

## RETAIL PROPERTY FOR LEASE

# Reedville Crossing

7515 SE TUALATIN VALLEY HWY / HILLSBORO, OR 97123



Located directly across from the South Hillsboro development and ideal for retail, service or medical

### AVAILABLE SPACE

- 1,307 SF

### TRAFFIC COUNTS

Tualatin Valley Hwy – 36,491 ADT ('20)  
Cornelius Pass Rd – 14,404 ADT ('20)

### LEASE RATE

Please call for details

### HIGHLIGHTS

- Co-tenants include Starbucks, Jack in the Box, Reedville Cafe, Chevron, Baja Fresh, Sprint and Round Table Pizza.
- Near Intel's Aloha campus that employs over 1,400 people.
- 1,400-acre urban growth boundary expansion will add 20,000 people in 8,200 homes in the South Hillsboro Community.

### CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / nstanton@naielliott.com



Located just off 75th Ave and Tualatin Valley Hwy near new South Hillsboro Community



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**NAI**Elliott

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# Photo Gallery



## CONTACT

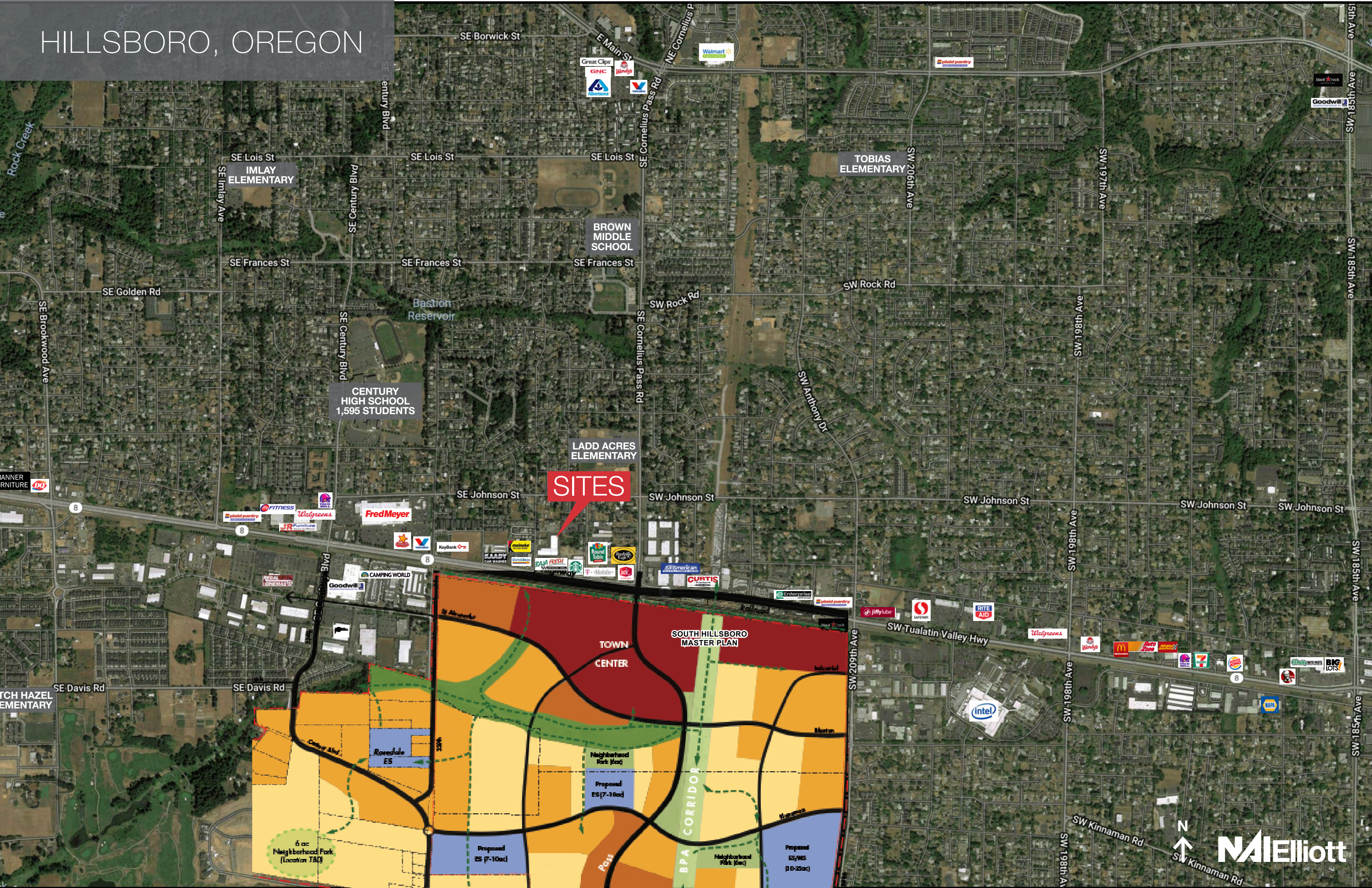
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# HILLSBORO, OREGON



SE Lois St  
IMLAY  
ELEMENTARY

BROWN  
MIDDLE  
SCHOOL

TOBIAS  
ELEMENTARY

CENTURY  
HIGH SCHOOL  
1,595 STUDENTS

LADD ACRES  
ELEMENTARY

SITES

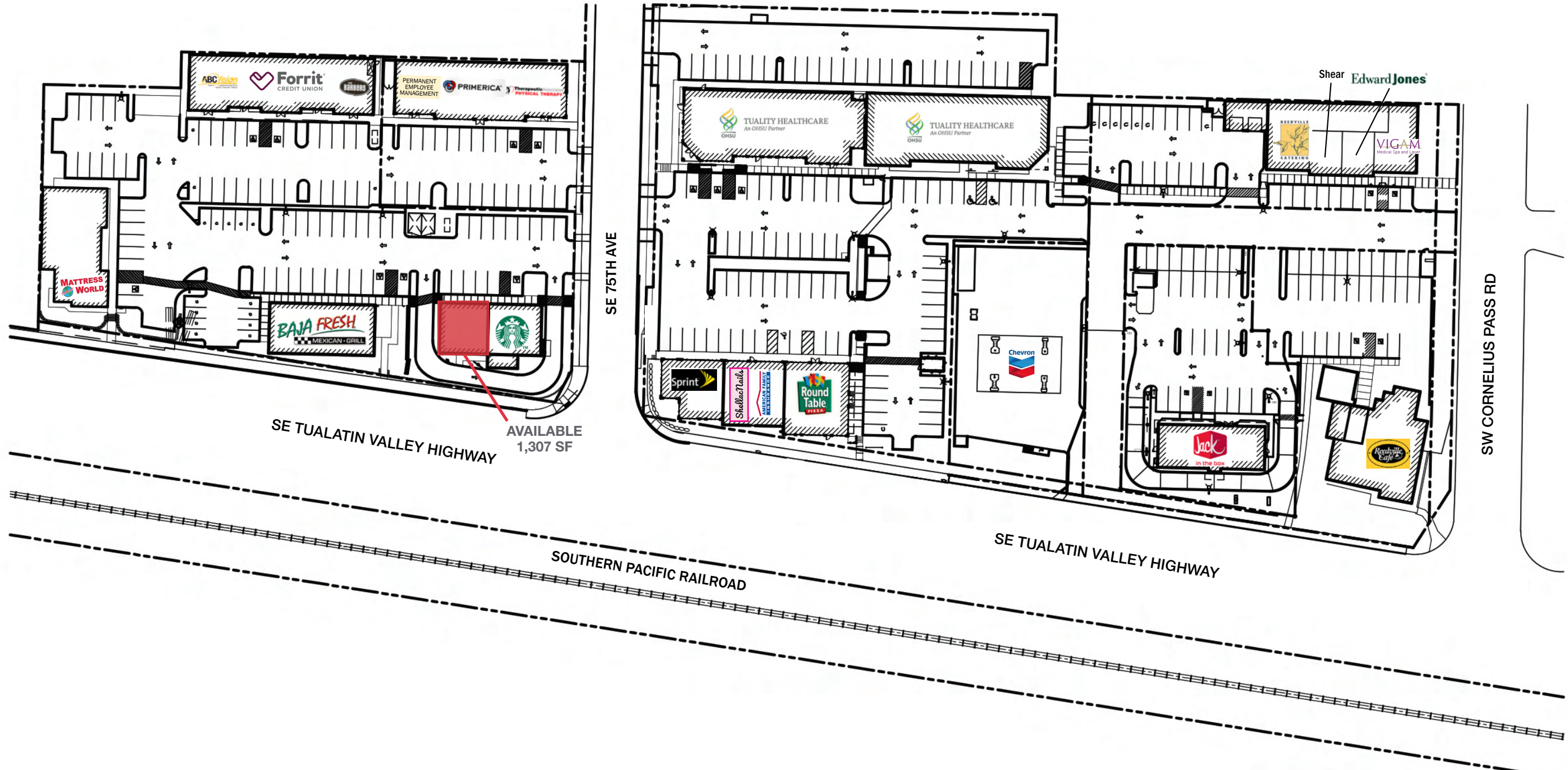
TOWN  
CENTER

SOUTH HILLSBORO  
MASTER PLAN

BPA  
CORRIDOR

North Arrow  
N  
Elliott

# Site Plan



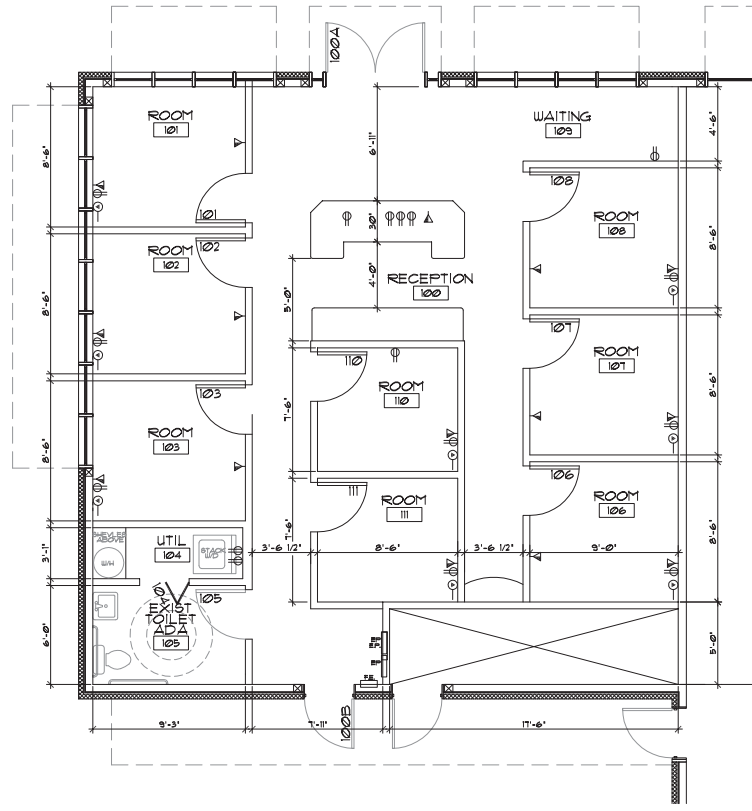
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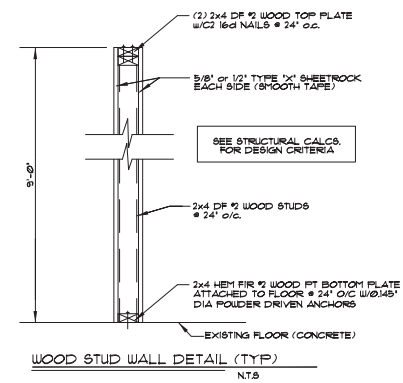
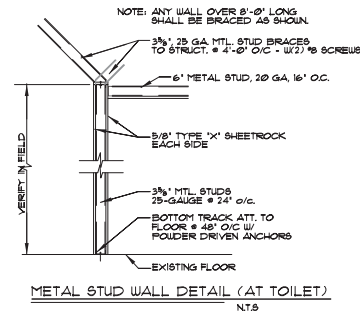
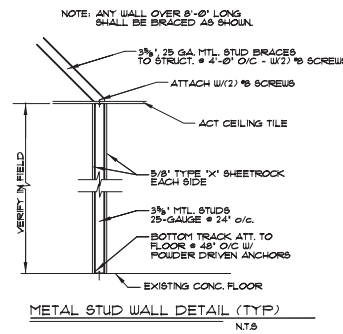
# Space Plan



1. PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
	DUPLEX OUTLET
	HEIGHT DIMENSION FROM FINISH FLOOR TO CENTER OF ELECTRICAL ITEM. ALL ELECTRICAL ITEMS WITH NO DIMENSION HEIGHT SHALL BE 5' ABOVE FINISH FLOOR PER A.D.A. UNLESS OTHERWISE NOTED.
	DEDICATED OUTLET
	TELEPHONE/DATA/LOW VOLTAGE OUTLET
	SPECIAL OUTLET (SEE EQUIPMENT SPECS)
NOTE: REFER TO THE CONTRACTOR'S GUIDE FOR INFORMATION REGARDING LOW VOLTAGE WIRING FOR THE BED THENS.	

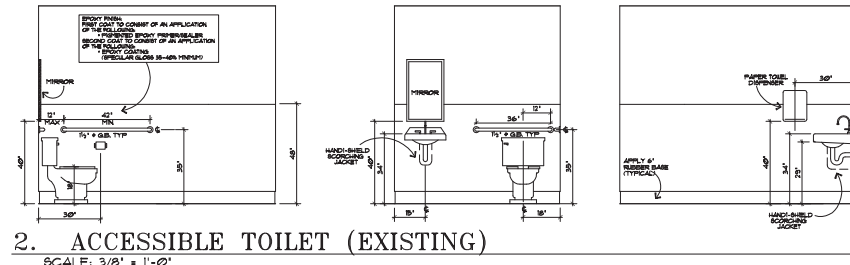
INSULATION	
NOTE: ALL EXISTING EXTERIOR WALLS MEET CURRENT CODE FOR INSULATION. EXISTING ROCK INSULATION MEETS CURRENT CODE REQUIREMENTS.	



DOOR SCHEDULE											
ROOM NO.	DOORS			DESCRIPTION			FRAMES/RELITES!			REMARKS	
	SIZE	SWING	TYPE	MAT.	FIN.	TYPE	HT.	LT.	MAT.		FIN.
100A	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PUSH/PULL (DOOR TO REMAIN OPEN) SIGN LOCK SET
100B	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100C	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100D	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100E	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100F	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100G	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100H	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100I	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100J	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100K	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100L	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100M	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100N	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100O	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100P	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100Q	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100R	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100S	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100T	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100U	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100V	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100W	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100X	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100Y	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET
100Z	3'-0"	R	SL	AL	AL	SL	8'-0"	0'-0"	AL	AL	PRIVACY SET

NOTE: ALL DOOR HARDWARE TO BE A.D.A. APPROVED

EQUIPMENT LIST		
Bed: T-40 Corona Time: 15 minutes Breaker: 30 Draw: 25 Width: 42" Length: 90" Rm Size: 8' x 7' Quantity: 2 Rooms: 106, 107	Bed: Vector Time: 7 minutes Breaker: 100 Draw: 76 Width: 59" Length: 90" Rm Size: 8' x 9' Quantity: 2 Rooms: 101, 102	Bed: Cabana Mist (spray booth) Time: under one minute Breaker: with a 20 amp 110v breaker Draw: 15 Width: 43.5" Length: 90" Rm Size: 8' x 7' Quantity: 1 Rooms: 103
Bed: TRX-52 FS Time: 10 minutes Breaker: 70 Draw: 50 Width: 52" Length: 90" Rm Size: 8' x 8.5' Quantity: 2 Rooms: 108, 110	Bed: Ergoline Lounges (stand up booth) Time: 10 minutes Breaker: 80 Draw: 60 Width: 48" Length: 63" Rm Size: 5.5' x 7.5' Quantity: 1 Rooms: 111	



**NW** PRECISION DESIGN

1644 NW Court Street  
Camarillo, CA 93607  
Phone: (805) 880-4444, Fax: (805) 888-0657

**B/Tan**  
Knoxville, Tennessee  
2993 SE 75th Street, Hillsboro, OR 97123

Revisions:

Project Number:  
File Number: IS-TAN401A  
Date: 10/23/2001

DRAWING SET NO.  
A4.1

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# New South Hillsboro Community



## 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***

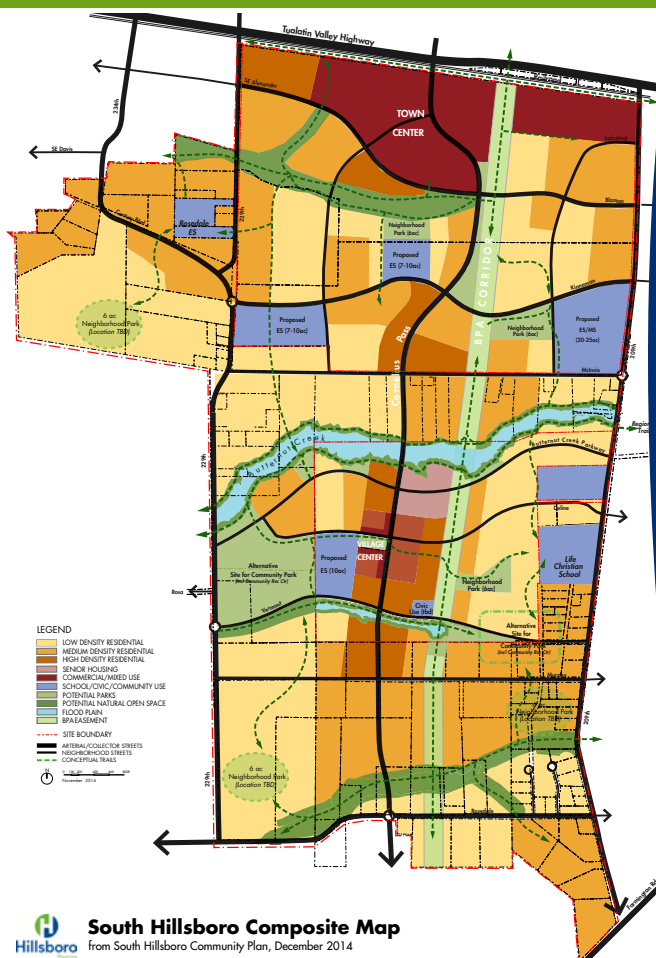
Growing South Hillsboro will provide multiple benefits to its residents and the City:

- 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.



# New South Hillsboro Community

- 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.**

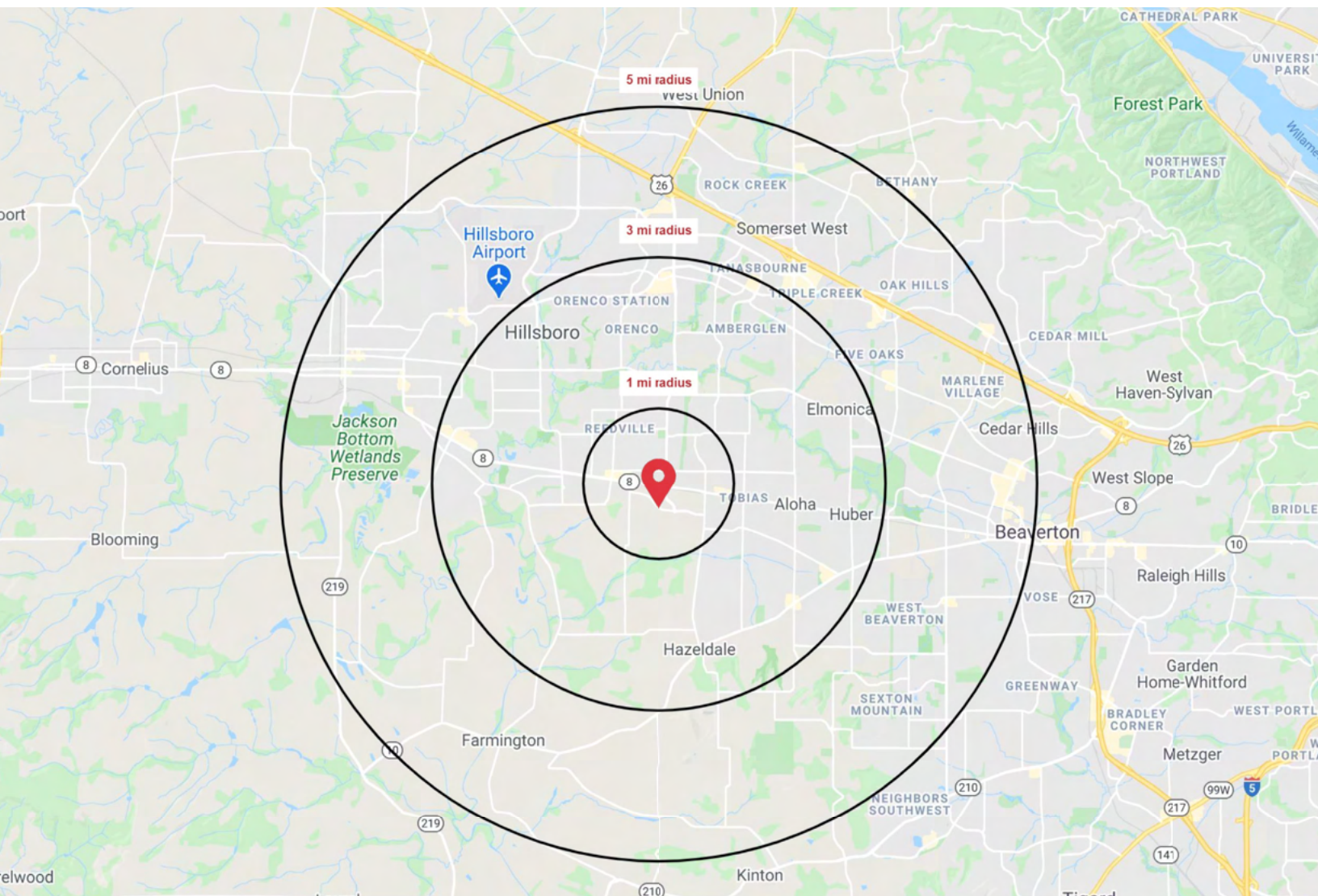




# Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	12,053	134,464	284,236
Projected Total Population 2025	12,491	139,800	296,009
Average HH Income	\$106,171	\$107,036	\$106,050
Median Home Value	\$336,131	\$330,156	\$352,479
Estimated Total Households	3,975	49,258	106,055
Daytime Demographics 16+	5,685	72,427	181,098
Some College or Higher	67.6%	72.7%	73.5%

Source: Regis – SitesUSA (2020)



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# Demographics — Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4979/-122.9043

Reedville Crossing Hillsboro, OR 97123		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	12,053	134,464	284,236
	2025 Projected Population	12,491	139,800	296,009
	2010 Census Population	10,636	112,190	245,917
	2000 Census Population	9,638	85,703	205,567
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	1.3%	2.8%	1.9%
HOUSEHOLDS	2020 Estimated Households	3,975	49,258	106,055
	2025 Projected Households	4,199	52,258	112,604
	2010 Census Households	3,516	40,721	91,608
	2000 Census Households	3,189	30,815	75,943
	Projected Annual Growth 2020 to 2025	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2020	1.2%	3.0%	2.0%
AGE	2020 Est. Population Under 10 Years	13.0%	12.8%	12.4%
	2020 Est. Population 10 to 19 Years	15.0%	12.7%	12.4%
	2020 Est. Population 20 to 29 Years	12.4%	15.4%	15.0%
	2020 Est. Population 30 to 44 Years	24.6%	25.1%	24.2%
	2020 Est. Population 45 to 59 Years	19.2%	17.6%	18.2%
	2020 Est. Population 60 to 74 Years	11.5%	12.3%	13.0%
	2020 Est. Population 75 Years or Over	4.4%	4.2%	4.9%
	2020 Est. Median Age	34.8	34.3	35.4
MARITAL STATUS & GENDER	2020 Est. Male Population	50.1%	49.8%	49.8%
	2020 Est. Female Population	49.9%	50.2%	50.2%
	2020 Est. Never Married	27.9%	31.2%	31.5%
	2020 Est. Now Married	54.4%	50.5%	50.1%
	2020 Est. Separated or Divorced	14.2%	14.2%	14.3%
	2020 Est. Widowed	3.5%	4.2%	4.0%
INCOME	2020 Est. HH Income \$200,000 or More	7.6%	8.3%	9.6%
	2020 Est. HH Income \$150,000 to \$199,999	10.3%	10.4%	10.4%
	2020 Est. HH Income \$100,000 to \$149,999	24.8%	24.1%	22.2%
	2020 Est. HH Income \$75,000 to \$99,999	19.4%	18.5%	17.3%
	2020 Est. HH Income \$50,000 to \$74,999	15.5%	17.3%	16.8%
	2020 Est. HH Income \$35,000 to \$49,999	8.4%	8.2%	9.3%
	2020 Est. HH Income \$25,000 to \$34,999	5.2%	5.3%	5.6%
	2020 Est. HH Income \$15,000 to \$24,999	3.0%	3.3%	3.8%
	2020 Est. HH Income Under \$15,000	5.7%	4.5%	5.1%
	2020 Est. Average Household Income	\$106,171	\$107,036	\$106,050
	2020 Est. Median Household Income	\$91,325	\$91,134	\$90,786
	2020 Est. Per Capita Income	\$35,075	\$39,296	\$39,721
2020 Est. Total Businesses	403	3,730	10,165	
2020 Est. Total Employees	2,294	35,078	97,583	

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Reedville Crossing Hillsboro, OR 97123		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	65.2%	66.8%	67.2%
	2020 Est. Black	2.1%	3.5%	3.2%
	2020 Est. Asian or Pacific Islander	15.8%	14.6%	14.3%
	2020 Est. American Indian or Alaska Native	1.0%	0.8%	0.8%
	2020 Est. Other Races	15.8%	14.3%	14.4%
HISPANIC	2020 Est. Hispanic Population	2,558	25,995	56,395
	2020 Est. Hispanic Population	21.2%	19.3%	19.8%
	2025 Proj. Hispanic Population	21.8%	19.9%	20.4%
	2010 Hispanic Population	20.1%	18.3%	18.6%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	8,057	91,630	195,489
	2020 Est. Elementary (Grade Level 0 to 8)	4.7%	3.9%	4.2%
	2020 Est. Some High School (Grade Level 9 to 11)	5.2%	4.4%	4.3%
	2020 Est. High School Graduate	22.5%	19.0%	17.9%
	2020 Est. Some College	20.9%	21.3%	20.3%
	2020 Est. Associate Degree Only	10.6%	10.5%	9.5%
	2020 Est. Bachelor Degree Only	25.0%	25.8%	27.0%
	2020 Est. Graduate Degree	11.3%	15.1%	16.7%
HOUSING	2020 Est. Total Housing Units	4,061	50,597	108,877
	2020 Est. Owner-Occupied	72.9%	59.3%	55.6%
	2020 Est. Renter-Occupied	25.0%	38.0%	41.8%
	2020 Est. Vacant Housing	2.1%	2.6%	2.6%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.3%	11.0%	8.1%
	2020 Homes Built 2000 to 2009	12.4%	19.9%	16.0%
	2020 Homes Built 1990 to 1999	29.6%	22.6%	23.6%
	2020 Homes Built 1980 to 1989	19.5%	12.8%	14.7%
	2020 Homes Built 1970 to 1979	20.8%	20.2%	20.6%
	2020 Homes Built 1960 to 1969	4.6%	5.2%	7.1%
	2020 Homes Built 1950 to 1959	2.8%	2.5%	3.4%
	2020 Homes Built Before 1949	2.9%	3.2%	3.9%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.0%	1.2%	1.1%
	2020 Home Value \$500,000 to \$999,999	17.1%	20.2%	23.1%
	2020 Home Value \$400,000 to \$499,999	20.1%	21.3%	23.1%
	2020 Home Value \$300,000 to \$399,999	39.2%	35.5%	33.3%
	2020 Home Value \$200,000 to \$299,999	16.7%	14.4%	12.7%
	2020 Home Value \$150,000 to \$199,999	2.3%	3.0%	2.7%
	2020 Home Value \$100,000 to \$149,999	1.7%	1.1%	1.1%
	2020 Home Value \$50,000 to \$99,999	0.4%	1.3%	0.9%
	2020 Home Value \$25,000 to \$49,999	0.6%	1.1%	0.9%
	2020 Home Value Under \$25,000	0.9%	1.1%	1.0%
	2020 Median Home Value	\$336,131	\$330,156	\$352,479
	2020 Median Rent	\$1,269	\$1,288	\$1,264

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	9,371	106,562	227,105
	2020 Est. Civilian Employed	63.8%	64.9%	63.1%
	2020 Est. Civilian Unemployed	4.3%	4.3%	4.3%
	2020 Est. in Armed Forces	-	-	0.1%
	2020 Est. not in Labor Force	31.9%	30.8%	32.5%
	2020 Labor Force Males	49.6%	49.2%	49.3%
	2020 Labor Force Females	50.4%	50.8%	50.7%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	5,980	69,119	143,293
	2020 Mgmt, Business, & Financial Operations	19.4%	16.2%	16.6%
	2020 Professional, Related	22.5%	29.6%	29.1%
	2020 Service	13.5%	15.0%	14.9%
	2020 Sales, Office	20.3%	19.4%	20.2%
	2020 Farming, Fishing, Forestry	0.8%	0.8%	0.8%
	2020 Construction, Extraction, Maintenance	7.7%	6.0%	6.4%
	2020 Production, Transport, Material Moving	15.8%	13.0%	12.0%
	2020 White Collar Workers	62.2%	65.2%	65.9%
	2020 Blue Collar Workers	37.8%	34.8%	34.1%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	75.2%	73.7%	72.9%
	2020 Drive to Work in Carpool	10.9%	8.8%	9.2%
	2020 Travel to Work by Public Transportation	3.5%	7.3%	6.9%
	2020 Drive to Work on Motorcycle	-	0.3%	0.2%
	2020 Walk or Bicycle to Work	4.4%	3.4%	4.2%
	2020 Other Means	0.3%	0.5%	0.6%
	2020 Work at Home	5.6%	5.9%	6.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	23.4%	27.2%	25.6%
	2020 Travel to Work in 15 to 29 Minutes	39.5%	36.5%	36.9%
	2020 Travel to Work in 30 to 59 Minutes	32.2%	31.0%	30.7%
	2020 Travel to Work in 60 Minutes or More	5.3%	7.7%	7.2%
	2020 Average Travel Time to Work	21.7	21.6	21.9
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$292.06 M	\$3.65 B	\$7.78 B
	2020 Est. Apparel	\$10.46 M	\$130.58 M	\$278.68 M
	2020 Est. Contributions, Gifts	\$16.56 M	\$209.38 M	\$451.36 M
	2020 Est. Education, Reading	\$9.6 M	\$120.67 M	\$260.95 M
	2020 Est. Entertainment	\$16.78 M	\$209.11 M	\$446.01 M
	2020 Est. Food, Beverages, Tobacco	\$44.76 M	\$558.49 M	\$1.19 B
	2020 Est. Furnishings, Equipment	\$10.41 M	\$129.89 M	\$276.85 M
	2020 Est. Health Care, Insurance	\$26.41 M	\$329.09 M	\$700.34 M
	2020 Est. Household Operations, Shelter, Utilities	\$93.76 M	\$1.17 B	\$2.51 B
	2020 Est. Miscellaneous Expenses	\$5.5 M	\$68.9 M	\$147.18 M
	2020 Est. Personal Care	\$3.93 M	\$49.18 M	\$104.77 M
	2020 Est. Transportation	\$53.89 M	\$670.94 M	\$1.42 B

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