permitted with Conditional Use approval and subject to additional standards in Section 12.40.210; elementary schools not permitted.
<b>Infrastructure and Utilities Use Categories</b>		
Aviation Uses	N	
Parks and Open Space	C	Permitted with Conditional Use approval. Cemeteries subject to additional standards in Section 12.40.140.
Public Safety Facilities	P	
Surface Alternative Transportation Facilities	P/C	Transit facilities permitted. Park-and-ride facilities and transit vehicle storage and maintenance facilities permitted with Conditional Use approval.
Telecommunications Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.240.
Utility Facilities	L	With no equipment storage; subject to additional standards in Section 12.40.260.

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted

(Ord. 6116 § 1, 2015; Ord. 6149 § 1, 2015; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6393

§ 1, 2021; Ord. 6401 § 1, 2022; Ord. 6417 § 1, 2022; Ord. 6451 § 1, 2023)

**§ 12.23.240. Accessory Uses and Structures Permitted by Right.**

Accessory uses vary based on the use categories contained in Subchapter 12.10. Accessory uses are permitted in conjunction with the primary commercial use on the site and subject to the same regulations as the primary commercial use unless stated otherwise in the Code. Accessory structures as defined in Section 12.01.500 are permitted subject to the additional requirements in Section 12.40.104.

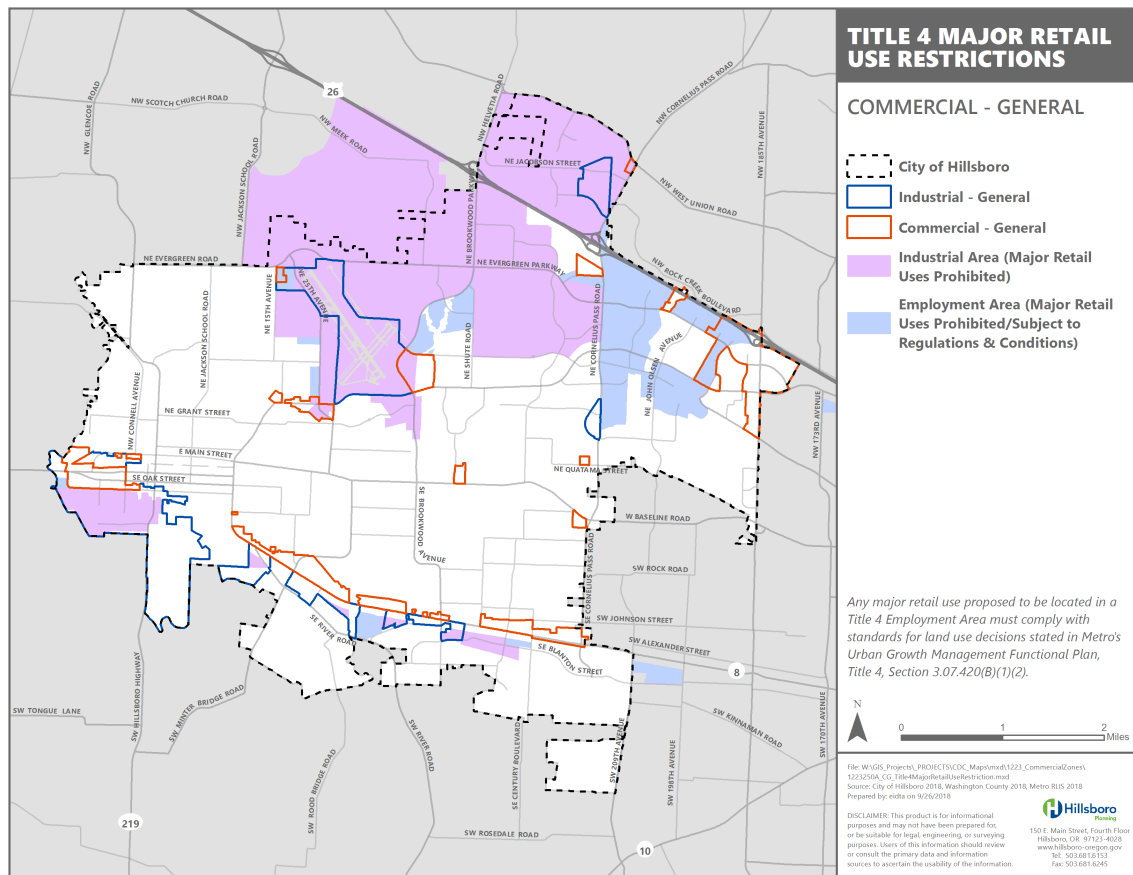
(Ord. 6149 § 1, 2015; Ord. 6322 § 1, 2019; Ord. 6323 § 1, 2019; Ord. 6401 § 1, 2022)

**§ 12.23.250. Special Provisions Regarding Uses.**

- A. Abutting a Residential Zone. All business activity on property abutting a residential zone shall occur within an enclosed building, unless screening from the residential zone is provided by a sight-obscuring fence at least 6 feet high.
- B. Adjacent to or Across the Street from a Residential Zone. Openings in commercial structures adjacent or across the street from a residential zone shall be designed to prevent glare, excessive noise or other adverse impacts upon nearby residences.
- C. Motor Vehicle, Boat or Trailer Rental or Sales Lots. Vehicle rental or sales lots shall be drained and surfaced with crushed rock or paved with asphalt except where required landscaping is installed pursuant to Sections 12.50.220 and 12.50.360.
- D. Major Retail Uses Restrictions Based on Metro Title 4. Figure 12.23.250-A illustrates the application of Metro Urban Growth Management Functional Plan Title 4 Retail in Employment and Industrial Areas. Within the employment areas shown on Figure 12.23.250-A, a new major retail use as defined in Section 12.01.500 may be permitted in a C-G zone only with Conditional Use approval pursuant to Section 12.80.020. In addition to the Conditional Use approval criteria, the Conditional Use application shall demonstrate compliance with the following approval criteria:
  - 1. Transportation facilities are adequate to serve the major retail use consistent with the City's Transportation System Plan and adopted Metro Regional Transportation System Plan and these facilities will be in place at the time when the retail use begins operation; and
  - 2. Transportation facilities are adequate to meet the transportation need for other planned land uses within the surrounding employment area or are contained within the City's Transportation System Plan.
- E. Additional Regulations for Special Uses. The following retail products and services uses are subject to additional standards in Subchapter 12.40 as noted:
  - 1. Animal service facilities: see Section 12.40.110;
  - 2. Day care facilities: see Section 12.40.150; and
  - 3. Medical marijuana dispensaries: see Section 12.40.194.

4. Marijuana retail sales: see Section 12.40.194.

**Figure 12.23.250-A: C-G Zone Title 4 Major Retail Use Restrictions Map**



(Ord. 6149 § 1, 2015; Ord. 6160 § 1, 2016; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022)

### § 12.23.260. Development Standards.

Base zone development standards in the C-G zone are listed in Table 12.23.260-1. Certain standards are illustrated in Figure 12.23.260-A.

Table 12.23.260-1: Development Standards in the C-G Zone		
Standard	Requirement	Clarifications
Minimum Lot Size	None	
Maximum Lot Size	None	
Minimum Density	Not applicable	
Maximum Density	24 du/na	

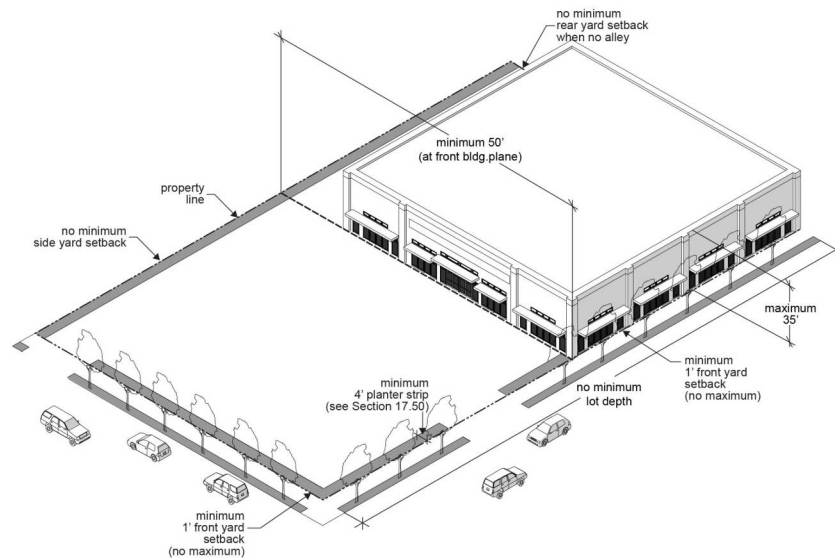


**Table 12.23.260-1:  
Development Standards in the C-G Zone**

<b>Standard</b>	<b>Requirement</b>	<b>Clarifications</b>
Minimum FAR	Not applicable	
Maximum FAR	Not applicable	
Minimum Lot Dimensions*		
• Width (at front building plane)	50 feet	
• Depth	None	
Minimum Lot Frontage	25 feet	
Minimum Setbacks*		
• Front Yard	1 foot	Minimum setbacks subordinate to public utility easements and OSSC requirements.
• Side Yard	1 foot on alleys; otherwise none	
• Rear Yard	1 foot on alleys; otherwise none	
Maximum Setbacks	None	
Minimum Building Height	None	
Maximum Building Height	35 feet	
Maximum Lot Coverage	60%	
Minimum Usable Open Space	Not applicable	
Minimum Landscaping	15%	See Section 12.50.220.

- \* Standards illustrated in Figure 12.23.260-A

**Figure 12.23.260-A: Minimum Lot Dimensions, Setbacks and Height Requirements in the C-G Zone**



(Ord. 6120 § 1, 2015; Ord. 6401 § 1, 2022)

### § 12.23.270. Variances and Adjustments.

Applications for Variances and Adjustments per Section 12.80.150 to standards in the C-N zone may be approved under 1 of 4 processes:

- A. As a Variance pursuant to Section 12.80.152;
  - B. As a Minor Adjustment in conjunction with a primary Type II or Type III application pursuant to Section 12.80.154;
  - C. As a Major Adjustment in conjunction with a primary Type III application pursuant to Section 12.80.156; or
  - D. With a Significant Natural Resource Permit pursuant to Section 12.80.130.
- (Ord. 6120 § 1, 2015; Ord. 6401 § 1, 2022)

### § 12.23.280. Other Pertinent Regulations.

Additional standards such as parking, landscaping, vision clearance, and street improvements also apply to development in the C-G zone as follows:

- Section 12.50.200 Site Design
- Section 12.50.300 Vehicle Parking

- Section 12.50.400 Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity
- Section 12.50.500 Access and Street Standards
- Section 12.50.600 Public Utilities, Site Grading and Storm Water Management Facilities Site Integration
- Section 12.50.800 Design Standards for Non-Residential and Mixed-Use Development

(Ord. 6401 § 1, 2022)



### Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard



First American Title™

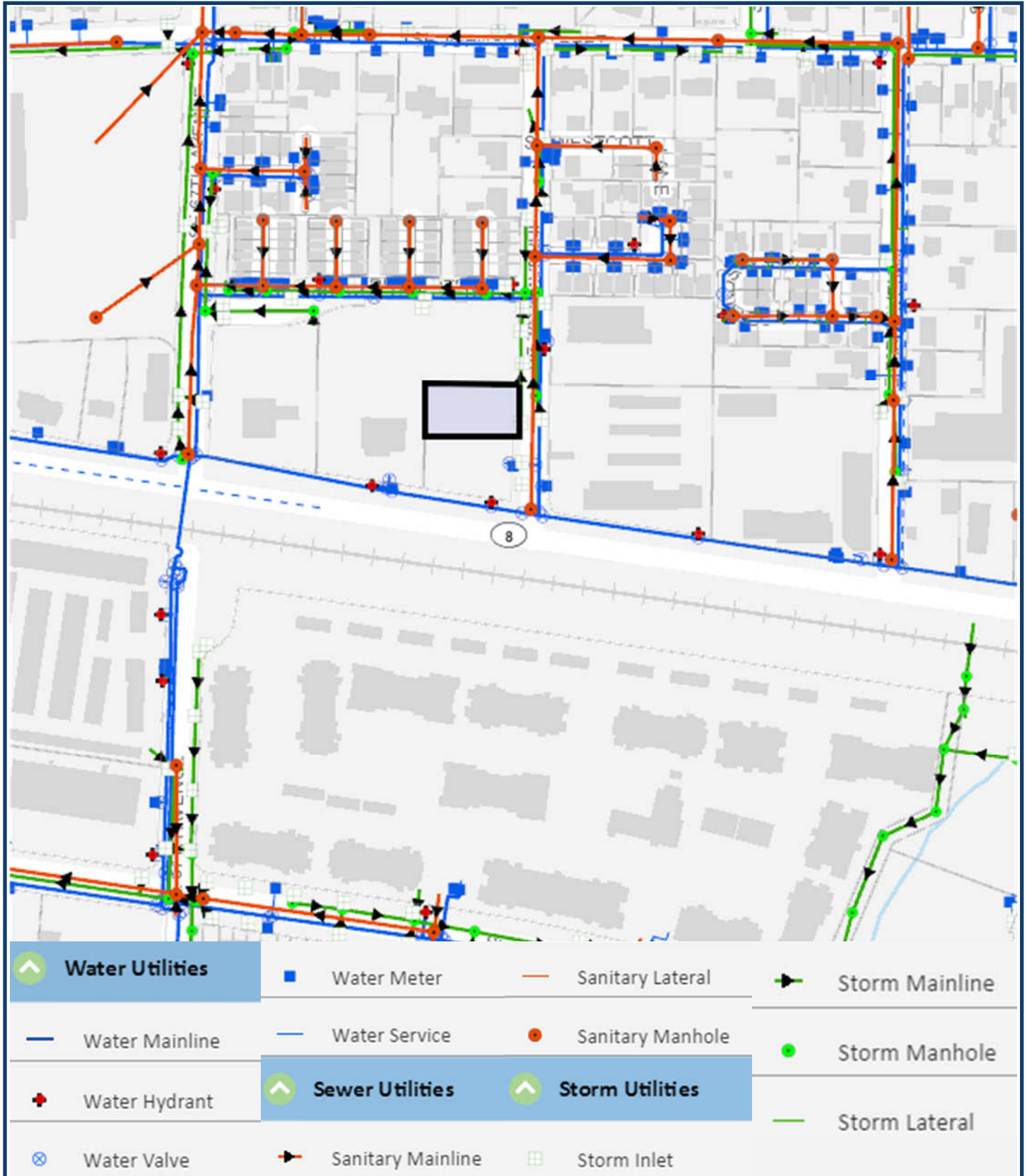
# UTILITIES

City of Hillsboro

150 E Main St

Hillsboro, OR 97123

503.615.6700





## Business Summary

2835 SE 70th Ave, Hillsboro, Oregon, 97123  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.49860  
Longitude: -122.91023

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		335		2,633		7,148						
Total Employees:		3,444		32,571		100,156						
Total Population:		16,578		130,973		266,813						
Employee/Population Ratio (per 100 Residents)		21		25		38						
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.3%	55	1.6%	14	0.5%	106	0.3%	26	0.4%	152	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.3%	2	0.1%	2	0.1%	5	0.0%	7	0.1%	139	0.1%
Construction	42	12.5%	168	4.9%	270	10.3%	1,519	4.7%	526	7.4%	3,351	3.4%
Building Construction	15	4.5%	36	1.1%	99	3.8%	415	1.3%	200	2.8%	913	0.9%
Heavy/Civil Eng Construction	1	0.3%	4	0.1%	9	0.3%	116	0.4%	21	0.3%	547	0.6%
Specialty Trade Contractor	25	7.5%	128	3.7%	162	6.2%	988	3.0%	306	4.3%	1,891	1.9%
Manufacturing	17	5.1%	118	3.4%	119	4.5%	8,506	26.1%	327	4.6%	22,101	22.1%
Wholesale Trade	10	3.0%	82	2.4%	66	2.5%	549	1.7%	190	2.7%	3,999	4.0%
Durable Goods	8	2.4%	59	1.7%	46	1.8%	316	1.0%	146	2.0%	2,498	2.5%
Nondurable Goods	3	0.9%	23	0.7%	19	0.7%	158	0.5%	42	0.6%	1,412	1.4%
Trade Broker	0	0.0%	0	0.0%	1	0.0%	75	0.2%	2	0.0%	89	0.1%
Retail Trade	43	12.8%	704	20.4%	296	11.2%	4,240	13.0%	837	11.7%	13,258	13.2%
Motor Vehicle & Parts Dealers	4	1.2%	25	0.7%	40	1.5%	676	2.1%	109	1.5%	2,421	2.4%
Furniture & Home Furnishings Stores	5	1.5%	12	0.3%	21	0.8%	107	0.3%	55	0.8%	315	0.3%
Electronics & Appliance Stores	2	0.6%	5	0.1%	8	0.3%	29	0.1%	28	0.4%	321	0.3%
Building Material & Garden Equipment & Supplies Dealers	4	1.2%	22	0.6%	32	1.2%	566	1.7%	76	1.1%	1,164	1.2%
Food & Beverage Stores	7	2.1%	189	5.5%	52	2.0%	1,138	3.5%	146	2.0%	3,344	3.3%
Health & Personal Care Stores	3	0.9%	19	0.6%	28	1.1%	182	0.6%	77	1.1%	630	0.6%
Gasoline Stations & Fuel Dealers	5	1.5%	32	0.9%	13	0.5%	114	0.3%	40	0.6%	385	0.4%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	3	0.9%	356	10.3%	15	0.6%	440	1.4%	71	1.0%	1,585	1.6%
Sporting Goods, Hobby, Book, & Music Stores	7	2.1%	25	0.7%	59	2.2%	304	0.9%	161	2.3%	1,259	1.3%
General Merchandise Stores	3	0.9%	18	0.5%	28	1.1%	684	2.1%	73	1.0%	1,835	1.8%
Transportation & Warehousing	8	2.4%	41	1.2%	43	1.6%	303	0.9%	99	1.4%	910	0.9%
Truck Transportation	2	0.6%	5	0.1%	13	0.5%	33	0.1%	31	0.4%	102	0.1%
Information	3	0.9%	11	0.3%	44	1.7%	804	2.5%	164	2.3%	2,922	2.9%
Finance & Insurance	10	3.0%	33	1.0%	94	3.6%	522	1.6%	271	3.8%	2,247	2.2%
Central Bank/Credit Intermediation & Related Activities	8	2.4%	26	0.8%	49	1.9%	290	0.9%	113	1.6%	883	0.9%
Securities & Commodity Contracts	2	0.6%	7	0.2%	21	0.8%	66	0.2%	76	1.1%	232	0.2%
Funds, Trusts & Other Financial Vehicles	0	0.0%	0	0.0%	24	0.9%	165	0.5%	82	1.1%	1,132	1.1%
Real Estate, Rental & Leasing	13	3.9%	81	2.4%	179	6.8%	1,296	4.0%	450	6.3%	2,779	2.8%
Professional, Scientific & Tech Services	21	6.3%	121	3.5%	228	8.7%	1,587	4.9%	642	9.0%	4,468	4.5%
Legal Services	2	0.6%	5	0.1%	38	1.4%	131	0.4%	109	1.5%	375	0.4%
Management of Companies & Enterprises	1	0.3%	4	0.1%	5	0.2%	42	0.1%	10	0.1%	190	0.2%
Administrative, Support & Waste Management Services	8	2.4%	23	0.7%	91	3.5%	620	1.9%	253	3.5%	2,108	2.1%
Educational Services	18	5.4%	824	23.9%	92	3.5%	3,416	10.5%	227	3.2%	8,106	8.1%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

May 20, 2025



## Business Summary

2835 SE 70th Ave, Hillsboro, Oregon, 97123  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.49860  
Longitude: -122.91023

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	34	10.2%	396	11.5%	261	9.9%	3,504	10.8%	815	11.4%	11,077	11.1%
Ambulatory Health Care	23	6.9%	164	4.8%	171	6.5%	1,510	4.6%	560	7.8%	5,172	5.2%
Hospital	0	0.0%	0	0.0%	8	0.3%	896	2.8%	43	0.6%	2,708	2.7%
Nursing/Residential Care	4	1.2%	153	4.4%	27	1.0%	660	2.0%	61	0.8%	1,655	1.6%
Social Assistance	7	2.1%	79	2.3%	54	2.0%	439	1.4%	150	2.1%	1,542	1.5%
Arts, Entertainment & Recreation	12	3.6%	204	5.9%	56	2.1%	799	2.5%	175	2.5%	3,314	3.3%
Accommodation & Food Services	27	8.1%	322	9.3%	230	8.7%	2,970	9.1%	617	8.6%	8,324	8.3%
Accommodation	1	0.3%	4	0.1%	15	0.6%	205	0.6%	40	0.6%	754	0.8%
Food Services & Drinking Places	26	7.8%	318	9.2%	215	8.2%	2,764	8.5%	578	8.1%	7,571	7.6%
Other Services (except Public Administration)	51	15.2%	255	7.4%	336	12.8%	1,524	4.7%	909	12.7%	5,034	5.0%
Repair & Maintenance	19	5.7%	84	2.4%	94	3.6%	369	1.1%	227	3.2%	1,135	1.1%
Automotive Repair & Maintenance	19	5.7%	82	2.4%	70	2.7%	265	0.8%	174	2.4%	950	0.9%
Personal & Laundry Service	11	3.3%	46	1.3%	106	4.0%	402	1.2%	299	4.2%	1,255	1.3%
Civic and Other Orgs	20	6.0%	125	3.6%	136	5.2%	753	2.3%	383	5.4%	2,643	2.6%
Public Administration	0	0.0%	0	0.0%	14	0.5%	222	0.7%	129	1.8%	5,573	5.6%
Unclassified Establishments	17	5.1%	0	0.0%	192	7.3%	40	0.1%	474	6.6%	104	0.1%
Total	335	100.0%	3,444	100.0%	2,633	100.0%	32,571	100.0%	7,148	100.0%	100,156	100.0%

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**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

May 20, 2025





## Business Summary

2835 SE 70th Ave, Hillsboro, Oregon, 97123  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.49860  
Longitude: -122.91023

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	1.8%	79	2.3%	58	2.2%	544	1.7%	129	1.8%	1,357	1.4%
Construction	38	11.3%	158	4.6%	254	9.7%	1,314	4.0%	485	6.8%	2,993	3.0%
Manufacturing	14	4.2%	94	2.7%	108	4.1%	8,440	25.9%	297	4.2%	21,886	21.9%
Transportation	10	3.0%	64	1.9%	66	2.5%	510	1.6%	148	2.1%	1,227	1.2%
Communication	2	0.6%	7	0.2%	16	0.6%	66	0.2%	50	0.7%	577	0.6%
Utility	2	0.6%	32	0.9%	10	0.4%	107	0.3%	20	0.3%	333	0.3%
Wholesale Trade	10	3.0%	82	2.4%	67	2.5%	551	1.7%	192	2.7%	4,002	4.0%
Retail Trade Summary	71	21.2%	1,045	30.3%	523	19.9%	7,077	21.7%	1,449	20.3%	21,080	21.1%
Home Improvement	4	1.2%	22	0.6%	32	1.2%	566	1.7%	76	1.1%	1,164	1.2%
General Merchandise Stores	2	0.6%	15	0.4%	19	0.7%	665	2.0%	47	0.7%	1,692	1.7%
Food Stores	6	1.8%	186	5.4%	55	2.1%	1,148	3.5%	167	2.3%	3,598	3.6%
Auto Dealers & Gas Stations	8	2.4%	47	1.4%	50	1.9%	771	2.4%	144	2.0%	2,773	2.8%
Apparel & Accessory Stores	2	0.6%	6	0.2%	12	0.5%	79	0.2%	61	0.8%	1,188	1.2%
Furniture & Home Furnishings	9	2.7%	40	1.2%	39	1.5%	188	0.6%	99	1.4%	849	0.8%
Eating & Drinking Places	25	7.5%	313	9.1%	207	7.9%	2,730	8.4%	560	7.8%	7,426	7.4%
Miscellaneous Retail	16	4.8%	415	12.1%	109	4.1%	929	2.9%	294	4.1%	2,391	2.4%
Finance, Insurance, Real Estate Summary	18	5.4%	80	2.3%	254	9.7%	1,753	5.4%	680	9.5%	4,968	5.0%
Banks, Savings & Lending Institutions	8	2.4%	26	0.8%	48	1.8%	285	0.9%	110	1.5%	866	0.9%
Securities Brokers	2	0.6%	7	0.2%	21	0.8%	66	0.2%	74	1.0%	219	0.2%
Insurance Carriers & Agents	0	0.0%	0	0.0%	24	0.9%	165	0.5%	82	1.1%	1,132	1.1%
Real Estate, Holding, Other Investment Offices	8	2.4%	47	1.4%	161	6.1%	1,236	3.8%	413	5.8%	2,750	2.8%
Services Summary	147	43.9%	1,803	52.4%	1,071	40.7%	11,944	36.7%	3,094	43.3%	36,054	36.0%
Hotels & Lodging	1	0.3%	4	0.1%	15	0.6%	205	0.6%	40	0.6%	754	0.8%
Automotive Services	23	6.9%	91	2.6%	84	3.2%	309	0.9%	220	3.1%	1,168	1.2%
Movies & Amusements	16	4.8%	241	7.0%	68	2.6%	864	2.6%	197	2.8%	3,854	3.9%
Health Services	26	7.8%	255	7.4%	188	7.1%	2,674	8.2%	631	8.8%	8,701	8.7%
Legal Services	1	0.3%	3	0.1%	31	1.2%	101	0.3%	98	1.4%	331	0.3%
Education Institutions & Libraries	16	4.8%	802	23.3%	78	3.0%	3,383	10.4%	200	2.8%	8,128	8.1%
Other Services	66	19.7%	408	11.8%	607	23.1%	4,407	13.5%	1,709	23.9%	13,117	13.1%
Government	0	0.0%	0	0.0%	14	0.5%	222	0.7%	129	1.8%	5,573	5.6%
Unclassified Establishments	17	5.1%	0	0.0%	193	7.3%	42	0.7%	476	6.7%	108	5.6%
Totals	335	100.0%	3,444	100.0%	2,633	100.0%	32,571	100.0%	7,148	100.0%	100,156	100.0%

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May 20, 2025

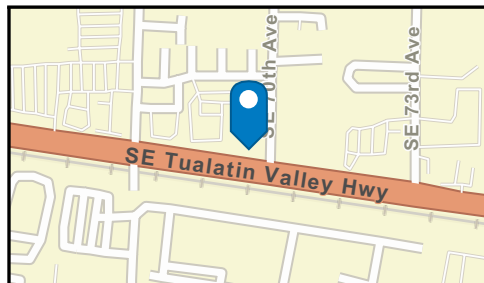
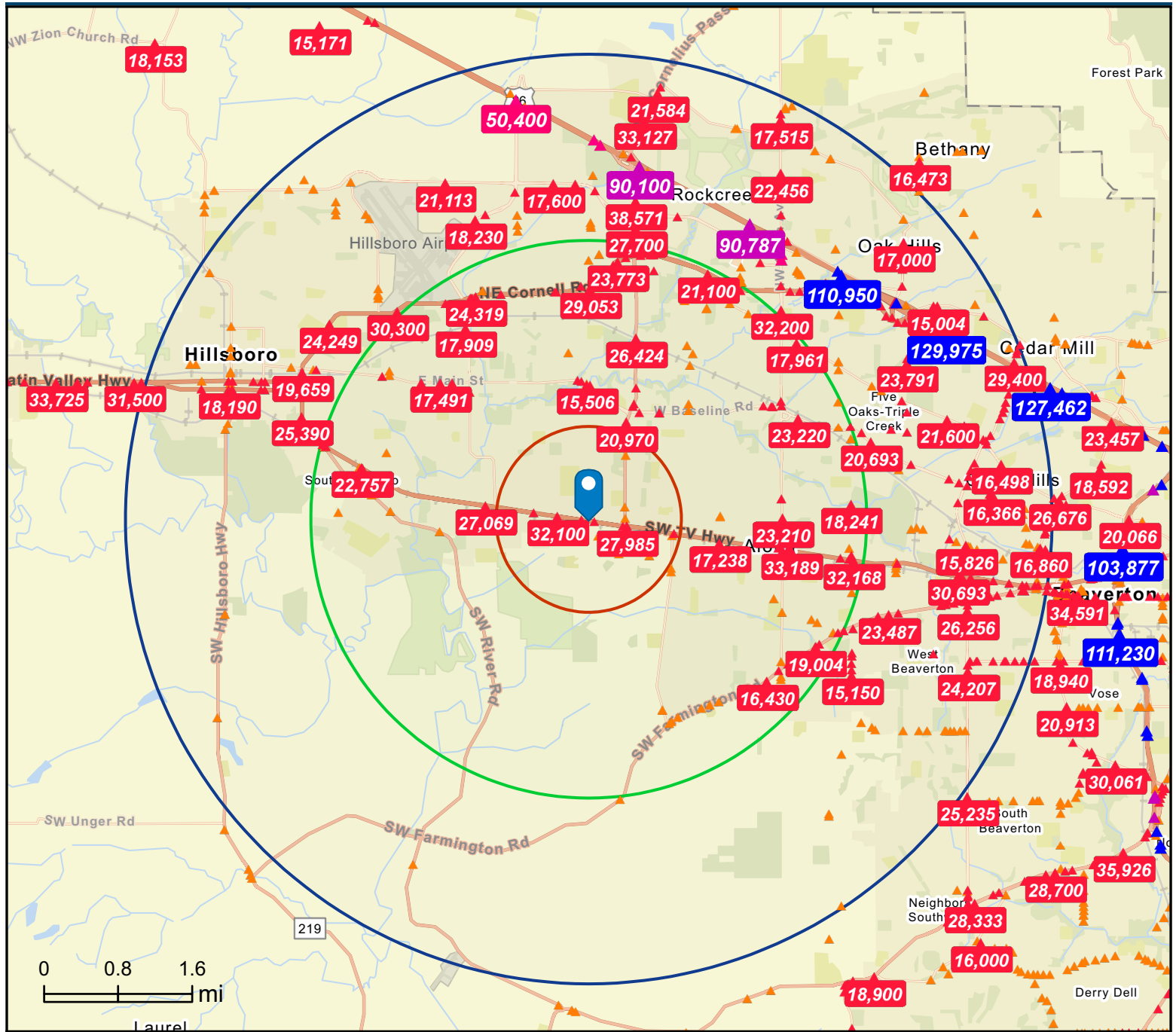




# Traffic Count Map

2835 SE 70th Ave, Hillsboro, Oregon, 97123  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.49860  
Longitude: -122.91023



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

May 20, 2025



## Traffic Count Profile

2835 SE 70th Ave, Hillsboro, Oregon, 97123  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.49860  
Longitude: -122.91023

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	Southeast Tualatin Valley Highway	(0.0 miles )	2018	32700
0.08	Southeast Tualatin Valley Highway	SE 67th Ave (0.03 miles W)	2022	27943
0.11	SW 229TH AVE/SE 67TH AVE	SE Alexander St (0.03 miles S)	2022	2442
0.15	Southeast Johnson Street	SE 70th Ave (0.06 miles E)	2018	5100
0.15	SE Johnson St	SE 70th Ave (0.06 miles E)	2015	2380
0.16	SE Johnson St	SE 70th Ave (0.04 miles W)	2017	5100
0.20	SE JOHNSON STREET	SE 72nd Ave (0.03 miles W)	2022	5034
0.21		SW 224th Ave (0.15 miles N)	2021	8743
0.25	SE Johnson St	SE 74th Way (0.02 miles E)	2015	5968
0.26	SE Johnson St	SW 234th Ave (0.11 miles W)	2015	3320
0.27	SE Alexander St	SW 234th Ave (0.13 miles W)	2017	2044
0.32	Southeast Johnson Street	SW 219th Ave (0.06 miles E)	2018	6710
0.33	SE DRAKE STREET	SE Decade Ct (0.1 miles E)	2022	1595
0.34	Southeast Drake Street	SE 61st Ln (0.05 miles W)	2021	1193
0.34	Southeast 67th Avenue	SE Alexander St (0.14 miles N)	2021	2587
0.34	Southeast Tualatin Valley Highway	(0.0 miles )	2018	32100
0.35	SW 234TH AVE/SE CENTURY BLVD	SW Tualatin Valley Hwy (0.06 miles N)	2022	7189
0.35	SW 234th Ave/SE Century Blvd	SW Tualatin Valley Hwy (0.0 miles NE)	2020	6496
0.35	Southeast Johnson Street	SW 219th Ave (0.06 miles E)	2021	5666
0.35	SW 234th Ave	SW Tualatin Valley Hwy (0.06 miles N)	2017	7300
0.37	SE 73rd Ave	SE Augusta Ct (0.01 miles N)	2010	798
0.38	Southeast 67th Avenue	SE Arlington Loop (0.02 miles N)	2021	648
0.38	Southeast Tualatin Valley Highway	SW 219th Ave (0.04 miles E)	2022	28615
0.39	SW 219th Ave	SW Tualatin Valley Hwy (0.08 miles S)	2017	14500
0.41	SW CORNELIUS PASS ROAD	SE Johnson St (0.01 miles N)	2022	14302
0.41	Southeast Tualatin Valley Highway	SW 219th Ave (0.03 miles W)	2021	32404
0.42	Southeast Tualatin Valley Highway	SW Cornelius Pass Rd (0.02 miles W)	2020	29838
0.42	Southeast Tualatin Valley Highway	SW Cornelius Pass Rd (0.02 miles W)	2022	27985
0.42		SE Alexander St (0.34 miles NW)	2021	1390
0.45		SW Tualatin Valley Hwy (0.14 miles N)	2022	15646

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2024 Kalibrate Technologies (Q4 2024).