



[ FOR LEASE ]

# Merrill Gardens Retail

4th & Main Street, Hillsboro OR 97123



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# [ OVERVIEW ]

## Merrill Gardens Features...

Brand-new 141 unit senior living community including a 3,128 SF retail space.

Located on Main Street (at 4th Ave) in the heart of historic Downtown Hillsboro.

Prime retail space features extensive glass lines, high ceilings, and flexible indoor/outdoor capabilities.

Built-in revenue streams from Merrill Gardens residents and great foot traffic on Main Street.

## Available Retail Space...

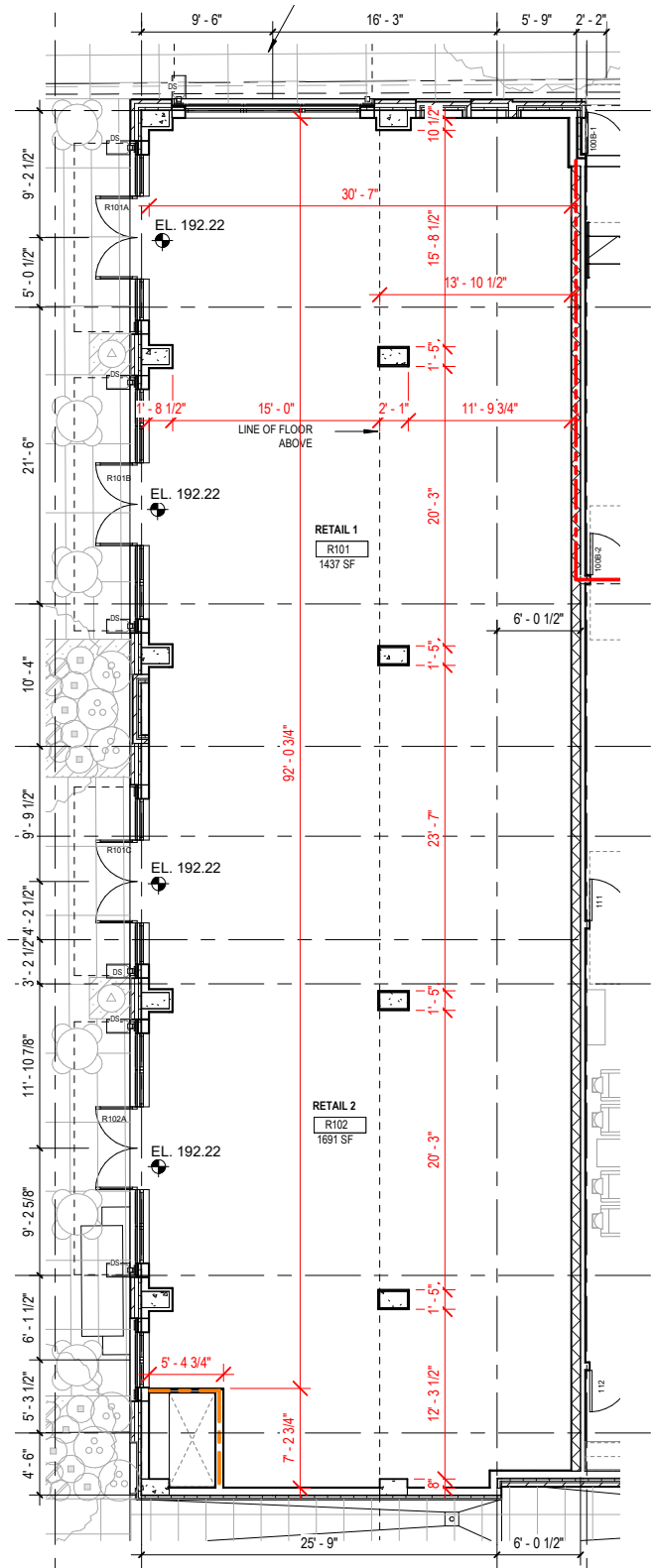
Size: 3,128 SF

(Potential to split the space into 1,087 SF... 1,437 SF... 1,691 SF or 2,041 SF)

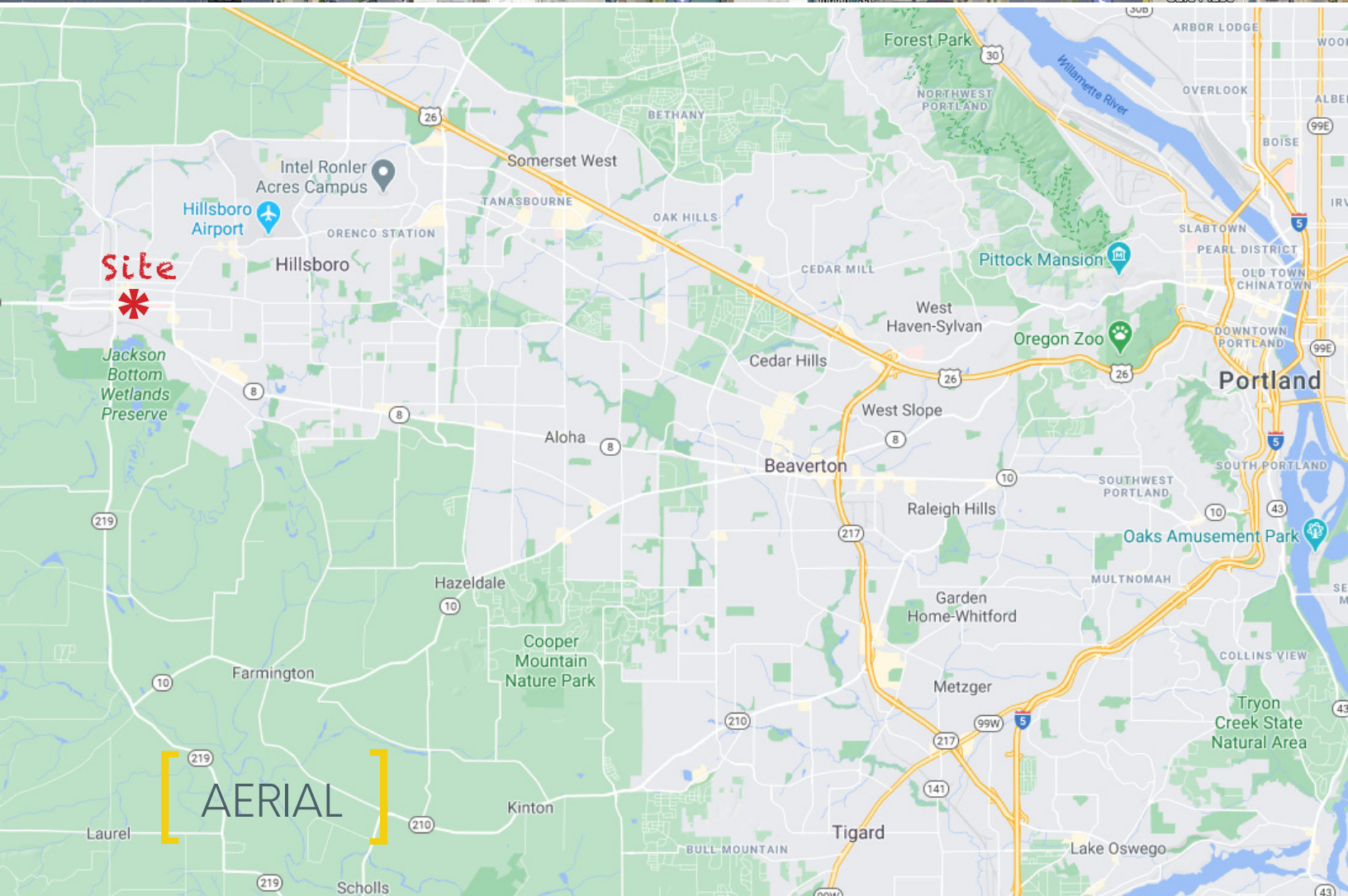
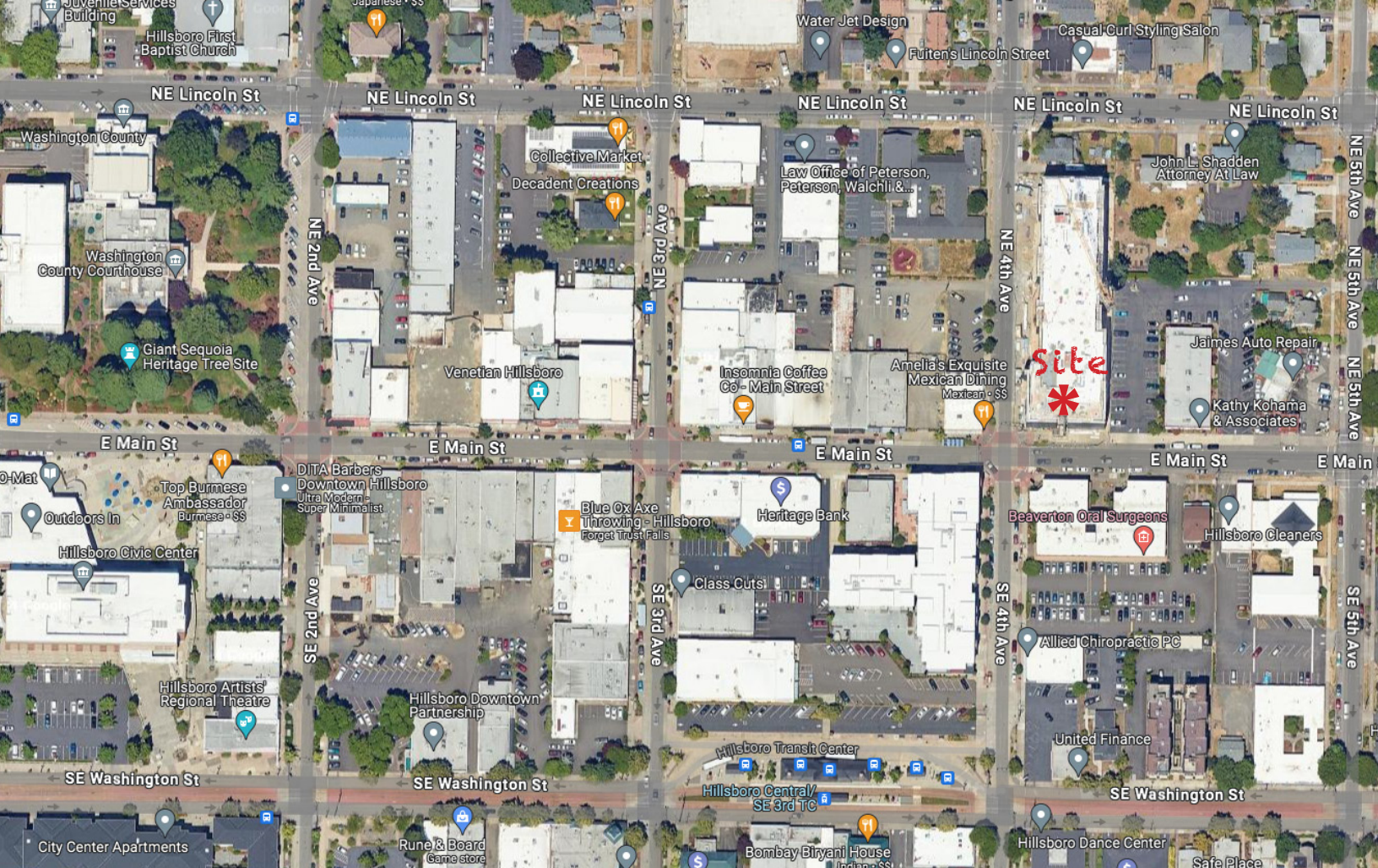
Estimated Delivery: August 2024

Price: Contact broker

Use: Retail, Service, Restaurant









# [ DEMOGRAPHICS ]

## Population

	Oregon	Portland MSA	Hillsboro
Population	4,291,525	2,505,312	110,874
Labor Force Participation Rate	62.4%	66.6%	71.1%
Percentage of Population Over 25 with Bachelor's Degree or Higher	35.5%	41.3%	41.7%
Median Age	39.9	38.8	34.5

Source: PSU Population Center 2023 Certified Estimates, US Census Bureau American Community Survey 2022 5-Year Estimates.

## Median Household Income

City	Income
Hillsboro	\$98,891
Portland MSA	\$90,451
Oregon	\$76,632

Source: US Census Bureau, American Community Survey 2022 5-Year Estimates.

## Cost of Living Comparison

The estimated median home value in Hillsboro is \$535,000 and its cost of living index is 121.1.

City/Region	Cost of Living Index	Median Home Prices
Hillsboro, OR	121.1	\$535,000
Portland, OR	132.4	\$520,000
Seattle, WA	167.8	\$750,000
San Francisco, CA	244	\$1,200,000
San Jose, CA	215	\$1,300,000

Source: Realtor.com, January 2024, Sperlings Cost of Living Index 2023.

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