

2105-2643 SE Tualatin Valley Highway
Hillsboro, OR 97123

Sunset Esplanade

RETAIL SPACE FOR LEASE

For information, please visit
www.pinetree.com/sunset-esplanade



Tenants here benefit from a strategic consumer **marketing program** designed to promote retailers, drive foot traffic, and engage the community.

FEATURES

- 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, Burlington, Petco and Dollar Tree.
- 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.



SAFEWAY 

Burlington

petco 



ROSS
DRESS FOR LESS

View more storefront and aerial photos at:
www.pinetree.com/sunset-esplanade

Leasing Contact
Tim Roe - EVP, Leasing

✉ troe@pinetree.com
☎ (847) 574-3322

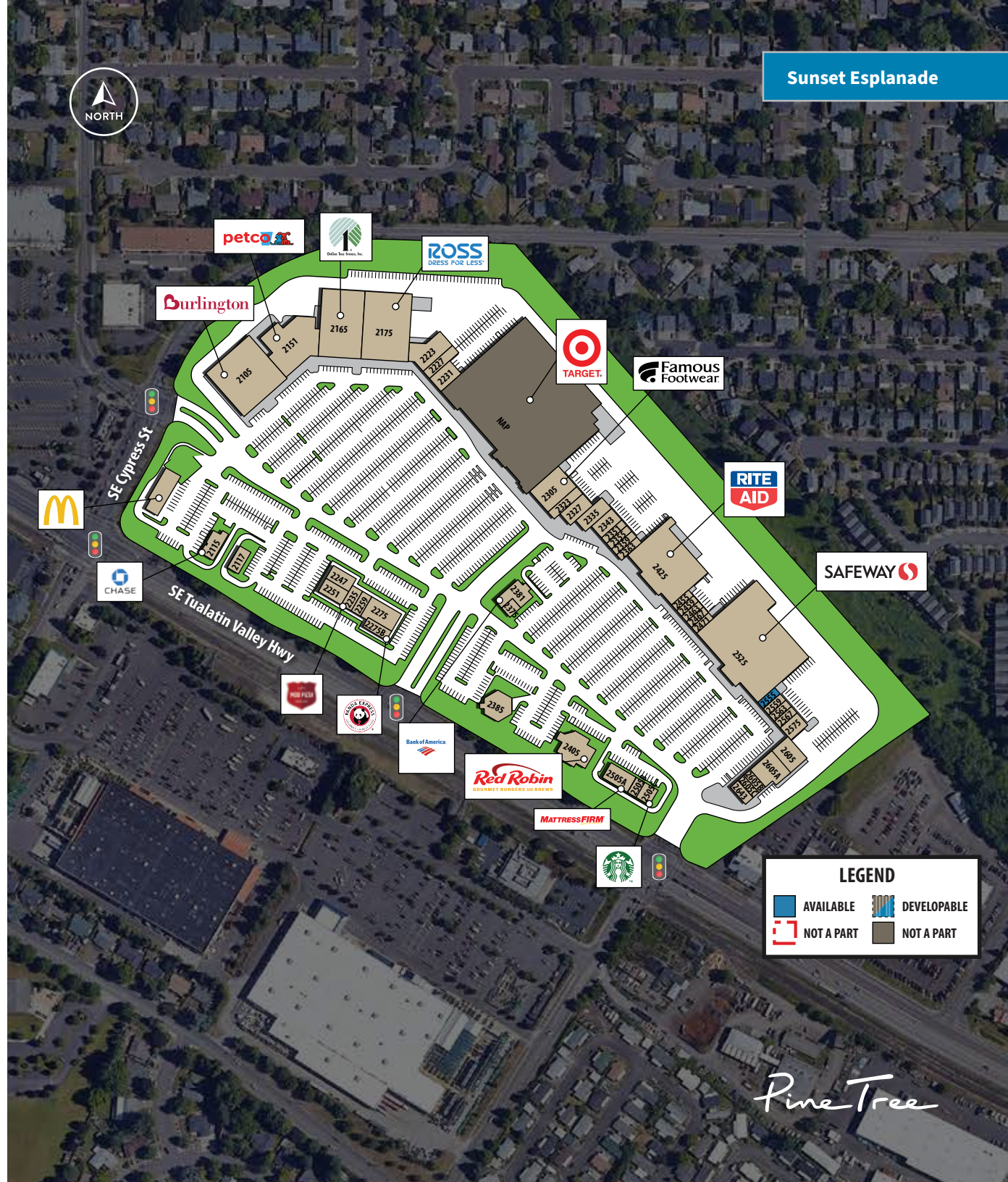
Pine Tree
40 Skokie Blvd, Suite 610
Northbrook, IL 60062

www.pinetree.com
info@pinetree.com

Pine Tree

Tenant Roster

UNIT	TENANT	SF
2115	Chase Bank	2,640
2117	TacoTime	2,160
2151	Petco	15,390
2165	Dollar Tree	18,700
2175	Ross Dress for Less	29,500
2223	Rue21	7,000
2227	Verizon Wireless	2,556
2231	Xfinity	3,150
2235	MOD Pizza	2,593
2247	Pacific Dental Services	2,798
2251	Corazon Chiropractic Clinic	1,900
2259	ATI Physical Therapy	1,712
2275	BedMart	4,840
2275B	Panda Express	1,960
2305	Famous Footwear	7,500
2323	Sally Beauty Supply	2,500
2327	Rent-A-Center	3,200
2335	America's Best Contacts & Eyeglasses	3,600
2343	Elements Massage	2,800
2351	GameStop	1,400
2355	Cold Stone Creamery	1,400
2359	GNC	1,400
2363	Original Joe's	1,400
2375	Subway	1,200
2381	Bank of America	3,720
2385	Shari's	4,348
2405	Red Robin	7,237
2425	Rite Aid	23,714
2455	The Equitable Finance Company	1,200
2459	The UPS Store	1,400
2463	Kokiyo Teriyaki	1,000
2467	H&R Block	1,200
2471	Great Clips	1,200
2505A	Mattress Firm	3,500
2505B	Jersey Mike's Subs	1,180
2505C	Starbucks	1,801
2525	Safeway	46,114
2559	Richards	1,200
2563	Crumbi Cookies	1,200
2567	Mariner Finance	1,500
2575	V&V Bar Nails	2,490
2605	Cosmo Prof	3,233
2605A	Daiso - Coming Soon	5,415
2605B	Papa Murphy's	1,036
2605C	Edward Jones	816
2643	AT&T Mobility	3,000
2295	Target	NAP
PAD1	McDonald's	5,060
2105	Burlington	22,500
2555	Available	1,200



Pine Tree

Data & Demographics

Data provided by Credintell - Trailing 12-Month Analysis



Total Population	Total Households	Avg Household Income	Total Visits
180.8K	65.8K	\$87.9K	5.4M

Ethnicity	
Asian	7.84%
Black/African-American	1.57%
Hispanic/Latino	25.14%
White/Caucasian	60.89%
Other	4.57%

Trade Area | Closest 70% of Visits

Aggregation of closest census blockgroups comprising 70% of the shopping center's visitation. Blockgroups based on where mobile devices visiting the location were most often observed overnight.