

FOR LEASE

FORMER MASSAGE THERAPY CLINIC

Tanasbourne West Annex – 7177 NE Imbrie Drive - Hillsboro, Oregon 97124

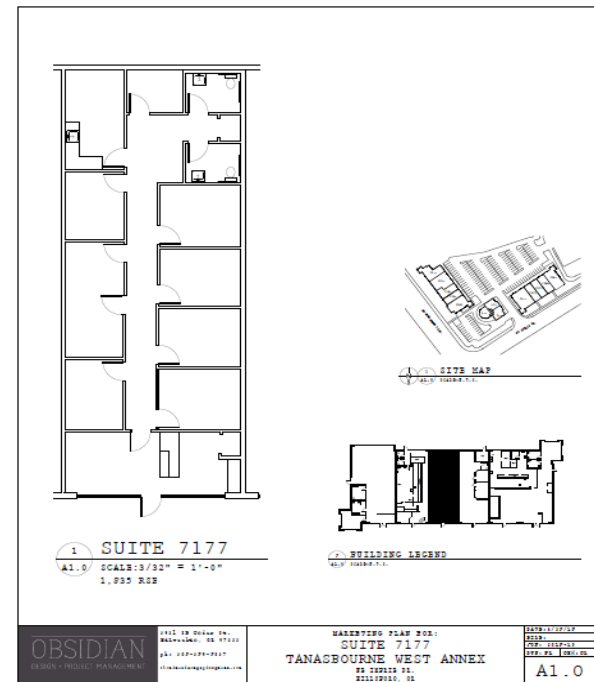
- +/- 1,867 RSF
- \$ 25.00 NNN
- 4.50 per 1,000 Parking Ratio
- Available Now



COMMERCIAL
BLACK.

Maximizing Value with Market Knowledge

Building Plan & Vacancy



- ⇒ Six treatment rooms
- ⇒ Breakroom—Two ADA Compliant Restrooms
- ⇒ Nicely built out
- ⇒ Fully functional—move in ready
- ⇒ Local ownership and management
- ⇒ Area hub for restaurants, anchor retail, shopping and entertainment
- ⇒ Adjacent to Tonkin Field
- ⇒ Single vacancy in the center





TANASBOURNE WEST ANNEX RETAIL SPACE



Demographics »

	1 Mi	3 Mi
Population	2,367	88,559
Households	1,170	35,071
Average Age	40.60	35.90
Median HH Income	\$95,504	\$81,391
Daytime Employees	7,127	41,890
Population Growth '18-'23	↑ 9.7%	↑ 8.4%
Household Growth '18-'23	↑ 9.9%	↑ 8.4%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
NW Evergreen Pkwy	NW Imbrie Dr SE	16,117	2017	0.05 mi
NW Imbrie Dr	NW Pickering Pl E	18,193	2015	0.20 mi
NW Imbrie Dr	NW Pickering Pl E	19,849	2017	0.20 mi
NW Evergreen Pkwy	NE 235th Ave W	17,297	2017	0.32 mi
NW Evergreen Pkwy	NW Cornelius Pa...	13,006	2015	0.33 mi

Made with TrafficMetrix® Products

Please address interest to:

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