

10,000 SF BOX - HILLSBORO, OR

1500 SE 21ST AVE. HILLSBORO, OR 97123 *Do not disturb current Tenant



PROPERTY HIGHLIGHTS

- 10,000 SF freestanding building
- Shadow anchored by Sunset Esplanade Shopping Center with Target, Safeway, Ross and Burlington
- Located off main arterial - TV Hwy with 29,300 CPD
- Close proximity to new South Hillsboro development with over 8,000 new homes coming to market
- Strong retail shopping area
- Call for rates
- **Do not disturb current Tenant**

NEARBY RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	18,736	84,167	174,263
2023 AVG. H.H. INCOME	\$111,804	\$144,144	\$135,713
2023 DAYTIME POPULATION	3,488	29,239	55,369

CONTACT



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CHAIN.LINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
4260 Galewood St Ste B
Lake Oswego, OR 97035

WWW.HSMPACIFIC.COM

FORMER BIG 5 - HILLSBORO, OR

1500 SE 21ST AVE. HILLSBORO, OR 97123



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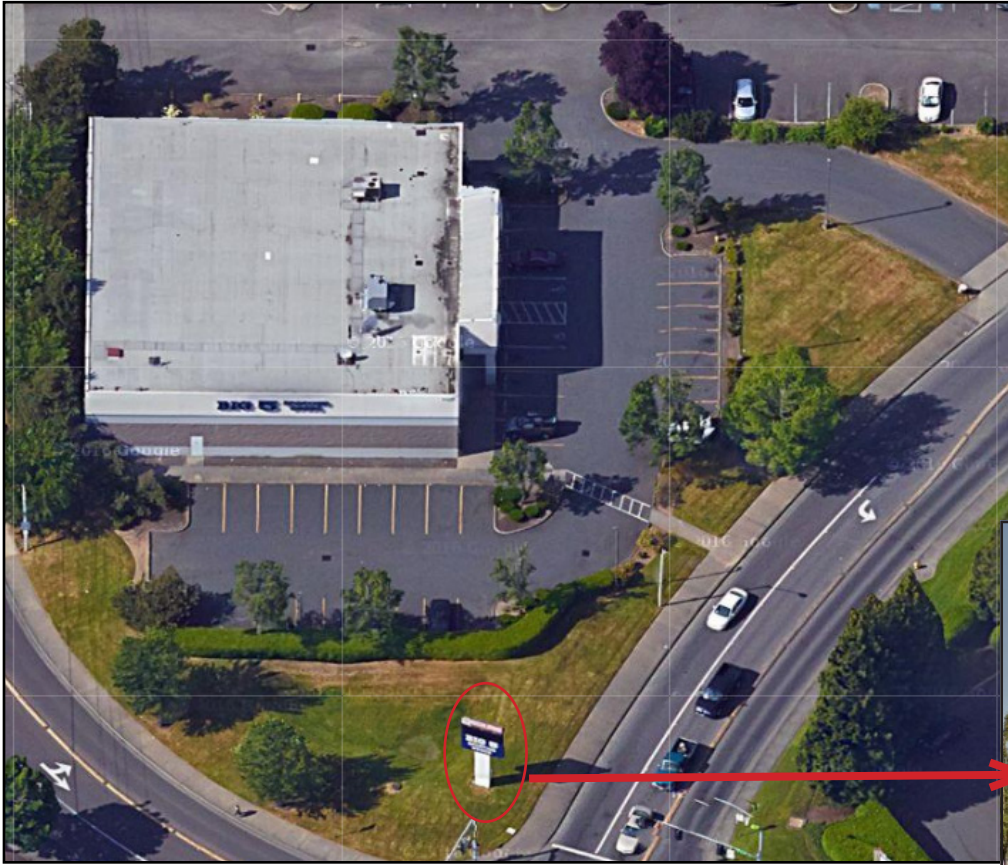
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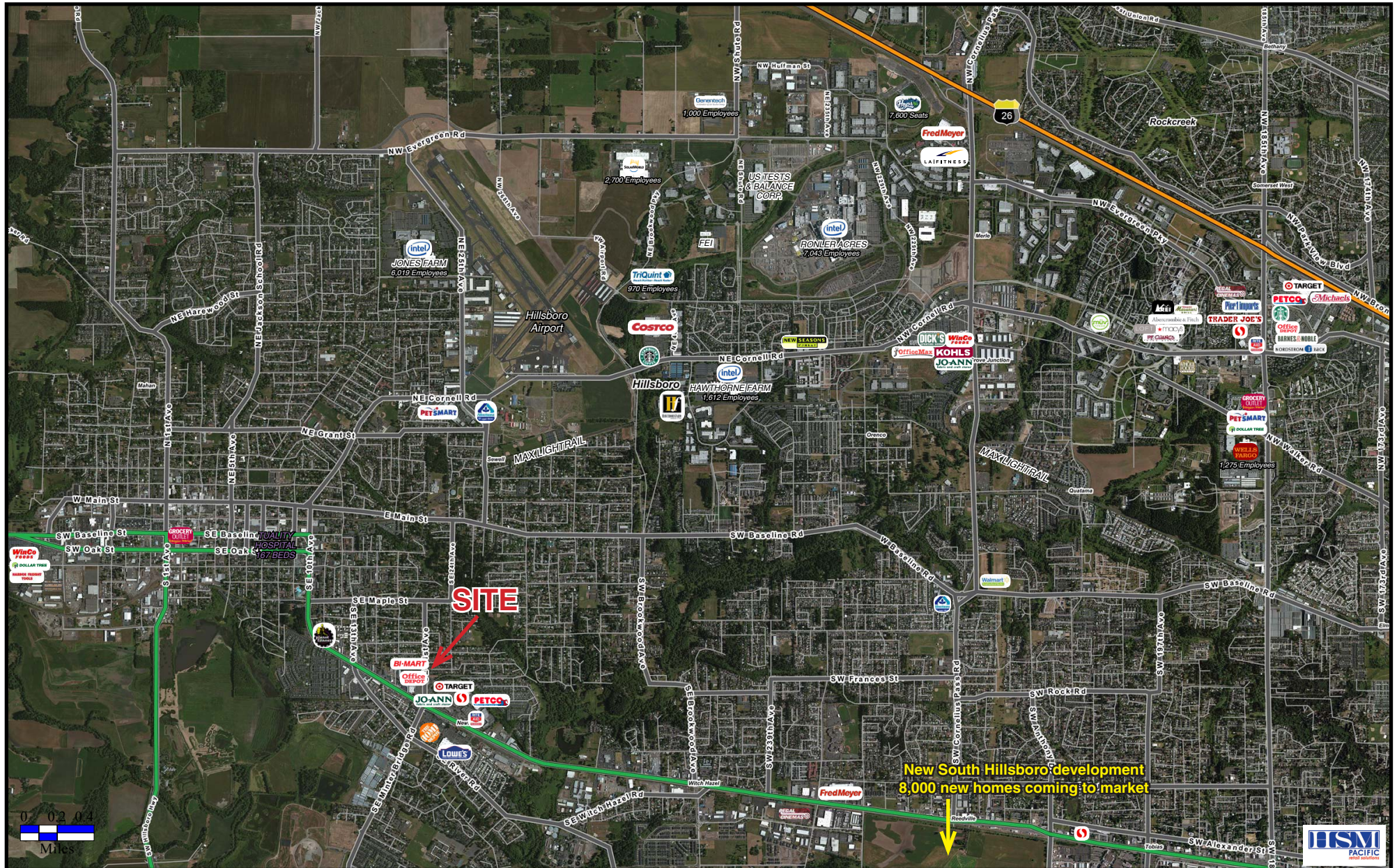


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TRADE AREA - HILLSBORO, OREGON



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5084/-122.9607

1500 SE 21st Ave Hillsboro, OR 97123		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		18,736	84,167	174,263
2028 Projected Population		18,159	83,180	174,436
2020 Census Population		18,853	83,944	172,165
2010 Census Population		18,540	77,373	152,002
Projected Annual Growth 2023 to 2028		-0.6%	-0.2%	-
Historical Annual Growth 2010 to 2023		-	0.7%	1.1%
Households				
2023 Estimated Households		6,200	30,559	65,493
2028 Projected Households		6,021	30,202	65,438
2020 Census Households		6,128	29,876	63,037
2010 Census Households		5,936	26,532	54,114
Projected Annual Growth 2023 to 2028		-0.6%	-0.2%	-
Historical Annual Growth 2010 to 2023		0.3%	1.2%	1.6%
Age				
2023 Est. Population Under 10 Years		12.5%	11.5%	11.4%
2023 Est. Population 10 to 19 Years		13.4%	12.2%	12.0%
2023 Est. Population 20 to 29 Years		15.0%	14.3%	15.5%
2023 Est. Population 30 to 44 Years		22.9%	26.2%	25.7%
2023 Est. Population 45 to 59 Years		17.5%	18.1%	17.8%
2023 Est. Population 60 to 74 Years		13.5%	13.0%	13.0%
2023 Est. Population 75 Years or Over		5.1%	4.8%	4.6%
2023 Est. Median Age		34.6	35.7	35.4
Marital Status & Gender				
2023 Est. Male Population		50.9%	51.1%	50.8%
2023 Est. Female Population		49.1%	48.9%	49.2%
2023 Est. Never Married		38.5%	32.9%	33.9%
2023 Est. Now Married		41.5%	49.8%	47.8%
2023 Est. Separated or Divorced		15.8%	13.5%	14.4%
2023 Est. Widowed		4.3%	3.8%	3.9%
Income				
2023 Est. HH Income \$200,000 or More		12.8%	16.9%	15.0%
2023 Est. HH Income \$150,000 to \$199,999		9.4%	13.8%	13.6%
2023 Est. HH Income \$100,000 to \$149,999		21.7%	23.4%	23.1%
2023 Est. HH Income \$75,000 to \$99,999		12.9%	12.6%	14.0%
2023 Est. HH Income \$50,000 to \$74,999		17.0%	14.8%	15.1%
2023 Est. HH Income \$35,000 to \$49,999		10.4%	7.7%	8.5%
2023 Est. HH Income \$25,000 to \$34,999		5.4%	4.1%	4.2%
2023 Est. HH Income \$15,000 to \$24,999		3.8%	2.7%	2.9%
2023 Est. HH Income Under \$15,000		6.7%	4.0%	3.6%
2023 Est. Average Household Income		\$111,804	\$144,144	\$135,713
2023 Est. Median Household Income		\$88,663	\$111,232	\$106,239
2023 Est. Per Capita Income		\$37,232	\$52,539	\$51,155
2023 Est. Total Businesses		429	3,119	6,208
2023 Est. Total Employees		3,488	29,239	55,369

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Race			
2023 Est. White	56.8%	61.9%	61.1%
2023 Est. Black	2.7%	3.2%	3.7%
2023 Est. Asian or Pacific Islander	7.2%	12.2%	12.9%
2023 Est. American Indian or Alaska Native	1.7%	1.1%	1.1%
2023 Est. Other Races	31.5%	21.7%	21.2%
Hispanic			
2023 Est. Hispanic Population	7,268	20,358	40,609
2023 Est. Hispanic Population	38.8%	24.2%	23.3%
2028 Proj. Hispanic Population	38.5%	24.0%	23.4%
2020 Hispanic Population	46.3%	28.5%	28.4%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	12,598	59,080	121,749
2023 Est. Elementary (Grade Level 0 to 8)	11.5%	5.7%	5.1%
2023 Est. Some High School (Grade Level 9 to 11)	7.1%	4.2%	4.2%
2023 Est. High School Graduate	22.3%	19.1%	19.6%
2023 Est. Some College	20.4%	21.3%	21.3%
2023 Est. Associate Degree Only	8.8%	9.0%	9.4%
2023 Est. Bachelor Degree Only	20.7%	23.8%	24.7%
2023 Est. Graduate Degree	9.1%	16.9%	15.7%
Housing			
2023 Est. Total Housing Units	6,441	31,756	67,995
2023 Est. Owner-Occupied	57.2%	58.3%	56.9%
2023 Est. Renter-Occupied	39.1%	37.9%	39.4%
2023 Est. Vacant Housing	3.7%	3.8%	3.7%
Homes Built by Year			
2023 Homes Built 2010 or later	8.7%	13.5%	15.6%
2023 Homes Built 2000 to 2009	18.6%	22.7%	21.2%
2023 Homes Built 1990 to 1999	11.1%	17.9%	17.4%
2023 Homes Built 1980 to 1989	12.9%	11.4%	11.6%
2023 Homes Built 1970 to 1979	26.3%	16.1%	18.0%
2023 Homes Built 1960 to 1969	9.6%	5.6%	5.3%
2023 Homes Built 1950 to 1959	3.6%	3.8%	3.3%
2023 Homes Built Before 1949	5.4%	5.3%	4.0%
Home Values			
2023 Home Value \$1,000,000 or More	2.6%	2.2%	2.6%
2023 Home Value \$500,000 to \$999,999	34.6%	37.2%	36.9%
2023 Home Value \$400,000 to \$499,999	24.9%	29.5%	28.4%
2023 Home Value \$300,000 to \$399,999	22.7%	20.6%	19.3%
2023 Home Value \$200,000 to \$299,999	7.4%	5.8%	6.6%
2023 Home Value \$150,000 to \$199,999	1.3%	1.1%	1.2%
2023 Home Value \$100,000 to \$149,999	0.4%	0.4%	0.6%
2023 Home Value \$50,000 to \$99,999	1.1%	1.0%	2.2%
2023 Home Value \$25,000 to \$49,999	3.3%	1.1%	1.0%
2023 Home Value Under \$25,000	1.8%	1.2%	1.3%
2023 Median Home Value	\$449,331	\$467,664	\$468,057
2023 Median Rent	\$1,338	\$1,446	\$1,443

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	14,859	68,079	141,564
2023 Est. Civilian Employed	63.0%	66.8%	67.7%
2023 Est. Civilian Unemployed	3.3%	2.6%	2.4%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.7%	30.7%	29.9%
2023 Labor Force Males	50.6%	50.9%	50.5%
2023 Labor Force Females	49.4%	49.1%	49.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	9,367	45,454	95,817
2023 Mgmt, Business, & Financial Operations	10.7%	16.7%	16.4%
2023 Professional, Related	24.2%	32.5%	31.1%
2023 Service	22.7%	15.0%	15.6%
2023 Sales, Office	17.1%	16.4%	17.6%
2023 Farming, Fishing, Forestry	1.6%	0.7%	0.5%
2023 Construction, Extraction, Maintenance	8.4%	6.8%	6.5%
2023 Production, Transport, Material Moving	15.2%	11.9%	12.3%
2023 White Collar Workers	52.1%	65.6%	65.1%
2023 Blue Collar Workers	47.9%	34.4%	34.9%
Transportation to Work			
2023 Drive to Work Alone	63.6%	59.3%	58.5%
2023 Drive to Work in Carpool	6.5%	5.9%	7.1%
2023 Travel to Work by Public Transportation	4.3%	2.2%	2.4%
2023 Drive to Work on Motorcycle	-	-	0.1%
2023 Walk or Bicycle to Work	2.4%	2.9%	2.5%
2023 Other Means	1.4%	1.2%	0.7%
2023 Work at Home	21.7%	28.5%	28.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	25.8%	34.4%	32.5%
2023 Travel to Work in 15 to 29 Minutes	38.6%	37.9%	37.8%
2023 Travel to Work in 30 to 59 Minutes	25.8%	22.1%	24.3%
2023 Travel to Work in 60 Minutes or More	9.7%	5.7%	5.4%
2023 Average Travel Time to Work	20.9	17.8	18.8
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$473.42 M	\$2.81 B	\$5.75 B
2023 Est. Apparel	\$16.99 M	\$101.82 M	\$207.75 M
2023 Est. Contributions, Gifts	\$27.84 M	\$172.71 M	\$349.14 M
2023 Est. Education, Reading	\$16.17 M	\$102.35 M	\$205.72 M
2023 Est. Entertainment	\$27.15 M	\$163.63 M	\$333.73 M
2023 Est. Food, Beverages, Tobacco	\$72.09 M	\$422.3 M	\$866.72 M
2023 Est. Furnishings, Equipment	\$16.83 M	\$101.22 M	\$206.79 M
2023 Est. Health Care, Insurance	\$42.44 M	\$248.26 M	\$510.17 M
2023 Est. Household Operations, Shelter, Utilities	\$152.34 M	\$899.29 M	\$1.84 B
2023 Est. Miscellaneous Expenses	\$8.95 M	\$53.48 M	\$109.35 M
2023 Est. Personal Care	\$6.35 M	\$37.76 M	\$77.36 M
2023 Est. Transportation	\$86.26 M	\$509.26 M	\$1.04 B

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