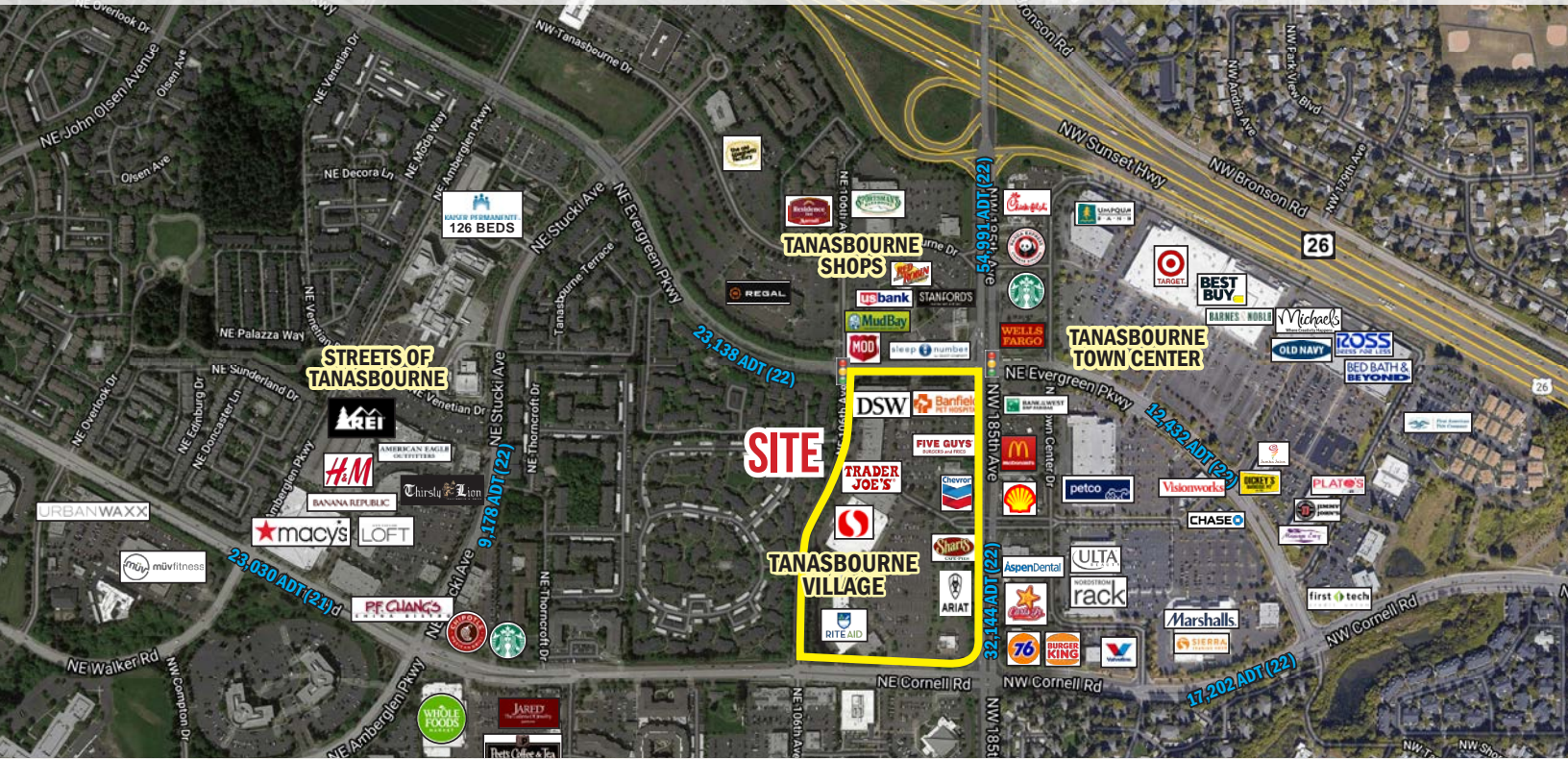


FOR LEASE TANASBOURNE VILLAGE



LOCATION

NWC of NE Cornell Rd and NW 185th Ave in Hillsboro, OR

AVAILABLE SPACE

- 2,000 SF

HIGHLIGHTS

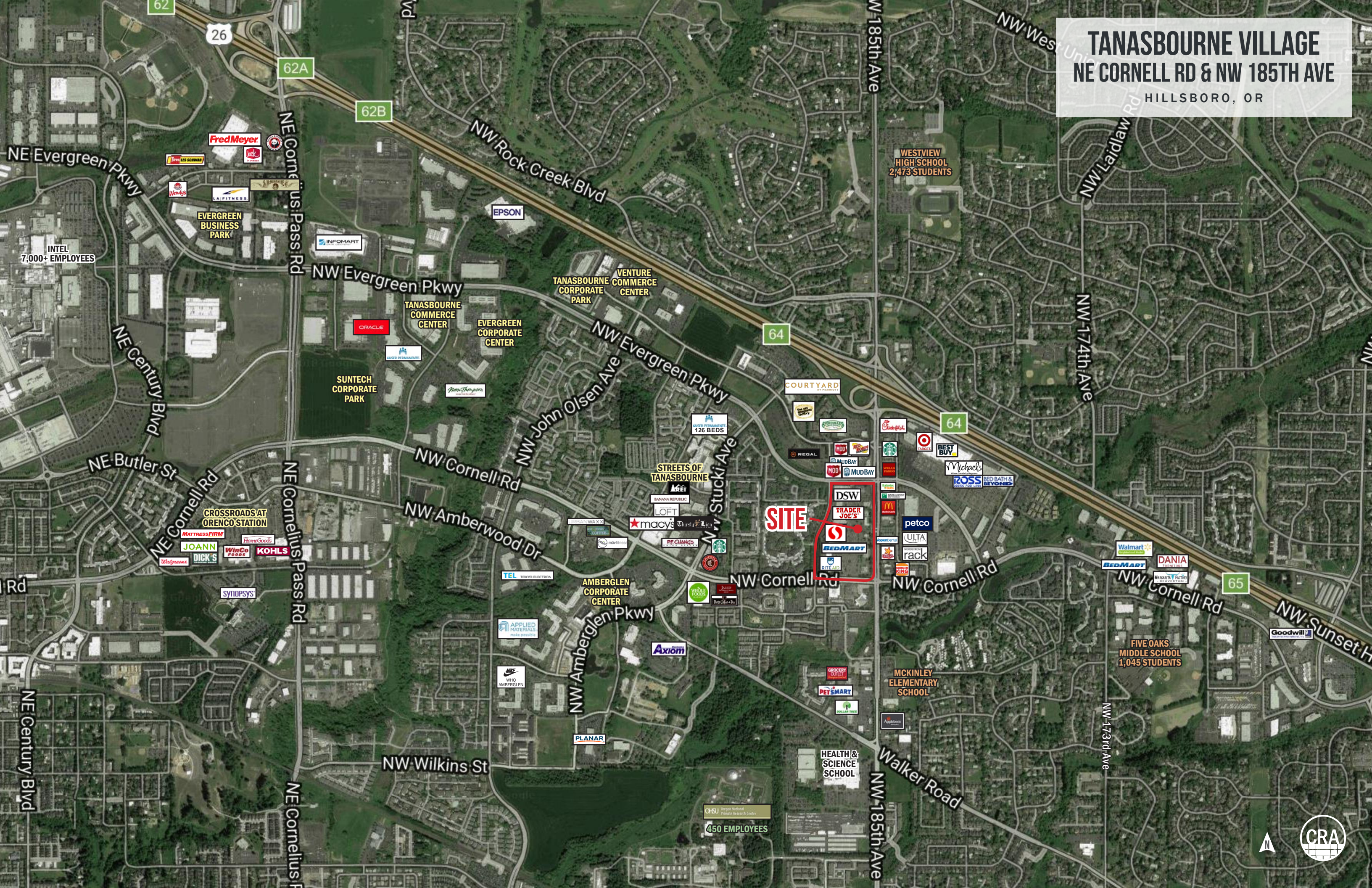
- Located in the heart of the Tanasbourne trade area off Highway 26 with high traffic volumes and great visibility to NW 185th Ave.
- Nearby Tanasbourne Town Center co-tenants include: Target, Best Buy, Michael's, Old Navy, Ross Dress for Less, Nordstrom Rack, Petco, Marshalls, Sierra Trading Post and Bed Bath & Beyond.
- Located in a vibrant and desirable economic corridor which is home to Intel, Genentech, Yahoo! and the nearby Nike World Headquarters in Beaverton.
- The center is in close proximity to Kaiser Permanente's Westside Medical Center which has over 1,100 employees.

TRAFFIC COUNTS

Highway 26 – 109,592 ADT ('22)
 NW 185th Ave – 54,991 ADT ('22)
 NW Evergreen Pkwy – 23,138 ADT ('22)



TANASBOURNE VILLAGE
NE CORNELL RD & NW 185TH AVE
HILLSBORO, OR



INTEL
7,000+ EMPLOYEES

Fred Meyer

EVERGREEN
BUSINESS PARK

SUNTECH
CORPORATE
PARK

CROSSROADS AT
ORENCO STATION

AMBERGLEN
CORPORATE
CENTER

ORU
450 EMPLOYEES

WESTVIEW
HIGH SCHOOL
2,473 STUDENTS

FIVE OAKS
MIDDLE SCHOOL
1,045 STUDENTS

MCKINLEY
ELEMENTARY
SCHOOL

SITE



TANASBOURNE VILLAGE NE CORNELL RD & NW 185TH AVE HILLSBORO, OR



**AVAILABLE
2,000 SF**

TANASBOURNE VILLAGE

- DSW
- SUNSET LIQUOR
- Banfield PET HOSPITAL
- BEDMART
- TRADER JOE'S
- Chevron
- Shell
- petco
- Sbaris
- ARIAT
- RITE AID
- Jollibee

TANASBOURNE TOWN CENTER

- Chick-fil-A
- UMPQUA BANK
- LA BOY
- STARBUCKS
- ZOOM+care
- at&t
- WELLS FARGO
- TARGET
- BEST BUY
- BARNES & NOBLE
- Michaels
- OLD NAVY
- ROSS DRESS FOR LESS
- BED BATH & BEYOND
- BANK OF THE WEST
- McDonald's
- petco
- ULTA BEAUTY
- NORDSTROM rack
- AspenDental
- Carls Jr.
- 76
- BURGER KING
- Marshall's
- SIERRA TRADING POST
- OLD CHICAGO

54,911 ADT (2022)

12,432 ADT (2022)

32,144 ADT (2022)

17,707 ADT (2022)

109,592 ADT (2022)

SITE PLAN

TANASBOURNE VILLAGE
NE CORNELL RD & NW 185TH AVE
HILLSBORO, OR



TENANT	SF
1 Jollibee	6,676
2 Accent Eyewear	3,500
3 Xfinity	4,268
4 Rite Aid	27,465
5 Nothing Bundt Cakes	2,068
6 Nutrishop	1,050
7 Zen Teriyaki	1,260
8 Ariat	3,100
9 Perfect Look	1,400
10 Odd Moe's Pizza	1,400
11 Key Bank	3,150
12 Great Harvest Bread Company	1,400
13 Rock Creek Cleaners	2,600
14 Hallmark Gold Crown	3,411
16 Elements Massage	3,448
17 Safeway	53,000
18 Shari's	4,209
19 Cold Stone Creamery	1,462
20 Great Clips	1,000
21 Crumbl Cookies	1,000
22 Connect Wireless	1,500
24 Trader Joe's	14,940
25 FedEx Office	5,850
26 Amazing Japan	3,000
27 Bo Bo Tea House	1,500
28 Subway	1,600
29 Pho Gabo Vietnamese Noodle	1,600
30 BedMart	3,780
31 Five Guys Burgers and Fries	2,250
32 Bach to Rock	2,400
33 AVAILABLE	2,000
34 The UPS Store	1,600
35 Menchie's Frozen Yogurt	1,600
36 Affordable Scrubs	1,600
37 DSW Shoe Warehouse	19,949
38 Vive Nails & Spa	2,000
39 Asian Kitchen Grill	2,000
40 Tanasbourne Dental Care	1,600
41 Gangnam Korean BBQ	3,200
42 Sunset Liquor	5,973
43 Banfield Pet Hospital	4,000

- NOT A PART
- AVAILABLE
- CURBSIDE PICK-UP ZONE



TANASBOURNE VILLAGE

NE CORNELL RD & NW 185TH AVE

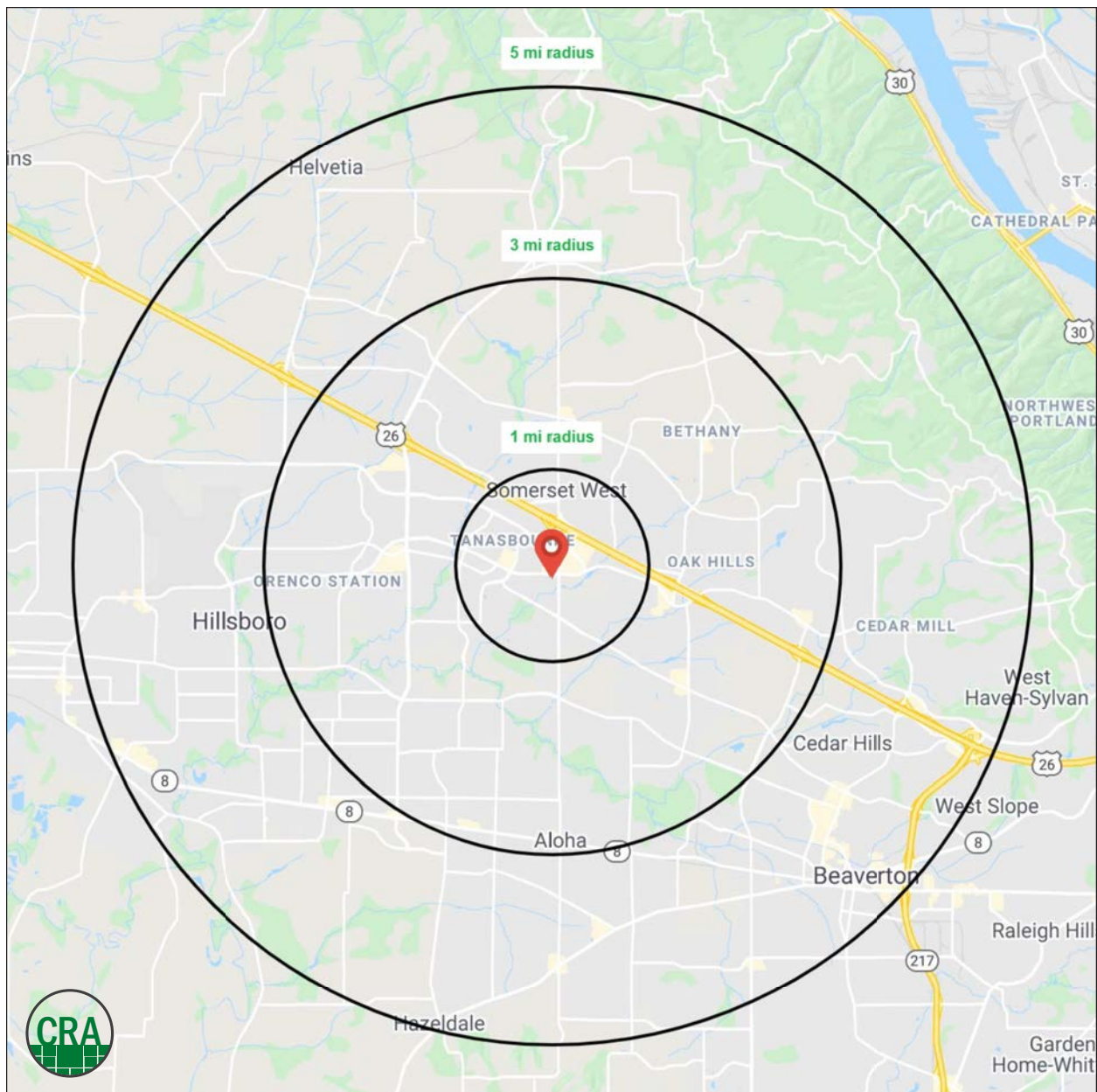
HILLSBORO, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	20,606	148,015	293,027
Projected Population 2028	21,236	153,461	304,104
Average HH Income	\$120,268	\$143,284	\$145,032
Median Home Value	\$485,054	\$505,670	\$516,831
Daytime Demographics 16+	15,993	79,915	164,047
Some College or Higher	80.9%	80.4%	77.4%

\$143,284
Average Household Income
3 MILE RADIUS

35.0
Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5364/-122.8687

NW 185th Ave Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	20,606	148,015	293,027
2028 Projected Population	21,236	153,461	304,104
2020 Census Population	20,275	145,932	289,721
2010 Census Population	18,399	119,625	248,285
Projected Annual Growth 2023 to 2028	0.6%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	0.9%	1.8%	1.4%
2023 Median Age	33.4	35.0	35.8
Households			
2023 Estimated Households	9,325	58,389	112,115
2028 Projected Households	10,060	63,404	121,826
2020 Census Households	9,081	56,875	109,501
2010 Census Households	8,122	46,212	93,544
Projected Annual Growth 2023 to 2028	1.6%	1.7%	1.7%
Historical Annual Growth 2010 to 2023	1.1%	2.0%	1.5%
Race and Ethnicity			
2023 Estimated White	61.1%	58.0%	60.7%
2023 Estimated Black or African American	4.3%	3.7%	3.4%
2023 Estimated Asian or Pacific Islander	19.7%	22.2%	17.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2023 Estimated Other Races	14.1%	15.4%	17.4%
2023 Estimated Hispanic	13.8%	15.3%	17.9%
Income			
2023 Estimated Average Household Income	\$120,268	\$143,284	\$145,032
2023 Estimated Median Household Income	\$98,666	\$117,147	\$115,839
2023 Estimated Per Capita Income	\$54,431	\$56,561	\$55,551
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.8%	3.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.3%	2.8%
2023 Estimated High School Graduate	15.1%	14.5%	15.9%
2023 Estimated Some College	21.6%	18.8%	19.7%
2023 Estimated Associates Degree Only	7.3%	8.3%	8.3%
2023 Estimated Bachelors Degree Only	31.9%	30.6%	29.0%
2023 Estimated Graduate Degree	20.2%	22.8%	20.5%
Business			
2023 Estimated Total Businesses	1,171	5,273	11,420
2023 Estimated Total Employees	11,260	42,738	88,040
2023 Estimated Employee Population per Business	9.6	8.1	7.7
2023 Estimated Residential Population per Business	17.6	28.1	25.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

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