



FOR LEASE



SEQUIA

TESSERA
at Orenco Station

TESSERA AT ORENCO STATION

2nd-Generation Retail / Service Space

834 - 2,145 SF (2 Suites) | \$26 - \$28/SF + NNN

6542 & 6582 NE Campus Way, Hillsboro, OR 97124 (Commercial 1 & 4)

- Now leasing ground-floor 2nd-generation retail / service spaces at Tessler at Orenco Station
- This opportunity features excellent street frontage, walkability, transit access, and a diverse retail tenant mix
- Delivered in 2015, The Platform District includes over 48,000 SF of commercial space and 1,000+ apartments
- Co-tenants Include: Edward Jones Investments, Orenco Barber & Beauty, and Vivid Eye Care

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PROPERTY DETAILS



FOR LEASE

Property Details

Address	NE Campus Way, Hillsboro, OR 97124
Available Space	834 SF - 2,145 SF
N° of Suites Available	2
Lease Rate	\$26 - \$28/SF + NNN
Use Type	Retail / Service

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
Commercial 1	2,145 SF	Retail / Service	\$26/SF + NNN	Now
Commercial 4	834 SF	Retail / Service	\$28/SF + NNN	Now

Commercial 1 divisible to 1,006 SF

Location Features

- Located NE Orenco Station Loop in Hillsboro’s Orenco Station Neighborhood, an award-winning, 135 acre mixed-use urban town center district featuring luxury apartment buildings, townhomes, public green spaces, ground-floor retail and restaurants, and a pedestrian-friendly layout.
- Tessera at Orenco Station includes 304 residential units.
- Two minutes walking distance to Orenco TriMet MAX Stop.
- Orenco Station is home to multiple community events including the Hillsboro Farmers Market, OrenKoFest, wine and beer festivals and more.
- The community is also directly adjacent to Intel’s Ronler Acres Corporate Campus, bolstering a strong economic area in Oregon’s “Silicon Forest” and attracting talented employees.

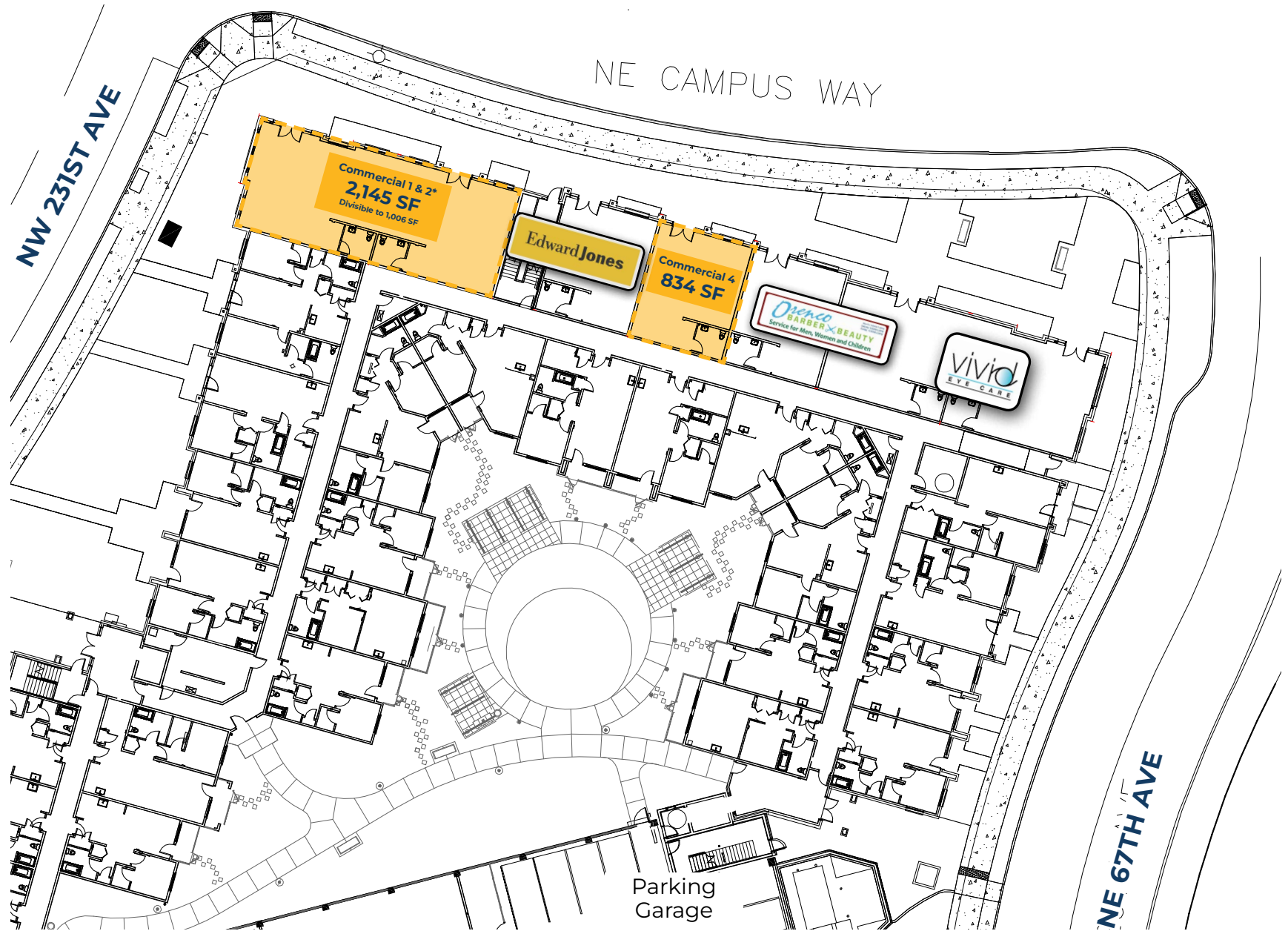
Nearby Highlights

- La Provence
- Schmizza Public House
- Nine Dang Fine Thai
- Salam Middle Eastern Restaurant
- Starbucks
- Orangetheory Fitness
- New Season’s Market
- Ava Roasteria
- Barre3
- ReNu Chiropractic - The Ridge
- ShareTea
- Mazama Brewing
- One Horse Taphouse
- Delia Arechiga Hair Salon
- Flowers by Zsuzsana
- Top Stylists
- AR Workshop
- Orenco Barber and Beauty

TESSERA AT ORENCO STATION RETAIL SPACE



SITE PLAN





SITE PLAN



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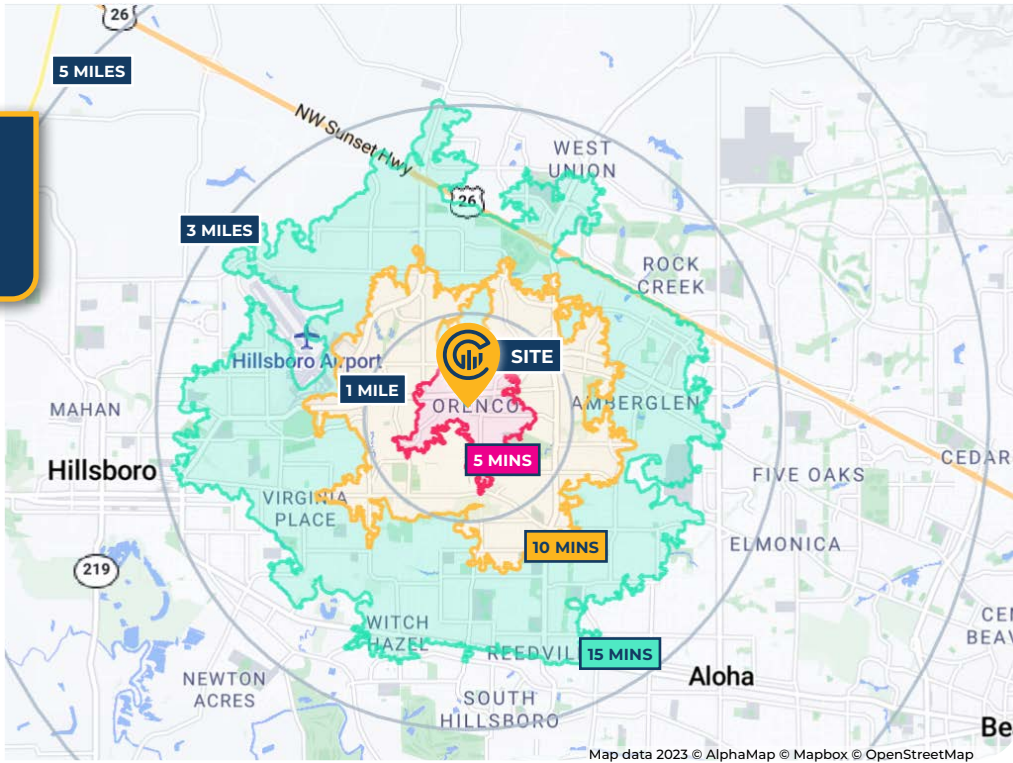


NEIGHBORHOOD MAP





AREA HIGHLIGHTS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	15,527	121,875	248,031
2029 Projected Population	15,022	121,391	245,851
2020 Census Population	15,282	121,208	247,974
2010 Census Population	11,540	105,259	214,654
Historical Annual Growth 2010 to 2024	2.5%	1.1%	1.1%
Households & Income			
2024 Estimated Households	7,264	48,459	95,966
2024 Est. Average HH Income	\$180,094	\$133,949	\$139,918
2024 Est. Median HH Income	\$139,111	\$105,430	\$111,276
2024 Est. Per Capita Income	\$84,253	\$53,324	\$54,198
Businesses			
2024 Est. Total Businesses	704	4,339	9,000
2024 Est. Total Employees	8,468	41,243	76,592

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

Neighborhood Scores

79

Walk Score®
"Very Walkable"

95

Bike Score®
"Biker's Paradise"

54

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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