

— FOR LEASE —

# NW CORNELIUS PASS & WEST UNION

HILLSBORO, OREGON



## LOCATION

6325 NW Cornelius Pass Rd | Hillsboro, OR

## AVAILABLE SPACE

4,200 SF

## LEASE RATE

Please call for details

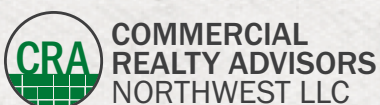
## TRAFFIC COUNTS

Cornelius Pass Rd – 31,099 ADT ('22)

NW West Union Rd – 4,696 ADT ('22)

## HIGHLIGHTS

- Easy access to Highway 26.
- Anchored by McDonald's, Arco AM/PM and Touchstone Preschool.
- Close proximity to TopGolf, Portland Community College, Rock Creek Golf Course, Intel, Fred Meyer and Hillsboro Stadium.
- Key signalized intersection that serves the residential and daytime population in an area that is underserved by retail and restaurant services.

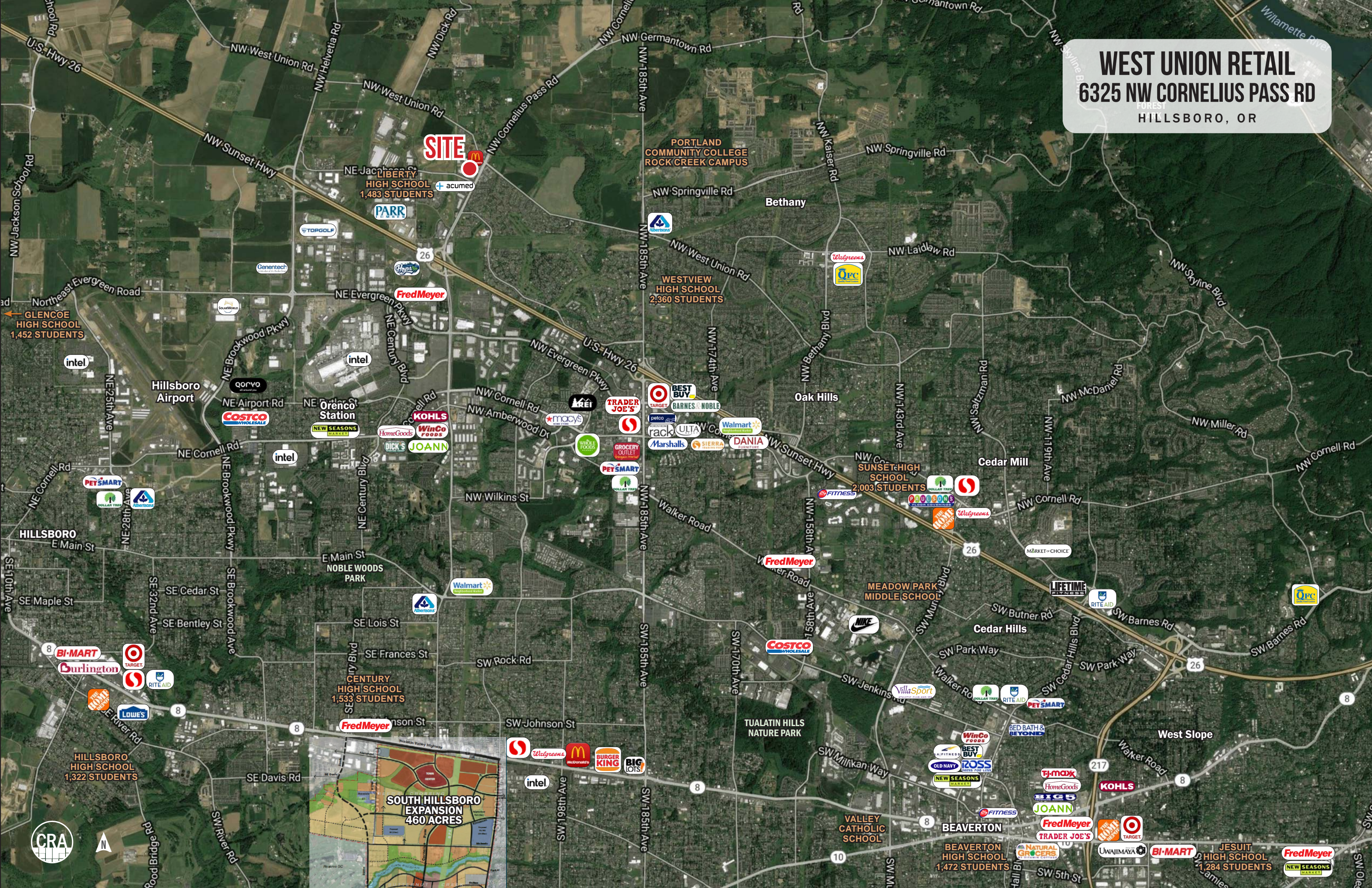


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**WEST UNION RETAIL**  
**6325 NW CORNELIUS PASS RD**  
FOREST  
HILLSBORO, OR







WINDOW COVERINGS

AVAILABLE  
4,200 SF

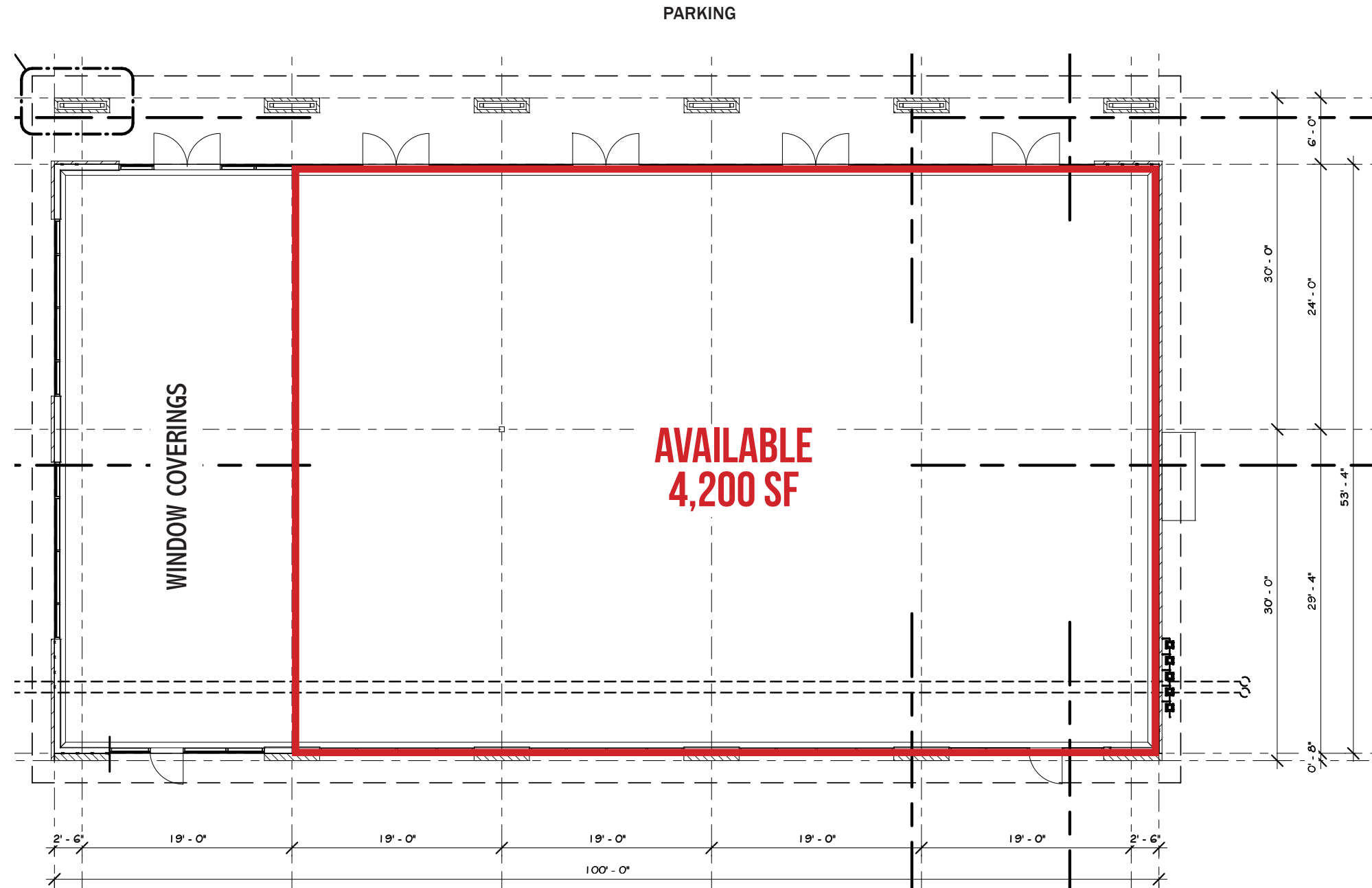
Touchstone  
School

McDonald's

NW Cornelius Pass Rd

NW West Union Rd





NW CORNELIUS PASS RD



# WEST UNION RETAIL

## 6325 NW CORNELIUS PASS RD

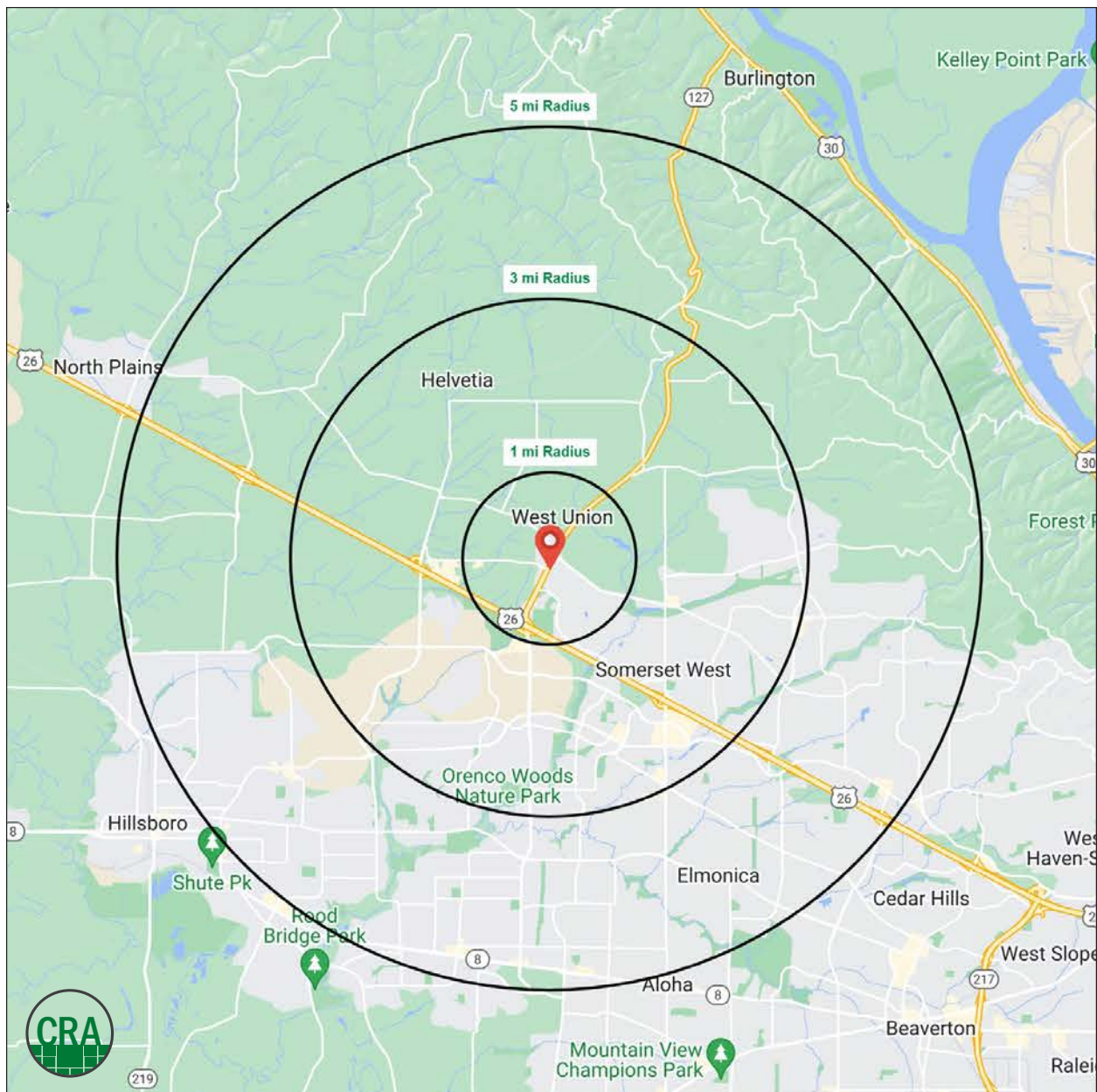
HILLSBORO, OR

### DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2023) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2023       | 3,486     | 65,249    | 199,952   |
| Average HH Income               | \$124,387 | \$141,457 | \$147,068 |
| Median HH Income                | \$114,667 | \$120,263 | \$119,911 |
| Median Home Value               | \$561,098 | \$532,705 | \$517,621 |
| Daytime Demographics 16+        | 3,254     | 43,149    | 109,335   |
| Some College or Higher          | 80.7%     | 83.5%     | 78.7%     |

**\$124,387**  
Average Household Income  
1 MILE RADIUS

**35.3**  
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: 45.5655/-122.8949

| <b>6325 NW Cornelius Pass Rd<br/>Hillsboro, OR 97124</b> | <b>1 mi<br/>radius</b> | <b>3 mi<br/>radius</b> | <b>5 mi<br/>radius</b> |
|--|------------------------|------------------------|------------------------|
| <b>Population</b>  |                        |                        |                        |
| 2023 Estimated Population                                | 3,486                  | 65,249                 | 199,952                |
| 2028 Projected Population                                | 3,540                  | 66,786                 | 207,211                |
| 2020 Census Population                                   | 3,453                  | 64,588                 | 197,556                |
| 2010 Census Population                                   | 3,282                  | 49,332                 | 167,298                |
| Projected Annual Growth 2023 to 2028                     | 0.3%                   | 0.5%                   | 0.7%                   |
| Historical Annual Growth 2010 to 2023                    | 0.5%                   | 2.5%                   | 1.5%                   |
| 2023 Median Age  | 41.9                   | 35.3                   | 35.5                   |
| <b>Households</b>  |                        |                        |                        |
| 2023 Estimated Households                                | 1,410                  | 28,071                 | 75,942                 |
| 2028 Projected Households                                | 1,502                  | 30,100                 | 82,412                 |
| 2020 Census Households                                   | 1,377                  | 27,449                 | 74,122                 |
| 2010 Census Households                                   | 1,342                  | 20,743                 | 62,088                 |
| Projected Annual Growth 2023 to 2028                     | 1.3%                   | 1.4%                   | 1.7%                   |
| Historical Annual Growth 2010 to 2023                    | 0.4%                   | 2.7%                   | 1.7%                   |
| <b>Race and Ethnicity</b>                                |                        |                        |                        |
| 2023 Estimated White                                     | 76.2%                  | 58.8%                  | 59.4%                  |
| 2023 Estimated Black or African American                 | 1.6%                   | 3.7%                   | 3.2%                   |
| 2023 Estimated Asian or Pacific Islander                 | 9.9%                   | 23.9%                  | 20.1%                  |
| 2023 Estimated American Indian or Native Alaskan         | 0.4%                   | 0.5%                   | 0.8%                   |
| 2023 Estimated Other Races                               | 11.9%                  | 13.0%                  | 16.5%                  |
| 2023 Estimated Hispanic                                  | 11.2%                  | 12.5%                  | 16.9%                  |
| <b>Income</b>  |                        |                        |                        |
| 2023 Estimated Average Household Income                  | \$124,387              | \$141,457              | \$147,068              |
| 2023 Estimated Median Household Income                   | \$114,667              | \$120,263              | \$119,911              |
| 2023 Estimated Per Capita Income                         | \$50,334               | \$60,862               | \$55,908               |
| <b>Education (Age 25+)</b>                               |                        |                        |                        |
| 2023 Estimated Elementary (Grade Level 0 to 8)           | 0.4%                   | 1.6%                   | 3.2%                   |
| 2023 Estimated Some High School (Grade Level 9 to 11)    | 2.3%                   | 2.2%                   | 2.6%                   |
| 2023 Estimated High School Graduate                      | 16.6%                  | 12.7%                  | 15.5%                  |
| 2023 Estimated Some College                              | 22.0%                  | 18.1%                  | 19.4%                  |
| 2023 Estimated Associates Degree Only                    | 12.2%                  | 6.7%                   | 8.2%                   |
| 2023 Estimated Bachelors Degree Only                     | 30.0%                  | 31.8%                  | 29.4%                  |
| 2023 Estimated Graduate Degree                           | 16.6%                  | 26.9%                  | 21.8%                  |
| <b>Business</b>  |                        |                        |                        |
| 2023 Estimated Total Businesses                          | 241                    | 2,848                  | 6,979                  |
| 2023 Estimated Total Employees                           | 2,175                  | 26,865                 | 57,656                 |
| 2023 Estimated Employee Population per Business          | 9.0                    | 9.4                    | 8.3                    |
| 2023 Estimated Residential Population per Business       | 14.5                   | 22.9                   | 28.7                   |



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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