

RETAIL FOR LEASE

GLENCOE CROSSING

3175 NW Glencoe Road, Hillsboro, Oregon 97124



Property Highlights

- Across the Street from Glencoe High School
- Strong Local Demographics
- Great Visibility and Signage
- Excellent Anchor Tenant (Plaid Pantry)

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PROPERTY DESCRIPTION

Glencoe Crossing is located in a strong local demographic area of Hillsboro. Situated across the street from Glencoe High School, a school that serves approximately 1,500 students for 9th to 12th graders. The property is well maintained and features a large monument sign that provides excellent visibility from Glencoe Road.

Currently there is one 1,500 SF space available.

Lease Rate: \$15/SF/YR NNN

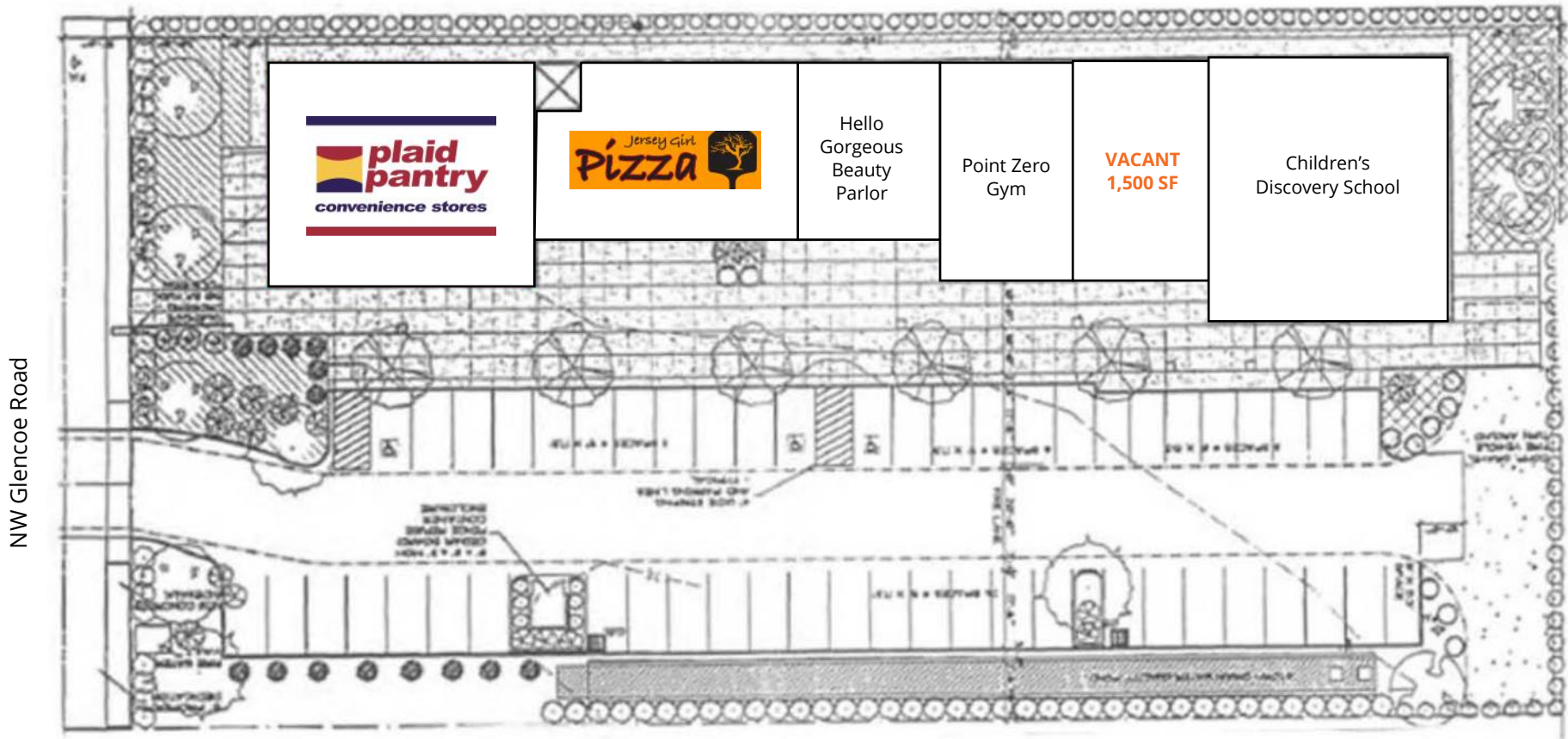
Available SF: 1,500 SF

Building Size: 12,700 SF

Year Built: 2001

Submarket: Hillsboro

Zoning: C-N





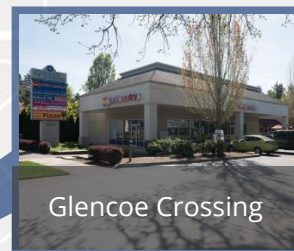
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LOCATION MAP | GLENCOE CROSSING | RETAIL | HILLSBORO, OREGON

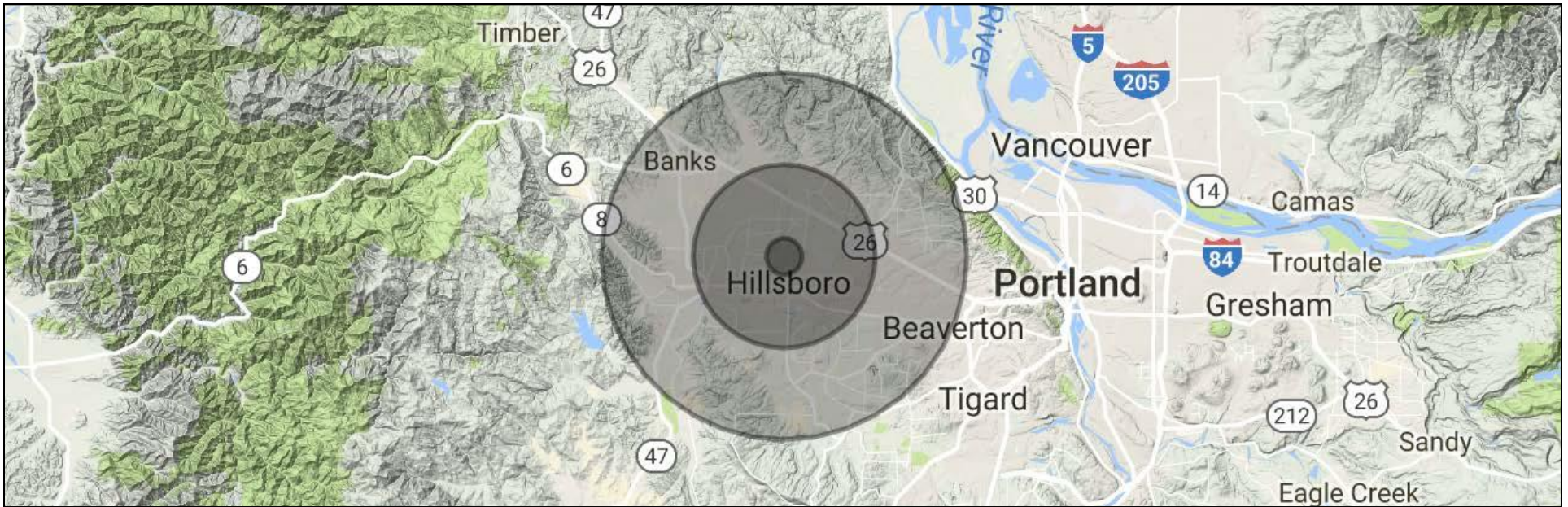


Glencoe Crossing

JACKSON
SCHOOL

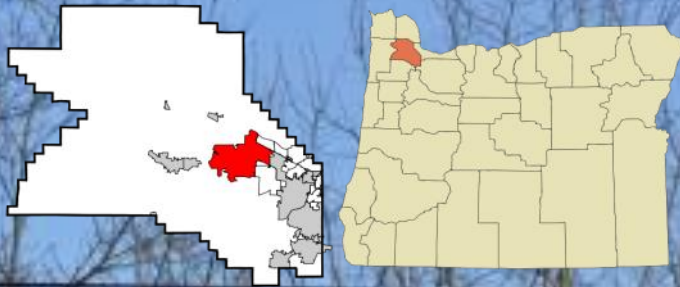
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DEMOGRAPHICS DATA

	1 mile	3 miles	5 miles
Total Households	1,448	30,555	96,650
Total Population	4,320	94,058	272,913
Persons per Household	3.0	3.1	2.8
Average Household Income	\$79,125	\$68,413	\$70,875
Average House Value	299,684	\$298,962	\$298,848
Average Age	32.6	32.5	32.8
Average Age (Male)	33.6	32.4	32.1
Average Age (Female)	31.3	32.6	33.6



Top Employers

Intel
Hillsboro School District
Washington County
Nike
Wells Fargo Bank
Tuality HealthCare
Qorvo

Hillsboro, Oregon is the 5th largest city in the State of Oregon and the county seat of Washington County. Lying in the Tualatin Valley on the west side of the Portland Metropolitan area, the city hosts many high-tech companies, such as Intel, Salesforce, Oracle, Epson, among others. The area along with the city of Beaverton comprise what has become known as the Silicon Forest.

Hillsboro's primary commercial cores are concentrated along Tualatin Valley Highway and Cornell Road. Additionally, the Tanasbourne neighborhood is a regional shopping area on the eastern edge of the city. The neighborhood is home to the lifestyle shopping center The Streets of Tanasbourne. The \$55 million outdoor complex with 368,000 square feet of retail space opened in 2004 with Meier & Frank (later Macy's) as the anchor tenant.

The other large shopping center in the city is The Sunset Esplanade, located along Tualatin Valley Highway. In November 2005, the world's largest Costco, a warehouse club store, opened in Hillsboro. The store, with 205,000 square feet of floor space, is about 60,000 square feet bigger than the average Costco.



\$66,668

Median Household
Income

\$349,100

Median Home Value

105,164

2016 Population

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