

Results Driven Retail Solutions<sup>SM</sup>

**Barnard Commercial**  
Real Estate

# Hillsboro Center

938—980 SE Oak Street, Hillsboro, OR 97123

**Centrally located retail and office building** in Hillsboro at the corner of Oak Street and 10th Avenue. This building has **high traffic, plenty of parking and exterior signage**. Average daily traffic on 10th Avenue is **28,000 cars per day** and **17,200 cars per day** on SE Oak Street. Neighboring tenant's include Goodwill, Human Bean Coffee, Tuality Health, Super Mercado and several others. Additional parking for employees available across 9th Avenue.



## **Available:**

Suite 936—3,251 SF  
*\*Space is divisible*  
\$22.00 SF/Year, NNN  
NNN approx. \$6.00 SF/Year

2nd Floor  
2,244 SF  
\$19.00 SF/Year, Gross



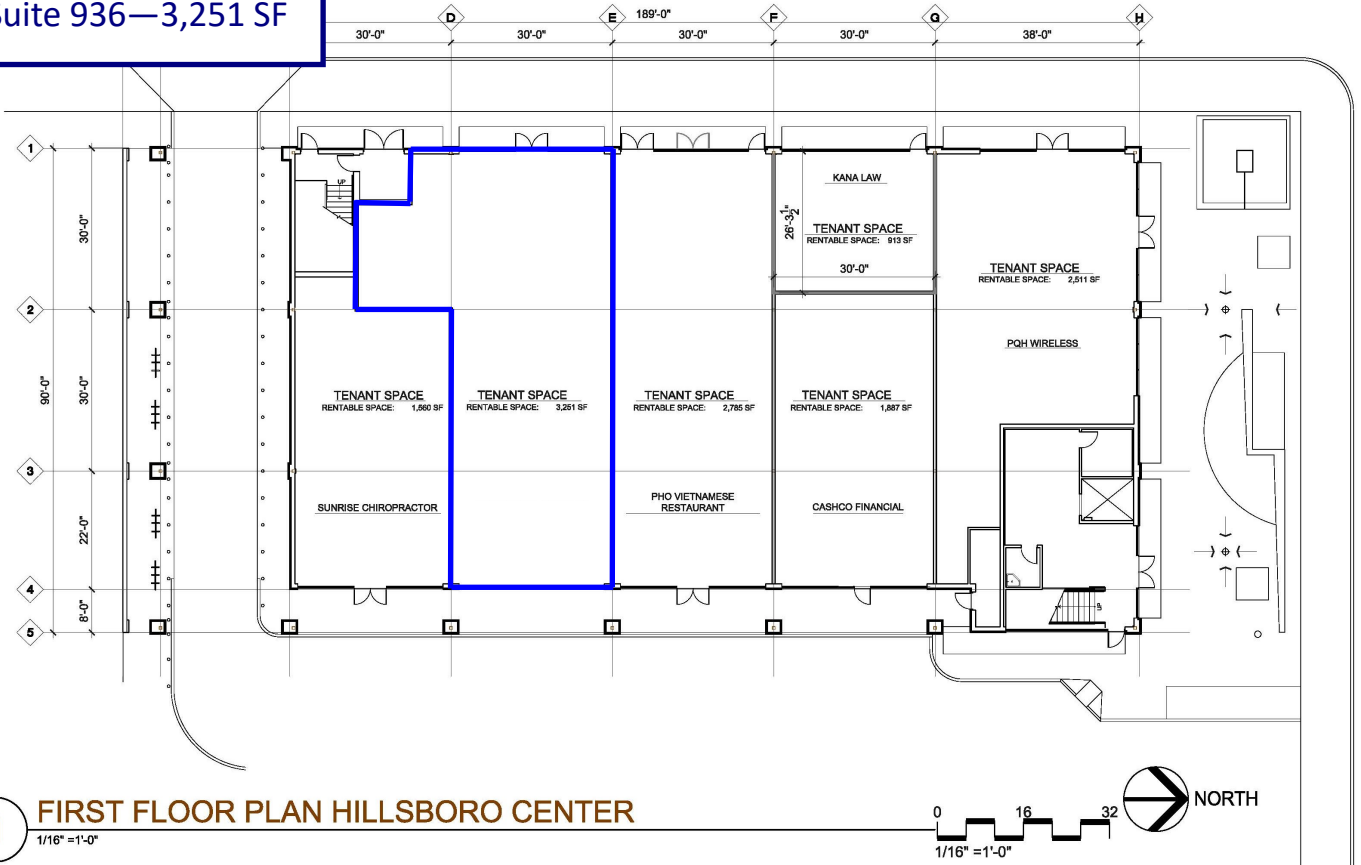
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[www.barnardcommercial.com](http://www.barnardcommercial.com) | Mail: 5200 Meadows Road, Suite 150, Lake Oswego OR 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

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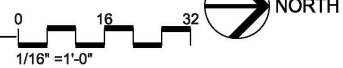


Suite 936—3,251 SF



**1 FIRST FLOOR PLAN HILLSBORO CENTER**

1/16" = 1'-0"



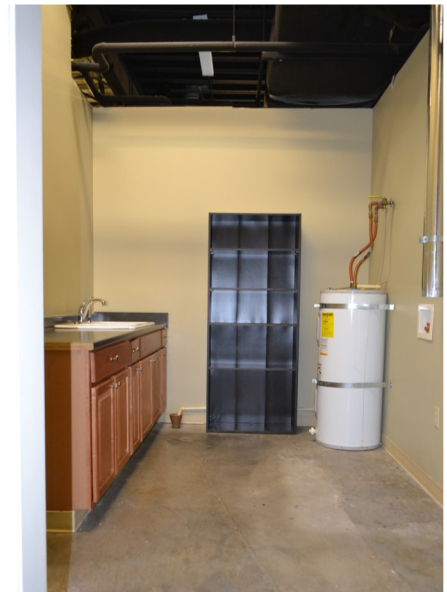
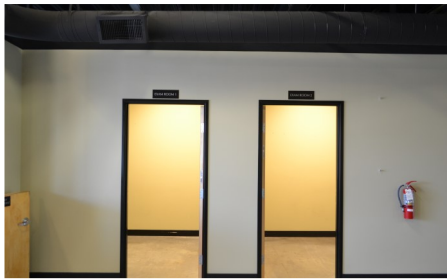
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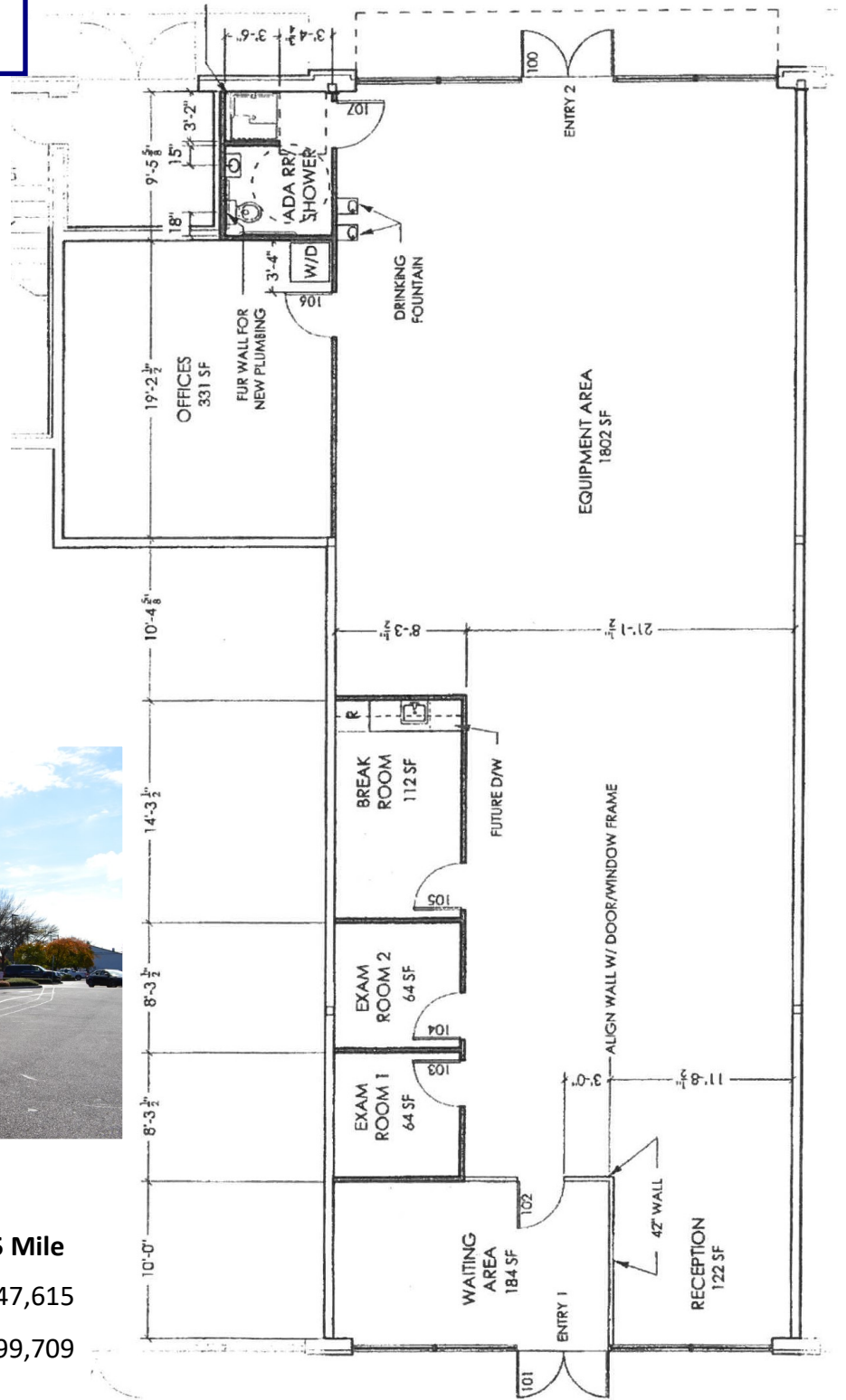
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Your Sign Here



**Demographics**

|                           | 1 Mile   | 3 Mile    | 5 Mile   |
|---------------------------|----------|-----------|----------|
| <b>Population:</b>        | 22,276   | 77,531    | 147,615  |
| <b>Average HH Income:</b> | \$71,168 | \$102,573 | \$99,709 |

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Common area entrance  
Stairs & elevator served



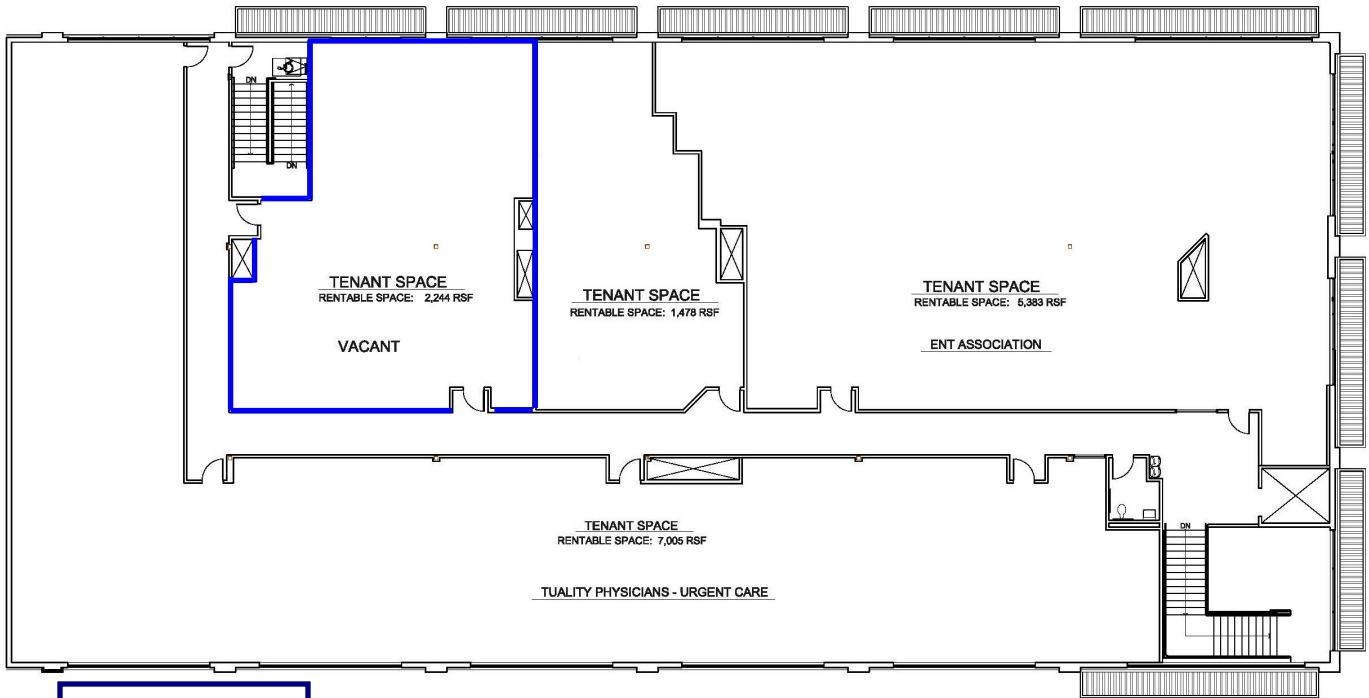
2nd Floor  
2,244 SF

- One private office
- Two large workspace rooms
- One restroom

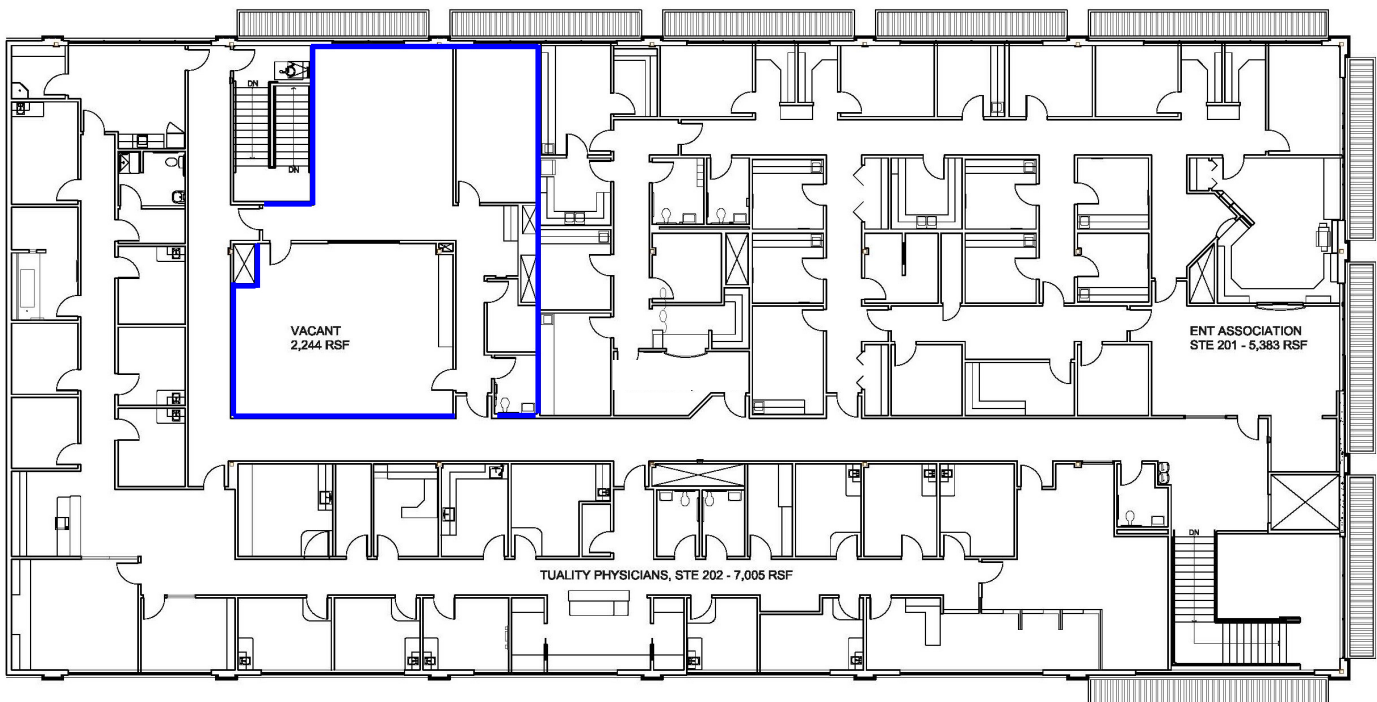


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2nd Floor  
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