

SUNSET CORRIDOR RESTAURANT AND OFFICE SPACE FOR LEASE

Tanasbourne Central

1890 NE 106TH AVENUE / HILLSBORO, OR 97006



2nd Gen restaurant space and turn-key office space in a great neighborhood retail center

AVAILABLE SPACES

- Building B
 - Suite 1898, 2,001 SF
 - 2nd Gen Restaurant Space
 - \$42.00 PSF, NNN
 -
- Building D
 - Suite 204: 1,077 SF, Office
 - \$28.00 PSF, Gross

HIGHLIGHTS

- Elevator-served space
- Bright, flexible floor plan
- Highly visible signalized intersection on Cornell
- Great mix of local and national tenants
- Local, responsive ownership and management

CONTACT

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Modern & efficient office in a great location



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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

Retail center site plan



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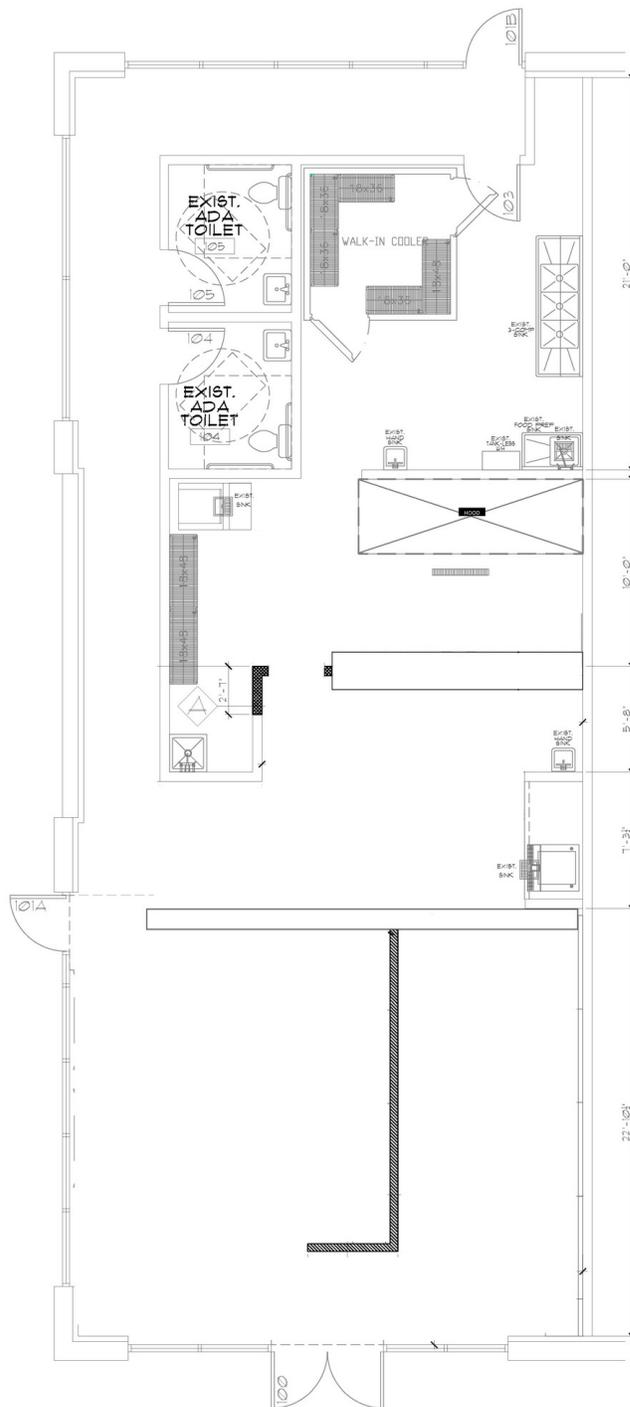
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Available Space: Bldg B - Ste 1989

(Not to Scale)



1. FLOOR PLAN

SCALE: 1/4"=1'-0"

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Available space: Building D - Upstairs, Suite 204



2ND FLOOR KEY PLAN

NOT TO SCALE

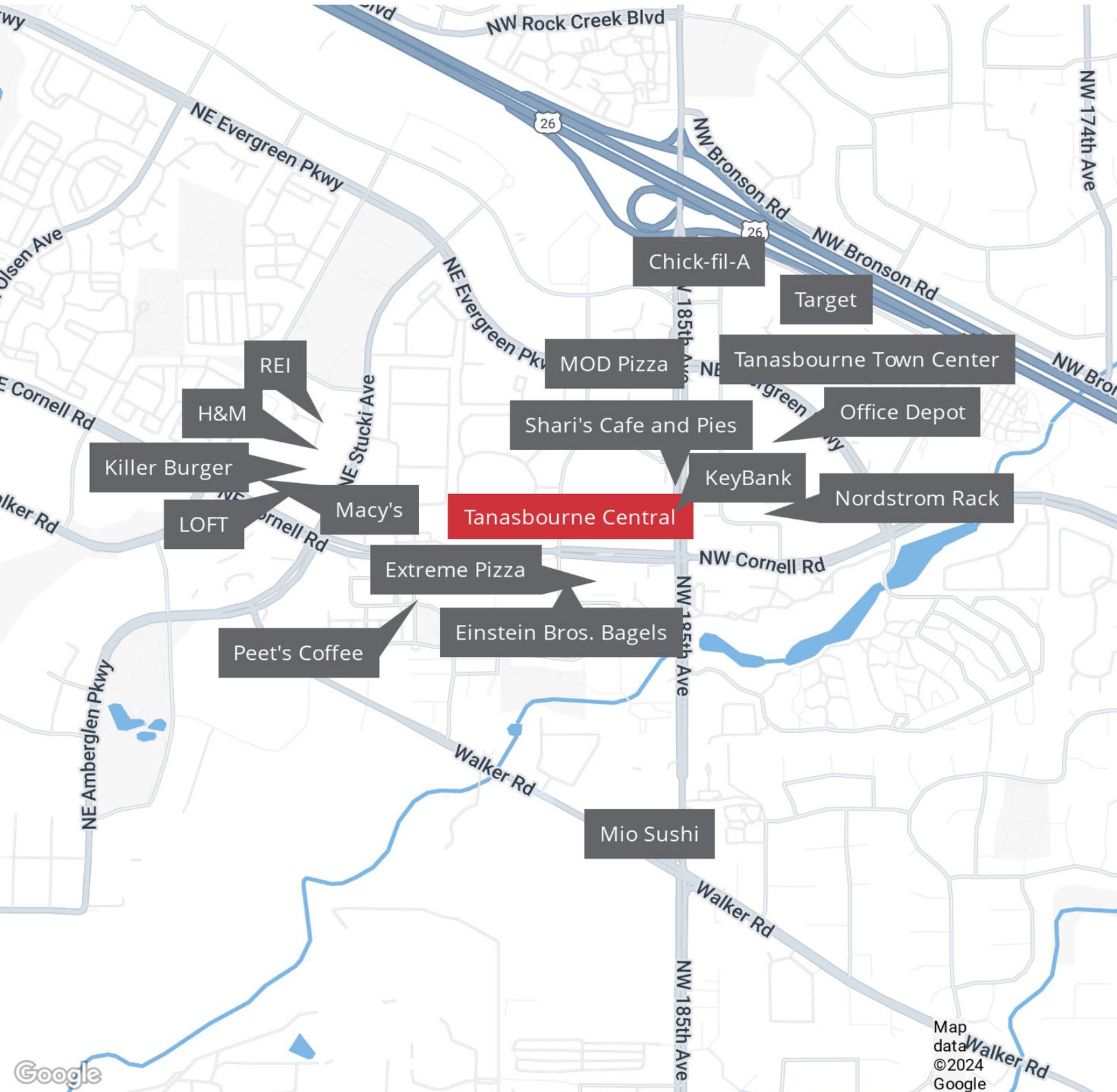
AVAILABLE SPACES

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Location map

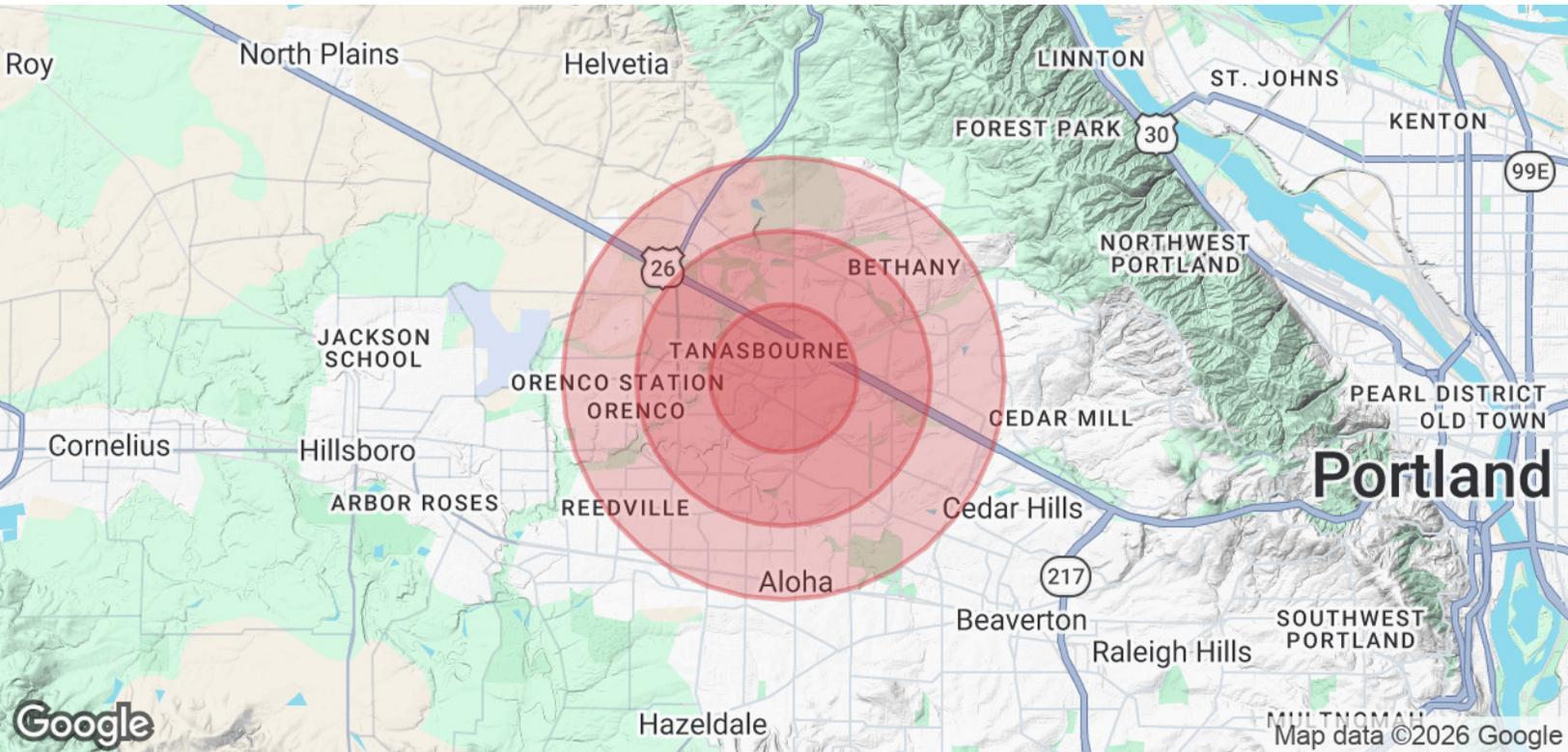


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Demographics map & report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,918	80,886	146,491
Average age	36	38	38
Average age (Male)	35	37	37
Average age (Female)	37	38	39
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,982	32,774	57,004
# of persons per HH	2.2	2.5	2.6
Average HH income	\$111,053	\$131,399	\$144,128
Average house value	\$410,676	\$554,517	\$598,698

* Demographic data derived from 2023 ACS - US Census

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