

FOR LEASE

SUNSET ESPLANADE

TUALATIN VALLEY HWY | HILLSBORO, OR



LOCATION

2105-2643 SE Tualatin Valley Hwy, Hillsboro, OR

AVAILABLE SPACE

1,200 SF | 1,200 SF | 1,200 SF | 3,000 SF | 4,348 SF | 7,000 SF

RENTAL RATE

Please call for details

COMMENTS

- Located in a highly desirable submarket of Portland, better known as “Silicon Forest.” Nearby employers include Intel, Salesforce, IBM, Genentech, Oracle and Allion USA.
- Major tenant anchors include Safeway, Rite Aid, Target (NAP), Ross and Petco. Pad tenants include Starbucks, McDonalds, Chase Bank, Panda Express and Bank of America. Home Depot and Lowe’s Home Improvement are located across TV Hwy.
- New residential development, South Hillsboro, is located one mile east of Sunset Esplanade. It will consist of 8,000 homes and up to 20,000 new residents at completion.
- There are two access points along SE TV Hwy and one along SE Cypress St as well as monument signs.
- 32.3 acres with approximately 2,090 parking spaces.

TRAFFIC COUNTS

Tualatin Valley Hwy – 22,271 ADT ('22) | SE Cypress St – 7,745 ADT ('21)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2024	17,771	83,971	176,715
Average HH Income	\$109,166	\$140,282	\$134,878
Median Home Value	\$499,639	\$529,071	\$521,866
Employees	3,735	28,899	56,111

Source: Regis – SitesUSA (2024)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex MacLean

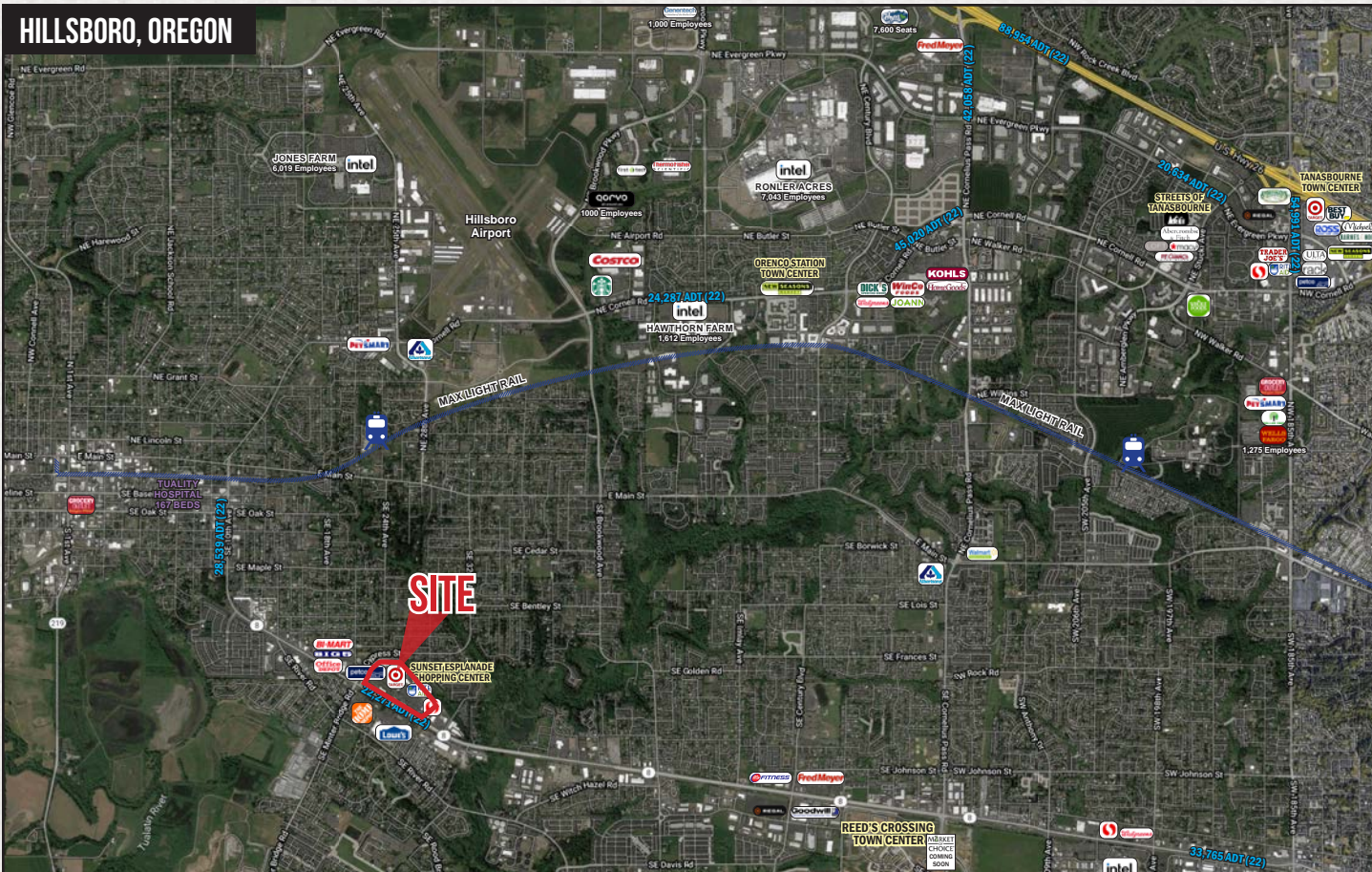
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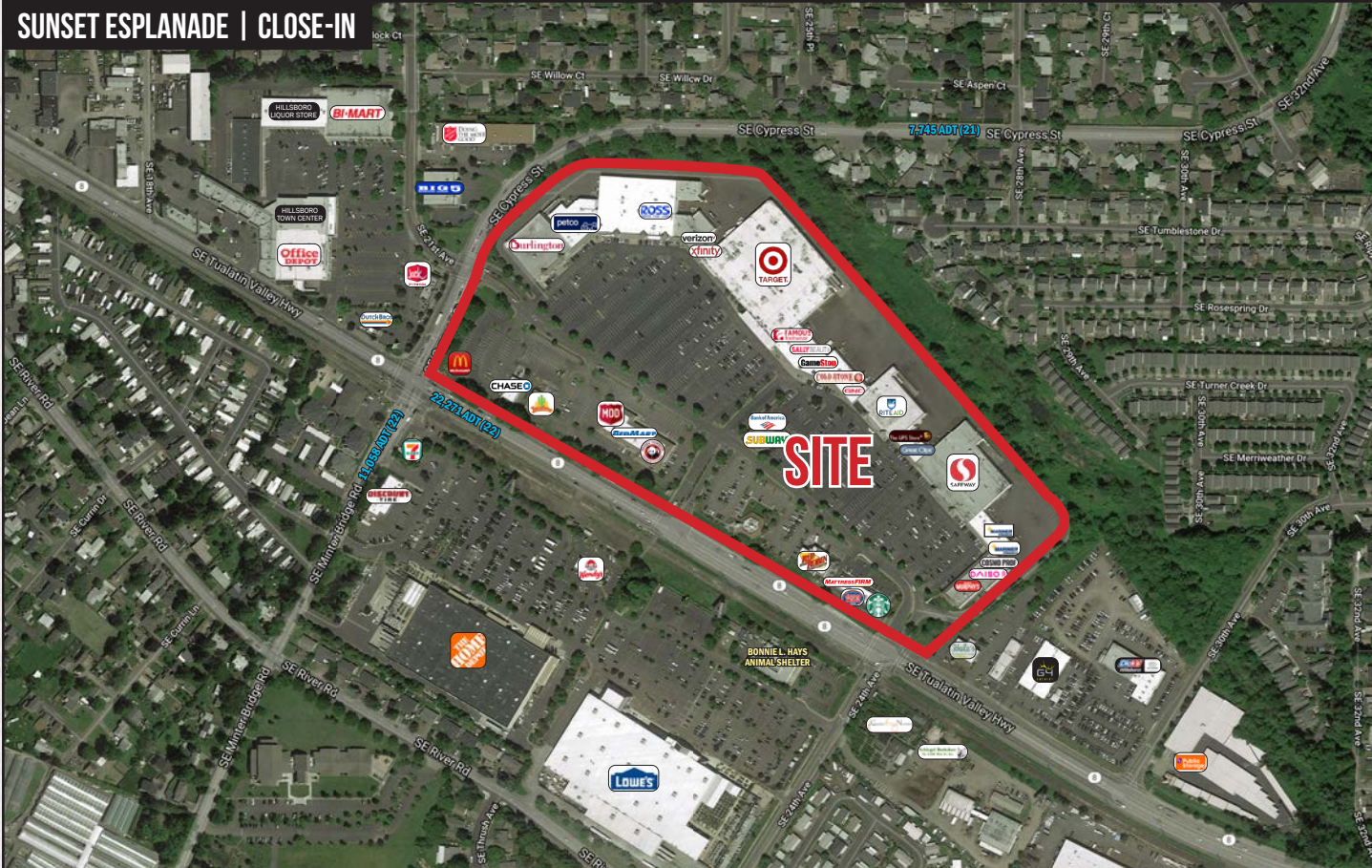
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HILLSBORO, OREGON



SUNSET ESPLANADE | CLOSE-IN



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