

RETAIL SPACE FOR LEASE

6691 SE Tualatin Valley

6691 SE TUALATIN VALLEY HIGHWAY, HILLSBORO, OR 97123



Divisible space available with excellent visibility and convenient access to Tualatin Valley Highway

AVAILABLE SPACE

- 5,000 SF (divisible)

LEASE RATE

- Call for pricing

TRAFFIC COUNTS

- Corner of TV Hwy & SE 67th Ave – 33,784 VPD

HIGHLIGHTS

- 5,000 SF space can be divided into two retail spaces of 3,000 SF and 2,000 SF
- Excellent exposure on corner of TV Hwy and SE 67th Ave
- At a signalized intersection
- Anchored by Fred Meyer

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



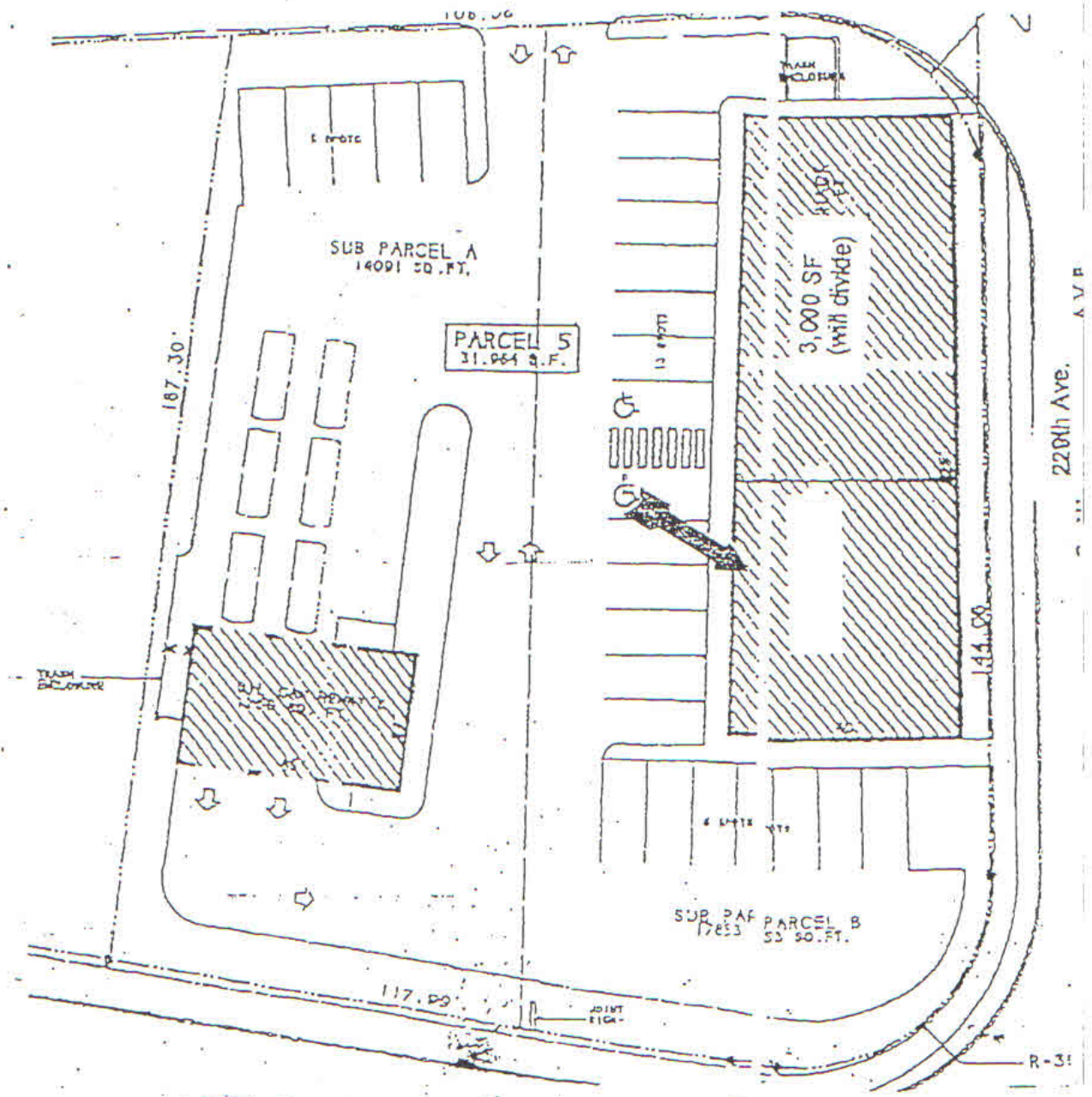


Prime retail space with high traffic exposure

- 3,000 SF: currently used as automotive repair with four roll-up doors that include service bays, office and ADA RR
- 2,000 SF: retail showroom with rear storage area/office/ADA RR
- Nine dedicated parking spaces with one handicap parking
- Includes name on monument sign with direct exposure to TV Hwy
- Possible tenants include: Auto parts store, tire store, electronics, mobile phone/accessories, gym space, martial arts studio, chiropractor, acupuncture, physical therapy, alternative medicine, pharmacy, etc.



Site plan



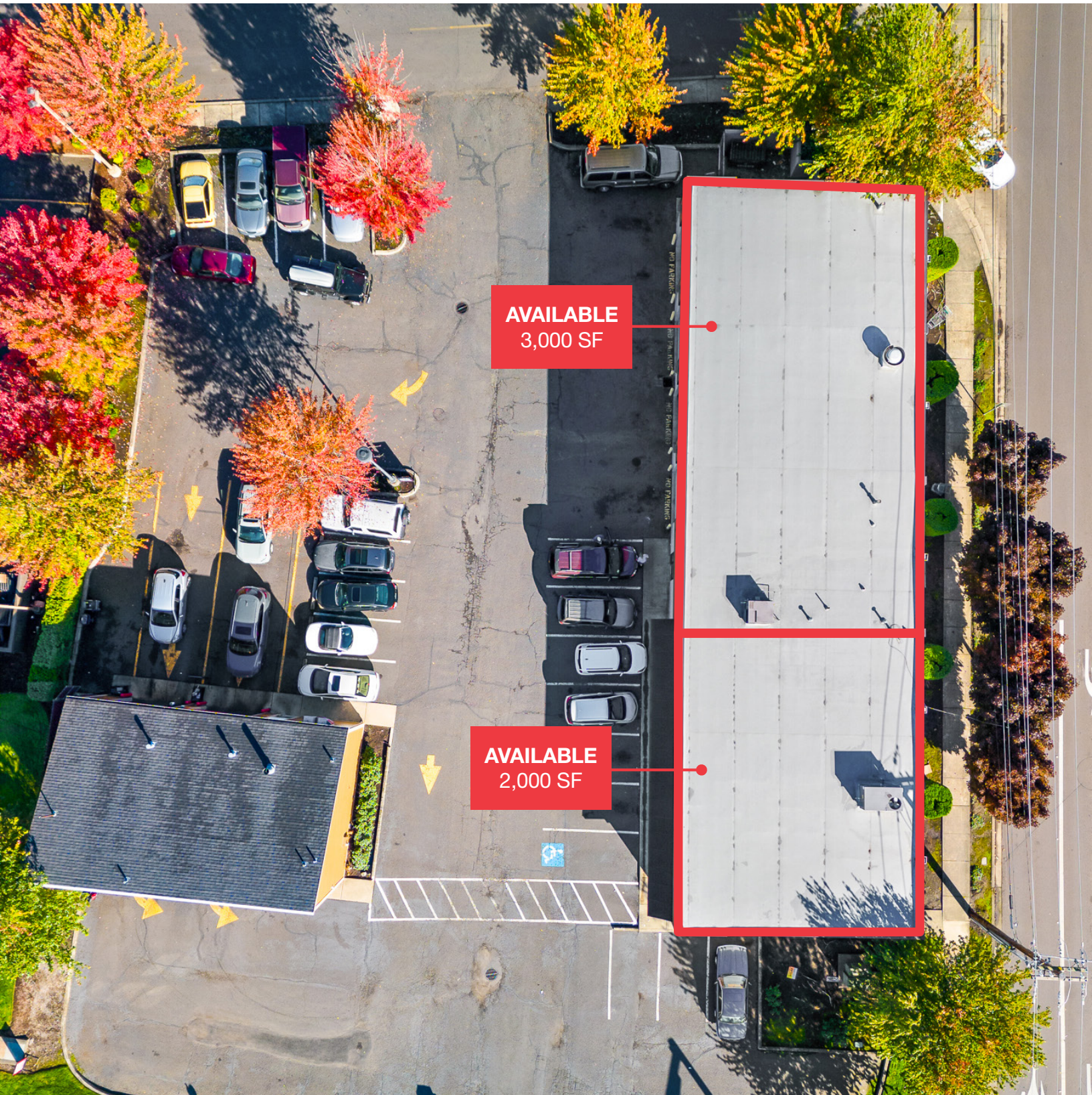
CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



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

Site



CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



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

Interior photos — 2000 SF



CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



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

Trade area



CENTURY HIGH SCHOOL

LADD ACRES ELEMENTARY SCHOOL

	Hawaiian Kine Bar-B-Q	

SE Johnson St

SE Johnson St

SW Johnson St

U-HAUL



plaid pantry



SITE



KeyBank



REGAL



CAMPING WORLD

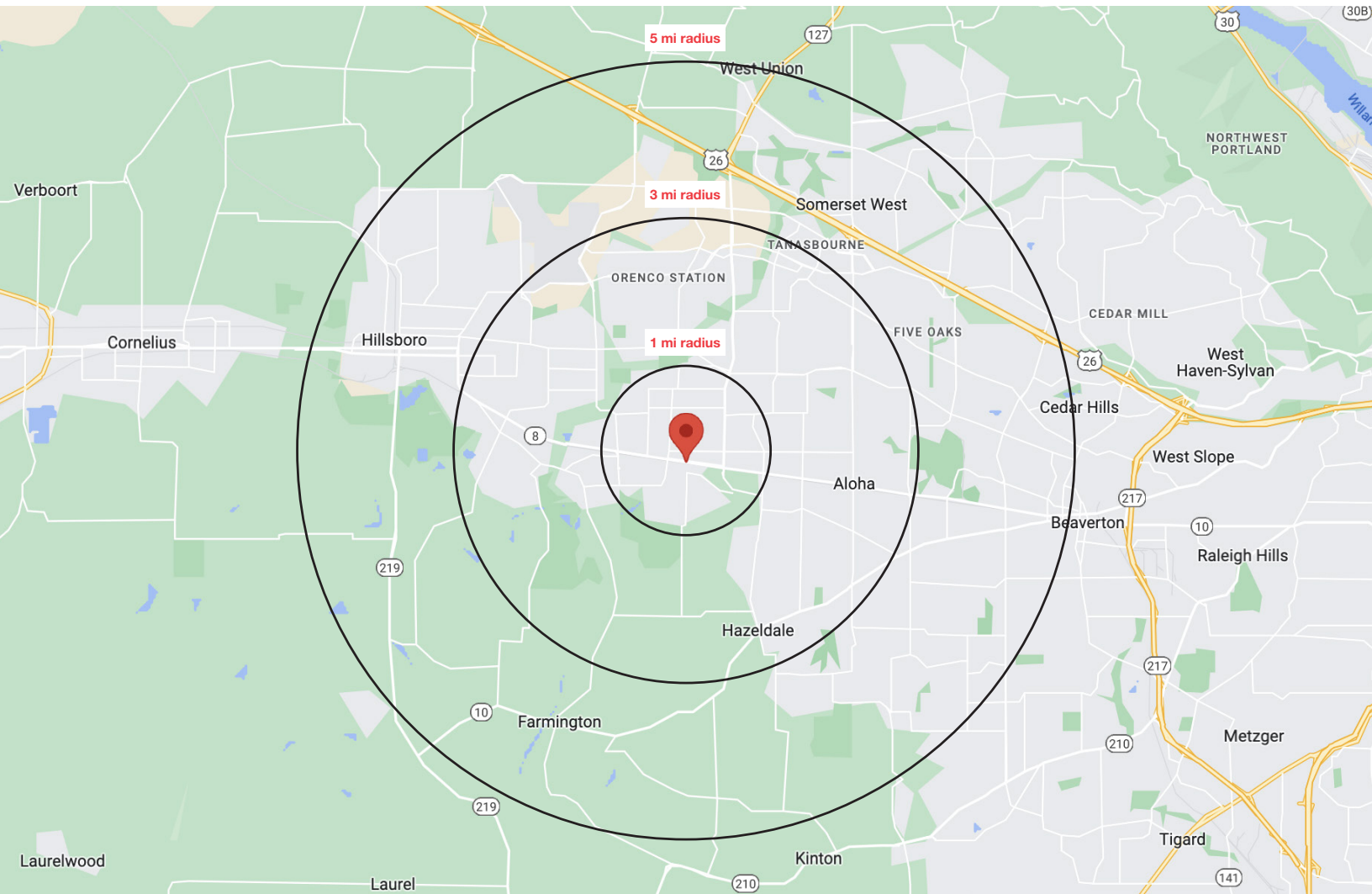
SE Blanton St

SE Blanton St

SE Davis Rd

8

Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	13,185	129,382	261,292
Projected Total Population 2028	13,885	134,204	272,316
Average HH Income	\$141,745	\$135,285	\$132,704
Median Home Value	\$449,667	\$451,782	\$471,725
Estimated Total Households	4,505	48,255	98,951
Daytime Demographics 16+	6,371	59,069	149,728
Some College or Higher	6,550	64,594	133,741

Source: Regis – SitesUSA (2023)

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



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

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

6691 SE Tualatin Valley Hwy Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,185	129,382	261,292
2028 Projected Population	13,885	134,204	272,316
2020 Census Population	12,970	128,130	258,108
2010 Census Population	11,126	108,336	230,577
Projected Annual Growth 2023 to 2028	1.1%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	1.4%	1.5%	1.0%
Households			
2023 Estimated Households	4,505	48,255	98,951
2028 Projected Households	4,972	52,451	108,043
2020 Census Households	4,385	47,181	96,538
2010 Census Households	3,743	38,692	85,025
Projected Annual Growth 2023 to 2028	2.1%	1.7%	1.8%
Historical Annual Growth 2010 to 2023	1.6%	1.9%	1.3%
Age			
2023 Est. Population Under 10 Years	12.5%	12.2%	11.9%
2023 Est. Population 10 to 19 Years	14.4%	12.7%	12.6%
2023 Est. Population 20 to 29 Years	12.5%	15.3%	15.0%
2023 Est. Population 30 to 44 Years	26.4%	25.9%	24.9%
2023 Est. Population 45 to 59 Years	18.4%	17.5%	18.1%
2023 Est. Population 60 to 74 Years	11.2%	12.5%	12.9%
2023 Est. Population 75 Years or Over	4.5%	4.0%	4.5%
2023 Est. Median Age	34.7	34.5	35.4
Marital Status & Gender			
2023 Est. Male Population	50.5%	50.3%	50.3%
2023 Est. Female Population	49.5%	49.7%	49.7%
2023 Est. Never Married	29.6%	34.0%	33.5%
2023 Est. Now Married	52.6%	47.3%	48.2%
2023 Est. Separated or Divorced	11.3%	14.6%	14.3%
2023 Est. Widowed	6.5%	4.1%	4.0%
Income			
2023 Est. HH Income \$200,000 or More	11.6%	14.8%	15.5%
2023 Est. HH Income \$150,000 to \$199,999	16.4%	13.6%	13.1%
2023 Est. HH Income \$100,000 to \$149,999	27.6%	22.0%	21.2%
2023 Est. HH Income \$75,000 to \$99,999	11.1%	14.1%	14.3%
2023 Est. HH Income \$50,000 to \$74,999	16.5%	15.8%	15.1%
2023 Est. HH Income \$35,000 to \$49,999	5.5%	7.8%	8.3%
2023 Est. HH Income \$25,000 to \$34,999	5.9%	4.4%	4.6%
2023 Est. HH Income \$15,000 to \$24,999	2.3%	3.5%	3.7%
2023 Est. HH Income Under \$15,000	3.0%	3.8%	4.3%
2023 Est. Average Household Income	\$141,745	\$135,285	\$132,704
2023 Est. Median Household Income	\$107,109	\$105,708	\$104,427
2023 Est. Per Capita Income	\$48,531	\$50,528	\$50,367
2023 Est. Total Businesses	406	3,642	9,385
2023 Est. Total Employees	2,804	26,436	80,904

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



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

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

6691 SE Tualatin Valley Hwy Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	61.1%	60.2%	62.1%
2023 Est. Black	3.6%	3.9%	3.7%
2023 Est. Asian or Pacific Islander	15.8%	14.6%	14.2%
2023 Est. American Indian or Alaska Native	1.0%	1.0%	0.9%
2023 Est. Other Races	18.5%	20.4%	19.1%
Hispanic			
2023 Est. Hispanic Population	2,527	28,211	53,380
2023 Est. Hispanic Population	19.2%	21.8%	20.4%
2028 Proj. Hispanic Population	19.1%	21.8%	20.5%
2020 Hispanic Population	23.5%	27.3%	23.8%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	8,968	89,203	180,859
2023 Est. Elementary (Grade Level 0 to 8)	3.4%	4.2%	4.6%
2023 Est. Some High School (Grade Level 9 to 11)	4.6%	4.1%	3.4%
2023 Est. High School Graduate	19.0%	19.3%	18.0%
2023 Est. Some College	25.0%	21.6%	21.4%
2023 Est. Associate Degree Only	12.1%	10.0%	9.2%
2023 Est. Bachelor Degree Only	23.7%	25.1%	26.7%
2023 Est. Graduate Degree	12.1%	15.7%	16.6%
Housing			
2023 Est. Total Housing Units	4,667	50,394	103,349
2023 Est. Owner-Occupied	73.6%	58.2%	55.9%
2023 Est. Renter-Occupied	23.0%	37.6%	39.8%
2023 Est. Vacant Housing	3.5%	4.2%	4.3%
Homes Built by Year			
2023 Homes Built 2010 or later	15.1%	18.6%	13.8%
2023 Homes Built 2000 to 2009	14.5%	21.4%	18.7%
2023 Homes Built 1990 to 1999	22.9%	16.0%	17.8%
2023 Homes Built 1980 to 1989	14.6%	11.0%	13.6%
2023 Homes Built 1970 to 1979	18.7%	18.1%	18.3%
2023 Homes Built 1960 to 1969	4.3%	5.2%	6.6%
2023 Homes Built 1950 to 1959	3.0%	2.7%	3.2%
2023 Homes Built Before 1949	3.4%	2.8%	3.9%
Home Values			
2023 Home Value \$1,000,000 or More	2.3%	2.3%	2.2%
2023 Home Value \$500,000 to \$999,999	30.0%	34.2%	39.6%
2023 Home Value \$400,000 to \$499,999	32.6%	28.6%	27.7%
2023 Home Value \$300,000 to \$399,999	23.9%	21.9%	18.6%
2023 Home Value \$200,000 to \$299,999	6.3%	6.4%	5.9%
2023 Home Value \$150,000 to \$199,999	1.1%	1.2%	1.2%
2023 Home Value \$100,000 to \$149,999	0.5%	0.6%	0.6%
2023 Home Value \$50,000 to \$99,999	0.6%	2.2%	1.8%
2023 Home Value \$25,000 to \$49,999	0.5%	1.1%	0.9%
2023 Home Value Under \$25,000	2.0%	1.6%	1.4%
2023 Median Home Value	\$449,667	\$451,782	\$471,725
2023 Median Rent	\$1,407	\$1,446	\$1,433

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



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

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

6691 SE Tualatin Valley Hwy Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	10,322	103,392	209,783
2023 Est. Civilian Employed	65.4%	68.4%	67.0%
2023 Est. Civilian Unemployed	3.9%	2.9%	2.9%
2023 Est. in Armed Forces	-	-	0.2%
2023 Est. not in Labor Force	30.7%	28.6%	29.9%
2023 Labor Force Males	50.0%	49.9%	50.0%
2023 Labor Force Females	50.0%	50.1%	50.0%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,749	70,753	140,616
2023 Mgmt, Business, & Financial Operations	20.1%	17.1%	17.6%
2023 Professional, Related	31.4%	31.3%	31.0%
2023 Service	13.3%	16.3%	15.8%
2023 Sales, Office	16.8%	17.5%	18.2%
2023 Farming, Fishing, Forestry	-	0.4%	0.3%
2023 Construction, Extraction, Maintenance	6.3%	6.0%	5.7%
2023 Production, Transport, Material Moving	12.1%	11.4%	11.3%
2023 White Collar Workers	68.3%	65.9%	66.8%
2023 Blue Collar Workers	31.7%	34.1%	33.2%
Transportation to Work			
2023 Drive to Work Alone	61.9%	56.7%	56.6%
2023 Drive to Work in Carpool	8.7%	7.0%	6.5%
2023 Travel to Work by Public Transportation	1.2%	2.5%	2.6%
2023 Drive to Work on Motorcycle	-	0.1%	-
2023 Walk or Bicycle to Work	1.9%	1.9%	2.6%
2023 Other Means	0.4%	0.8%	0.9%
2023 Work at Home	25.9%	31.0%	30.7%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	29.5%	31.6%	31.0%
2023 Travel to Work in 15 to 29 Minutes	43.3%	39.0%	39.1%
2023 Travel to Work in 30 to 59 Minutes	22.3%	24.4%	25.2%
2023 Travel to Work in 60 Minutes or More	4.9%	5.1%	4.7%
2023 Average Travel Time to Work	18.5	19.2	19.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$406.22 M	\$4.25 B	\$8.56 B
2023 Est. Apparel	\$14.67 M	\$153.43 M	\$309.25 M
2023 Est. Contributions, Gifts	\$24.01 M	\$257.65 M	\$520.14 M
2023 Est. Education, Reading	\$14.29 M	\$152.27 M	\$307.28 M
2023 Est. Entertainment	\$23.68 M	\$246.38 M	\$496.33 M
2023 Est. Food, Beverages, Tobacco	\$61.37 M	\$639.65 M	\$1.29 B
2023 Est. Furnishings, Equipment	\$14.66 M	\$152.6 M	\$307.31 M
2023 Est. Health Care, Insurance	\$36.24 M	\$376.29 M	\$758.93 M
2023 Est. Household Operations, Shelter, Utilities	\$129.74 M	\$1.36 B	\$2.74 B
2023 Est. Miscellaneous Expenses	\$7.72 M	\$80.67 M	\$162.69 M
2023 Est. Personal Care	\$5.47 M	\$57.07 M	\$115.02 M
2023 Est. Transportation	\$74.37 M	\$770.78 M	\$1.55 B

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com



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