

RETAIL PROPERTY FOR LEASE

Hillsdale Center

6335-6341 SW CAPITOL HIGHWAY, PORTLAND, OR 97239



Neighborhood retail center in the heart of Hillsdale

CONTACT

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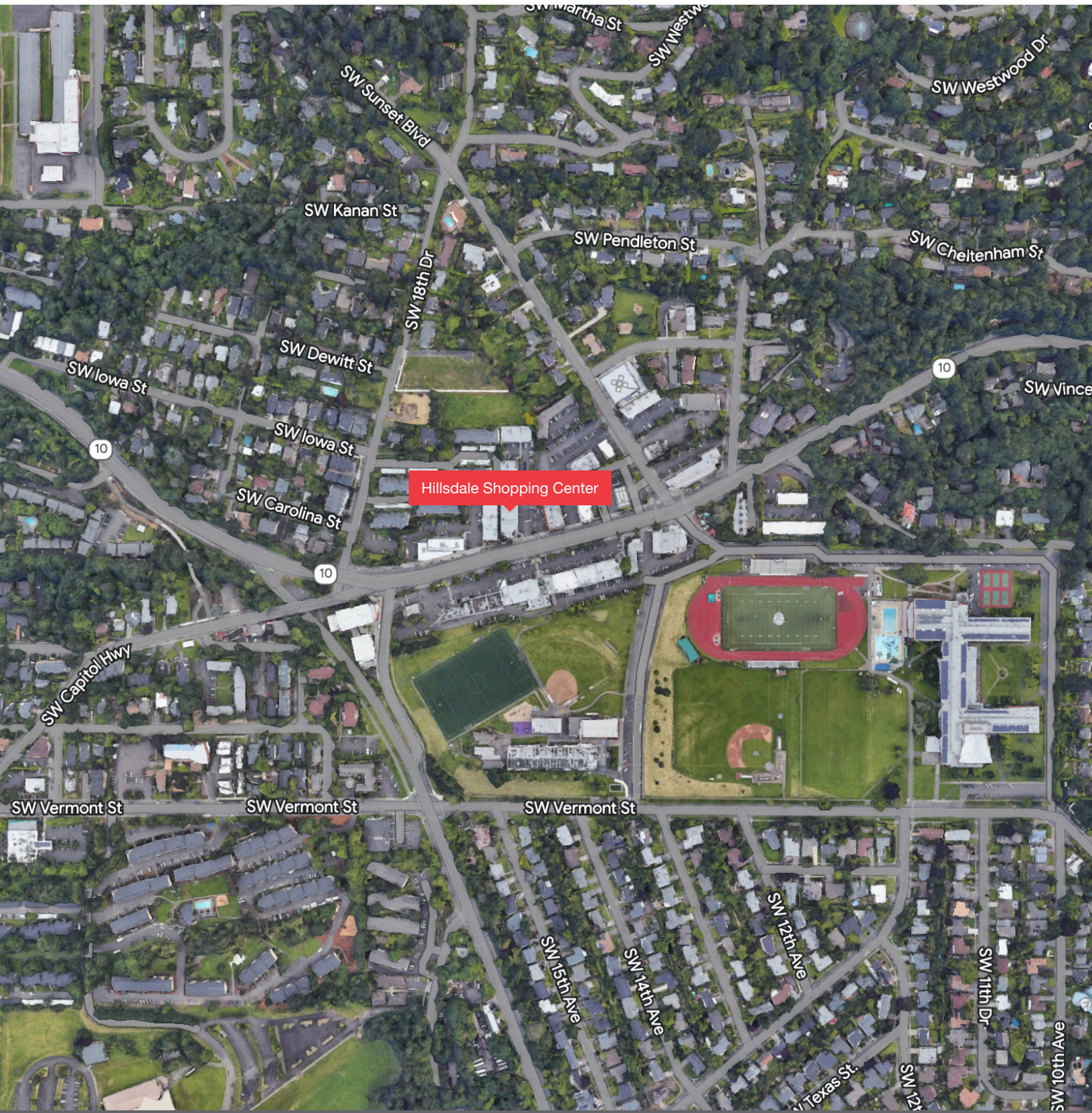


High visibility opportunity right on Beaverton Hillsdale Highway

- Lovely tenant mix of both local and national retailers, combined with Basics Market across the street, it is a great opportunity for a tenant looking to grow.
- Ample parking for those coming to the center.
- Mid-century style architecture.
- Right in the center of Hillsdale and down the street from Ida B. Well High School.
- Covered walkways for patrons of the center.



Location Map



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Hillsdale Shopping Center is a neighborhood retail center that offers Tenants incredible visibility and an opportunity to become a fixture in the Hillsdale community. Located right off Beaverton Hillsdale Highway, the center is a must-stop for those coming through Hillsdale and the residents of the neighborhood. It offers amazing access to the freeway and is less than a 10 minute drive to downtown Beaverton and Portland.



LOCAL BUSINESSES

- Basics Market
- Baker & Spike Bakery
- Starbucks
- Hillsdale Liquor
- Dairy Hill Ice Cream
- Mittleman Jewish Community Center
- McMenamins Hillsdale Brewery & Pub
- Multnomah County Library



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BIKE SCORE



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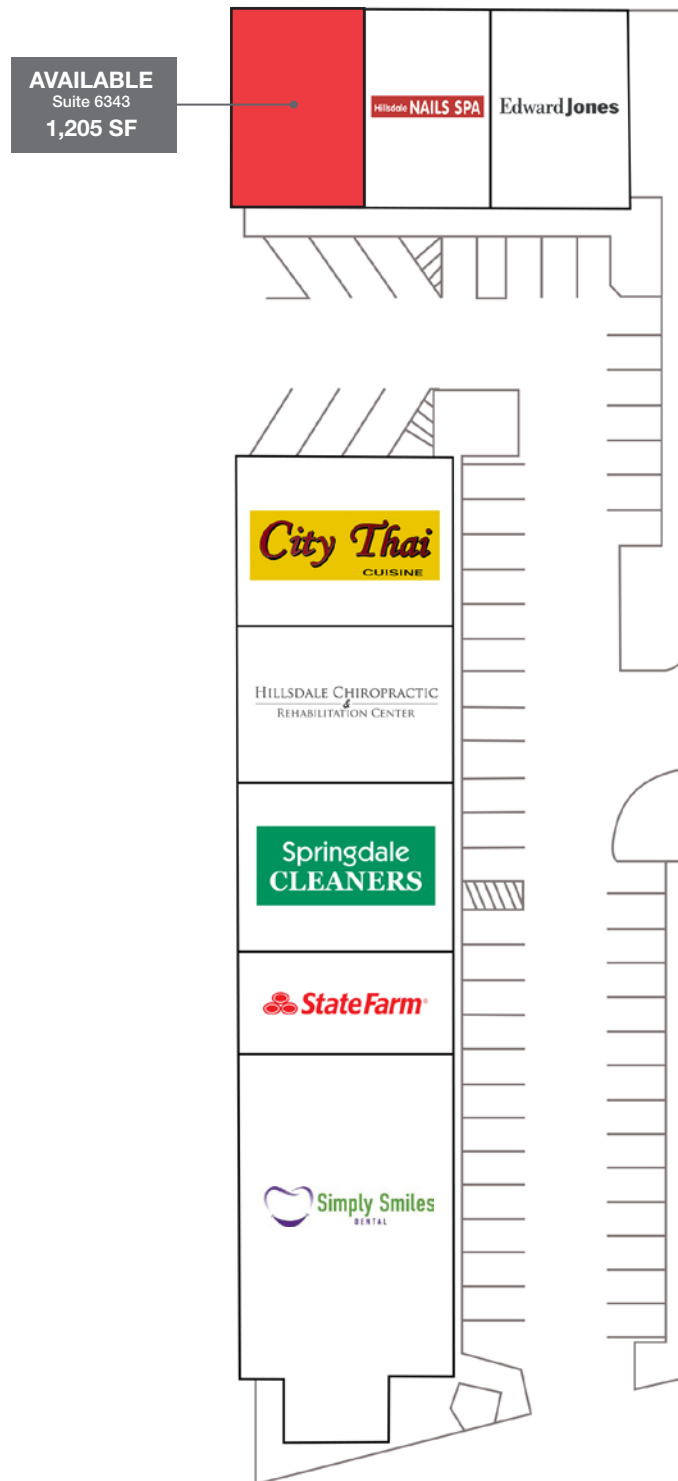
WALK SCORE

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NAI Elliott

Site Plan

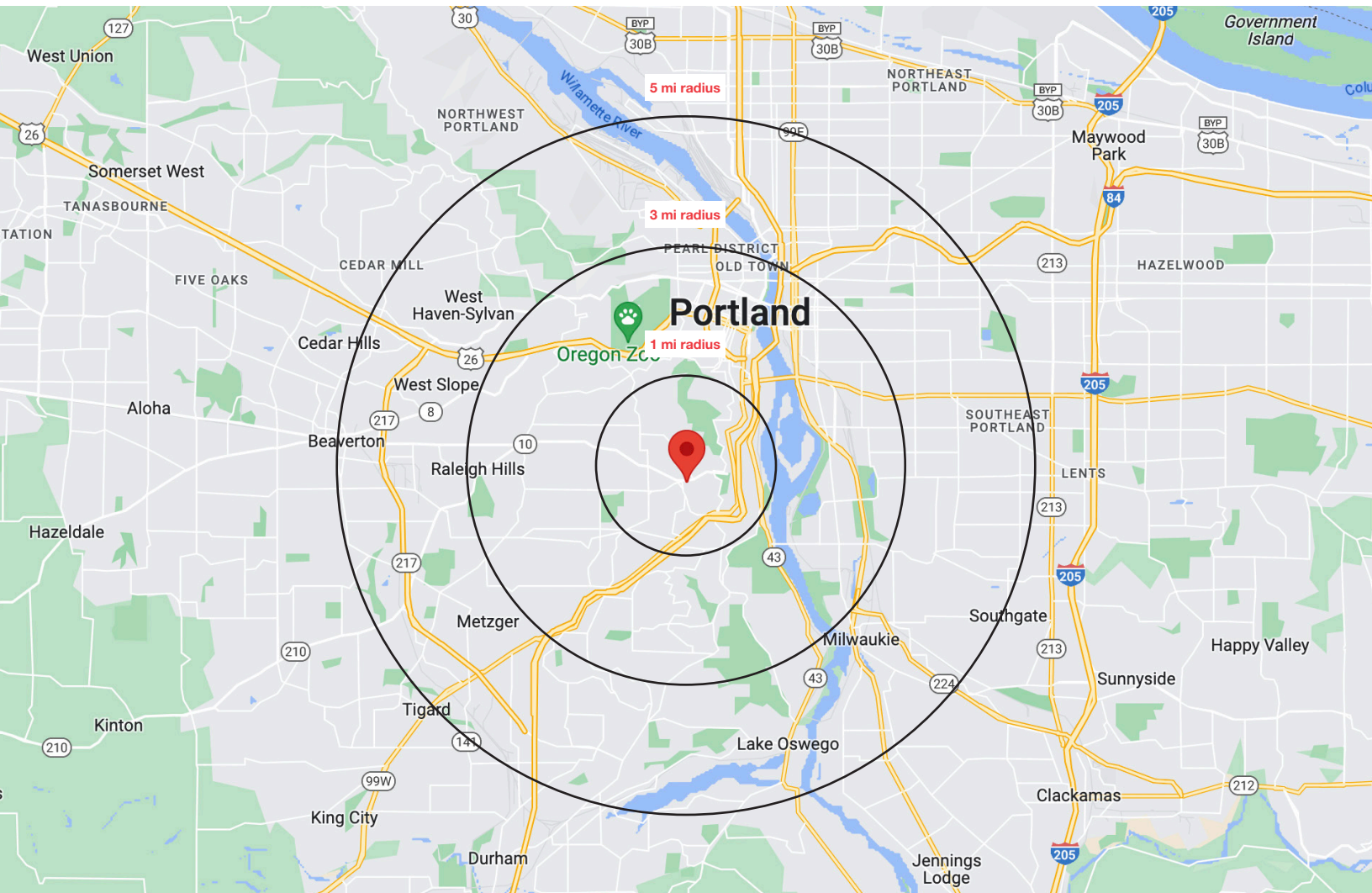


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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	13,756	119,402	378,430
Projected Total Population 2028	13,755	121,121	386,286
Average HH Income	\$172,081	\$162,465	\$144,948
Median Home Value	\$628,275	\$628,059	\$617,955
Estimated Total Households	6,810	63,862	198,618
Daytime Demographics 25+	10,640	92,481	295,217
Some College or Higher	9,570	82,285	252,770

Source: Regis – SitesUSA (2020)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9

6335-6341 SW Capitol HWY, Portland, OR 97239	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,756	119,402	378,430
2028 Projected Population	13,755	121,121	386,286
2020 Census Population	14,070	120,265	379,900
2010 Census Population	13,352	109,162	334,560
Projected Annual Growth 2023 to 2028	-	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.7%	1.0%
Households			
2023 Estimated Households	6,466	58,445	183,106
2028 Projected Households	6,541	60,050	190,876
2020 Census Households	6,532	58,267	181,828
2010 Census Households	6,188	51,912	157,676
Projected Annual Growth 2023 to 2028	0.2%	0.5%	0.8%
Historical Annual Growth 2010 to 2023	0.3%	1.0%	1.2%
Age			
2023 Est. Population Under 10 Years	9.1%	7.4%	7.7%
2023 Est. Population 10 to 19 Years	8.4%	8.4%	8.1%
2023 Est. Population 20 to 29 Years	13.5%	15.6%	15.6%
2023 Est. Population 30 to 44 Years	24.5%	24.8%	26.7%
2023 Est. Population 45 to 59 Years	21.5%	20.1%	19.5%
2023 Est. Population 60 to 74 Years	17.7%	17.6%	16.2%
2023 Est. Population 75 Years or Over	5.3%	6.2%	6.1%
2023 Est. Median Age	40.5	40.4	39.6
Marital Status & Gender			
2023 Est. Male Population	49.1%	50.0%	50.0%
2023 Est. Female Population	50.9%	50.0%	50.0%
2023 Est. Never Married	35.8%	38.1%	40.4%
2023 Est. Now Married	45.4%	42.5%	40.7%
2023 Est. Separated or Divorced	15.6%	16.2%	15.6%
2023 Est. Widowed	3.1%	3.2%	3.3%
Income			
2023 Est. HH Income \$200,000 or More	26.2%	24.0%	20.0%
2023 Est. HH Income \$150,000 to \$199,999	10.4%	10.4%	10.5%
2023 Est. HH Income \$100,000 to \$149,999	15.9%	16.3%	17.5%
2023 Est. HH Income \$75,000 to \$99,999	13.9%	11.1%	11.3%
2023 Est. HH Income \$50,000 to \$74,999	11.3%	11.9%	13.2%
2023 Est. HH Income \$35,000 to \$49,999	8.3%	7.3%	8.3%
2023 Est. HH Income \$25,000 to \$34,999	4.1%	5.1%	5.7%
2023 Est. HH Income \$15,000 to \$24,999	3.2%	4.3%	4.7%
2023 Est. HH Income Under \$15,000	6.7%	9.7%	8.7%
2023 Est. Average Household Income	\$172,081	\$162,465	\$144,948
2023 Est. Median Household Income	\$121,607	\$113,190	\$104,263
2023 Est. Per Capita Income	\$80,941	\$79,856	\$70,488
2023 Est. Total Businesses	843	12,915	38,129
2023 Est. Total Employees	4,296	110,239	328,244

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Race			
2023 Est. White	81.6%	78.6%	78.0%
2023 Est. Black	2.9%	2.9%	2.9%
2023 Est. Asian or Pacific Islander	5.1%	8.0%	7.4%
2023 Est. American Indian or Alaska Native	0.5%	0.5%	0.6%
2023 Est. Other Races	9.8%	9.9%	11.1%
Hispanic			
2023 Est. Hispanic Population	1,041	9,576	38,041
2023 Est. Hispanic Population	7.6%	8.0%	10.1%
2028 Proj. Hispanic Population	7.5%	8.0%	10.1%
2020 Hispanic Population	7.5%	7.6%	9.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	10,640	92,481	295,217
2023 Est. Elementary (Grade Level 0 to 8)	1.3%	1.6%	1.5%
2023 Est. Some High School (Grade Level 9 to 11)	0.9%	1.5%	2.0%
2023 Est. High School Graduate	7.9%	7.9%	10.9%
2023 Est. Some College	13.7%	16.6%	17.6%
2023 Est. Associate Degree Only	4.2%	5.1%	5.7%
2023 Est. Bachelor Degree Only	38.2%	37.0%	35.9%
2023 Est. Graduate Degree	33.9%	30.2%	26.4%
Housing			
2023 Est. Total Housing Units	6,810	63,862	198,618
2023 Est. Owner-Occupied	60.7%	49.0%	46.5%
2023 Est. Renter-Occupied	34.3%	42.5%	45.7%
2023 Est. Vacant Housing	5.0%	8.5%	7.8%
Homes Built by Year			
2023 Homes Built 2010 or later	7.4%	9.5%	12.2%
2023 Homes Built 2000 to 2009	5.5%	9.0%	8.9%
2023 Homes Built 1990 to 1999	7.9%	7.4%	6.9%
2023 Homes Built 1980 to 1989	8.4%	9.6%	8.1%
2023 Homes Built 1970 to 1979	14.2%	13.8%	12.1%
2023 Homes Built 1960 to 1969	12.0%	9.2%	8.4%
2023 Homes Built 1950 to 1959	14.2%	9.3%	9.0%
2023 Homes Built Before 1949	25.3%	23.7%	26.5%
Home Values			
2023 Home Value \$1,000,000 or More	5.4%	9.3%	9.4%
2023 Home Value \$500,000 to \$999,999	69.5%	59.2%	55.6%
2023 Home Value \$400,000 to \$499,999	17.2%	20.2%	19.7%
2023 Home Value \$300,000 to \$399,999	5.1%	6.9%	9.7%
2023 Home Value \$200,000 to \$299,999	1.7%	2.3%	2.8%
2023 Home Value \$150,000 to \$199,999	0.2%	0.4%	0.5%
2023 Home Value \$100,000 to \$149,999	0.2%	0.2%	0.4%
2023 Home Value \$50,000 to \$99,999	0.3%	0.5%	0.7%
2023 Home Value \$25,000 to \$49,999	0.1%	0.5%	0.6%
2023 Home Value Under \$25,000	0.3%	0.4%	0.6%
2023 Median Home Value	\$628,275	\$628,059	\$617,955
2023 Median Rent	\$1,288	\$1,337	\$1,351

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	11,766	105,017	330,641
2023 Est. Civilian Employed	68.4%	65.1%	67.8%
2023 Est. Civilian Unemployed	2.3%	2.8%	3.2%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	29.3%	32.1%	29.0%
2023 Labor Force Males	48.8%	49.9%	49.8%
2023 Labor Force Females	51.2%	50.1%	50.2%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,052	68,402	224,082
2023 Mgmt, Business, & Financial Operations	24.6%	23.6%	22.2%
2023 Professional, Related	39.0%	38.0%	35.7%
2023 Service	9.3%	10.2%	11.4%
2023 Sales, Office	17.9%	17.6%	18.2%
2023 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	3.4%	3.6%	4.1%
2023 Production, Transport, Material Moving	5.6%	6.9%	8.1%
2023 White Collar Workers	81.5%	79.2%	76.2%
2023 Blue Collar Workers	18.5%	20.8%	23.8%
Transportation to Work			
2023 Drive to Work Alone	46.3%	43.8%	45.5%
2023 Drive to Work in Carpool	5.4%	5.7%	5.2%
2023 Travel to Work by Public Transportation	4.3%	3.6%	3.9%
2023 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
2023 Walk or Bicycle to Work	4.3%	6.1%	6.1%
2023 Other Means	0.6%	1.1%	1.0%
2023 Work at Home	38.8%	39.5%	38.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	25.2%	25.7%	24.9%
2023 Travel to Work in 15 to 29 Minutes	48.4%	48.5%	47.1%
2023 Travel to Work in 30 to 59 Minutes	22.5%	22.2%	24.3%
2023 Travel to Work in 60 Minutes or More	4.0%	3.5%	3.7%
2023 Average Travel Time to Work	20.2	20.0	20.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$685.05 M	\$5.9 B	\$16.93 B
2023 Est. Apparel	\$24.75 M	\$213.42 M	\$610.57 M
2023 Est. Contributions, Gifts	\$44.28 M	\$381.94 M	\$1.07 B
2023 Est. Education, Reading	\$26.12 M	\$226.54 M	\$632.5 M
2023 Est. Entertainment	\$40.02 M	\$344.07 M	\$981.42 M
2023 Est. Food, Beverages, Tobacco	\$101.68 M	\$876.51 M	\$2.53 B
2023 Est. Furnishings, Equipment	\$24.7 M	\$212.42 M	\$606.85 M
2023 Est. Health Care, Insurance	\$60.37 M	\$519.01 M	\$1.49 B
2023 Est. Household Operations, Shelter, Utilities	\$218.77 M	\$1.89 B	\$5.44 B
2023 Est. Miscellaneous Expenses	\$13.12 M	\$113.21 M	\$324.25 M
2023 Est. Personal Care	\$9.17 M	\$79.09 M	\$227.21 M
2023 Est. Transportation	\$122.06 M	\$1.05 B	\$3.01 B

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