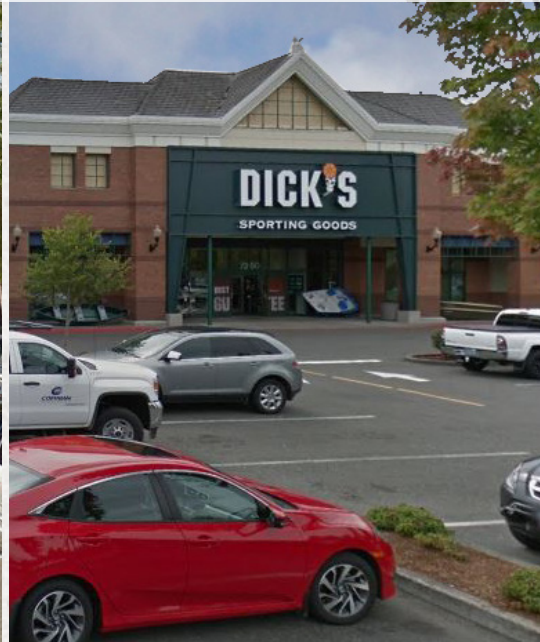


CROSSROADS AT ORENCO STATION

FOR LEASE | HILLSBORO, OREGON



LOCATION

7290 NE Butler Street | Hillsboro, OR

AVAILABLE SPACE

- 1,160 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Cornell Rd – 45,020 ADT ('22)

Cornelius Pass – 27,348 ADT ('22)

HIGHLIGHTS

- Prime westside location at Cornell Rd and Cornelius Pass Rd.
- Accessible from Hwy 26, Hwy 8, and the MAX line.
- Anchored by Kohl's, Dick's Sporting Goods, WinCo Foods, Home Goods, JoAnn and Walgreens.
- Major employers in the area include Intel, Applied Materials, Epson, Qorvo, Thermo Fisher Scientific and other high-volume retailers such as Costco and New Seasons.



Orenco Station is an award-winning suburban mixed-use development, surrounded by vibrant neighborhoods, major employers, and many high-volume retailers.



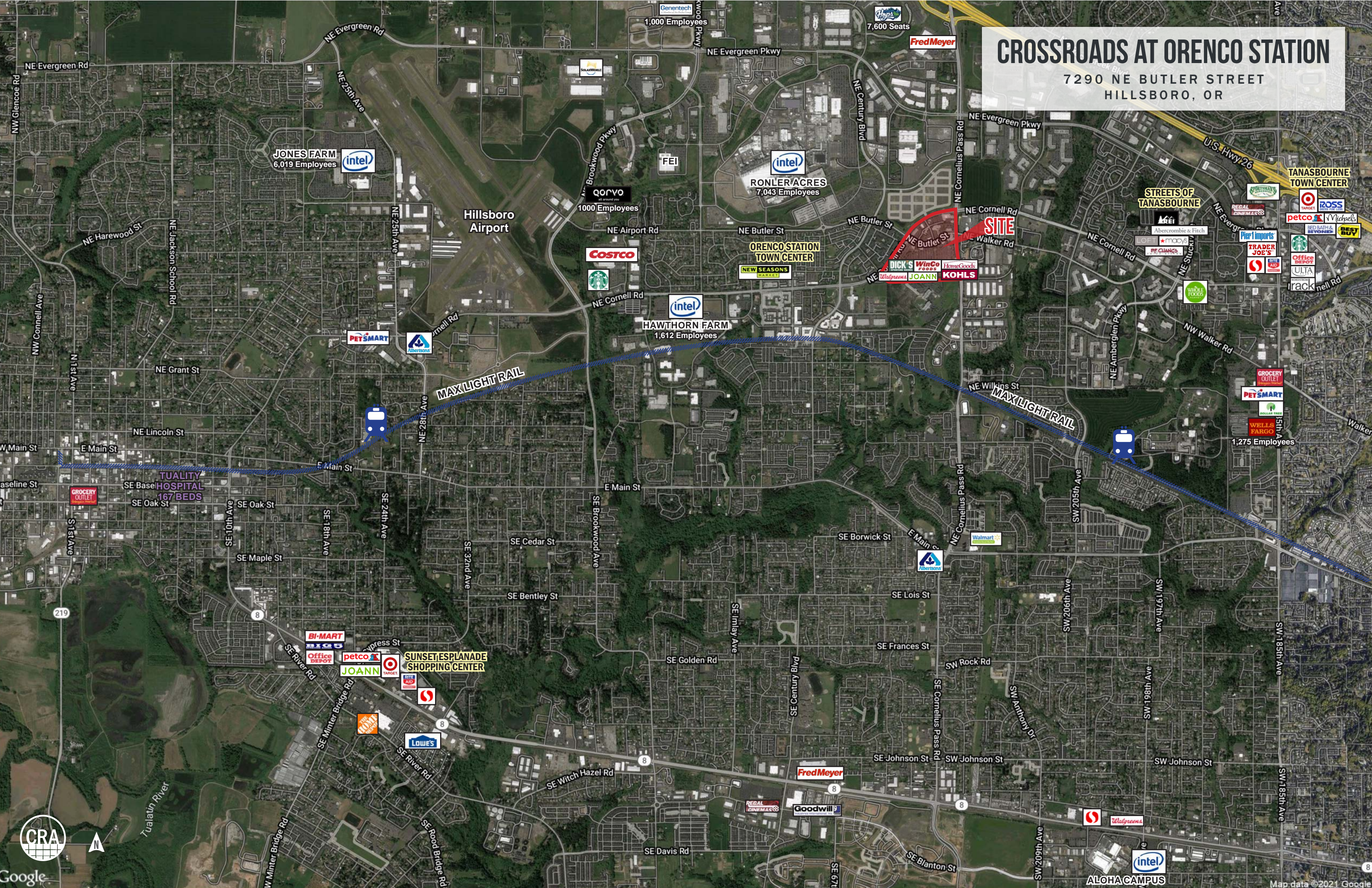
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
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503.274.0211
www.cra-nw.com

CROSSROADS AT ORENCO STATION

7290 NE BUTLER STREET
HILLSBORO, OR



JONES FARM
6,019 Employees



1,000 Employees

7,600 Seats



QORVO
1000 Employees



RONLER ACRES
7,043 Employees



Hillsboro Airport

COSTCO



ORENCO STATION TOWN CENTER

NEW SEASONS

HAWTHORN FARM
1,612 Employees



DICK'S
WinCo
HomeGoods
JOANN
KOHL'S

SITE

STREETS OF TANASBOURNE

TANASBOURNE TOWN CENTER

petco
ROSS
Nichols
RED BATHS
BEST BUY

TRADER JOE'S

Office DEPOT
ULTA
rack

GROCERY OUTLET

PETSMART
WELLS FARGO

1,275 Employees



CROSSROADS AT ORENCO STATION

7290 NE BUTLER STREET
HILLSBORO, OR

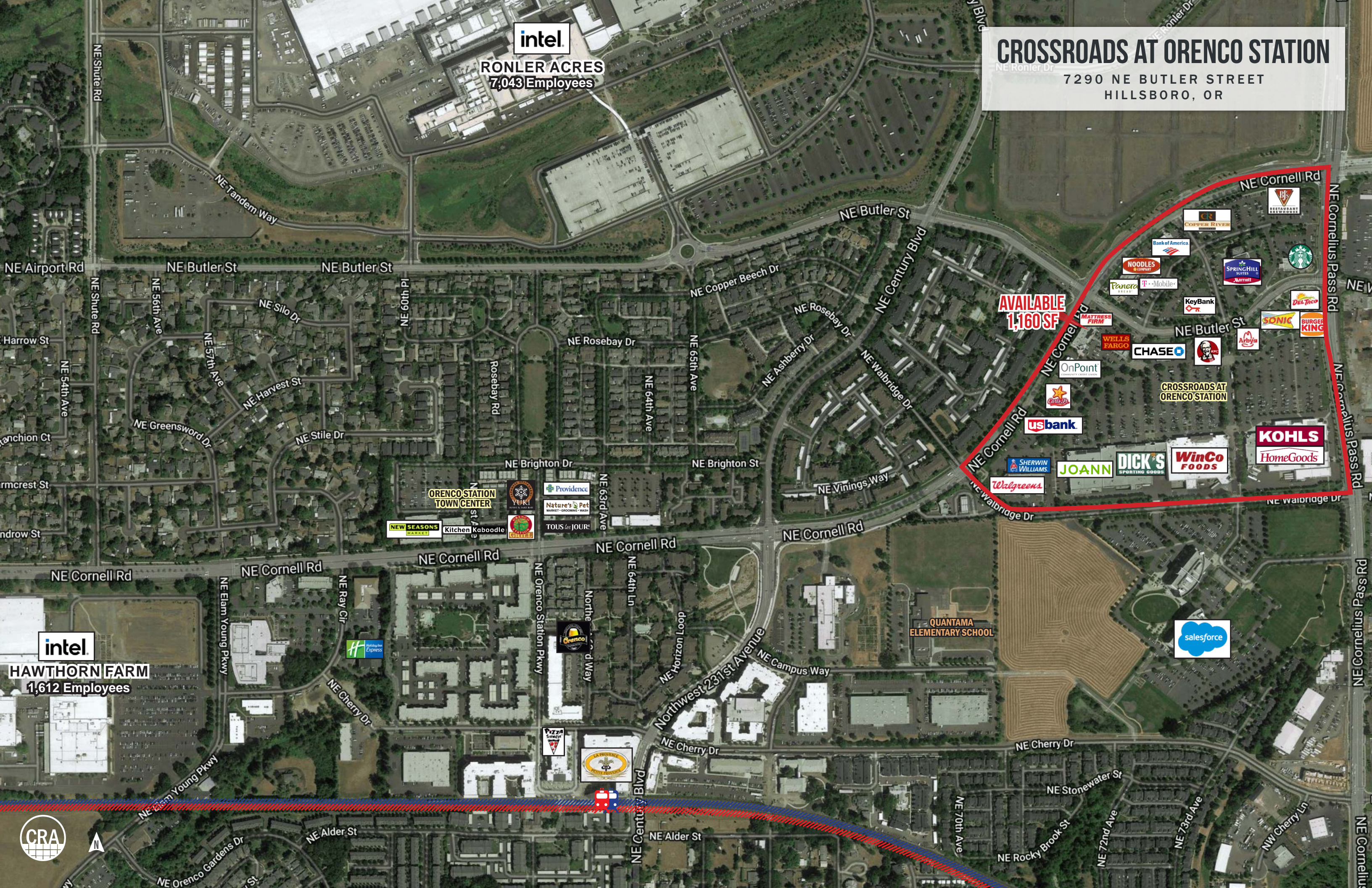
intel

RONLER ACRES
7,043 Employees

AVAILABLE
1,160 SF

intel

HAWTHORN FARM
1,612 Employees



CROSSROADS AT ORENCO STATION

7290 NE BUTLER STREET
HILLSBORO, OR

NE Cornelius Pass Rd

KOHL'S

HomeGoods

**WinCo
FOODS**

**CURRY
PIZZA
HOUSE**

chiroXone

**DICK'S
SPORTING GOODS**

JOANN

SHERWIN
WILLIAMS

Walgreens

usbank

Caribby

CHASE

**WELLS
FARGO**

OnPoint
COMMUNITY CREDIT UNION

THE JOINT
...the chiropractic place

MUSASHI'S

MATTRESS FIRM

**AVAILABLE
1,160 SF**

NE Butler St

NE Cornell Rd

Panera
BREAD

Jamba Juice

BenchMark
PHYSICAL THERAPY



Google



CROSSROADS AT ORENCO STATION

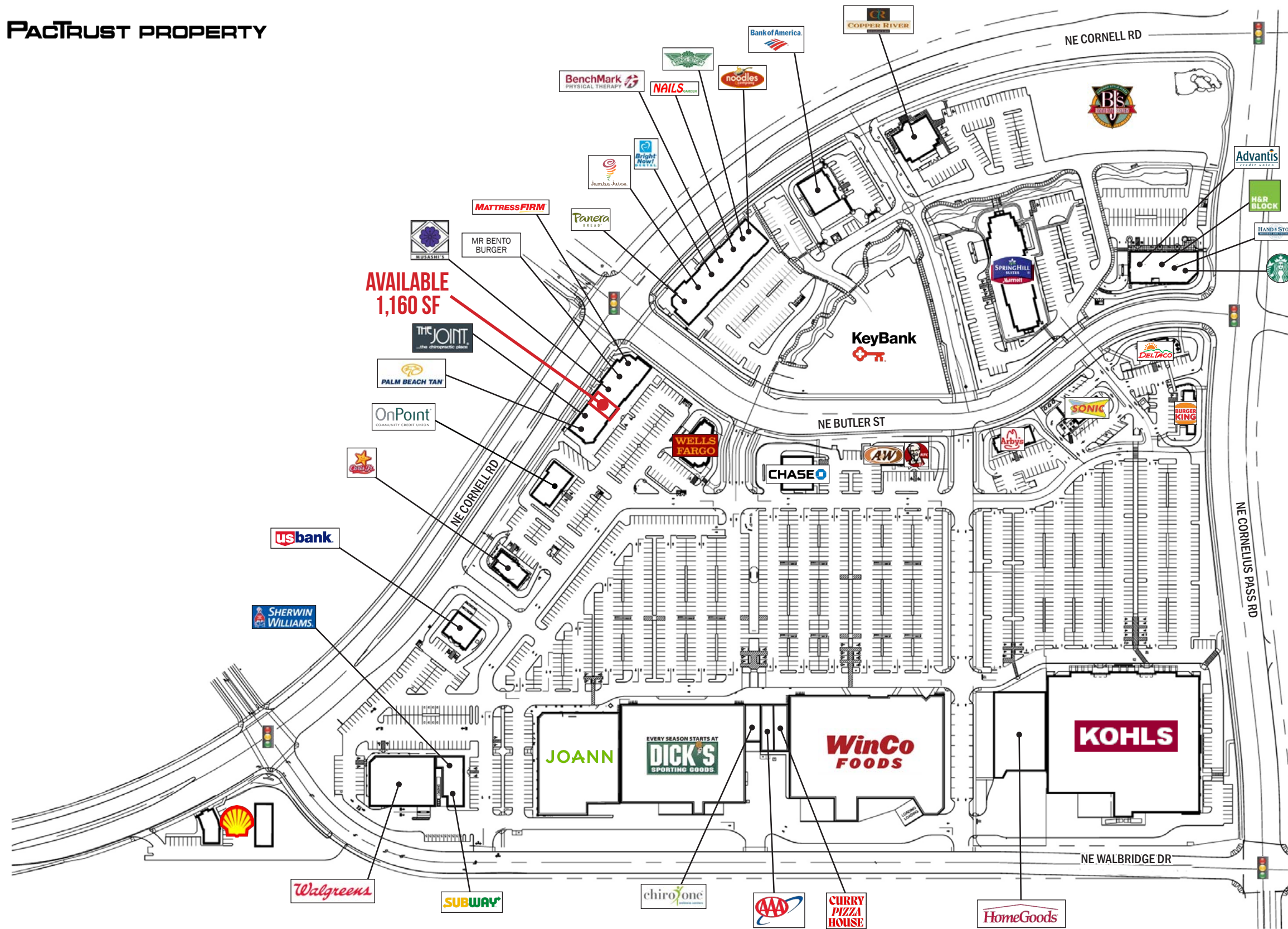
7290 NE BUTLER STREET
HILLSBORO, OR

SITE PLAN



A PACTRUST PROPERTY

intel.



CROSSROADS AT ORENCO STATION

7290 NE BUTLER STREET
HILLSBORO, OR

DEMOGRAPHIC SUMMARY

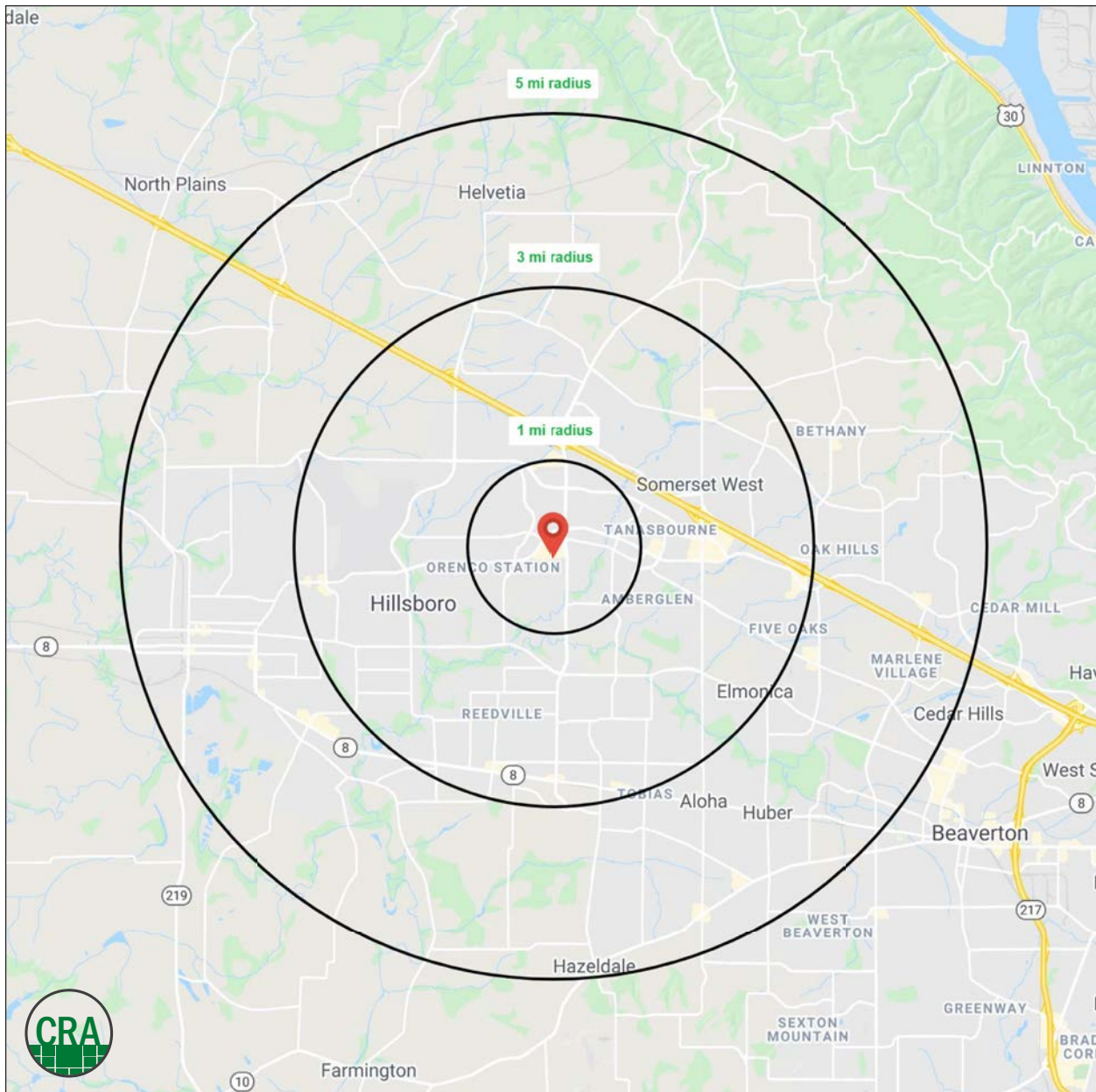
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	19,566	120,936	269,105
Projected Population 2028	20,016	125,015	279,920
Average HH Income	\$151,372	\$135,411	138,934
Total Households	9,657	47,467	101,004
Total Businesses	736	4,538	9,537
Daytime Demographics 16+	10,861	72,152	149,808

\$151,372

Average Household Income
1 MILE RADIUS

32.5

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: 45.5354/-122.904

Crossroads at Orenco Station	1 mi radius	3 mi radius	5 mi radius
Hillsboro, OR 97124			
Population			
2023 Estimated Population	19,566	120,936	269,105
2028 Projected Population	20,016	125,015	279,920
2020 Census Population	19,050	119,730	266,008
2010 Census Population	12,450	103,179	229,418
Projected Annual Growth 2023 to 2028	0.5%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	4.4%	1.3%	1.3%
2023 Median Age	32.5	34.5	35.2
Households			
2023 Estimated Households	9,657	47,467	101,004
2028 Projected Households	10,343	51,401	110,089
2020 Census Households	9,298	46,409	98,600
2010 Census Households	5,804	39,174	84,186
Projected Annual Growth 2023 to 2028	1.4%	1.7%	1.8%
Historical Annual Growth 2010 to 2023	5.1%	1.6%	1.5%
Race and Ethnicity			
2023 Estimated White	57.4%	60.6%	60.0%
2023 Estimated Black or African American	4.8%	3.7%	3.6%
2023 Estimated Asian or Pacific Islander	22.6%	17.3%	17.5%
2023 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.9%
2023 Estimated Other Races	14.7%	17.6%	18.1%
2023 Estimated Hispanic	14.6%	18.2%	19.1%
Income			
2023 Estimated Average Household Income	\$151,372	\$135,411	\$138,934
2023 Estimated Median Household Income	\$120,496	\$108,991	\$112,215
2023 Estimated Per Capita Income	\$74,709	\$53,198	\$52,241
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	3.2%	4.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.8%	3.2%
2023 Estimated High School Graduate	10.9%	17.3%	16.8%
2023 Estimated Some College	17.0%	21.1%	20.2%
2023 Estimated Associates Degree Only	6.3%	9.0%	8.7%
2023 Estimated Bachelors Degree Only	30.3%	27.9%	27.8%
2023 Estimated Graduate Degree	31.8%	18.7%	19.1%
Business			
2023 Estimated Total Businesses	736	4,538	9,537
2023 Estimated Total Employees	6,978	41,690	79,312
2023 Estimated Employee Population per Business	9.5	9.2	8.3
2023 Estimated Residential Population per Business	26.6	26.7	28.2

For more information, please contact:

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KELLI MAKS 503.680.3765 | kelli@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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