

Platform District at Orenco Station

For Lease

Multiple Retail Suites

\$27 psf + NNN

4 Spaces

NE Orenco Station Loop, Hillsboro OR 97124

Retail / Service Space in Hillsboro's Hottest New Community

Mixed-Use Walkable Neighborhood • Excellent Area Tenant Mix • Light Rail Transit Access



Image Courtesy of Holland Partner Group



Michelle D. Rozakis
503.222.1195
mrozakis@reig.com

Nikki Diamond
503.946.1959
nikki.diamond@reig.com

Licensed
in OR

Platform District at Orenco Station

NE Orenco Station Loop, Hillsboro OR

Lease Offering

RETAIL / SERVICE SPACE OPPORTUNITY

Presented Exclusively by Real Estate Investment Group



Space Description

- **VECTOR** Building: Corner Retail / Service Space - 750 SF
- **ROWLOCK** Building: Inline Retail / Service Space - 737 SF
2nd-Gen Retail Space - 985 SF
- **HUB 9** Building: Inline Retail / Service Space - 1,107 SF

Lease Rate

- \$27 / SF / YR + NNN

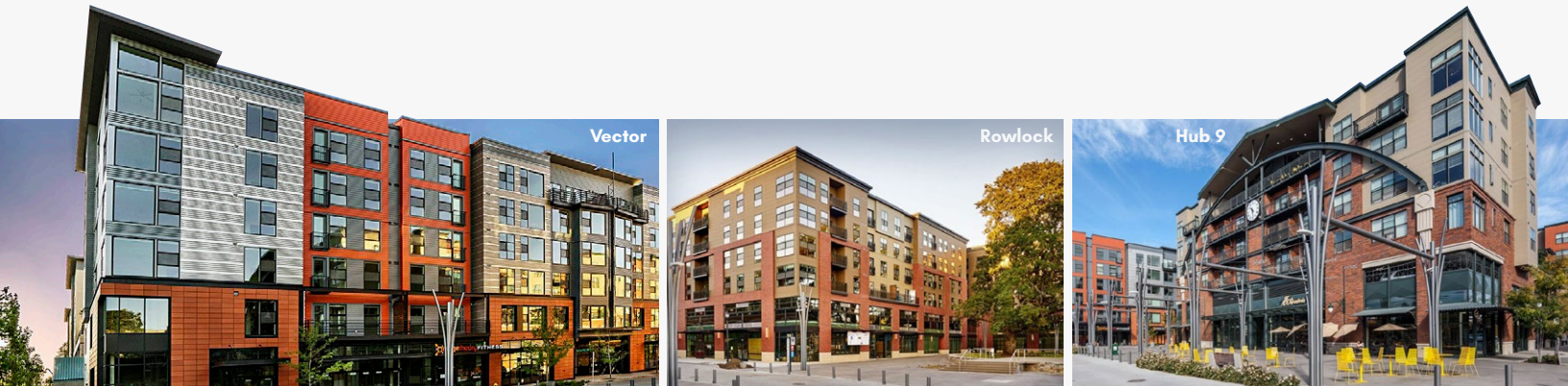
Neighborhood Highlights: La Provence, Schmizza Public House, Nine Dang Fine Thai, Salam, Starbucks, Orenco Taphouse, OrangeTheory Fitness, New Season's Market, Salon 14, Ava Roasteria, Barre3, The Ridge Chiropractic, Bishop's

Property Features

- Ground-Floor Retail / Service Space in Hillsboro's Platform District at Orenco Station
- Excellent Street Frontage, Walkability, Transit Access and Diverse Retail Tenant Mix
- Delivered in 2015, The Platform District Includes over 48,000 SF of Commercial Space and 1,000+ Apartments
- 2 Spaces (Rowlock) are Previous Residential Leasing Offices with High-End Finishes, 1 Space (Vector) is 2nd-Generation Retail with Grease Trap, 1 Space (Hub 9) is New Retail with New ADA Restroom

Location Features

- Hillsboro's Platform District at Orenco Station Mixed-Use Community off NE Cornell Rd
- Directly Adjacent to Trimet MAX Light Rail Station & Half Mile to Intel's Ronler Acres Corporate Campus



Michelle D. Rozakis
503.222.1195
mrozakis@reig.com

Nikki Diamond
503.946.1959
nikki.diamond@reig.com

LEASE HIGHLIGHTS PAGE 2

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

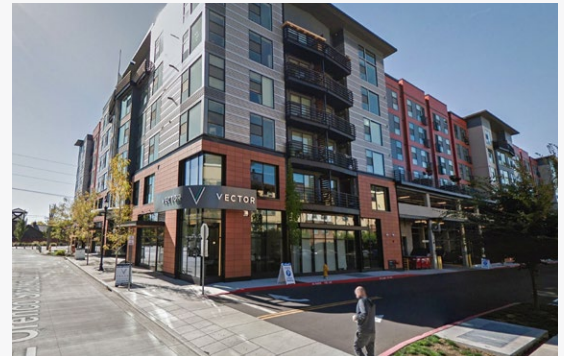
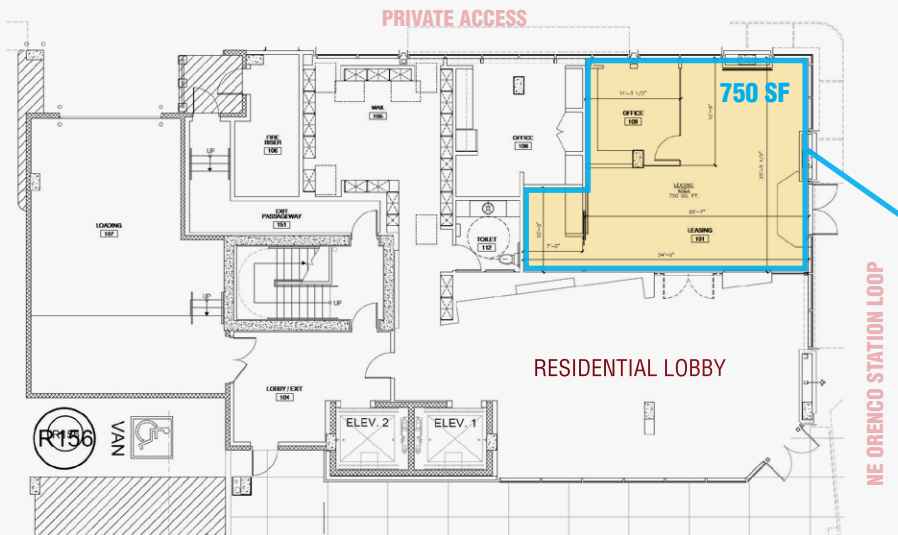
Platform District at Orenco Station

NE Orenco Station Loop, Hillsboro OR

VECTOR MIXED-USE

750 SF Corner Retail Space

\$27 psf + NNN



ROWLOCK MIXED-USE

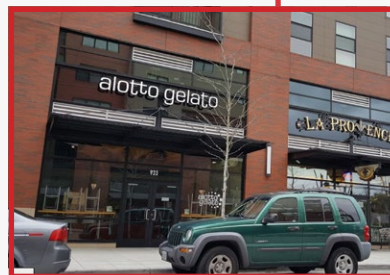
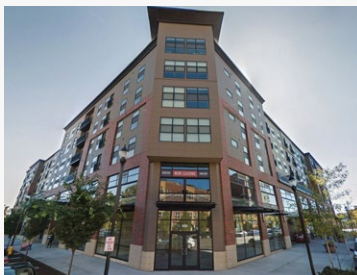
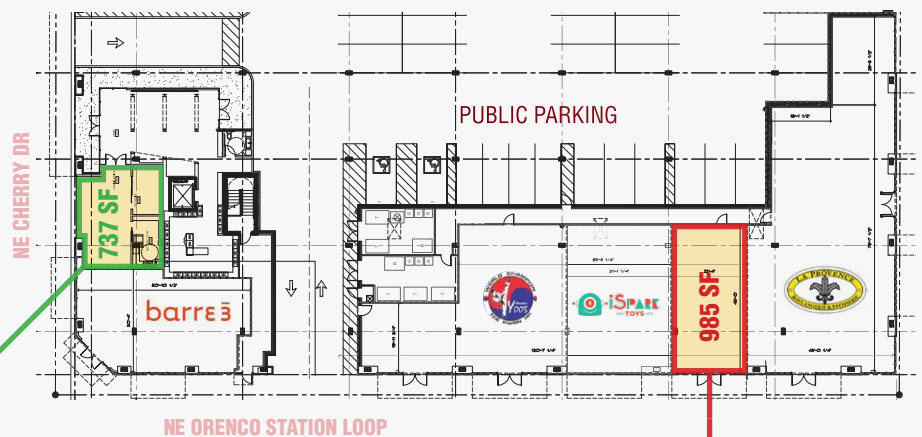
737 SF Inline Retail Space

985 SF Foodservice Space

\$27 psf + NNN



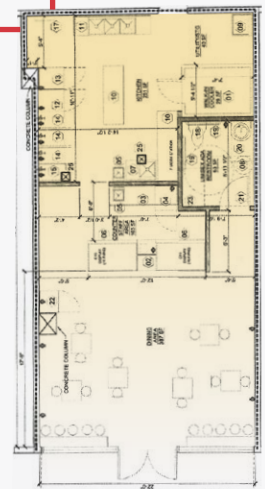
RETAIL/SERVICE - FORMER LEASING OFFICE



2ND-GENERATION FOODSERVICE



FULL BUILDOUT W. GREASE TRAP



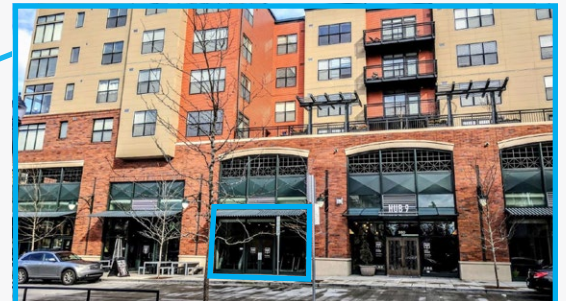
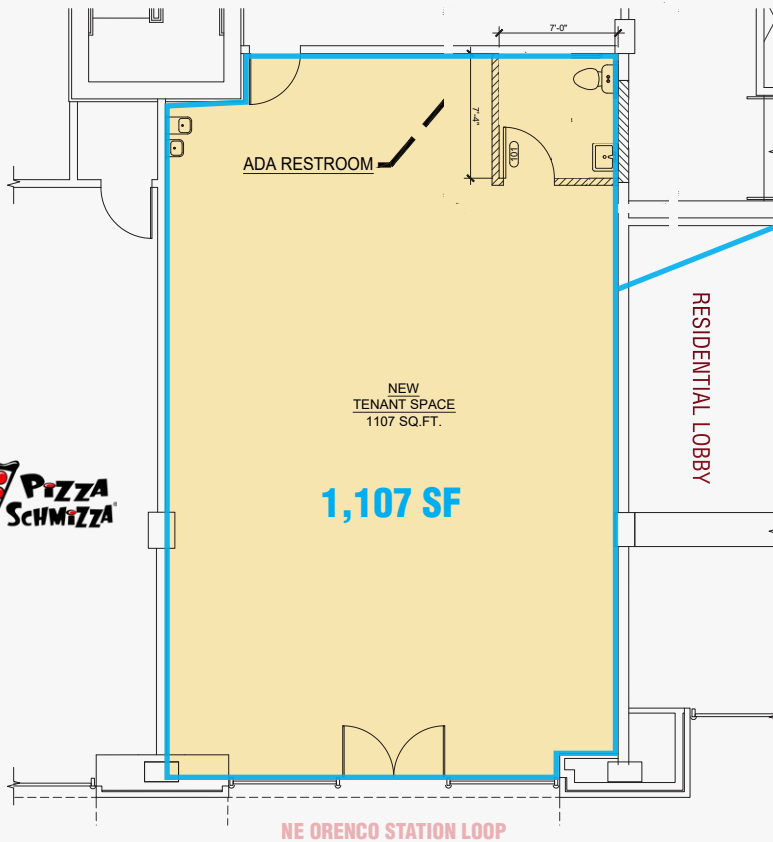
Platform District at Orenco Station

NE Orenco Station Loop, Hillsboro OR

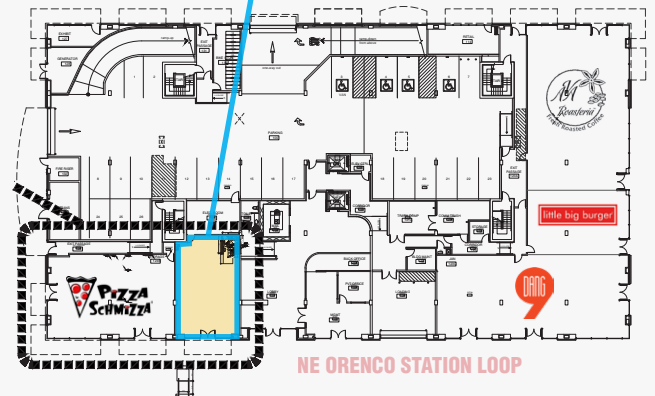
HUB 9 MIXED-USE

1,107 SF Inline Retail

\$27 psf + NNN



RETAIL/SERVICE - BRAND-NEW REMODEL



Platform District at Orenco Station

NE Orenco Station Loop, Hillsboro OR



GROWTH IN PORTLAND, OR

PORTLAND RANKED #21 IN THE COUNTRY FOR PRIVATE SECTOR JOB GROWTH BETWEEN 2007-2017
JULY 2007: 904,100 JOBS | JULY 2017: 1,024,700 JOBS

PERCENT CHANGE: +13.3%

© Business First of Buffalo 2017

EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO



NE Orenco Station Loop

Hillsboro, OR 97124

AREA DEMOGRAPHICS

	1 mi radius	3 mi radius	5 mi radius
2018 Estimated Population	16,233	123,754	248,873
2023 Projected Population	17,017	129,614	260,814
2010 Census Population	11,553	105,049	213,742
2000 Census Population	5,351	85,299	172,605
Projected Annual Growth 2018 to 2023	1.0%	0.9%	1.0%
Historical Annual Growth 2000 to 2018	11.3%	2.5%	2.5%
2018 Est. HH Income Under \$15,000	6.2%	5.9%	5.8%
2018 Est. Average Household Income	\$106,600	\$95,621	\$100,185
2018 Est. Median Household Income	\$98,148	\$81,458	\$85,104
2018 Est. Per Capita Income	\$48,042	\$36,409	\$37,343
2018 Est. Total Businesses	405	3,609	7,199
2018 Est. Total Employees	11,928	48,412	92,856

*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com



DEMOGRAPHICS PAGE 5

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.