

## RETAIL SPACE FOR LEASE

# Tanasbourne Central

1890 NE 106TH AVENUE, HILLSBORO, OR 97006

Great mix of local and national tenants



### AVAILABLE SPACES

- Building B, Suite 1890, 3,500 SF

### LEASE RATE

\$26.00 SF/yr (NNN)

### HIGHLIGHTS

- Highly visible signalized intersection on Cornell
- 4-building center with great mix of local and national tenants
- Dense residential area is ideal for retail tenants
- Local, responsive ownership and management

### CONTACT

**Christopher Lio** 503 972 7227 / [clio@naielliott.com](mailto:clio@naielliott.com)  
**Jamie Nelson** 503 972 7202 / [jnelson@naielliott.com](mailto:jnelson@naielliott.com)



# Highly visible neighborhood shopping center



## CONTACT

**Christopher Lio** 503 972 7227 / [clio@naielliott.com](mailto:clio@naielliott.com)  
**Jamie Nelson** 503 972 7202 / [jnelson@naielliott.com](mailto:jnelson@naielliott.com)

**NAI Elliott**

# Ideal Tanasbourne neighborhood location

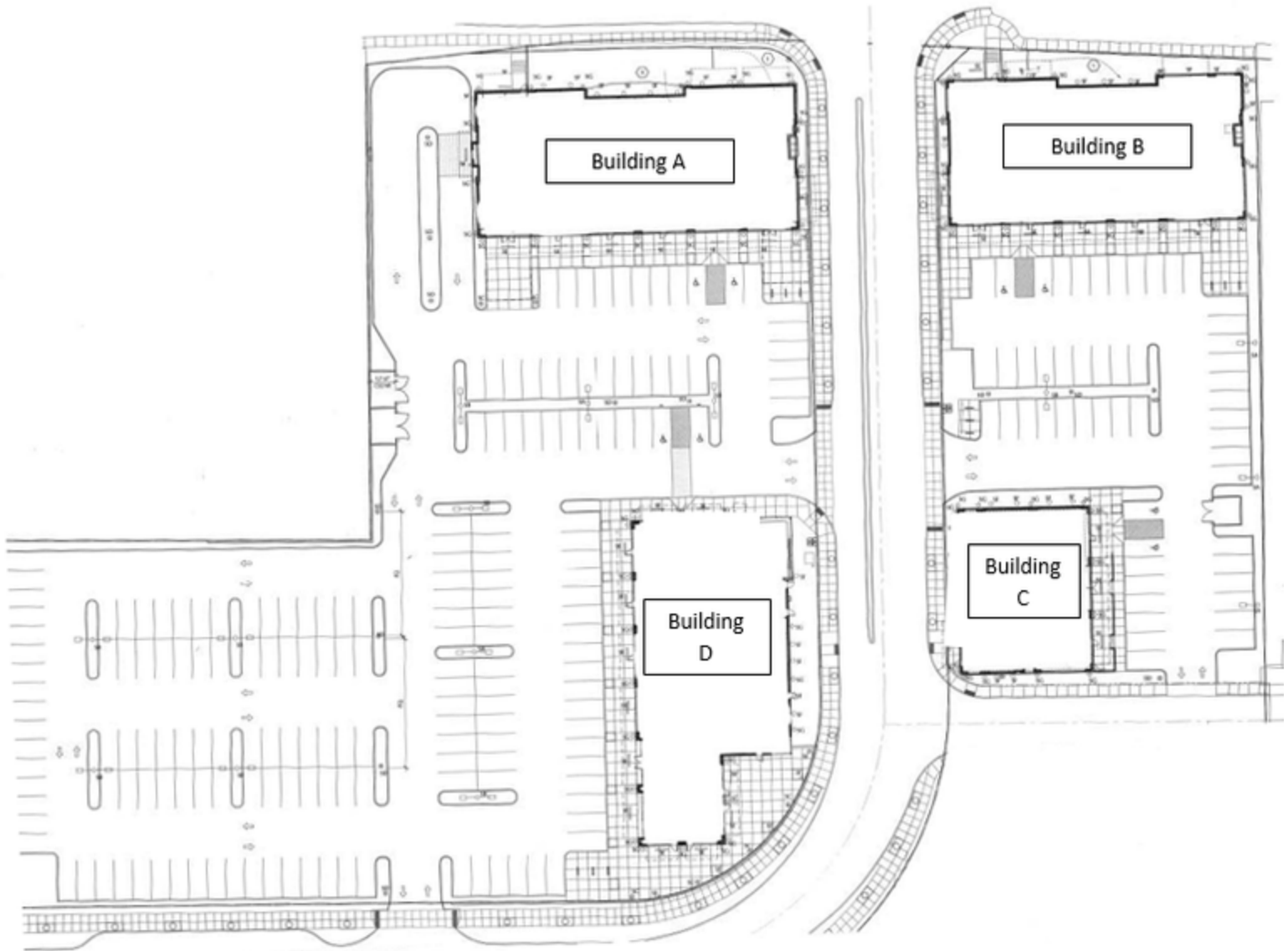


## CONTACT

**Christopher Lio** 503 972 7227 / [clio@naielliott.com](mailto:clio@naielliott.com)  
**Jamie Nelson** 503 972 7202 / [jnelson@naielliott.com](mailto:jnelson@naielliott.com)



# Shopping Center Site Plan

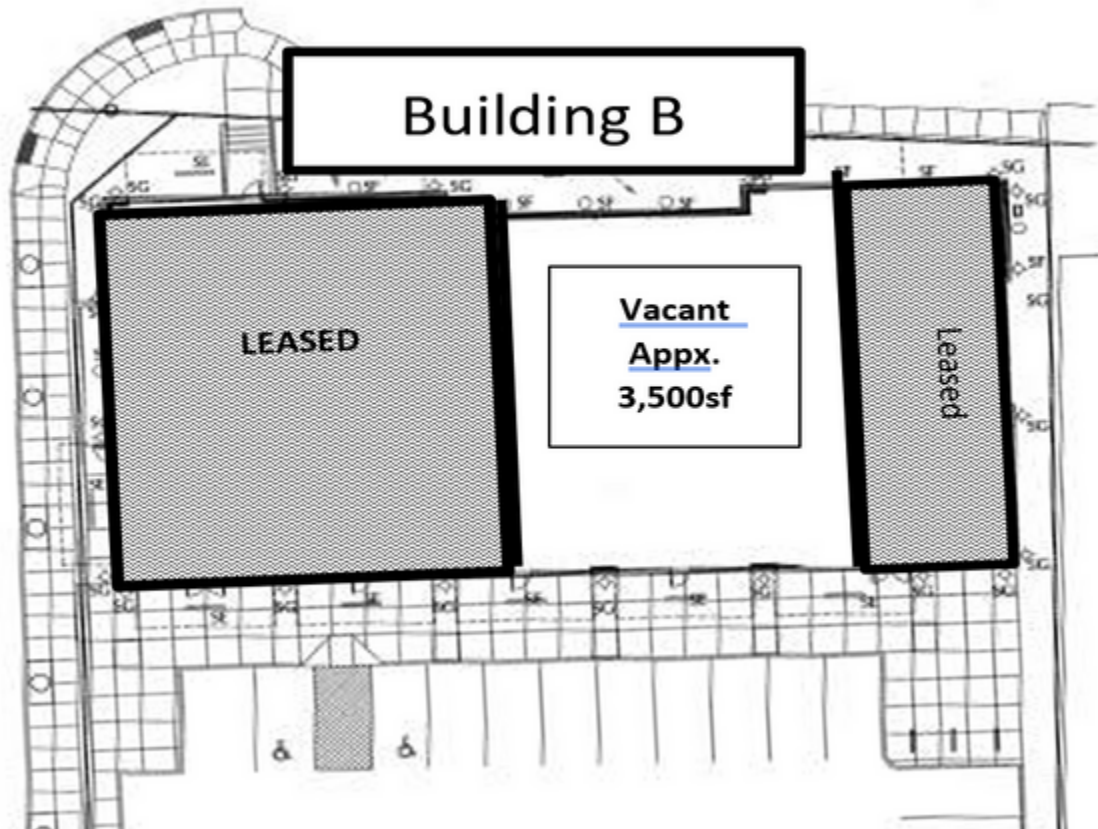


## CONTACT

**Christopher Lio** 503 972 7227 / [clio@naielliott.com](mailto:clio@naielliott.com)  
**Jamie Nelson** 503 972 7202 / [jnelson@naielliott.com](mailto:jnelson@naielliott.com)



# Available Space



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,500 SF	Lease Rate:	\$26.00 SF/yr

## AVAILABLE SPACES

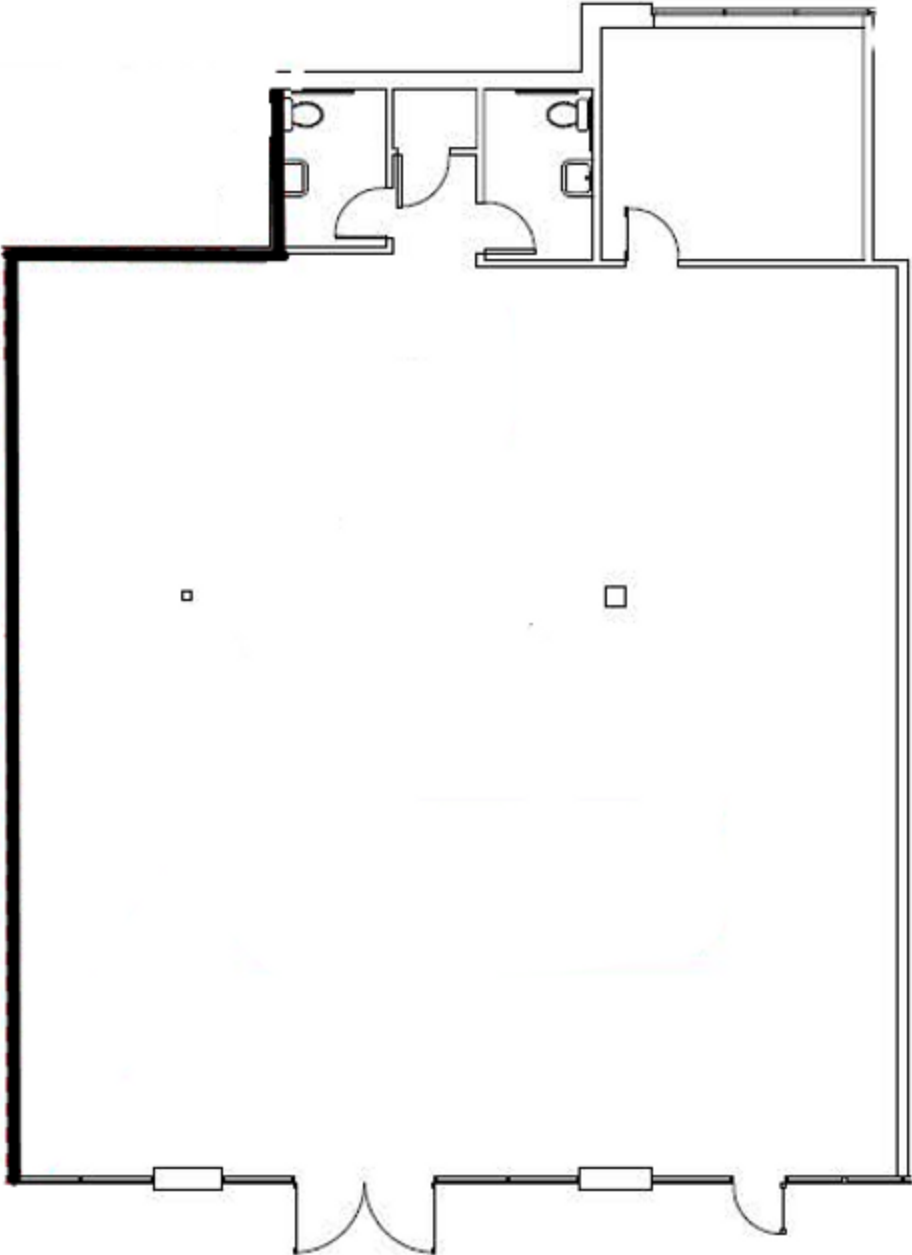
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1890	Available	3,500 SF	NNN	\$26.00 SF/yr

## CONTACT

**Christopher Lio** 503 972 7227 / clio@naielliott.com  
**Jamie Nelson** 503 972 7202 / jnelson@naielliott.com



# Floor Plan



Building B Retail Space Floor Plan

**CONTACT**

**Christopher Lio** 503 972 7227 / [clio@naielliott.com](mailto:clio@naielliott.com)  
**Jamie Nelson** 503 972 7202 / [jnelson@naielliott.com](mailto:jnelson@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

# Location Map

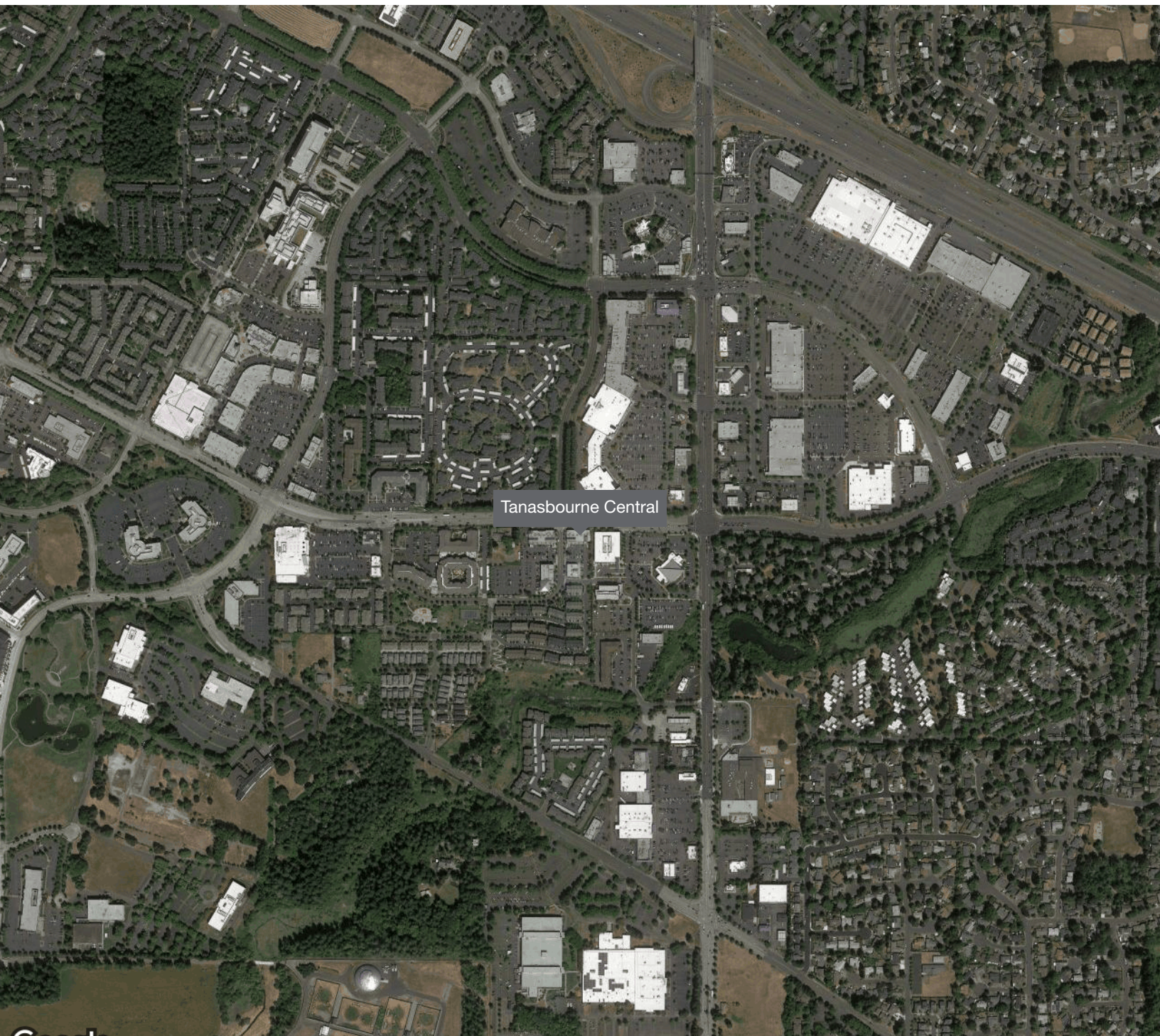


## CONTACT

**Christopher Lio** 503 972 7227 / [clio@naielliott.com](mailto:clio@naielliott.com)  
**Jamie Nelson** 503 972 7202 / [jnelson@naielliott.com](mailto:jnelson@naielliott.com)



# Aerial Map



Tanasbourne Central

Google  
Imagery © 2021 Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

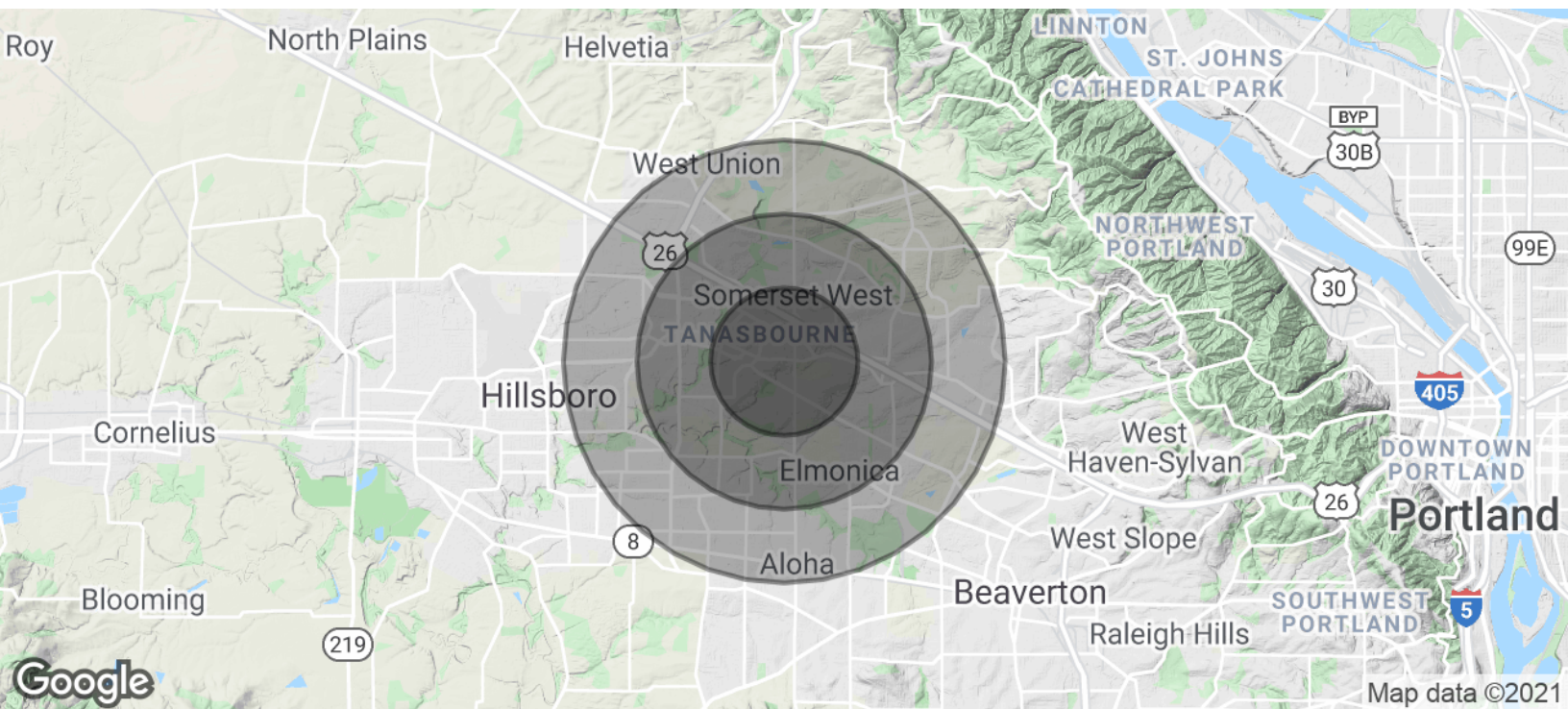
## CONTACT

**Christopher Lio** 503 972 7227 / [clio@naielliott.com](mailto:clio@naielliott.com)  
**Jamie Nelson** 503 972 7202 / [jnelson@naielliott.com](mailto:jnelson@naielliott.com)





# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	17,485	66,378	126,473
Average age	32.0	32.4	32.7
Average age (Male)	31.5	31.8	31.8
Average age (Female)	32.6	33.1	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	7,667	26,606	49,102
# of persons per HH	2.3	2.5	2.6
Average HH income	\$66,973	\$75,281	\$76,258
Average house value	\$242,070	\$269,440	\$294,149

\* Demographic data derived from 2010 US Census

## CONTACT

**Christopher Lio** 503 972 7227 / clio@naielliott.com  
**Jamie Nelson** 503 972 7202 / jnelson@naielliott.com

