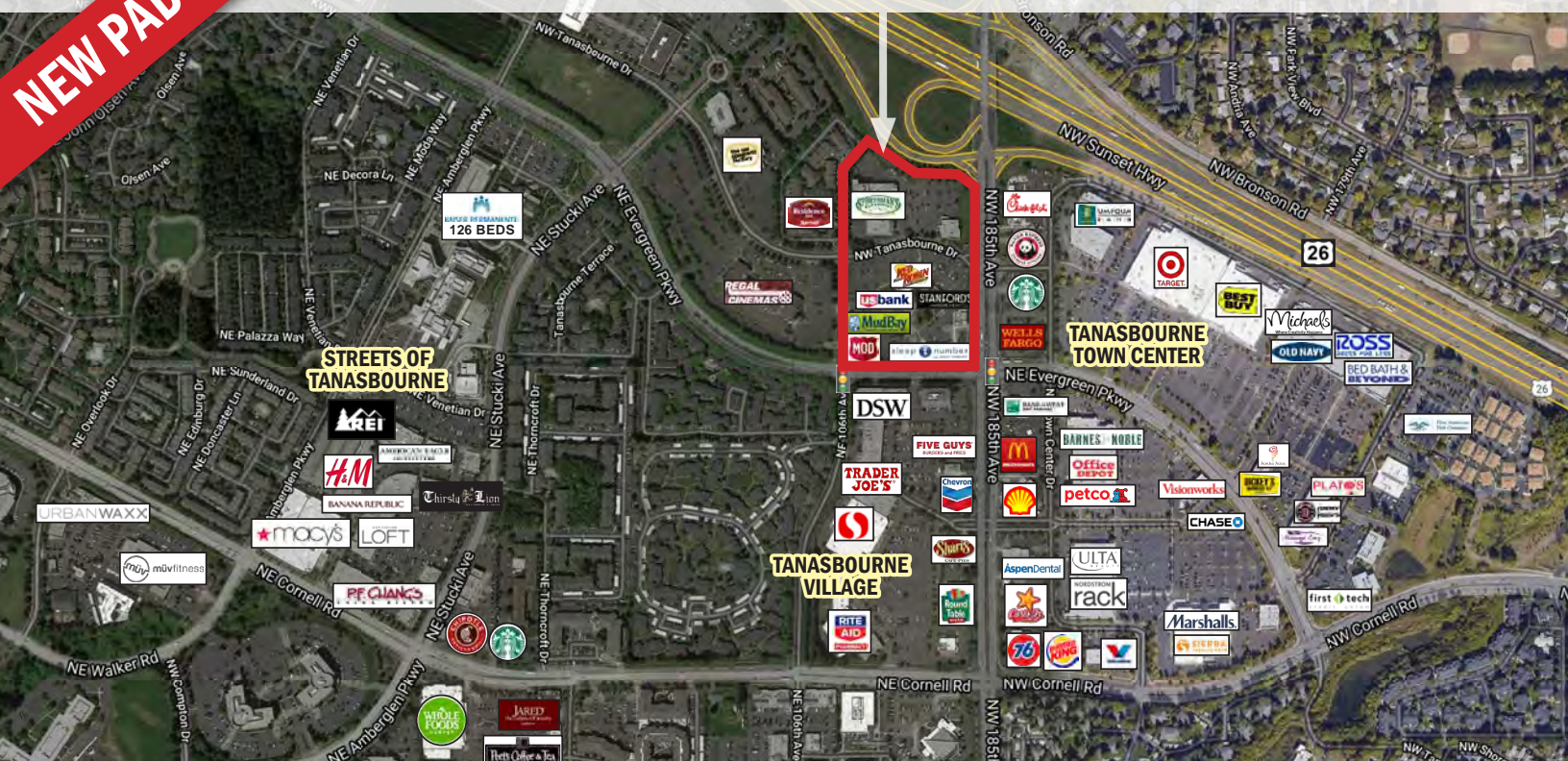


NEW PAD BUILDINGS

FOR LEASE TANASBOURNE SHOPS



LOCATION

NWC of NW Evergreen Pkwy and NW 185th Ave in Hillsboro, OR

AVAILABLE SPACE

6,500 SF | Two New Pad Buildings (Build-to-suit up to 6,000 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, Nordstrom Rack, Marshalls, Sierra Trading Post, Office Depot, Barnes & Noble 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 - 112,810 ADT ('20)
 NW 185th Ave - 54,409 ADT ('18)
 NW Evergreen Pkwy - 20,931 ADT ('20)

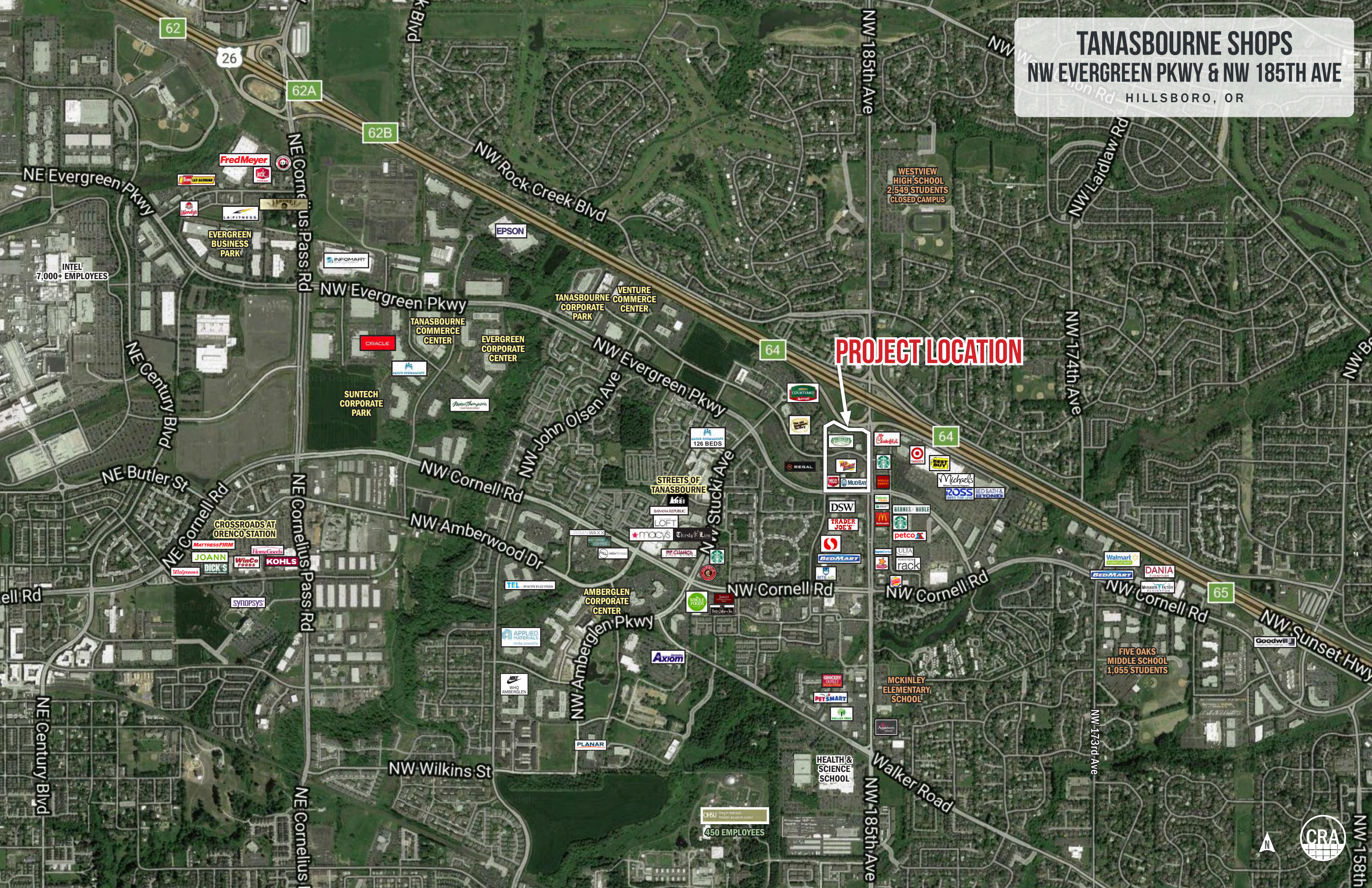


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TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE
HILLSBORO, OR



PROJECT LOCATION

WESTVIEW HIGH SCHOOL
2,549 STUDENTS
CLOSED CAMPUS

INTEL
7,000+ EMPLOYEES

EVERGREEN BUSINESS PARK

CROSSROADS AT ORENCO STATION

STREETS OF TANASBOURNE

AMBERGLEN CORPORATE CENTER

FIVE OAKS MIDDLE SCHOOL
1,055 STUDENTS

MCKINLEY ELEMENTARY SCHOOL

OHSU Oregon Health Sciences University
450 EMPLOYEES



TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

SITE PLAN

HILLSBORO, OR



STREETS OF TANASBOURNE



SEPHORA



AMERICAN EAGLE OUTFITTERS

VICTORIA'S SECRET

LOFT



TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

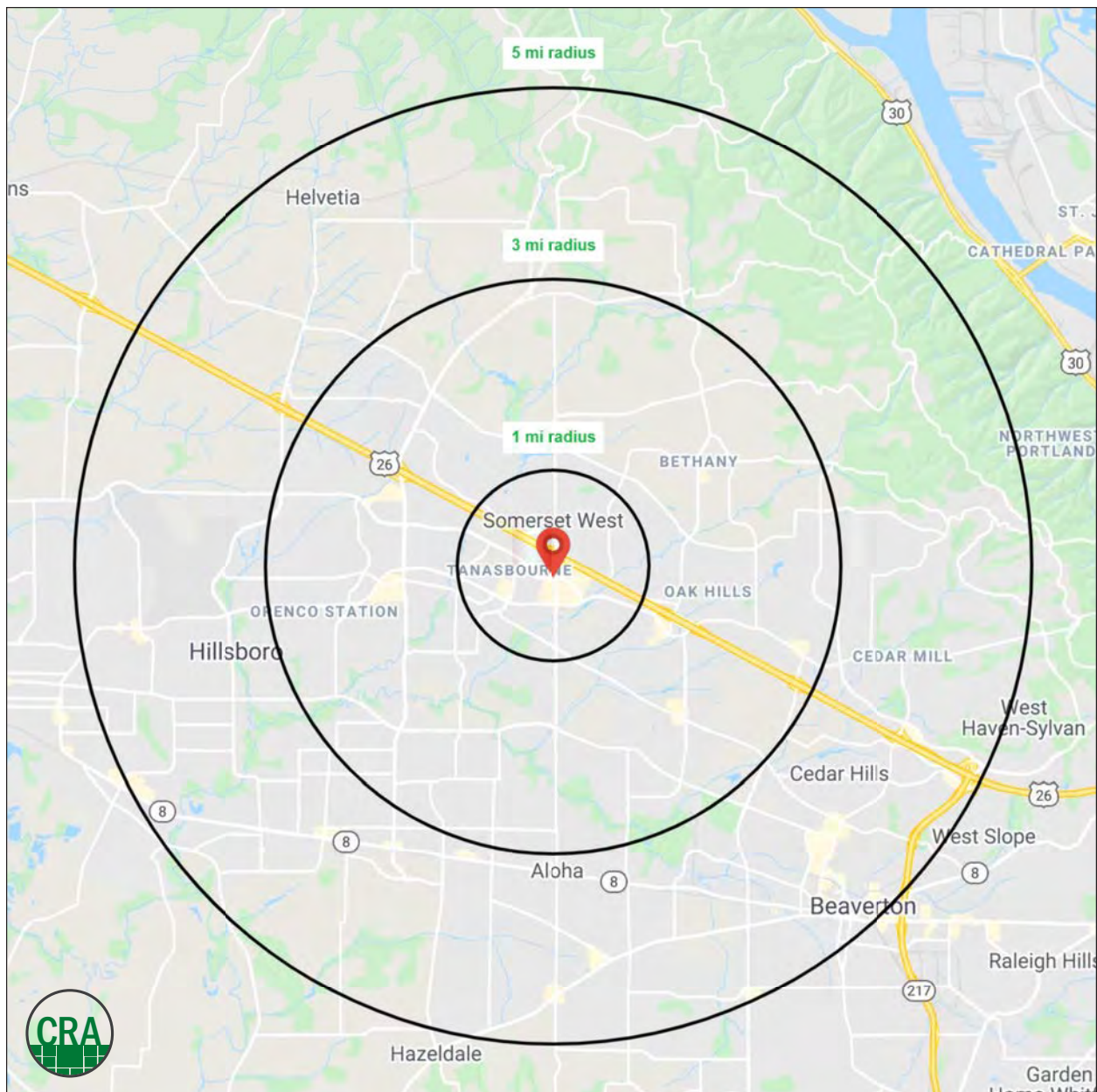
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	22,237	143,264	283,610
Average HH Income	\$98,651	\$116,276	\$116,669
Median HH Income	\$85,565	\$98,407	\$95,463
Median Home Value	\$409,020	\$432,196	\$438,168
Daytime Demographics 16+	15,236	81,988	166,911
Some College or Higher	80.8%	80.8%	76.7%

\$116,276

Average Household Income
3 MILE RADIUS

81,988

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.54/-122.8682

RS1

Tanasbourne Shops

Hillsboro, OR 97124

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	22,237	143,264	283,610
	2025 Projected Population	23,480	150,766	297,766
	2010 Census Population	19,337	114,921	237,120
	2000 Census Population	17,575	88,369	191,723
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	1.3%	3.1%	2.4%
	2020 Median Age	34.5	34.7	35.5
HOUSEHOLDS	2020 Estimated Households	9,758	55,965	107,990
	2025 Projected Households	10,360	59,139	113,982
	2010 Census Households	8,465	44,448	89,527
	2000 Census Households	7,713	34,218	72,824
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.3%	3.2%	2.4%
RACE AND ETHNICITY	2020 Estimated White	64.7%	63.8%	66.7%
	2020 Estimated Black or African American	3.4%	3.5%	3.2%
	2020 Estimated Asian or Pacific Islander	20.9%	21.6%	16.5%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.7%
	2020 Estimated Other Races	10.4%	10.5%	12.8%
	2020 Estimated Hispanic	11.4%	12.8%	16.9%
INCOME	2020 Estimated Average Household Income	\$98,651	\$116,276	\$116,669
	2020 Estimated Median Household Income	\$85,565	\$98,407	\$95,463
	2020 Estimated Per Capita Income	\$43,417	\$45,482	\$44,494
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.8%	3.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.3%	4.0%
	2020 Estimated High School Graduate	13.4%	13.2%	15.5%
	2020 Estimated Some College	18.1%	17.5%	19.4%
	2020 Estimated Associates Degree Only	10.5%	9.1%	9.4%
	2020 Estimated Bachelors Degree Only	30.2%	30.5%	28.2%
	2020 Estimated Graduate Degree	22.0%	23.7%	19.7%
BUSINESS	2020 Estimated Total Businesses	854	3,796	8,566
	2020 Estimated Total Employees	9,797	46,816	96,202
	2020 Estimated Employee Population per Business	11.5	12.3	11.2
	2020 Estimated Residential Population per Business	26.1	37.7	33.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

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