

RETAIL FOR LEASE

Sunset Square Shopping Center

1235 NW 185TH AVENUE / HILLSBORO, OR 97006



Located in the prime Tanasbourne trade area

AVAILABLE SPACE

- 1,520 SF
- 1,200 SF (Available 7/1/25)

LEASE RATE

\$30.00/SF/YR, NNN

TRAFFIC COUNTS

NW 185th Ave – 54,991 ADT ('22)

NW Walker Rd – 13,532 ADT ('22)

HIGHLIGHTS

- Co-tenants include PetSmart, Dollar Tree, Grocery Outlet and Happy Panda
- Close proximity to Kaiser Permanente's 380,000 SF hospital, which has 126 beds and 1,100 employees

CONTACT

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Nick Stanton 503 784 0407 / nstanton@naielliott.com

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Photo gallery

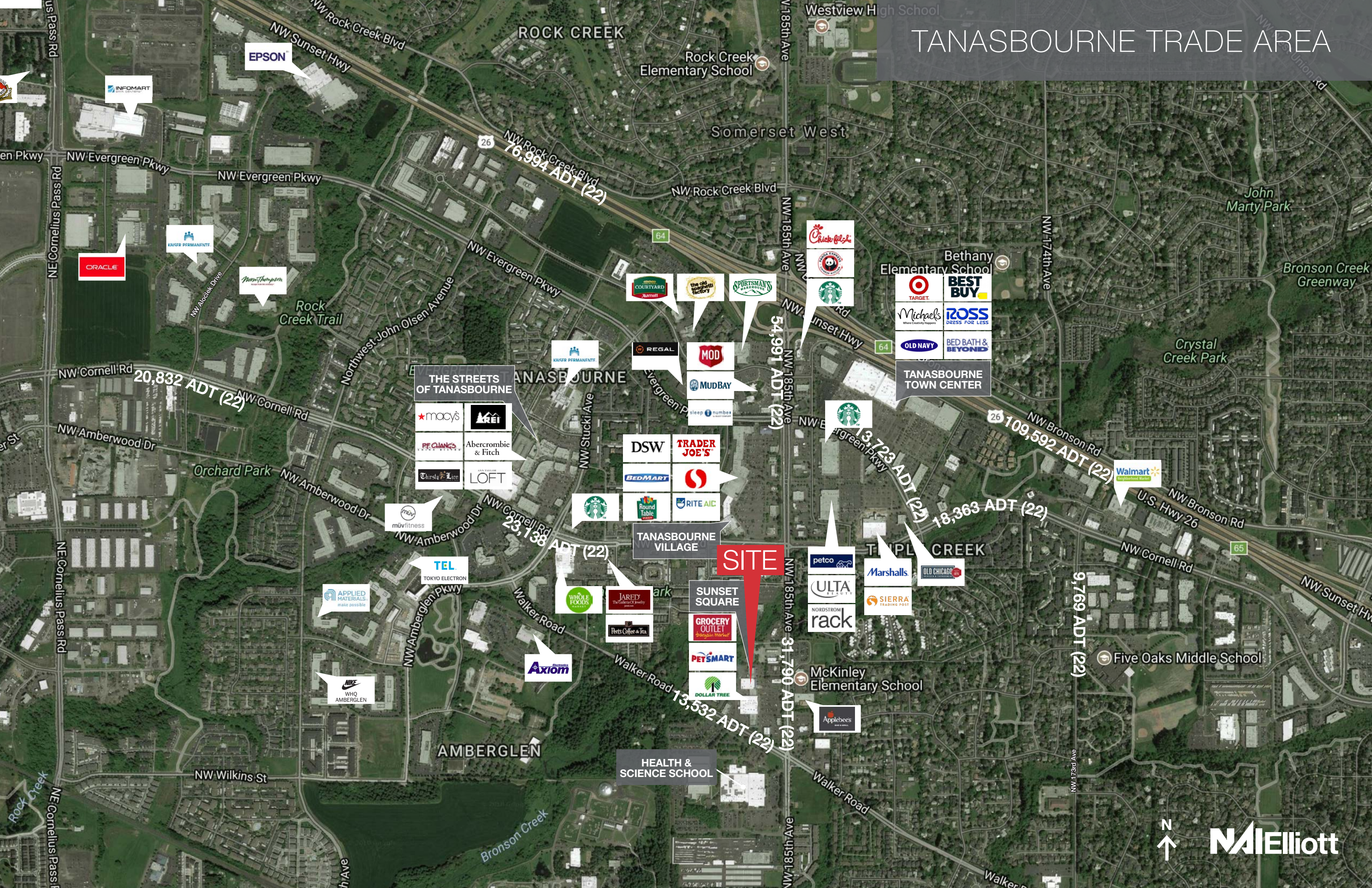


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TANASBOURNE TRADE AREA



Site plan



SUITE #	TENANT	SF
1175	Malone's Ale House	3,082
1195	Angel Cleaners	150
1205	Sunset Beauty & Barber	484
1210	Malone's Ale House	1,021
1225	Rainbow Nails & Spa	1,190
1235	Smoker's Den	1,960
1245	Burgerville	3,300
1249	Bingsu	1,400
1255	Mio Sushi	1,534
1265	Companion Pet Clinic	1,600
1275	Thailander	1,280
1285	AVAILABLE	1,520
1295	PetSmart	44,237
1297	Dollar Tree	16,000
1315	Zero Degrees	1,229
1325	Dotty's Deli	1,500
1329	Cricket Wireless - Available 7/1/25	1,200
1335	Pizza Hut	1,915
1355	Grocery Outlet	20,750
1415	Happy Panda Chinese	4,879
1425	Pho Kita	2,000
1435	Mazatlan Restaurant	3,822
1375	Bank of America	2,793

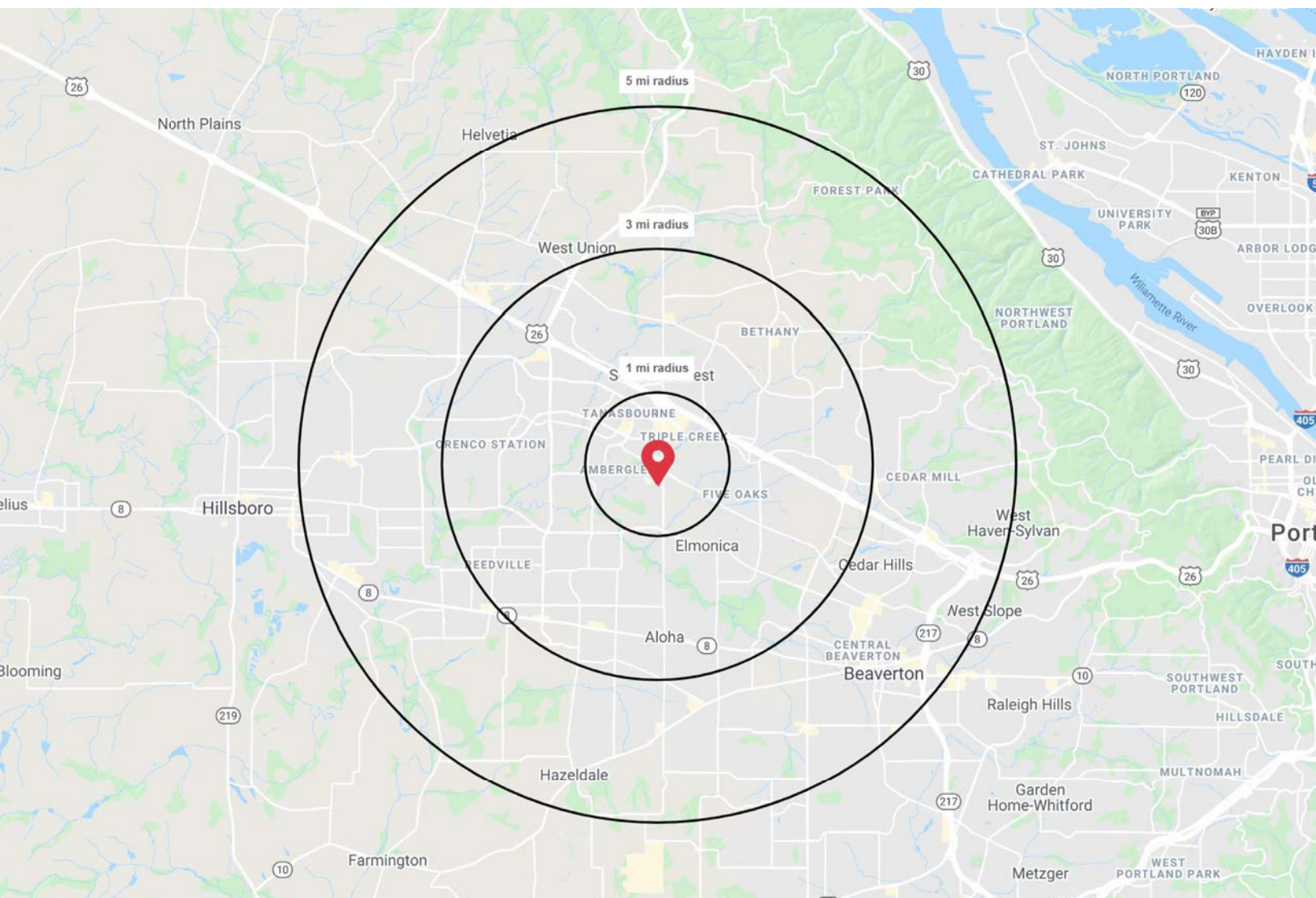
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

NA Elliott

Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	19,370	154,264	308,190
Estimated Households	8,876	62,232	119,162
Average HH Income	\$117,164	\$142,7589	\$149,633
Median Home Value	\$431,189	\$496,527	\$513,648
Occupation Population 16+	11,443	86,894	169,697
Some College or Higher	77.4%	79.4%	77.6%

Source: Regis – SitesUSA (2024)

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Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

1235 NW 185th Avenue, Beaverton, Oregon 97006	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	19,370	154,264	308,190
2028 Projected Population	19,300	150,737	302,641
2020 Census Population	18,496	155,545	308,566
2010 Census Population	15,416	132,115	265,627
Projected Annual Growth 2023 to 2028	-	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	2.0%	1.3%	1.2%
Households			
2023 Estimated Households	8,876	62,232	119,162
2028 Projected Households	8,822	60,825	116,967
2020 Census Households	8,307	60,672	116,203
2010 Census Households	6,723	50,957	99,835
Projected Annual Growth 2023 to 2028	-0.1%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	2.5%	1.7%	1.5%
Age			
2023 Est. Population Under 10 Years	10.9%	11.5%	11.5%
2023 Est. Population 10 to 19 Years	10.8%	11.4%	11.7%
2023 Est. Population 20 to 29 Years	21.4%	16.1%	14.4%
2023 Est. Population 30 to 44 Years	24.9%	26.2%	25.3%
2023 Est. Population 45 to 59 Years	15.2%	17.5%	18.6%
2023 Est. Population 60 to 74 Years	11.8%	12.6%	13.4%
2023 Est. Population 75 Years or Over	5.0%	4.6%	5.1%
2023 Est. Median Age	33.1	35.4	36.5
Marital Status & Gender			
2023 Est. Male Population	48.7%	50.1%	50.3%
2023 Est. Female Population	51.3%	49.9%	49.7%
2023 Est. Never Married	38.0%	33.1%	32.2%
2023 Est. Now Married	38.9%	49.4%	50.1%
2023 Est. Separated or Divorced	19.0%	14.2%	13.9%
2023 Est. Widowed	4.1%	3.3%	3.8%
Income			
2023 Est. HH Income \$200,000 or More	11.6%	18.2%	19.6%
2023 Est. HH Income \$150,000 to \$199,999	12.0%	13.7%	13.6%
2023 Est. HH Income \$100,000 to \$149,999	21.1%	21.4%	21.0%
2023 Est. HH Income \$75,000 to \$99,999	17.7%	14.8%	13.6%
2023 Est. HH Income \$50,000 to \$74,999	16.3%	13.5%	13.4%
2023 Est. HH Income \$35,000 to \$49,999	10.6%	7.4%	7.5%
2023 Est. HH Income \$25,000 to \$34,999	4.4%	4.1%	4.2%
2023 Est. HH Income \$15,000 to \$24,999	3.0%	3.3%	3.3%
2023 Est. HH Income Under \$15,000	3.5%	3.6%	3.8%
2023 Est. Average Household Income	\$117,164	\$142,758	\$149,633
2023 Est. Median Household Income	\$96,620	\$115,531	\$117,994
2023 Est. Per Capita Income	\$53,728	\$57,634	\$57,921
2023 Est. Total Businesses	966	5,580	12,179
2023 Est. Total Employees	7,540	44,465	95,194

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

1235 NW 185th Avenue, Beaverton, Oregon 97006	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	58.5%	59.8%	61.3%
2023 Est. Black	5.3%	3.9%	3.4%
2023 Est. Asian or Pacific Islander	17.5%	19.5%	17.2%
2023 Est. American Indian or Alaska Native	0.8%	0.7%	0.8%
2023 Est. Other Races	17.8%	16.0%	17.3%
Hispanic			
2023 Est. Hispanic Population	3,726	25,659	56,317
2023 Est. Hispanic Population	19.2%	16.6%	18.3%
2028 Proj. Hispanic Population	19.4%	16.6%	18.1%
2020 Hispanic Population	23.8%	19.4%	21.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	13,331	108,366	217,321
2023 Est. Elementary (Grade Level 0 to 8)	3.2%	3.1%	3.9%
2023 Est. Some High School (Grade Level 9 to 11)	2.7%	2.5%	2.8%
2023 Est. High School Graduate	16.6%	14.9%	15.7%
2023 Est. Some College	23.8%	19.3%	19.3%
2023 Est. Associate Degree Only	9.2%	8.5%	8.3%
2023 Est. Bachelor Degree Only	30.2%	30.1%	29.2%
2023 Est. Graduate Degree	14.2%	21.5%	20.8%
Housing			
2023 Est. Total Housing Units	9,256	64,581	123,818
2023 Est. Owner-Occupied	51.4%	55.9%	56.9%
2023 Est. Renter-Occupied	44.5%	40.5%	39.3%
2023 Est. Vacant Housing	4.1%	3.6%	3.8%
Homes Built by Year			
2023 Homes Built 2010 or later	25.3%	16.5%	15.5%
2023 Homes Built 2000 to 2009	19.3%	22.0%	19.2%
2023 Homes Built 1990 to 1999	14.2%	20.3%	17.6%
2023 Homes Built 1980 to 1989	10.9%	12.1%	11.9%
2023 Homes Built 1970 to 1979	19.2%	14.6%	17.2%
2023 Homes Built 1960 to 1969	2.6%	5.7%	7.3%
2023 Homes Built 1950 to 1959	1.7%	2.5%	3.9%
2023 Homes Built Before 1949	2.6%	2.5%	3.7%
Homes Values			
2023 Home Value \$1,000,000 or More	2.2%	2.8%	3.8%
2023 Home Value \$500,000 to \$999,999	34.4%	44.0%	45.4%
2023 Home Value \$400,000 to \$499,999	25.7%	26.5%	25.0%
2023 Home Value \$300,000 to \$399,999	14.0%	15.3%	15.7%
2023 Home Value \$200,000 to \$299,999	9.9%	5.5%	4.6%
2023 Home Value \$150,000 to \$199,999	1.9%	1.2%	1.1%
2023 Home Value \$100,000 to \$149,999	0.6%	0.7%	0.6%
2023 Home Value \$50,000 to \$99,999	8.5%	2.2%	1.6%
2023 Home Value \$25,000 to \$49,999	0.8%	0.7%	0.8%
2023 Home Value Under \$25,000	1.9%	1.2%	1.4%
2023 Median Home Value	\$431,189	\$496,527	\$513,648
2023 Median Rent	\$1,454	\$1,482	\$1,484

Demographics — full profile

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	16,036	125,641	249,912
2023 Est. Civilian Employed	71.4%	69.2%	67.9%
2023 Est. Civilian Unemployed	2.1%	2.6%	2.7%
2023 Est. in Armed Forces	-	0.2%	0.2%
2023 Est. not in Labor Force	26.5%	28.0%	29.3%
2023 Labor Force Males	48.5%	49.9%	49.9%
2023 Labor Force Females	51.5%	50.1%	50.1%
Occupation			
2023 Occupation: Population Age 16 Years or Over	11,443	86,894	169,697
2023 Mgmt, Business, & Financial Operations	15.0%	18.0%	19.1%
2023 Professional, Related	32.4%	35.3%	33.7%
2023 Service	16.6%	14.1%	14.5%
2023 Sales, Office	21.7%	18.1%	17.4%
2023 Farming, Fishing, Forestry	-	0.1%	0.2%
2023 Construction, Extraction, Maintenance	5.3%	4.6%	5.0%
2023 Production, Transport, Material Moving	9.0%	9.7%	10.2%
2023 White Collar Workers	69.1%	71.4%	70.2%
2023 Blue Collar Workers	30.9%	28.6%	29.8%
Transportation to Work			
2023 Drive to Work Alone	60.6%	54.1%	53.9%
2023 Drive to Work in Carpool	8.6%	6.8%	5.9%
2023 Travel to Work by Public Transportation	2.3%	2.5%	2.4%
2023 Drive to Work on Motorcycle	0.2%	0.1%	-
2023 Walk or Bicycle to Work	3.0%	2.8%	2.5%
2023 Other Means	0.4%	0.8%	0.9%
2023 Work at Home	24.9%	32.9%	34.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	34.4%	32.4%	29.0%
2023 Travel to Work in 15 to 29 Minutes	36.2%	38.9%	40.8%
2023 Travel to Work in 30 to 59 Minutes	27.5%	24.7%	25.8%
2023 Travel to Work in 60 Minutes or More	1.9%	3.9%	4.4%
2023 Average Travel Time to Work	17.5	18.9	19.9
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$700.99 M	\$5.69 B	\$11.3 B
2023 Est. Apparel	\$25.14 M	\$206.02 M	\$410.36 M
2023 Est. Contributions, Gifts	\$41.42 M	\$351.86 M	\$705.71 M
2023 Est. Education, Reading	\$24 M	\$208.83 M	\$420.4 M
2023 Est. Entertainment	\$40.26 M	\$330.92 M	\$659.28 M
2023 Est. Food, Beverages, Tobacco	\$106.43 M	\$852.42 M	\$1.69 B
2023 Est. Furnishings, Equipment	\$25.04 M	\$204.75 M	\$407.45 M
2023 Est. Health Care, Insurance	\$62.76 M	\$501.2 M	\$994.18 M
2023 Est. Household Operations, Shelter, Utilities	\$225.5 M	\$1.82 B	\$3.61 B
2023 Est. Miscellaneous Expenses	\$13.31 M	\$108.29 M	\$215.4 M
2023 Est. Personal Care	\$9.45 M	\$76.41 M	\$151.73 M
2023 Est. Transportation	\$127.68 M	\$1.03 B	\$2.04 B