

RETAIL SPACE FOR LEASE

Tanasbourne West Annex – NE Imbrie Drive - Hillsboro, Oregon 97124

1 Space Available

- 7171 NE Imbrie +/- 1,698 RSF - Open Layout Inline Retail Space
- **\$22.00 PSF NNN** (NNN \$8.67 PSF)
- 4.25 Per / 1,000 Parking ratio

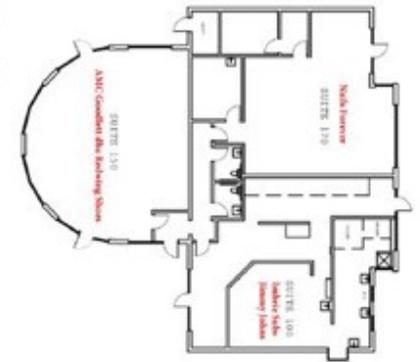
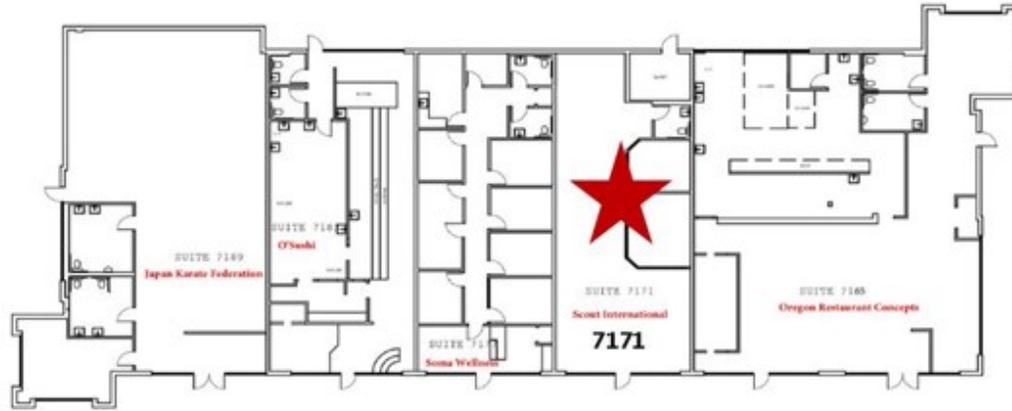


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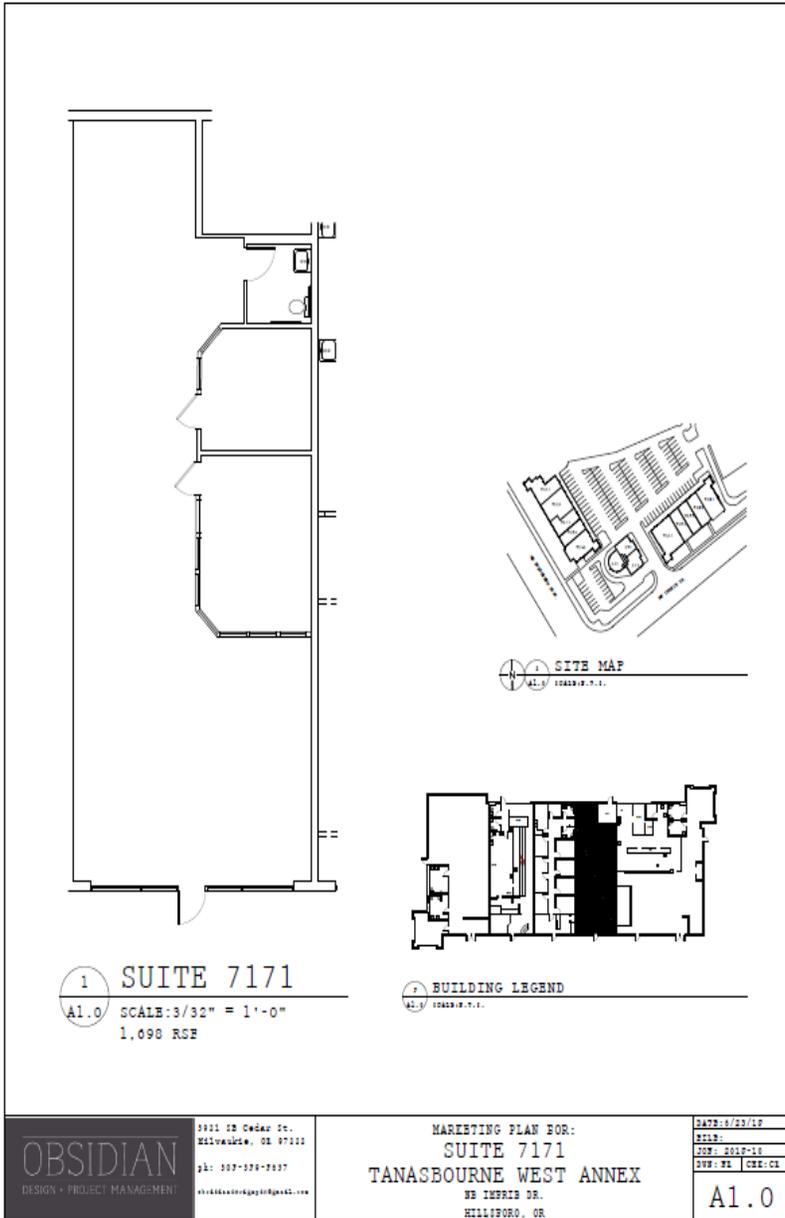
Maximizing Value with Market Knowledge

Building Plan & Vacancy

Flexible storefront commercial spaces that are suitable for professional office and retail use. This well maintained retail center offers a nice tenant mix and strong surrounding demographics. Located in the Tanasbourne area, one of the strongest retail trade areas in surrounding Portland Metro area.



Floor Plan 7171



TANASBOURNE WEST ANNEX RETAIL SPACE



Demographics >>

	1 Mi	3 Mi	15 Min. Drive
Population	739	93,751	172,149
Households	303	36,846	67,252
Average Age	44	36	36
Median HH Income	\$93,576	\$85,978	\$89,212
Daytime Employees	7,202	41,852	93,814
Population Growth '19 - '24	↑ 5.01%	↑ 7.93%	↑ 7.3%
Household Growth '19 - '24	↑ 4.95%	↑ 7.91%	↑ 7.39%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Year	Distance
NW Evergreen Pkwy	NW Imbrie Dr SE	13,753	2018	0.05 mi
NW Imbrie Dr	NW Pickering Pl E	17,601	2018	0.20 mi
NW Imbrie Dr	NW Pickering Pl E	19,849	2017	0.20 mi
NW Evergreen Pkwy	NE 235th Ave W	16,437	2018	0.32 mi
NW Evergreen Pkwy	NW Cornelius Pass ...	13,006	2015	0.33 mi

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