



BEYOND THE WALL CLIMBING

For Lease

Shute Park Plaza

1001 SE TUALATIN VALLEY HIGHWAY, HILLSBORO, OR 97123



Property Features...

- Newly renovated shopping center anchored by Planet Fitness.
- Food: Black Rock Coffee, Juan Colorado.
- Other tenants include dental, urgent care, beauty, martial arts, and employment services.
- Lots of Parking - 233 spaces (ratio 3.94/1,000 SF).
- Traffic Count: 32,300 Daily on Tualatin Valley Highway.
- 3 points of access to TV Hwy with signalized intersection.
- Local responsive ownership.

Available Space...

- Suite B-2: Approximately 2,000 to 9,710 SF. Landlord to divide. Seeking a restaurant for high-exposure endcap space. Open to a variety of uses for inline spaces.

Price... \$25-30/SF Triple Net (depending on inline or endcap space)

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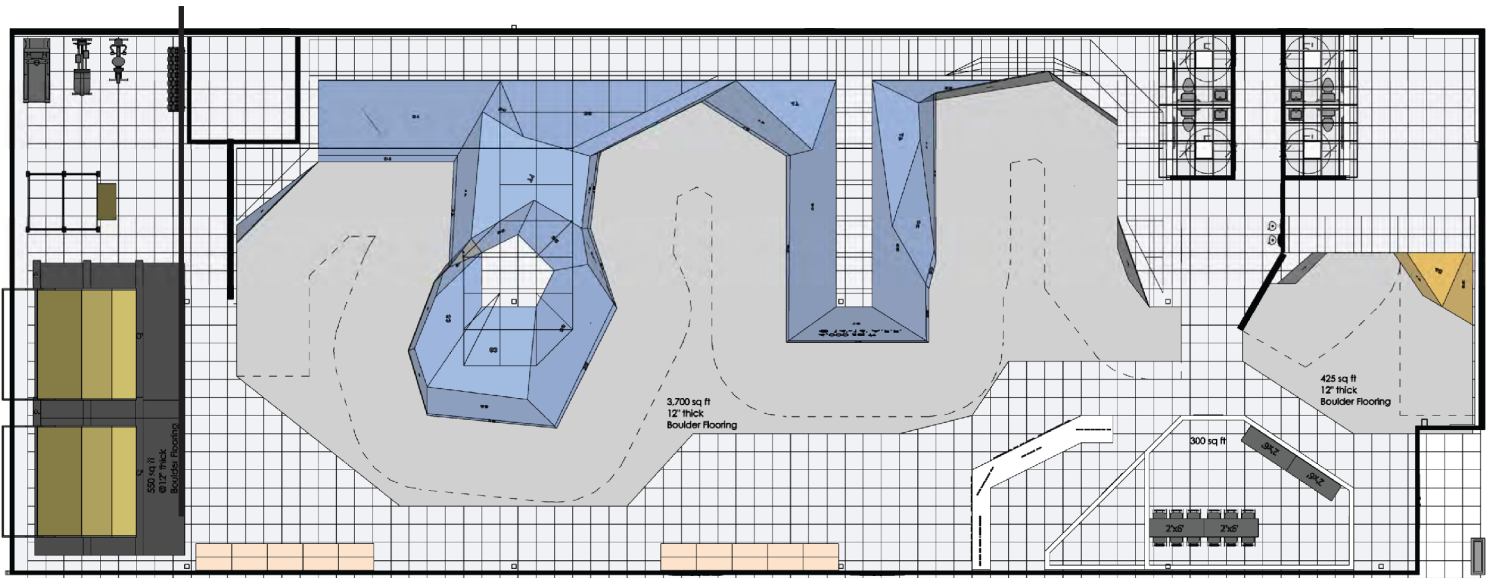
[FOR MORE INFORMATION]



REAL ESTATE SERVICES

FLOOR PLANS

SUITE B-2 +/- 9,710 SF Former Rock Climbing Gym



- The space consists of mostly open space with 3 restrooms, a private office, a conference room, and 1 roll-up door. 16' ceilings.
- Landlord to divide. Seeking a restaurant for high-exposure endcap space. Open to a variety of uses for inline spaces.



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TENANT MIX & DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population 2017	18,629	78,982	149,109
Population 2022	19,902	84,565	160,069
Med. HH Income	\$50,018	\$73,756	\$70,496
Ave. HH Income	\$61,301	\$89,523	\$84,359



Fitness
29%

Planet Fitness



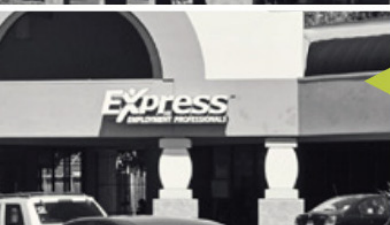
Food
20%

Juan Colorado,
Dotty's, Izzy's Pizza,
Black Rock Coffee



Automotive
18%

Baxter Auto Parts



Business/Financial
Service
15%

Sara Ramos Taxes, Sierra
Accident & Injury, Express
Personnel



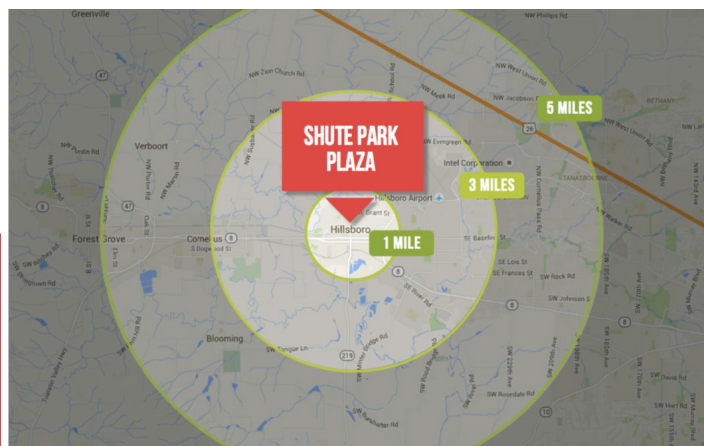
Personal Service
11%

Salon Centric, Nail
Salon De Patty, Nail
Spa



Medical
7%

Gentle Dental



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