

FOR LEASE

SUNSET ESPLANADE

TUALATIN VALLEY HWY | HILLSBORO, OR



LOCATION

2105-2643 SE Tualatin Valley Hwy, Hillsboro, OR

AVAILABLE SPACE

1,200 SF | 1,200 SF | 1,200 SF | 3,000 SF | 4,348 SF | 23,714 SF

RENTAL RATE

Please call for details

COMMENTS

- Located in a highly desirable submarket of Portland, better known as “Silicon Forest.” Nearby employers include Intel, Salesforce, IBM, Genentech, Oracle and Allion USA.
- Major tenant anchors include Safeway, Rite Aid, Target (NAP), Ross and Petco. Pad tenants include Starbucks, McDonalds, Chase Bank, Panda Express and Bank of America. Home Depot and Lowe’s Home Improvement are located across TV Hwy.
- New residential development, South Hillsboro, is located one mile east of Sunset Esplanade. It will consist of 8,000 homes and up to 20,000 new residents at completion.
- There are two access points along SE TV Hwy and one along SE Cypress St as well as monument signs.
- 32.3 acres with approximately 2,090 parking spaces.

TRAFFIC COUNTS

Tualatin Valley Hwy – 22,271 ADT ('22) | SE Cypress St – 7,745 ADT ('21)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,909	85,627	187,610
Average HH Income	\$120,017	\$142,423	\$136,507
Median Home Value	\$505,622	\$529,167	\$524,319
Employees	3,202	28,688	57,239

Source: Regis – SitesUSA (2025)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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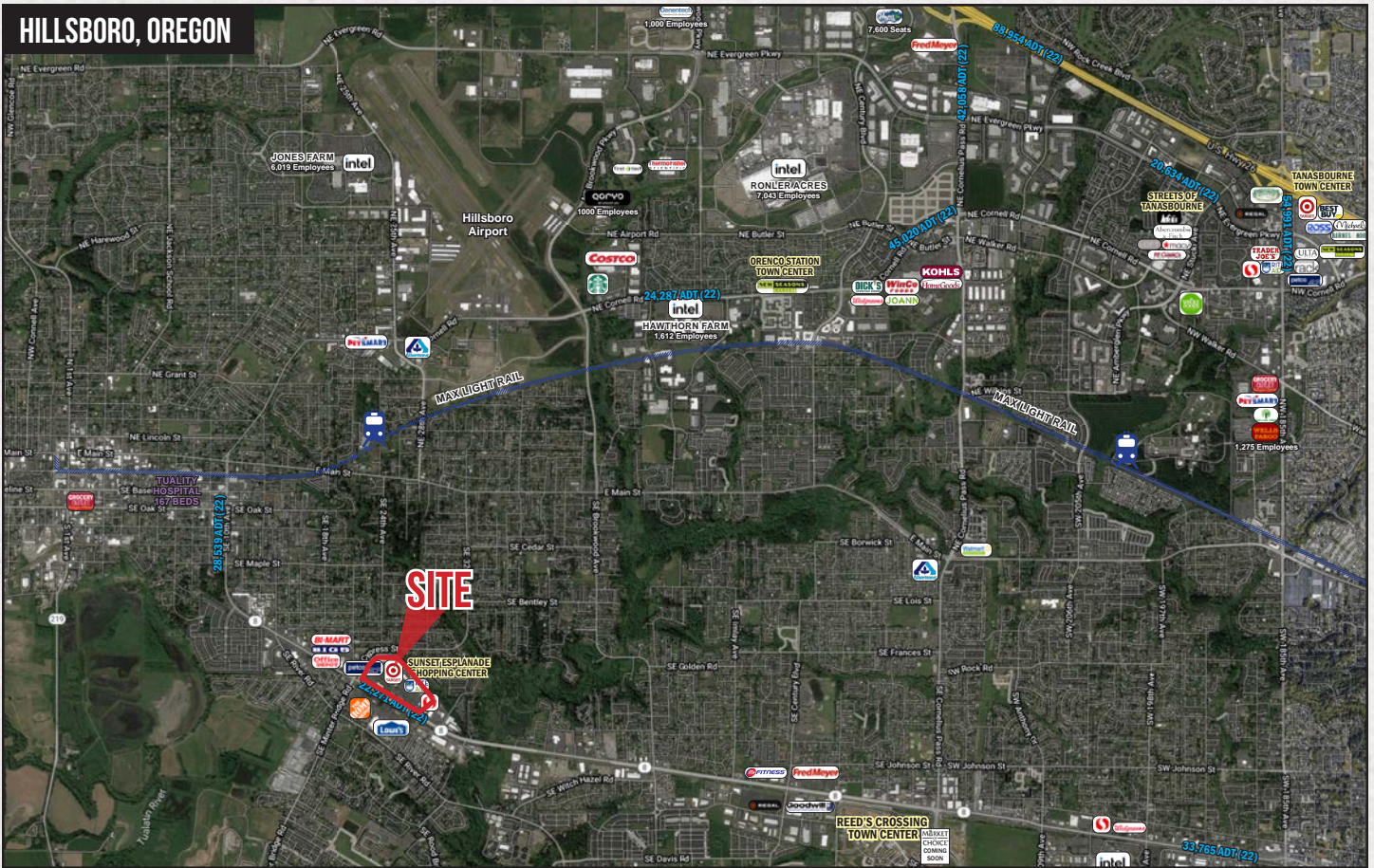
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HILLSBORO, OREGON



SUNSET ESPLANADE | CLOSE-IN



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