RETAIL SPACE FOR LEASE

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

3 Retail Spaces Available

- **7171 NE Imbrie** **+/- 1,698 RSF - Open Layout Inline Retail Space**
- **7141 NE Imbrie** **+/- 2,918 RSF - End Cap - Open Layout - Large Window Line**
- **$22.00 PSF NNN** **(NNN $8.67 PSF)**
- **4.25 Per / 1,000 Parking ratio**

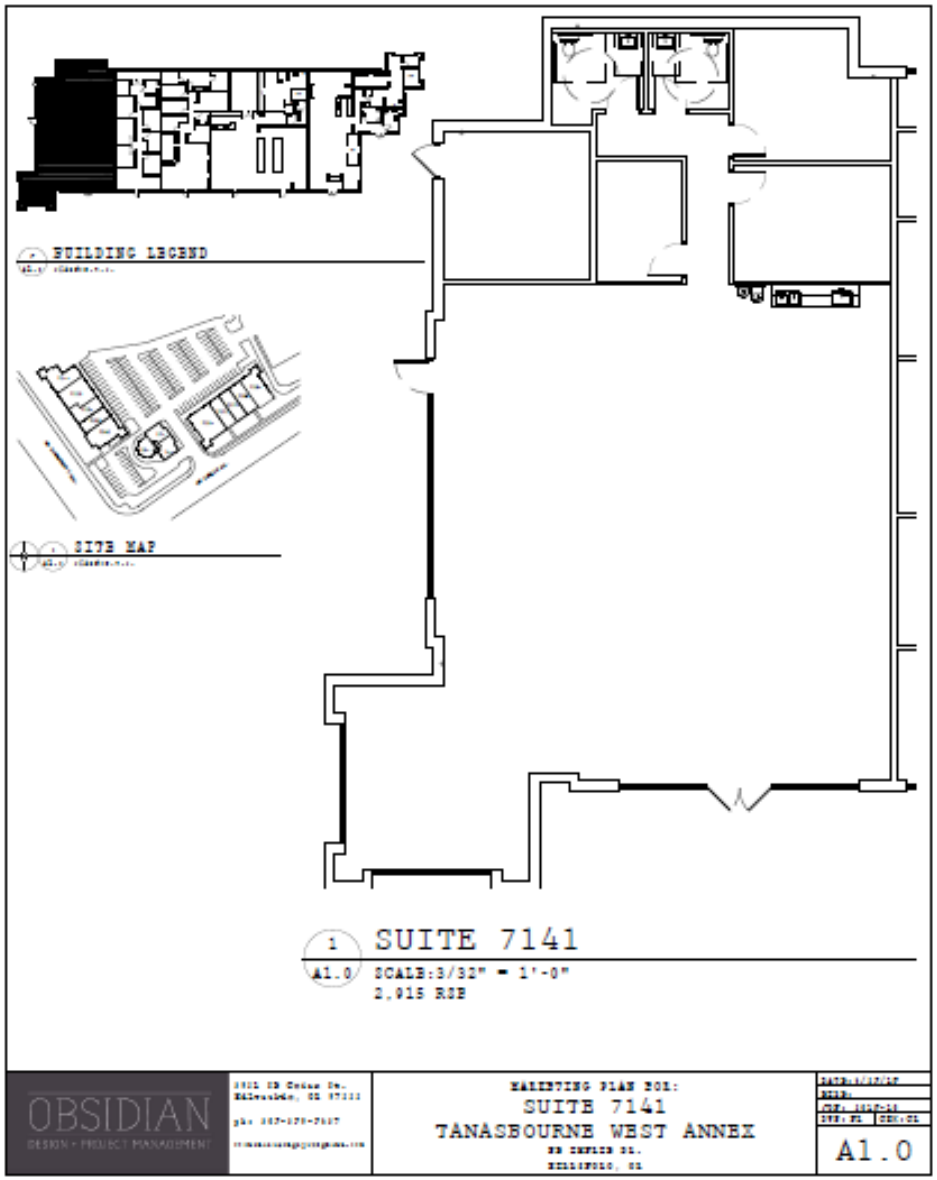
COMMERCIAL BLACK

Maximizing Value with Market Knowledge

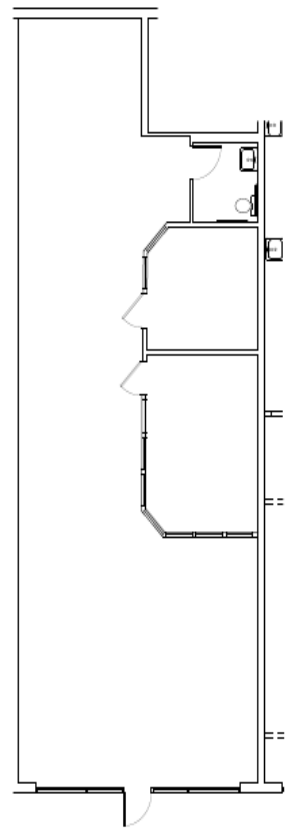
Building Plan & Vacancy

Flexible storefront commercial spaces that are suitable for professional office and retail use. This well maintained retail center offers a nice tenant mix and strong surrounding demographics. Located in the Tanasbourne area, one of the strongest retail trade area in surrounding Portland Metro area.

Floor Plan - 7141



Floor Plan 7171



1 SUITE 7171
A1.0 SCALE:3/32" = 1'-0"
1,698 RSF

SITE MAP

BUILDING LEGEND

OBSIDIAN
DESIGN + PROJECT MANAGEMENT

3911 SE Cedar St.
Milwaukie, OR 97222

ph: 503-379-7837

MARKETING PLAN FOR:
SUITE 7171
TANASBOURNE WEST ANNEX
NE IMPRIS DR.
HILLSBORO, OR

DATE: 6/23/17
FILE:
JOB: 2017-16
DWN: WL CHK: CK

A1.0

TANASBOURNE WEST ANNEX RETAIL SPACE

Demographics »

	1 Mi	3 Mi	15 Min. Drive
Population	739	93,751	172,149
Households	303	36,846	67,252
Average Age	44	36	36
Median HH Income	$93,576	$85,978	$89,212
Daytime Employees	7,202	41,852	93,814
Population Growth '19 - '24	↑ 5.01%	↑ 7.93%	↑ 7.3%
Household Growth '19 - '24	↑ 4.95%	↑ 7.91%	↑ 7.39%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
NW Evergreen Pkwy	NW Imbrie Dr SE	13,753	2018	0.05 mi
NW Imbrie Dr	NW Pickering Pl E	17,601	2018	0.20 mi
NW Imbrie Dr	NW Pickering Pl E	19,849	2017	0.20 mi
NW Evergreen Pkwy	NE 235th Ave W	16,437	2018	0.32 mi
NW Evergreen Pkwy	NW Cornelius Pass ...	13,006	2015	0.33 mi

Made with TrafficMetrix® Products

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