



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]

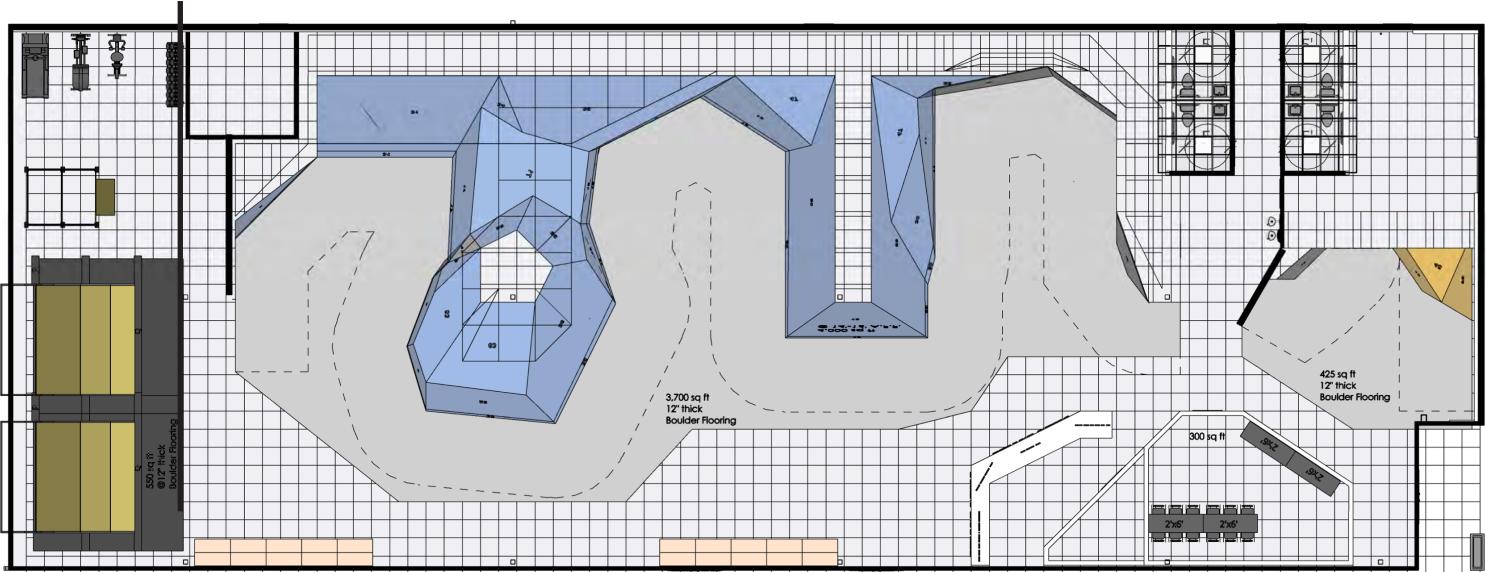


REAL ESTATE SERVICES

[FLOOR PLANS]

SUITE B-2 +/- 9,710 SF

Former Rock Climbing Gym

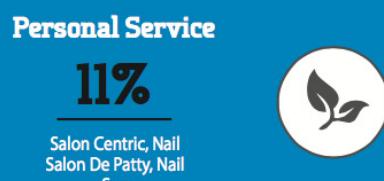
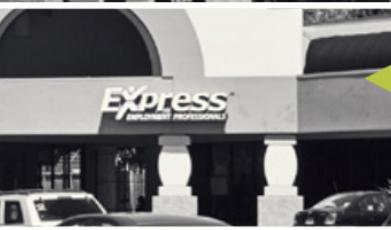
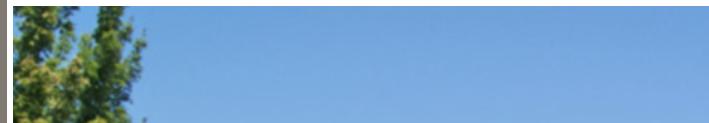
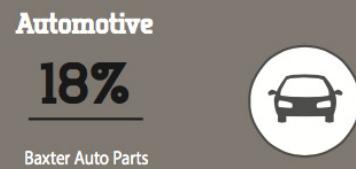


AERIAL



[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



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