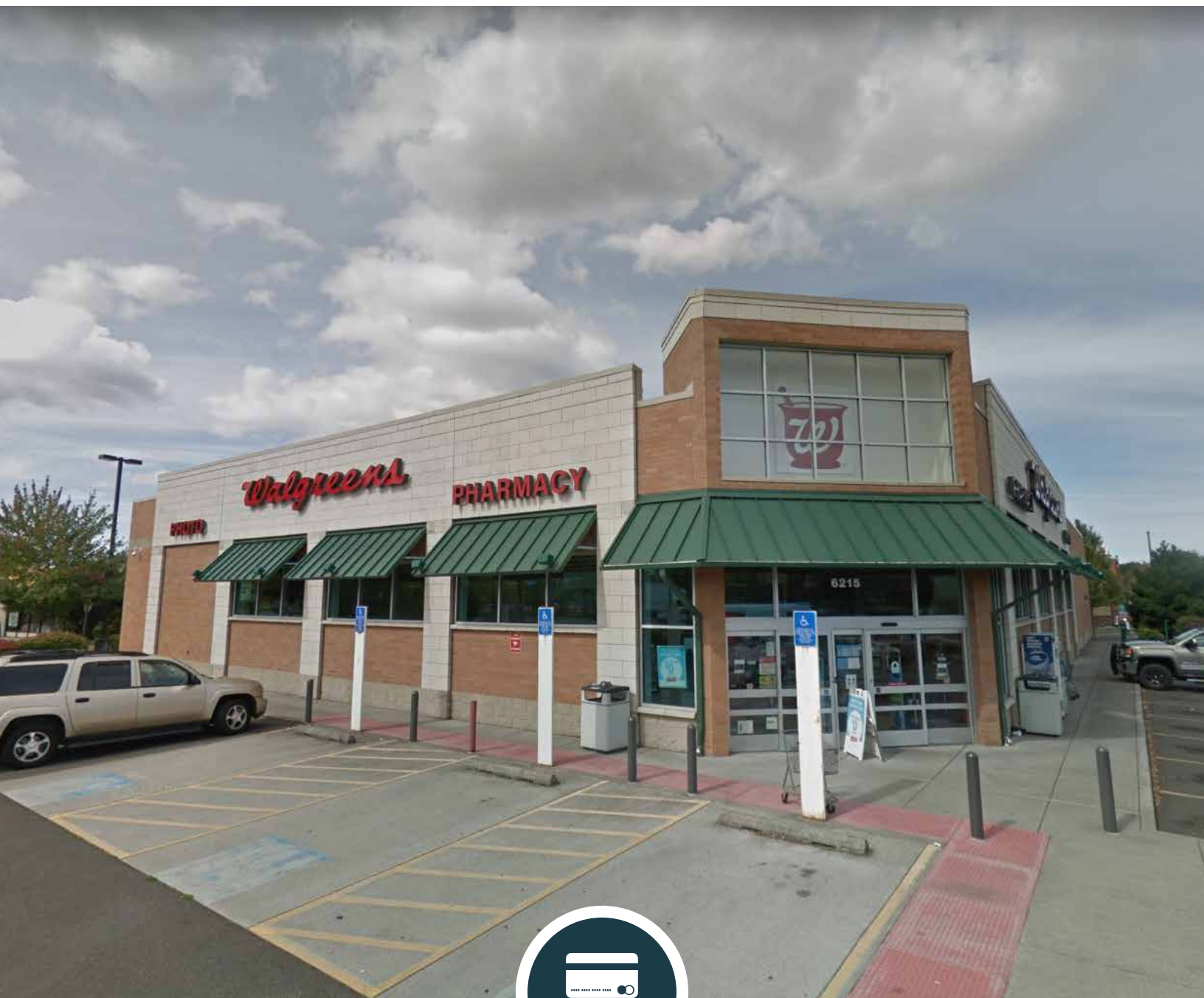


# SUBLEASE

URBAN  
WORKS



## 6215 SE TUALATIN VALLEY HWY

**14,550 SF RETAIL AVAILABILITY**

RON DOWHANIUK | 503.228.3262  
WWW.URBANWORKSREALESTATE.COM

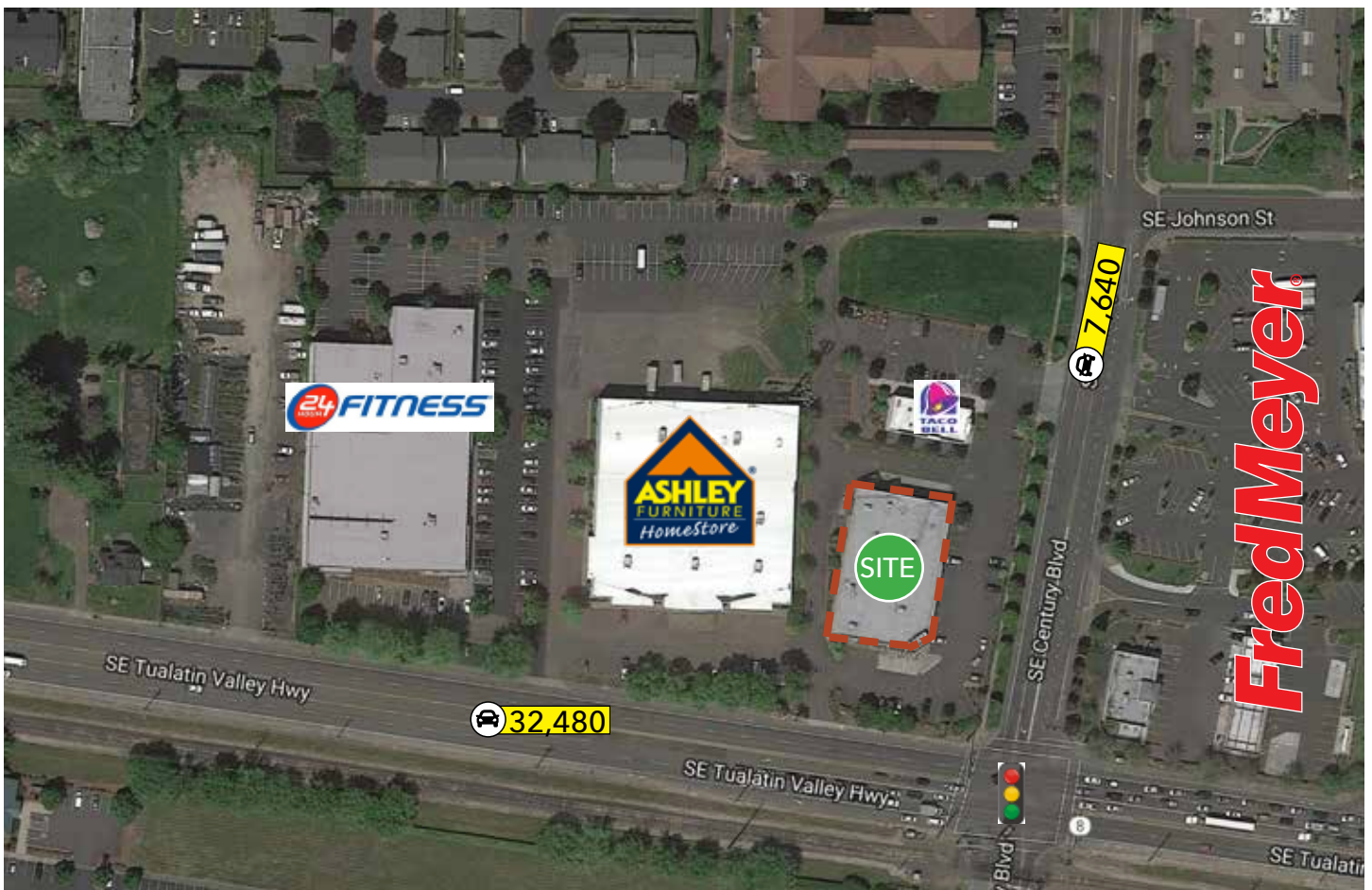
# 6215 SE TUALATIN VALLEY HWY



## The Space

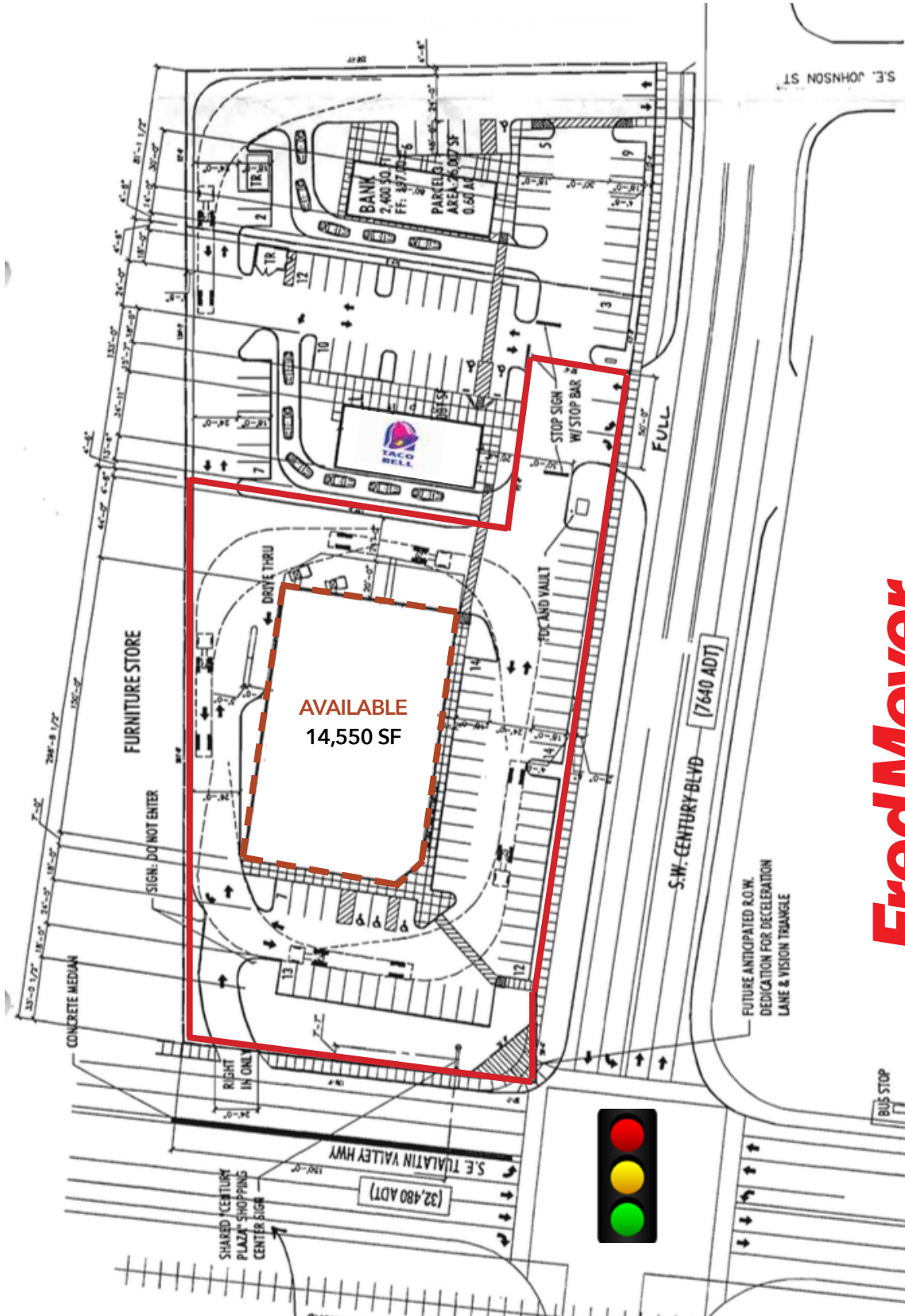
<b>Address</b>	6215 SE Tualatin Valley Hwy Hillsboro, OR
<b>Available</b>	Now
<b>Total</b>	14,550 SF
<b>Uses</b>	2nd Generation Retail
<b>Lease Rate</b>	\$22,000 Per Month Gross
<b>Master Lease Expiration</b>	10/31/2033 (14 years)

- 14,550 SF of prime retail space available in Hillsboro.
- Located at the signalized intersection of SE Tualatin Valley Highway and Century Blvd.
- Located less than a mile from a new 8,000 home residential development housing over 20,000 new residents.
- 61 parking spaces
- Great ingress/egress access from Tualatin Valley Highway.



**FredMeyer**

# SITE PLAN



**FredMeyer®**

# AREA MAP



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2019 POPULATION	14,103	122,340	254,355
TOTAL BUSINESSES	320	2,448	7,307
TOTAL EMPLOYEES	3,249	30,179	93,689
MEDIAN HH INCOME	\$90,334	\$82,099	\$93,849
MEDIAN AGE	34.9	33.9	34.9
SOME COLLEGE	71.2%	69.5%	71.8%



EXCELLENT SIGNAGE OPPORTUNITY

