

# Hillsboro West Plaza

1050 SW Baseline, Hillsboro OR 97123



REAL ESTATE SERVICES

## FOR LEASE



### THE PROPERTY

- > Hillsboro West Plaza is conveniently accessed by SW Baseline and SW Oak Street, which are the two primary arterials running through the heart of downtown Hillsboro.
- > Tenants will enjoy exposure on 2 monument signs and 2 large pylon signs.
- > Zoning: C-1 General Commercial
- > Tons of Parking! 150 spaces (ratio 4.4/1,000 SF)
- > Traffic Count: SW Baseline 15,772 ADT (11) - SW Oak 17,952 ADT (11)
- > Tri-Met bus stops on site... MAX station is 6 blocks away.

### FOR LEASE

- > Availability: 1,029 SF (inline space, available with 30 days notice)
- > Price: \$20.00/SF (Estimated NNN are \$5.50/SF)

### CONTACT

Nick Baldwin, Broker  
Mob (503) 709-6190  
nick@hayden-group.com

Hayden Group LLC  
505 SE Washington Street  
Hillsboro, OR 97123

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## BUILDING A:

- A1: Ice Cream Shop
- A2: Architect Studio
- A4: A Wild Hair Salon
- A5: 1,029 SF (former insurance)
- A6: 5 Star Asian Massage
- A7: LaborMax Staffing
- A8: Funeral Services

## BUILDING B:

- B1: Crossfit Gym
- B2: USDA

## BUILDING C:

- C1 & C2: Community Action
- C3 & C4: Pep Boys Auto Parts
- C5: H&R Block



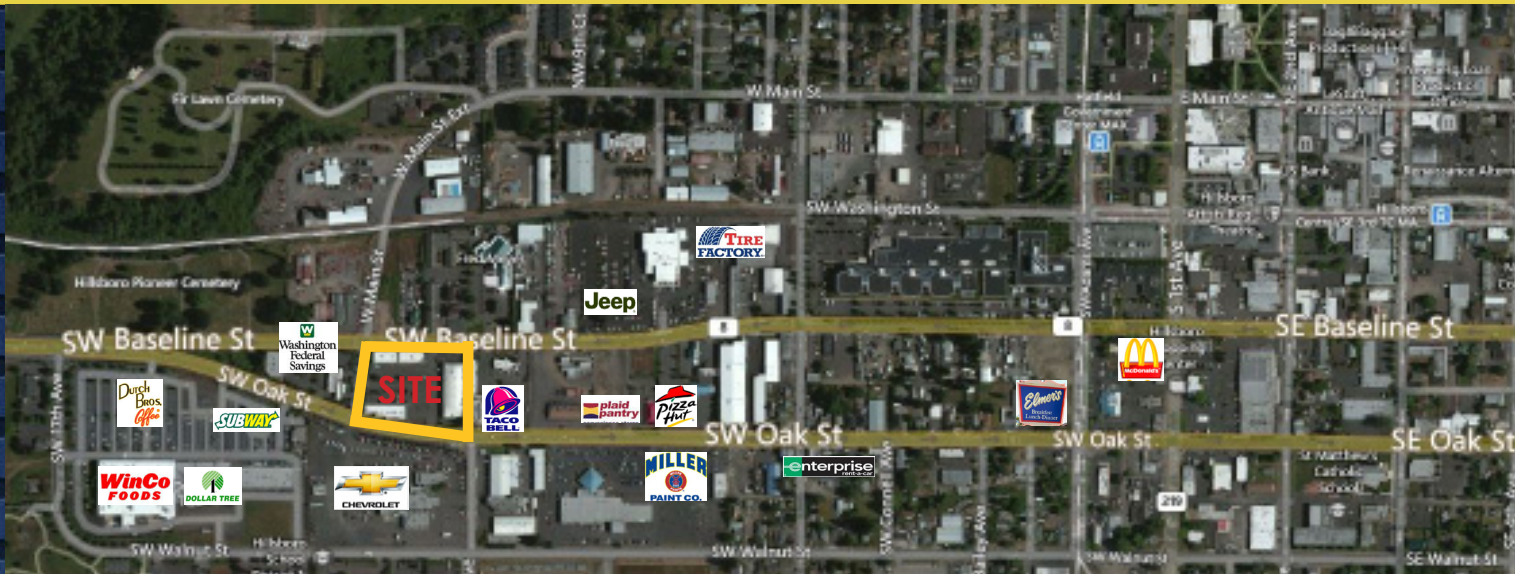
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> Neighbors include Winco, Dollar Tree, Subway, US Post Office, DMV, Taco Bell, Washington Federal Bank, several new auto dealerships, many restaurants and shops.

> HILLSBORO WEST PLAZA IS AN IDEAL LOCATION FOR...

*Medical/dental, professional services, restaurant, school, daycare, home goods sales, automotive parts, banking, and more.*

| DEMOGRAPHICS:        | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------------|----------|----------|----------|
| Est. Population 2012 | 5,975    | 58,807   | 104,146  |
| Projected Pop 2017   | 6,353    | 62,568   | 110,812  |
| 2012 Average HH Inc. | \$56,842 | \$70,010 | \$70,225 |
| Employees            | 7,299    | 20,739   | 36,535   |



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