

# CRIMSON CORNER SHOPPING CENTER

HIGH VISIBILITY LOCATION

# FOR LEASE



## 1823-1895 SE TUALATIN VALLEY HIGHWAY, HILLSBORO

Located in a major SE Hillsboro retail zone; Crimson Corner offers excellent visibility, signage and visibility on Tualatin Valley Highway, and is an ideal location to place a retail or professional services business.

- On TriMet Bus Line
- Strong Traffic Counts: 32,000 per day
- Zoned: C1
- Major Retail Neighbors: Bi-Mart, Office Depot, Ross, Target, Safeway, Home Depot, and Lowe's
- Lease Rate: \$10/SF/Year NNN (NNN's \$3.50/SF)
- Demographics:

| Radius  | Population | Average Household Income |
|---------|------------|--------------------------|
| 1 Mile  | 18,318     | \$15,111                 |
| 3 Miles | 84,073     | \$79,763                 |
| 5 Miles | 150,758    | \$76,864                 |

## Available Suites

| Suite # | SF    | Lease Rate  |
|---------|-------|---|
| 1823 A  | 3,800 | \$3,167 NNN<br>- Former Bank location with drive thru potential |
| 1895 C  | 1,624 | \$1,353 NNN<br>Open flexible layout                             |
| 1895 F  | 1,457 | \$1,215 NNN<br>Built out for medical/office                     |
| 1895 I  | 1,733 | \$1,444 NNN<br>- Flexible retail layout                         |



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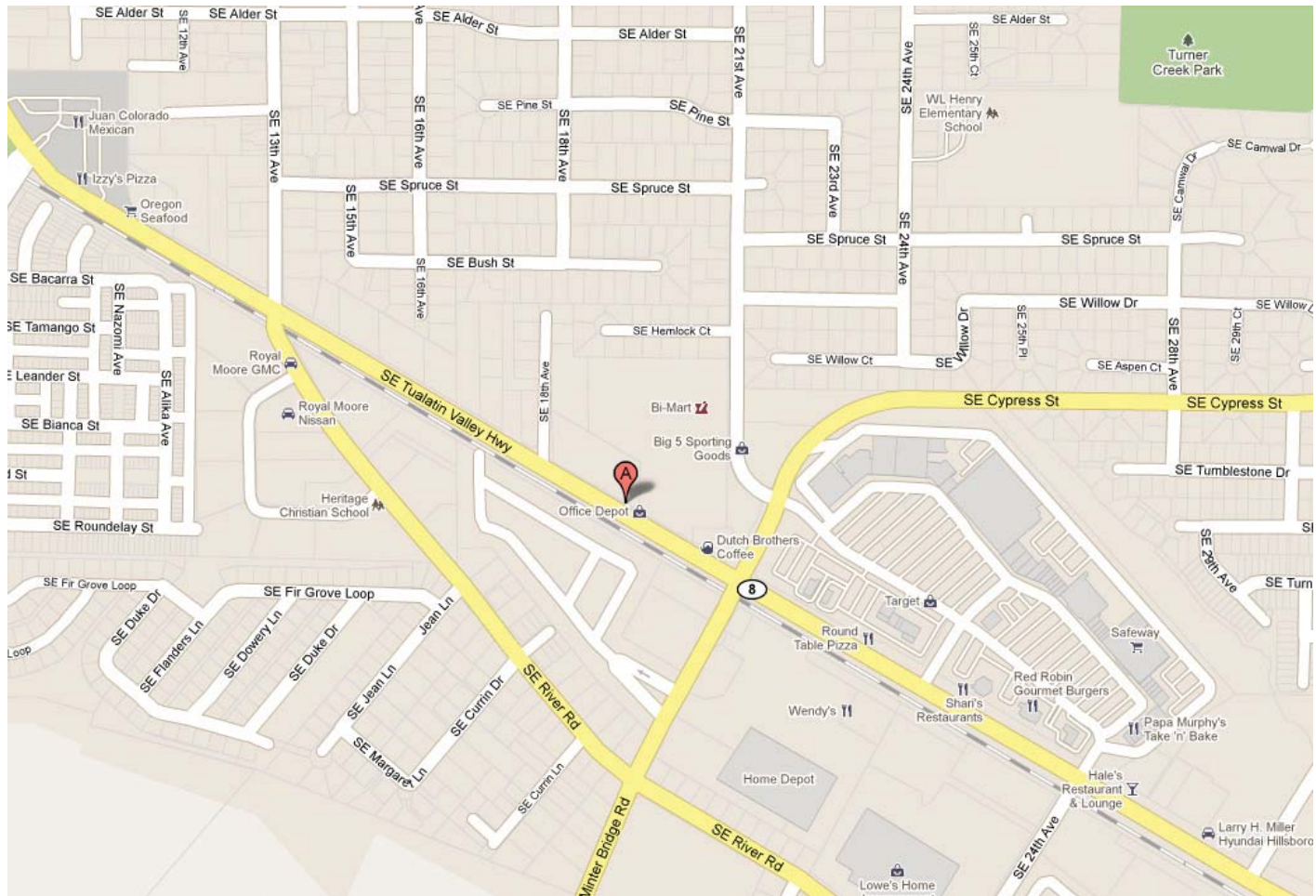
**TO LEARN MORE OR SCHEDULE A TOUR CONTACT:**

CINDY BROWN, SIOR MANAGING PRINCIPAL BROKER

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