



# BEYOND THE WALL CLIMBING

[ For Lease ]

## Shute Park Plaza

1001 SE TUALATIN VALLEY HIGHWAY, HILLSBORO, OR 97123



### Property Features...

- Newly renovated shopping center anchored by Planet Fitness.
- Food: Black Rock Coffee, Juan Colorado.
- Other tenants include dental, urgent care, beauty, martial arts, and employment services.
- Lots of Parking - 233 spaces (ratio 3.94/1,000 SF).
- Traffic Count: 32,300 Daily on Tualatin Valley Highway.
- 3 points of access to TV Hwy with signalized intersection.
- Local responsive ownership.

### Available Space...

- Suite B-2: Approximately 9,710 SF - Former rock climbing gym. Newer finishes. High-exposure endcap space.

Price... Contact broker

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[ FOR MORE INFORMATION ]

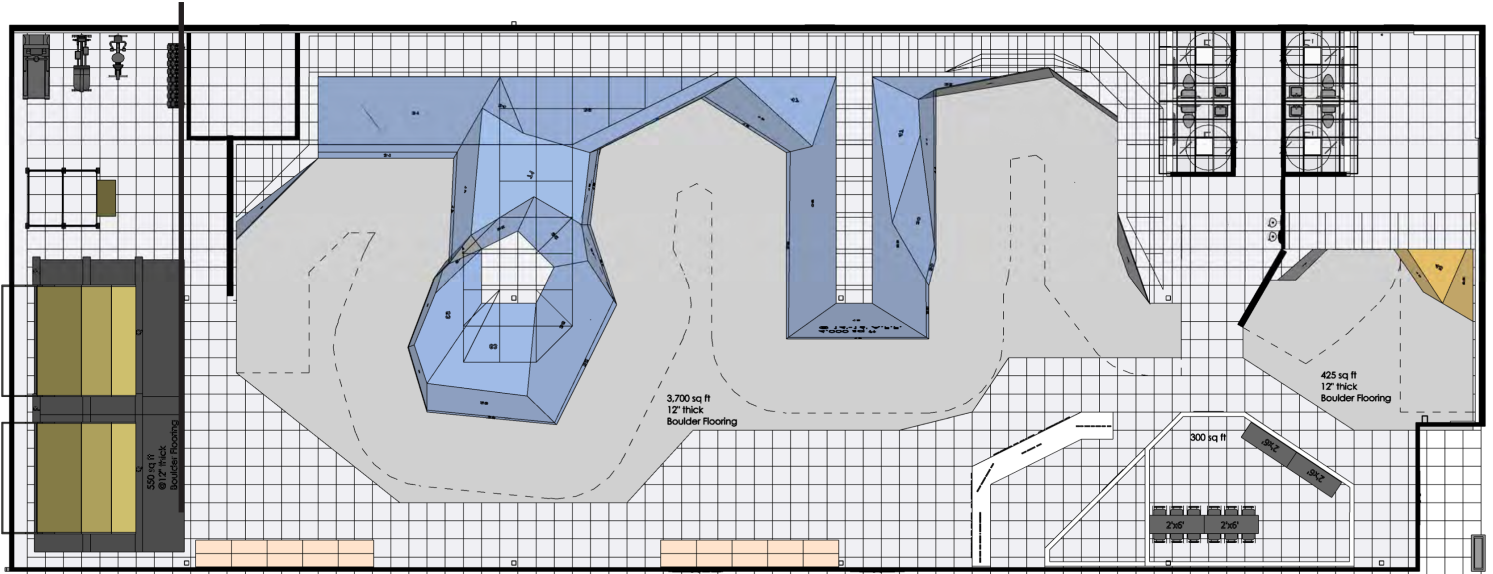


REAL ESTATE SERVICES



# FLOOR PLANS

## SUITE B-2 +/- 9,710 SF Former Rock Climbing Gym



### SITE PLAN KEY

PARCEL OUTLINE: —  
 LAND AREA: 5.12 Acres  
 BUILDING AREA: 59,060 SF





AERIAL





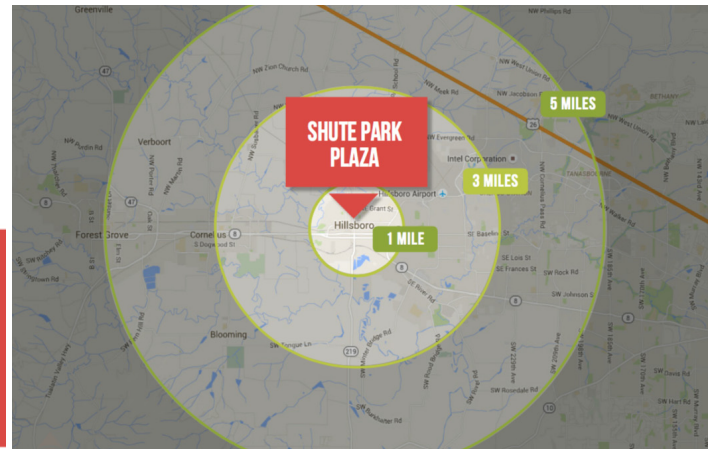
# TENANT MIX & DEMOGRAPHICS

|                 |          |          |          |
|-----------------|----------|----------|----------|
|                 | 1-Mile   | 3-Mile   | 5-Mile   |
| Population 2017 | 18,629   | 78,982   | 149,109  |
| Population 2022 | 19,902   | 84,565   | 160,069  |
| Med. HH Income  | \$50,018 | \$73,756 | \$70,496 |
| Ave. HH Income  | \$61,301 | \$89,523 | \$84,359 |



**Fitness**  
**29%**

Planet Fitness



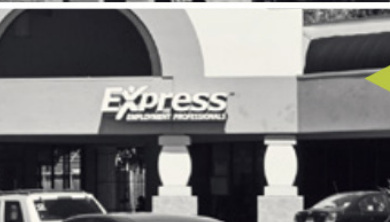
**Food**  
**20%**

Juan Colorado,  
Dotty's, Izzy's Pizza,  
Black Rock Coffee



**Automotive**  
**18%**

Baxter Auto Parts



**Business/Financial  
Service**  
**15%**

Sara Ramos Taxes, Sierra  
Accident & Injury, Express  
Personnel



**Personal Service**  
**11%**

Salon Centric, Nail  
Salon De Patty, Nail  
Spa



**Medical**  
**7%**

Gentle Dental



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