

FOR LEASE IN TANASBOURNE TRADE AREA

# AMBERGLEN MARKETPLACE



## ADDRESS

2364 NW Amberbrook Drive | Hillsboro, OR

## AVAILABLE SPACE

2,603 SF

## RENTAL RATE

\$26.00/SF/YR, NNN

## TRAFFIC COUNTS

NE Cornell Rd - 23,138 ADT ('22)

## HIGHLIGHTS

- Amberglenn Marketplace is located on a 217 acre campus setting with 1.3 million SF of office/flex space. The Amberglenn Business Park has approximately 3,000 employees.
- Located near The Streets of Tanasbourne with over 370,000 SF of retail in the sought after Tanasbourne trade area.
- Co-tenants include MÜV Fitness, Urban Waxx, Insomnia Coffee and more.
- Close proximity to Kaiser Permanente's 280,000 SF hospital with 126 beds and 1,100 employees. Other nearby businesses include Nike World Campus, several Intel Plants, OHSU Research Institute, Portland Community College Rock Creek and Epson.
- Signage is available on Cornell Rd.



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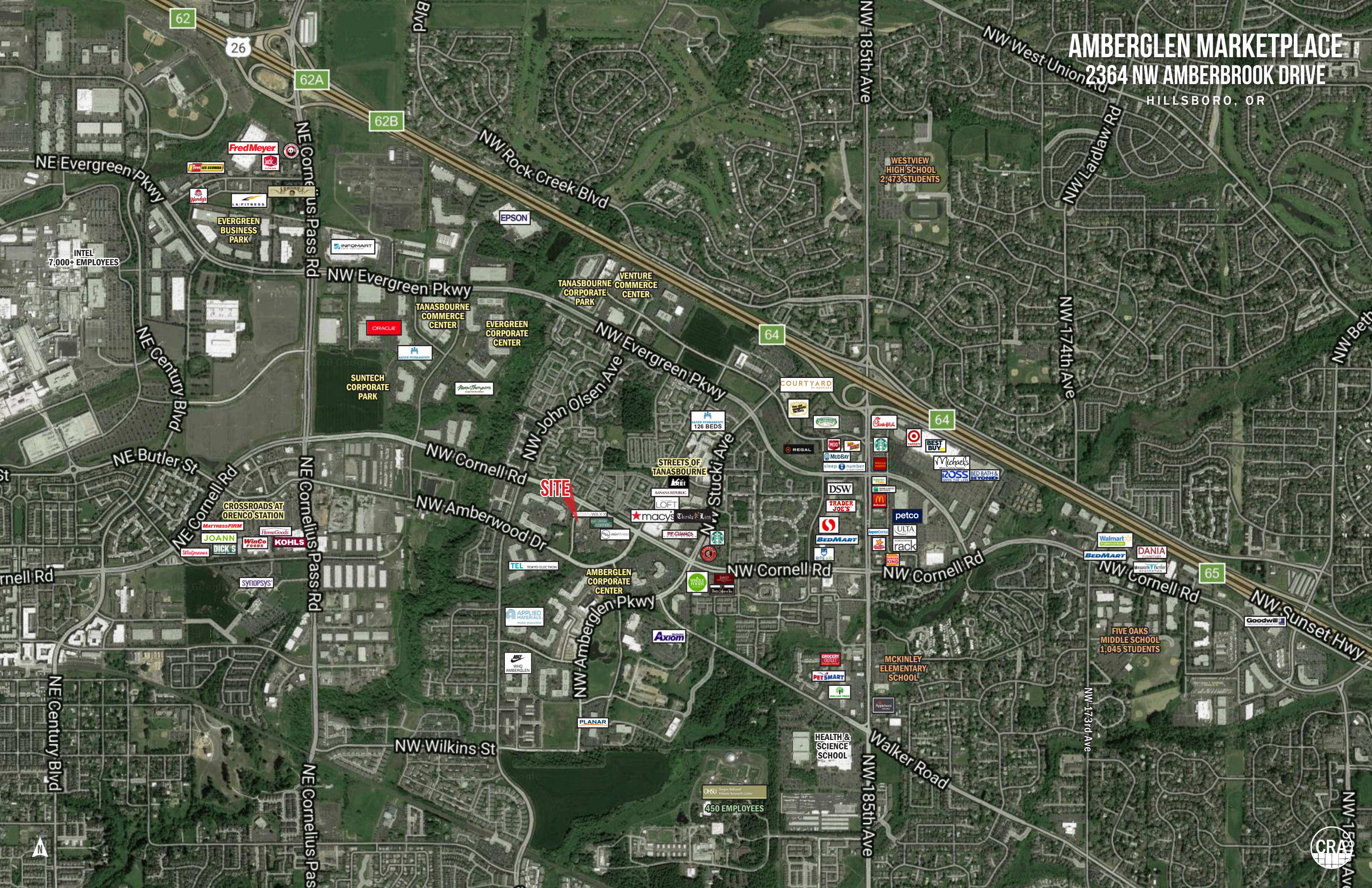
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# AMBERGLEN MARKETPLACE

2364 NW AMBERBROOK DRIVE  
HILLSBORO, OR



INTEL  
7,000+ EMPLOYEES

Fred Meyer

EVERGREEN BUSINESS PARK

INFOMART

EPSON

NW Evergreen Pkwy

TANASBOURNE COMMERCE CENTER

EVERGREEN CORPORATE CENTER

SUNTECH CORPORATE PARK

TANASBOURNE CORPORATE PARK

VENTURE COMMERCE CENTER

64

WESTVIEW HIGH SCHOOL  
2,473 STUDENTS

NW 174th Ave

NE Century Blvd

NE Cornelius Pass Rd

NW Cornell Rd

NW John Olsen Ave

NW Evergreen Pkwy

NW Stucki Ave

64

NE Butler St

NE Cornell Rd

CROSSROADS AT ORENCO STATION

MATTRESS FIRM

JOANN

DICK'S

WinCo FOODS

KOHL'S

SYNOPSIS

SITE

STREETS OF TANASBOURNE

LOFT

MACY'S

AMBERGLEN CORPORATE CENTER

NW Amberglenn Pkwy

NW Cornell Rd

NW Cornell Rd

65

rnell Rd

NE Century Blvd

NE Cornelius Pass Rd

NW Wilkins St

Axiom

HEALTH & SCIENCE SCHOOL

Walker Road

MCKINLEY ELEMENTARY SCHOOL

FIVE OAKS MIDDLE SCHOOL  
1,045 STUDENTS

Goodwill

NW Sunset Hwy

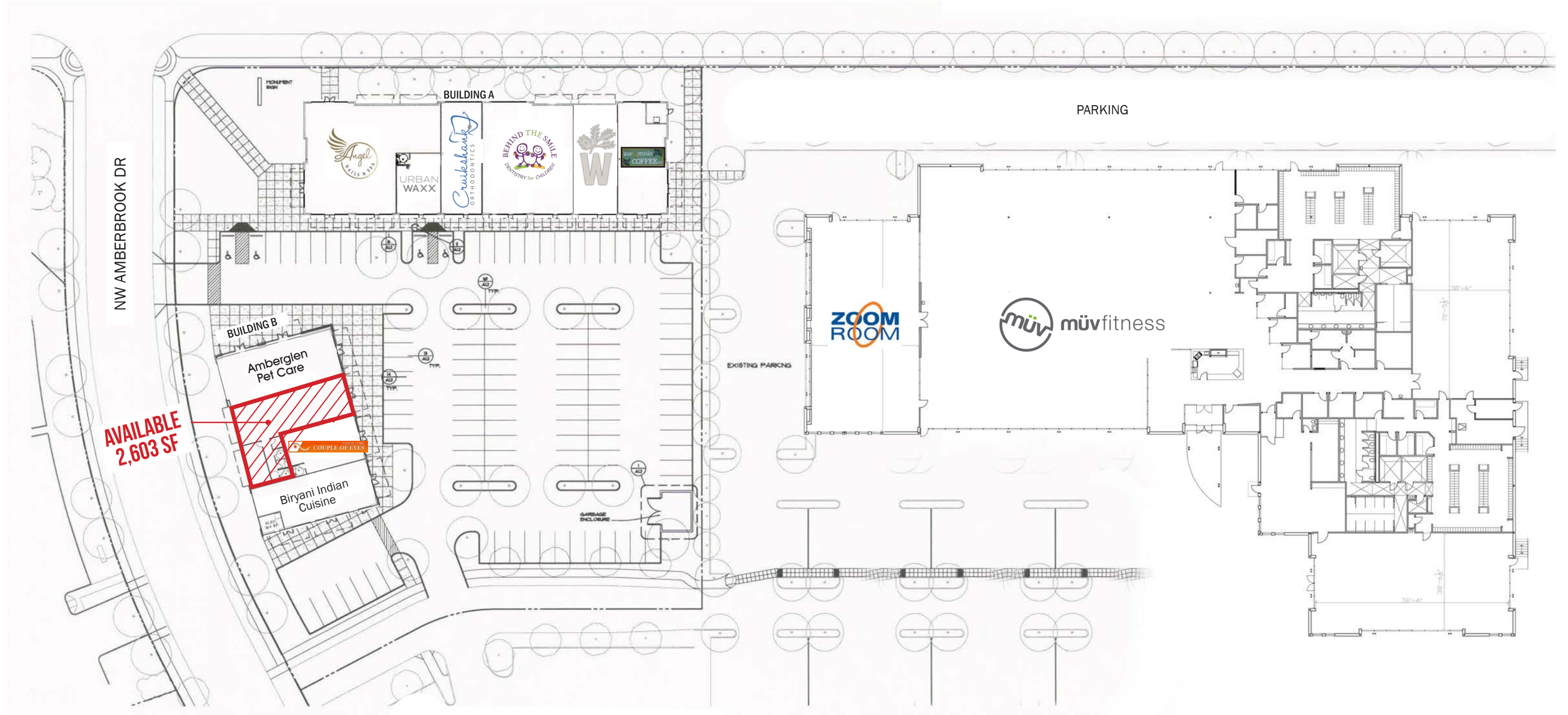
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**AMBERGLEN MARKETPLACE**  
**2364 NW AMBERBROOK DRIVE**  
HILLSBORO, OR

**OVERALL SITE PLAN**

NE CORNELL RD



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein. Space Plans are for marketing purposes only and should be verified.





# AMBERGLEN MARKETPLACE

## 2364 NW AMBERBROOK DRIVE

### DEMOGRAPHIC SUMMARY

HILLSBORO, OR

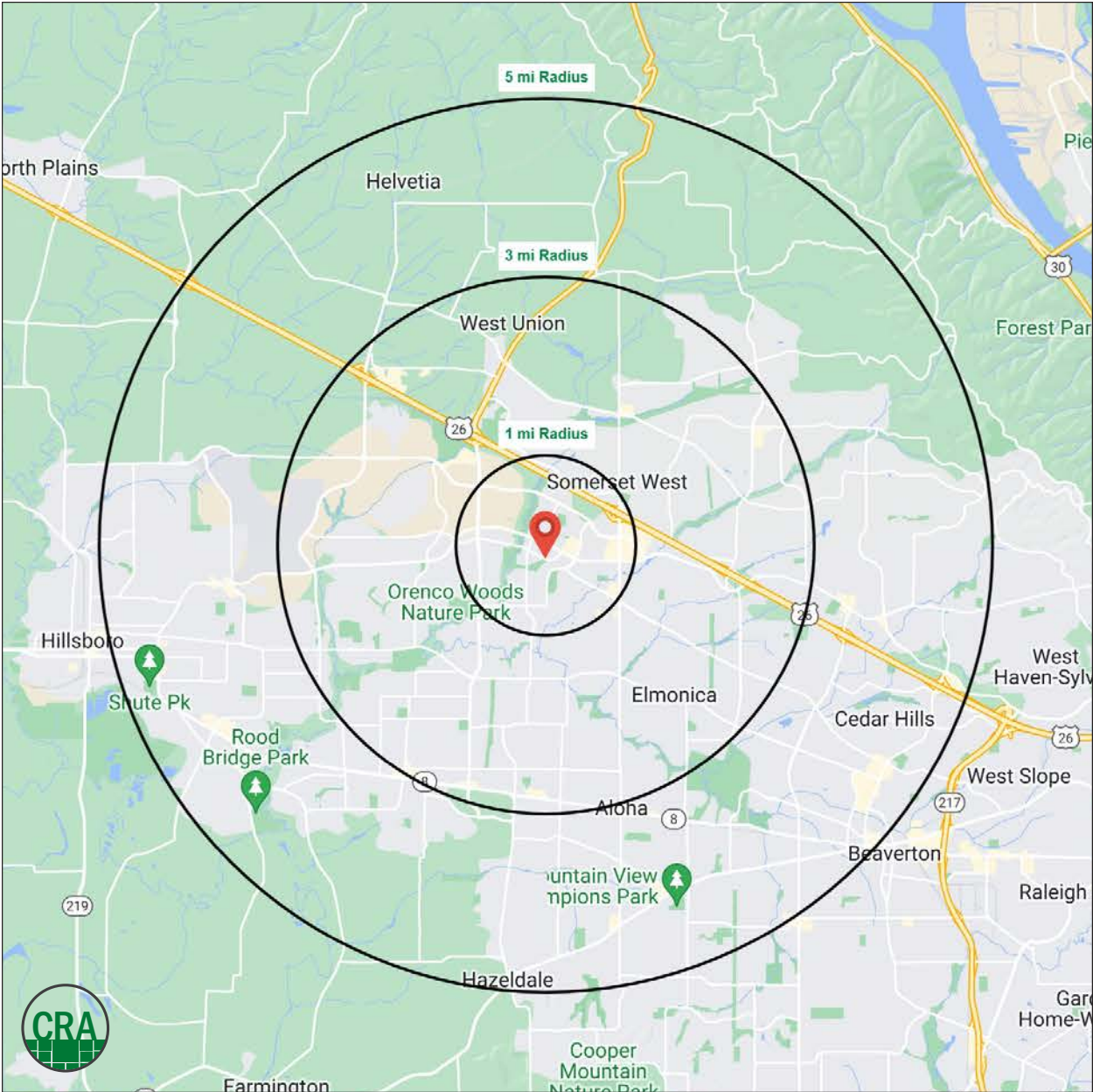
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	18,574	136,771	287,070
Projected Population 2028	18,893	141,256	298,566
Average HH Income	\$114,469	\$139,062	\$140,899
Median Home Value	\$452,670	\$486,208	\$504,074
Daytime Demographics 16+	16,066	79,308	158,223
Some College or Higher	78.5%	79.5%	76.2%

**\$114,469**

Average Household Income  
3 MILE RADIUS

**29.9**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5365/-122.884

<b>Amberglen Marketplace Hillsboro, OR 97006</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	18,574	136,771	287,070
2028 Projected Population	18,893	141,256	298,566
2020 Census Population	18,449	135,820	283,714
2010 Census Population	13,516	113,840	243,917
Projected Annual Growth 2023 to 2028	0.3%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	2.9%	1.5%	1.4%
2023 Median Age	29.9	34.9	35.5
<b>Households</b>			
2023 Estimated Households	8,886	54,485	108,968
2028 Projected Households	9,481	58,934	118,705
2020 Census Households	8,723	53,423	106,365
2010 Census Households	6,368	44,100	90,784
Projected Annual Growth 2023 to 2028	1.3%	1.6%	1.8%
Historical Annual Growth 2010 to 2023	3.0%	1.8%	1.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	57.9%	59.4%	60.2%
2023 Estimated Black or African American	5.6%	3.7%	3.4%
2023 Estimated Asian or Pacific Islander	19.0%	20.3%	17.6%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2023 Estimated Other Races	16.8%	15.9%	18.0%
2023 Estimated Hispanic	17.4%	15.9%	18.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$114,469	\$139,062	\$140,899
2023 Estimated Median Household Income	\$94,175	\$112,842	\$113,382
2023 Estimated Per Capita Income	\$54,766	\$55,439	\$53,555
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.7%	4.1%
2023 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.5%	3.1%
2023 Estimated High School Graduate	15.8%	15.3%	16.5%
2023 Estimated Some College	20.0%	19.8%	19.8%
2023 Estimated Associates Degree Only	6.2%	8.7%	8.5%
2023 Estimated Bachelors Degree Only	31.6%	29.6%	28.3%
2023 Estimated Graduate Degree	20.8%	21.3%	19.7%
<b>Business</b>			
2023 Estimated Total Businesses	1,041	5,102	10,313
2023 Estimated Total Employees	12,425	44,816	83,336
2023 Estimated Employee Population per Business	11.9	8.8	8.1
2023 Estimated Residential Population per Business	17.9	26.8	27.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.