

AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

5887-6005 SE Tualatin Valley Hwy

HILLSBORO, OR 97123



4.96 acres of prime commercial/retail space

#### PARCEL SIZE

4.96 Acres

#### ECONOMICS

Please call for details

#### TRAFFIC COUNTS

SE Tualatin Valley Hwy – 31,692 ADT ('22)

#### HIGHLIGHTS

- Highly visible from Tualatin Valley Hwy with high traffic counts.
- Nearby businesses include Fred Meyer, Regal Movies on TV, Park Lanes, 24 Hr Fitness, Reeds Crossing South Hillsboro Expansion, Intel Aloha Campus and more.

#### ZONING

CG – General Commercial

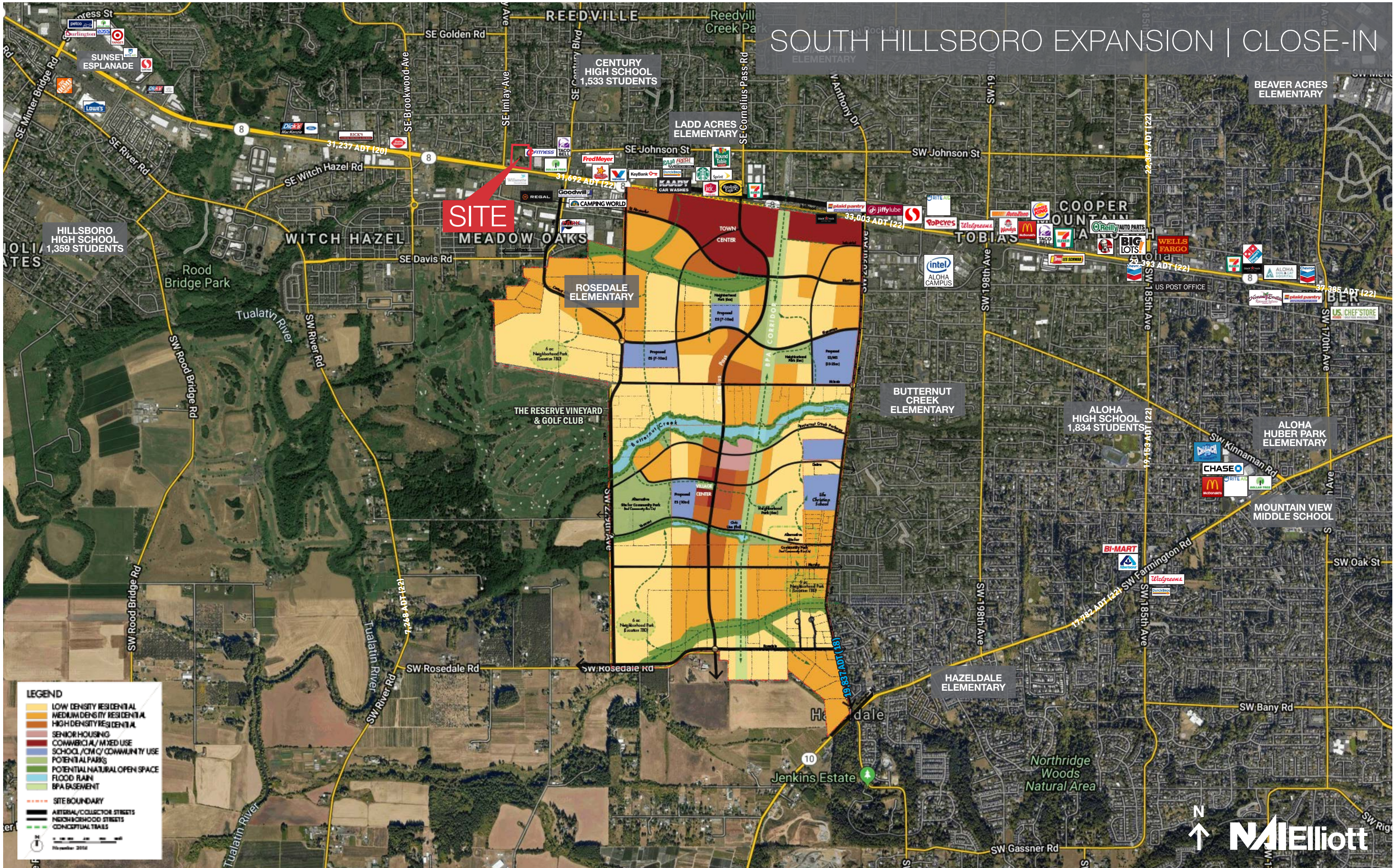
#### CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0487 / nstanton@naielliott.com





# SOUTH HILLSBORO EXPANSION | CLOSE-IN



**SITE**

**LEGEND**

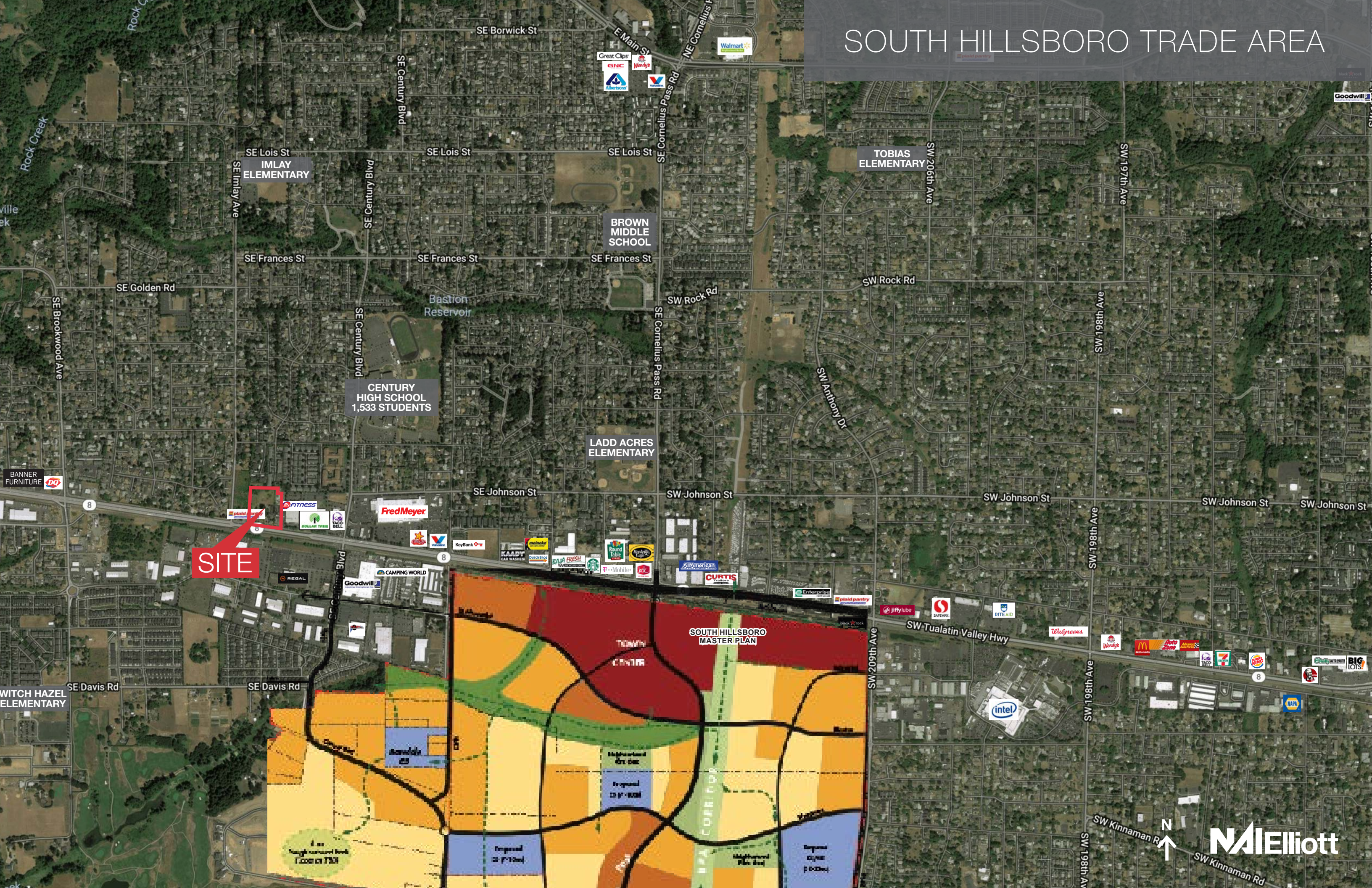
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SENIOR HOUSING
- COMMERCIAL / MIXED USE
- SCHOOL / CMO / COMMUNITY USE
- POTENTIAL PARKS
- POTENTIAL NATURAL OPEN SPACE
- FLOOD RAIN
- BPA BASEMENT
- SITE BOUNDARY
- ARTERIAL / COLLECTOR STREETS
- NEIGHBORHOOD STREETS
- CONCEPTUAL TRAILS

0 100 200 Feet  
November 2018





# SOUTH HILLSBORO TRADE AREA



**SITE**

IMLAY  
ELEMENTARY

TOBIAS  
ELEMENTARY

BROWN  
MIDDLE  
SCHOOL

CENTURY  
HIGH SCHOOL  
1,533 STUDENTS

LADD ACRES  
ELEMENTARY

SOUTH HILLSBORO  
MASTER PLAN

NAI Elliott



SITE VIEW | CLOSE-IN

CENTURY HIGH SCHOOL  
1,533 STUDENTS

West Coast  
**Self-Storage**  
The neighborhood experts!

**plaid pantry**  
neighborhood food stores

SE JIMLAY AVE

**ROSEWOOD Park**  
INDEPENDENT & ASSISTED LIVING

FOODLANDIA

**24 FITNESS**

**TACO BELL**

**DOLLAR TREE**

SE CENTURY BLVD

SE JOHNSON ST

**Fred Meyer**

**Carl's Jr.**

**Valvoline**

SE C67TH AVE

SE TUALATIN VALLEY HWY

31,692 ADT (22)

**Fred Meyer**

SE TUALATIN VALLEY HWY

**Willamette Dental Group**

**REGAL**

SE ALEXANDER ST

**Goodwill**  
Industries International, Inc.

**CAMPING WORLD**

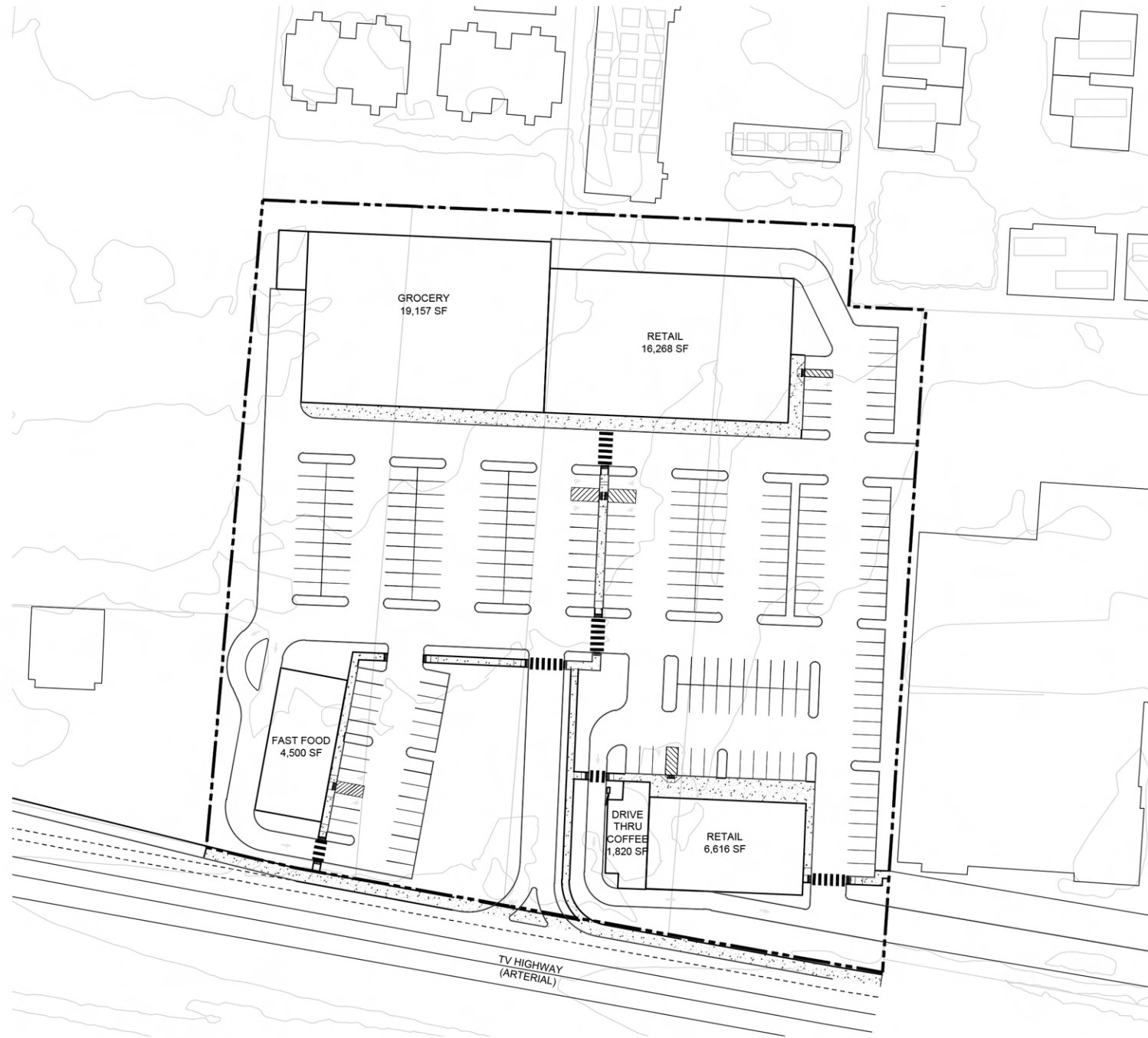
**PARK WAVES**  
FAMILY ENTERTAINMENT CENTER



**NA Elliott**



# Site plan



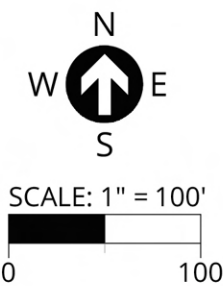
## SITE STATISTICS

ADDRESS: 5887 SE TV HIGHWAY  
TAX MAP: 1S2110BD  
TAX LOTS: 1000, 1100, 1200, & 1300  
JURISDICTION: CITY OF HILLSBORO  
GROSS SIZE: 4.95 ACRES

DIMENSIONAL REQUIREMENTS:  
ZONING: GENERAL COMMERCIAL (CG)  
MAX. LOT COVERAGE: 60%  
MAX. BLDG. HEIGHT: 35 FT  
SETBACK (ALL SIDES): 1 FT  
LANDSCAPING: 15%

## SITE NOTE

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND METRO'S RLIS GIS DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.



**5887 SE TV HIGHWAY**

PRELIMINARY SITE PLAN

**3J CONSULTING**

CIVIL ENGINEERING · WATER RESOURCES · LAND USE PLANNING

APRIL 2024

## CONTACT

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**NAI Elliott**





## Growing South Hillsboro

Newcomers and long-time residents alike know that our city is growing. Our success brings jobs and prosperity, and a need for new places for people to call home. How do we plan for growth while still honoring our agricultural roots? How do we provide needed housing to accommodate new businesses and employers, and still maintain our quality of life?

### ***Envisioning a Great Community***

South Hillsboro is 1,400 acres of open space, farmland and developed property that is in the process of becoming an entirely new community. Recently added to the Urban Growth Boundary, South Hillsboro will help meet some of our current and future needs for housing while building an amazing neighborhood that is aligned with our City's values. South Hillsboro will be built in a way that accommodates growth and prosperity, while preserving the quality of life we all value.

As a residential community organized around a new town center, with housing integrated into the natural landscape, South Hillsboro will provide its residents with neighborhoods located near jobs, parks, shops, and schools — all situated in ways that make it easy to walk, bike and use transit.

### ***Resident and Community Benefits***

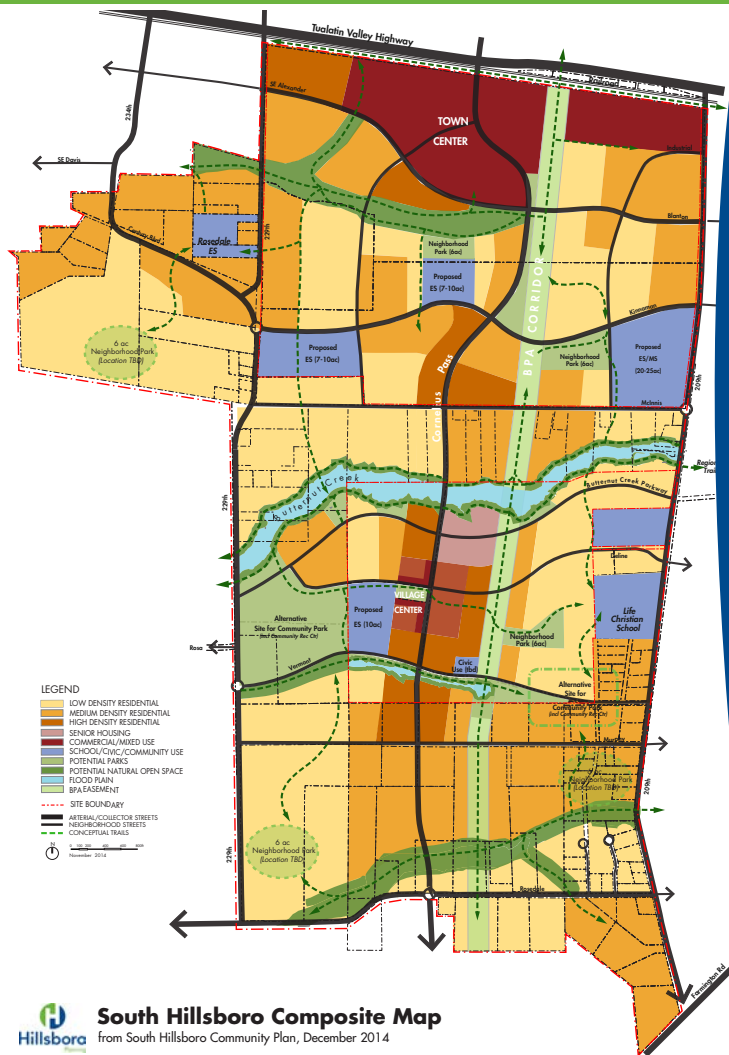
Growing South Hillsboro will provide multiple benefits to its residents and the City:

- A mixed-use town center along Tualatin Valley Highway with a main street featuring retail, civic space, public plazas, and a variety of housing types to meet different lifestyle needs.





- A village center south of Butternut Creek along the proposed Cornelius Pass Road extension providing a second smaller area for gathering, shopping, a school and housing for seniors.
- Distinctive neighborhoods encompassing over 8,000 homes in varying design types and price ranges. This housing will further the City's efforts to meet the needs of Hillsboro's growing workforce.
- Walkable neighborhoods place residents within minutes of shopping, parks, transit and civic gathering spaces.
- 333 acres – more than 20 percent of the plan area – dedicated to natural areas, open space and recreation – including an extensive bicycle and pedestrian trail system. The trail system will not only provide connections within the South Hillsboro plan area, but to surrounding neighborhoods and natural areas.



## Moving Forward

A well-developed financing plan addresses infrastructure service, delivery, costs and funding. Construction of initial transportation and utility infrastructure improvements will begin first (including the extension of Cornelius Pass road south of Tualatin Valley Highway starting in mid-2016), followed by residential and mixed-use construction.

## Results

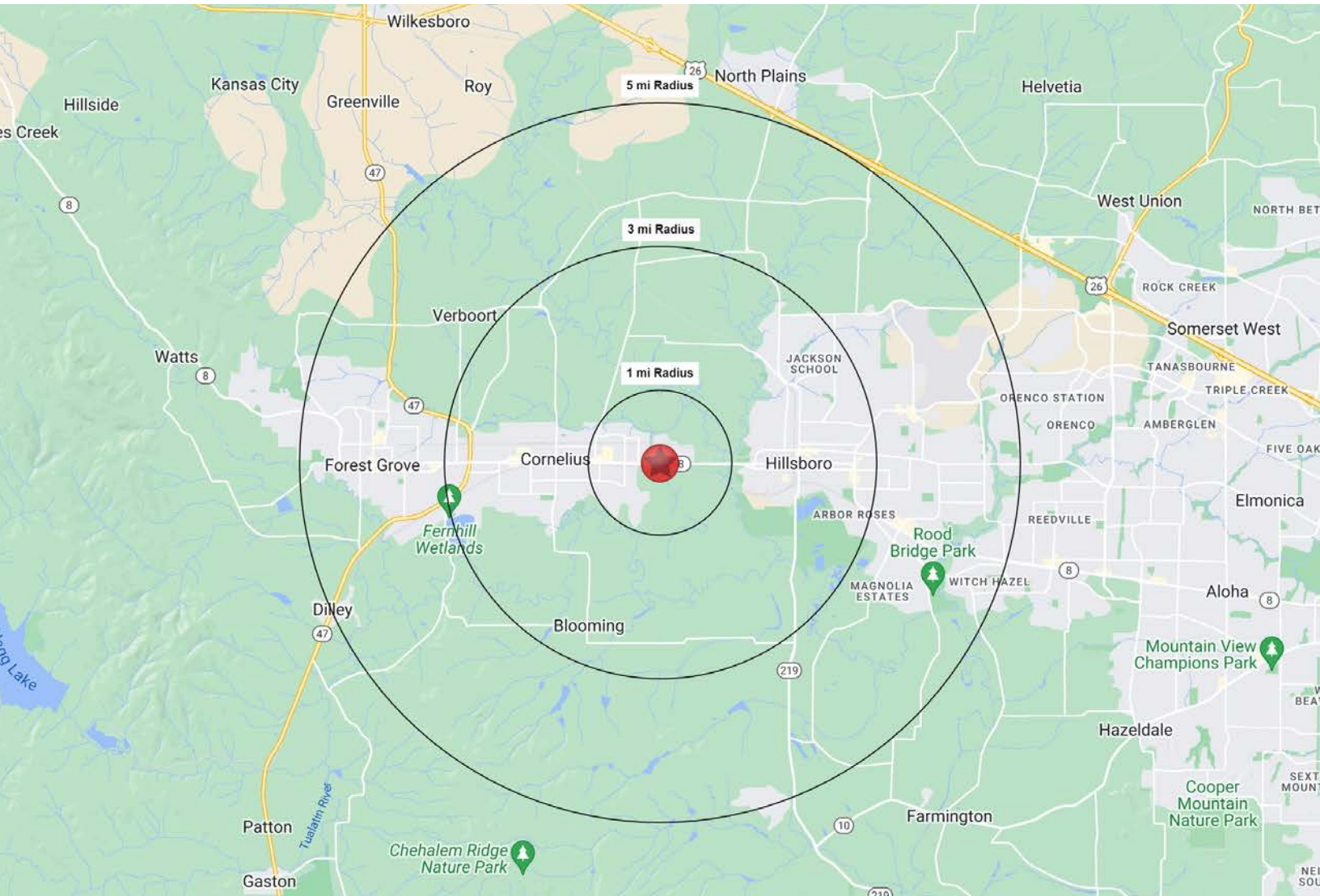
The vision and plan for South Hillsboro is a result of years of work and input from partners and the community. Through transparent and robust dialogue that took into account where we were, what we are now and, most importantly, what we want to become in the future, South Hillsboro will soon grow into an exciting new place to call home.

**For more information on the South Hillsboro Plan, visit our website at [www.hillsboro-oregon.gov/SouthHillsboro](http://www.hillsboro-oregon.gov/SouthHillsboro), or call 503-681-6153.**





# Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	5,870	43,969	101,096
Projected Population 2028	6,981	46,107	103,821
Estimated Households	1,882	14,953	35,061
Average HH Income	\$141,493	\$115,800	\$119,364
Median Home Value	\$452,563	\$440,385	\$462,337
Occupation Population 16+	2,064	28,934	63,207

Source: Regis - SitesUSA (2024)

## CONTACT

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures



# Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

5887-6005 SW Tualatin Valley Hwy, Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	5,870	43,969	101,096
2028 Projected Population	6,981	46,107	103,821
2020 Census Population	4,858	42,842	99,510
2010 Census Population	4,544	40,759	92,181
Projected Annual Growth 2023 to 2028	3.8%	1.0%	0.5%
Historical Annual Growth 2010 to 2023	2.2%	0.6%	0.7%
<b>Households</b>			
2023 Estimated Households	1,882	14,953	35,061
2028 Projected Households	2,256	15,650	36,029
2020 Census Households	1,396	13,987	33,308
2010 Census Households	1,315	13,004	30,554
Projected Annual Growth 2023 to 2028	4.0%	0.9%	0.6%
Historical Annual Growth 2010 to 2023	3.3%	1.2%	1.1%
<b>Age</b>			
2023 Est. Population Under 10 Years	11.5%	11.2%	11.1%
2023 Est. Population 10 to 19 Years	14.3%	13.6%	13.6%
2023 Est. Population 20 to 29 Years	12.6%	13.3%	14.2%
2023 Est. Population 30 to 44 Years	25.0%	23.4%	23.1%
2023 Est. Population 45 to 59 Years	18.9%	18.9%	18.4%
2023 Est. Population 60 to 74 Years	13.9%	13.8%	13.8%
2023 Est. Population 75 Years or Over	3.7%	5.8%	5.7%
2023 Est. Median Age	36.1	36.6	36.3
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	50.5%	51.1%	50.7%
2023 Est. Female Population	49.5%	48.9%	49.3%
2023 Est. Never Married	33.7%	34.4%	34.5%
2023 Est. Now Married	56.3%	46.7%	47.2%
2023 Est. Separated or Divorced	8.3%	15.1%	14.2%
2023 Est. Widowed	1.7%	3.8%	4.1%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	9.0%	12.3%	13.2%
2023 Est. HH Income \$150,000 to \$199,999	24.5%	12.6%	12.9%
2023 Est. HH Income \$100,000 to \$149,999	23.7%	21.6%	22.2%
2023 Est. HH Income \$75,000 to \$99,999	10.6%	13.4%	13.0%
2023 Est. HH Income \$50,000 to \$74,999	10.9%	14.3%	15.1%
2023 Est. HH Income \$35,000 to \$49,999	9.4%	10.4%	9.9%
2023 Est. HH Income \$25,000 to \$34,999	7.9%	6.0%	4.8%
2023 Est. HH Income \$15,000 to \$24,999	2.2%	4.4%	3.9%
2023 Est. HH Income Under \$15,000	1.7%	4.9%	5.0%
2023 Est. Average Household Income	\$141,493	\$115,800	\$119,364
2023 Est. Median Household Income	\$113,930	\$92,955	\$96,603
2023 Est. Per Capita Income	\$45,921	\$39,798	\$41,719
2023 Est. Total Businesses	132	1,770	3,609
2023 Est. Total Employees	707	15,822	33,593



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2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

5887-6005 SW Tualatin Valley Hwy, Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2023 Est. White	60.5%	60.1%	62.7%
2023 Est. Black	3.6%	3.1%	2.5%
2023 Est. Asian or Pacific Islander	5.6%	5.6%	7.9%
2023 Est. American Indian or Alaska Native	1.7%	1.6%	1.3%
2023 Est. Other Races	28.6%	29.7%	25.6%
<b>Hispanic</b>			
2023 Est. Hispanic Population	1,923	15,171	29,618
2023 Est. Hispanic Population	32.8%	34.5%	29.3%
2028 Proj. Hispanic Population	33.0%	34.7%	29.3%
2020 Hispanic Population	46.5%	41.8%	35.6%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	3,981	30,247	68,941
2023 Est. Elementary (Grade Level 0 to 8)	10.4%	9.8%	7.4%
2023 Est. Some High School (Grade Level 9 to 11)	6.8%	6.1%	5.5%
2023 Est. High School Graduate	26.0%	23.5%	22.0%
2023 Est. Some College	23.2%	22.7%	23.2%
2023 Est. Associate Degree Only	10.1%	8.4%	8.4%
2023 Est. Bachelor Degree Only	18.1%	19.2%	21.6%
2023 Est. Graduate Degree	5.3%	10.2%	11.9%
<b>Housing</b>			
2023 Est. Total Housing Units	1,931	15,547	36,426
2023 Est. Owner-Occupied	61.3%	58.3%	58.4%
2023 Est. Renter-Occupied	36.2%	37.9%	37.8%
2023 Est. Vacant Housing	2.5%	3.8%	3.7%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	11.2%	10.1%	11.2%
2023 Homes Built 2000 to 2009	19.3%	15.3%	16.3%
2023 Homes Built 1990 to 1999	22.4%	16.1%	15.2%
2023 Homes Built 1980 to 1989	12.1%	13.5%	12.2%
2023 Homes Built 1970 to 1979	18.2%	20.1%	20.4%
2023 Homes Built 1960 to 1969	5.6%	6.1%	7.1%
2023 Homes Built 1950 to 1959	6.4%	6.1%	5.1%
2023 Homes Built Before 1949	2.2%	9.0%	8.7%
<b>Homes Values</b>			
2023 Home Value \$1,000,000 or More	2.2%	2.7%	2.9%
2023 Home Value \$500,000 to \$999,999	29.7%	33.0%	36.5%
2023 Home Value \$400,000 to \$499,999	29.4%	26.9%	26.5%
2023 Home Value \$300,000 to \$399,999	24.2%	18.9%	20.1%
2023 Home Value \$200,000 to \$299,999	9.1%	8.0%	6.7%
2023 Home Value \$150,000 to \$199,999	1.4%	1.9%	1.4%
2023 Home Value \$100,000 to \$149,999	0.6%	0.8%	0.6%
2023 Home Value \$50,000 to \$99,999	0.7%	1.8%	1.4%
2023 Home Value \$25,000 to \$49,999	1.9%	3.3%	2.0%
2023 Home Value Under \$25,000	0.8%	2.6%	1.9%
2023 Median Home Value	\$452,563	\$440,385	\$462,337
2023 Median Rent	\$1,484	\$1,344	\$1,368



# Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

5887-6005 SW Tualatin Valley Hwy, Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	4,692	35,459	81,872
2023 Est. Civilian Employed	71.1%	63.0%	63.8%
2023 Est. Civilian Unemployed	1.2%	1.9%	2.2%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	27.7%	35.0%	34.0%
2023 Labor Force Males	50.9%	51.1%	50.6%
2023 Labor Force Females	49.1%	48.9%	49.4%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	3,335	22,335	52,237
2023 Mgmt, Business, & Financial Operations	17.3%	14.3%	15.4%
2023 Professional, Related	22.9%	23.3%	25.8%
2023 Service	13.6%	16.5%	17.0%
2023 Sales, Office	18.5%	17.0%	17.5%
2023 Farming, Fishing, Forestry	0.3%	1.6%	1.0%
2023 Construction, Extraction, Maintenance	10.0%	9.4%	8.2%
2023 Production, Transport, Material Moving	17.4%	17.8%	15.2%
2023 White Collar Workers	58.7%	54.6%	58.6%
2023 Blue Collar Workers	41.3%	45.4%	41.4%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	63.0%	63.2%	62.3%
2023 Drive to Work in Carpool	5.1%	8.6%	6.9%
2023 Travel to Work by Public Transportation	1.8%	2.5%	2.6%
2023 Drive to Work on Motorcycle	0.2%	-	-
2023 Walk or Bicycle to Work	2.3%	3.5%	3.5%
2023 Other Means	0.1%	1.1%	1.5%
2023 Work at Home	27.3%	20.9%	23.1%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	22.1%	29.4%	32.8%
2023 Travel to Work in 15 to 29 Minutes	43.3%	38.3%	35.2%
2023 Travel to Work in 30 to 59 Minutes	25.9%	25.1%	25.0%
2023 Travel to Work in 60 Minutes or More	8.7%	7.2%	7.0%
2023 Average Travel Time to Work	22.5	20.5	19.8
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$169.02 M	\$1.16 B	\$2.8 B
2023 Est. Apparel	\$6.19 M	\$41.9 M	\$100.62 M
2023 Est. Contributions, Gifts	\$10.06 M	\$69.57 M	\$167.02 M
2023 Est. Education, Reading	\$6.26 M	\$40.74 M	\$97.97 M
2023 Est. Entertainment	\$9.93 M	\$67.2 M	\$161.57 M
2023 Est. Food, Beverages, Tobacco	\$25.36 M	\$176.22 M	\$422.97 M
2023 Est. Furnishings, Equipment	\$6.14 M	\$41.65 M	\$100.08 M
2023 Est. Health Care, Insurance	\$14.82 M	\$103.91 M	\$249.51 M
2023 Est. Household Operations, Shelter, Utilities	\$53.98 M	\$373.98 M	\$897.36 M
2023 Est. Miscellaneous Expenses	\$3.22 M	\$22.09 M	\$53.08 M
2023 Est. Personal Care	\$2.27 M	\$15.64 M	\$37.56 M
2023 Est. Transportation	\$30.8 M	\$211.83 M	\$508.85 M