

# CROSSROADS AT ORENCO STATION

FOR LEASE | HILLSBORO, OREGON



## LOCATION

7290 NE Butler Street | Hillsboro, OR 97124

## AVAILABLE SPACE

100% Fully Leased!

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Cornell Rd – 45,020 ADT ('22)

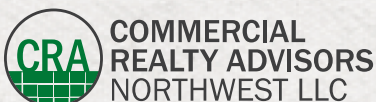
Cornelius Pass – 27,348 ADT ('22)

## 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.

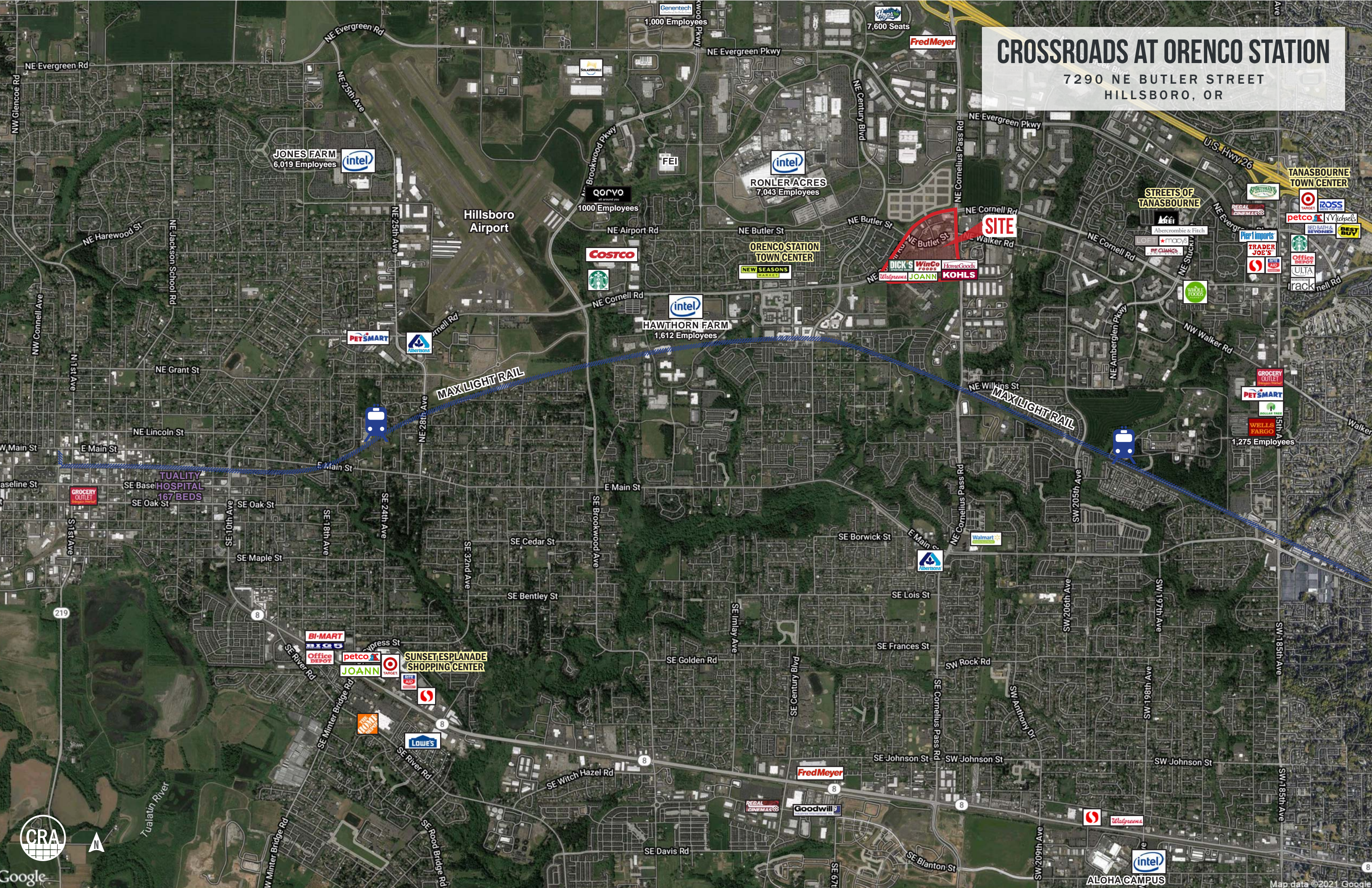


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7290 NE BUTLER STREET  
HILLSBORO, OR



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7290 NE BUTLER STREET  
HILLSBORO, OR

intel

RONLER ACRES  
7,043 Employees

intel

HAWTHORN FARM  
1,612 Employees



NE Shure Rd

NE Tandem Way

NE Airport Rd

NE Butler St

NE Butler St

NE 56th Ave

NE Silo Dr

NE 60th Pl

NE Rosebay Dr

NE 64th Ave

NE Copper Beech Dr

NE Rosebay Dr

NE Ashberry Dr

NE Century Blvd

NE Walbridge Dr

Harrow St

NE 54th Ave

anchion Ct

rmcrest St

ndrow St

NE Greensword Dr

NE Harvest St

NE Stile Dr

Rosebay Rd

NE Brighton Dr

NE Brighton St

NE 63rd Ave

NE Vinings Way

ORENCO STATION TOWN CENTER

YUKI

Providence

TOUS les JOURS

NEW SEASONS MARKET

Kitchen Kaboodle

NE Cornell Rd

NE Cornell Rd

NE Cornell Rd

NE Cornell Rd

NE Cornell Rd

NE Elam Young Pkwy

NE Ray Cir

NE Orenco Station Pkwy

NE 64th Ln

Northwest 231st Avenue

NE Campus Way

QUANTAMA ELEMENTARY SCHOOL

HAWTHORN FARM  
1,612 Employees

NE Cherry Dr

PIZZA SHERWIN

ORENCO STATION

NE Century Blvd

NE Alder St

NE Horizon Loop

NE Cherry Dr

NE Stonewater St

NE 70th Ave

NE Rocky Brook St

NE 72nd Ave

NE 73rd Ave

NW Cherry Ln

NE Cornell Rd

NE Cornelius Pass Rd

NE Cornelius Pass Rd

NE Cornelius Pass Rd

NE Cornelius Pass Rd

RESTAURANT

COPPER RIVER

Bank of America

NOODLES & COMPANY

Panera

KeyBank

WELLS FARGO

CHASE

OnPoint

us bank

SHERWIN WILLIAMS

JOANN

DICK'S SPORTING GOODS

WinCo FOODS

KOHL'S

HomeGoods

CROSSROADS AT ORENCO STATION

KeyBank

KFC

Arby's

DEL TACO

BURGER KING

SPRINGHILL SUITES

Starbucks

Bank of America

COPPER RIVER

RESTAURANT

salesforce



# 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**

**SUBWAY**

SHERWIN  
WILLIAMS

Walgreens

**usbank**

Caribby

**CHASE**

**WELLS  
FARGO**

OnPoint  
COMMUNITY CREDIT UNION

**THE JOINT**  
...the chiropractic place

MUSASHI'S

**MATTRESS FIRM**

NE Butler St

NE Cornell Rd

Panera  
BREAD

Jamba Juice

BenchMark  
PHYSICAL THERAPY



Google



# CROSSROADS AT ORENCO STATION

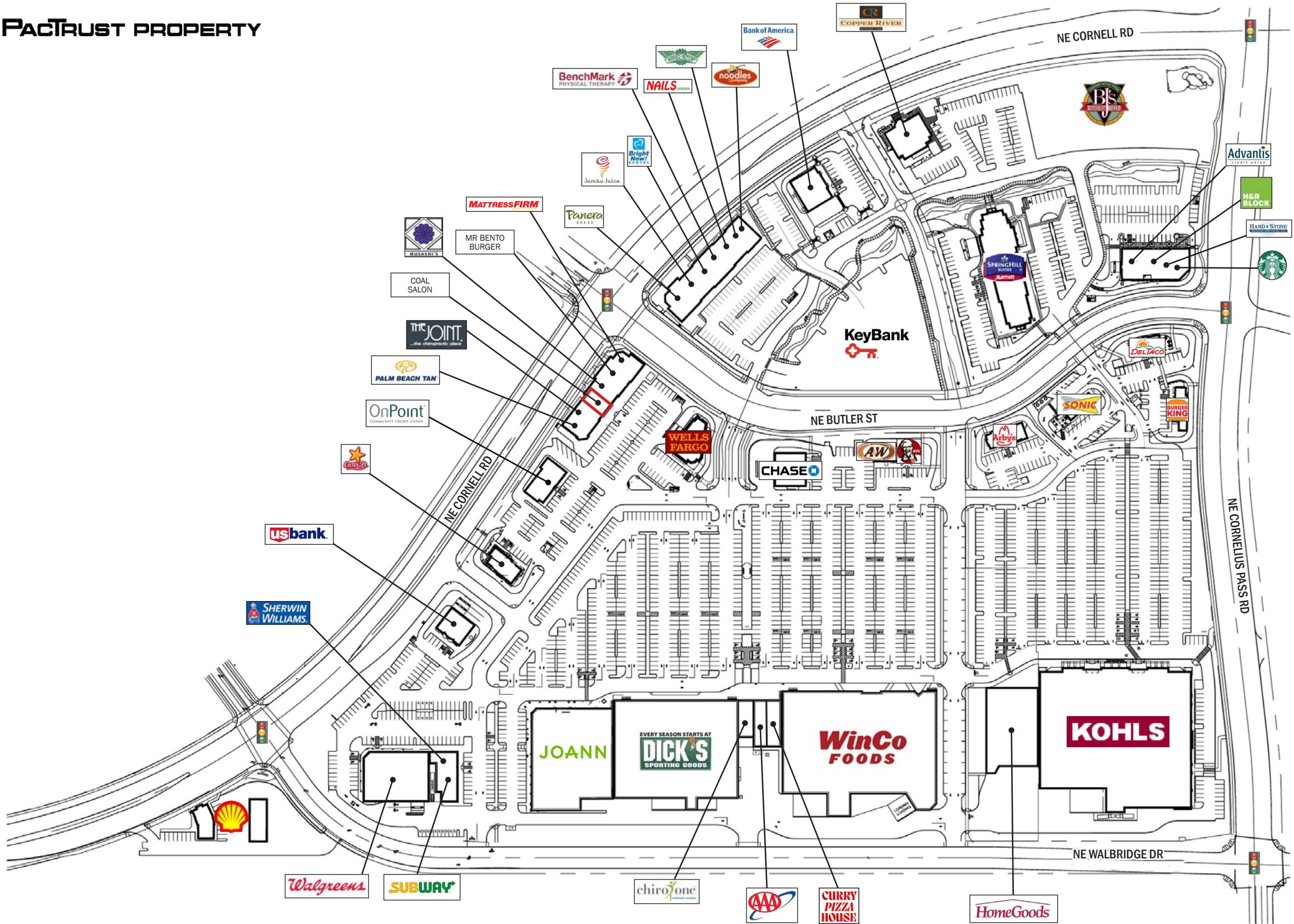
7290 NE BUTLER STREET  
HILLSBORO, OR

## SITE PLAN



A PACTRUST PROPERTY

intel.



# CROSSROADS AT ORENCO STATION

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HILLSBORO, OR

## DEMOGRAPHIC SUMMARY

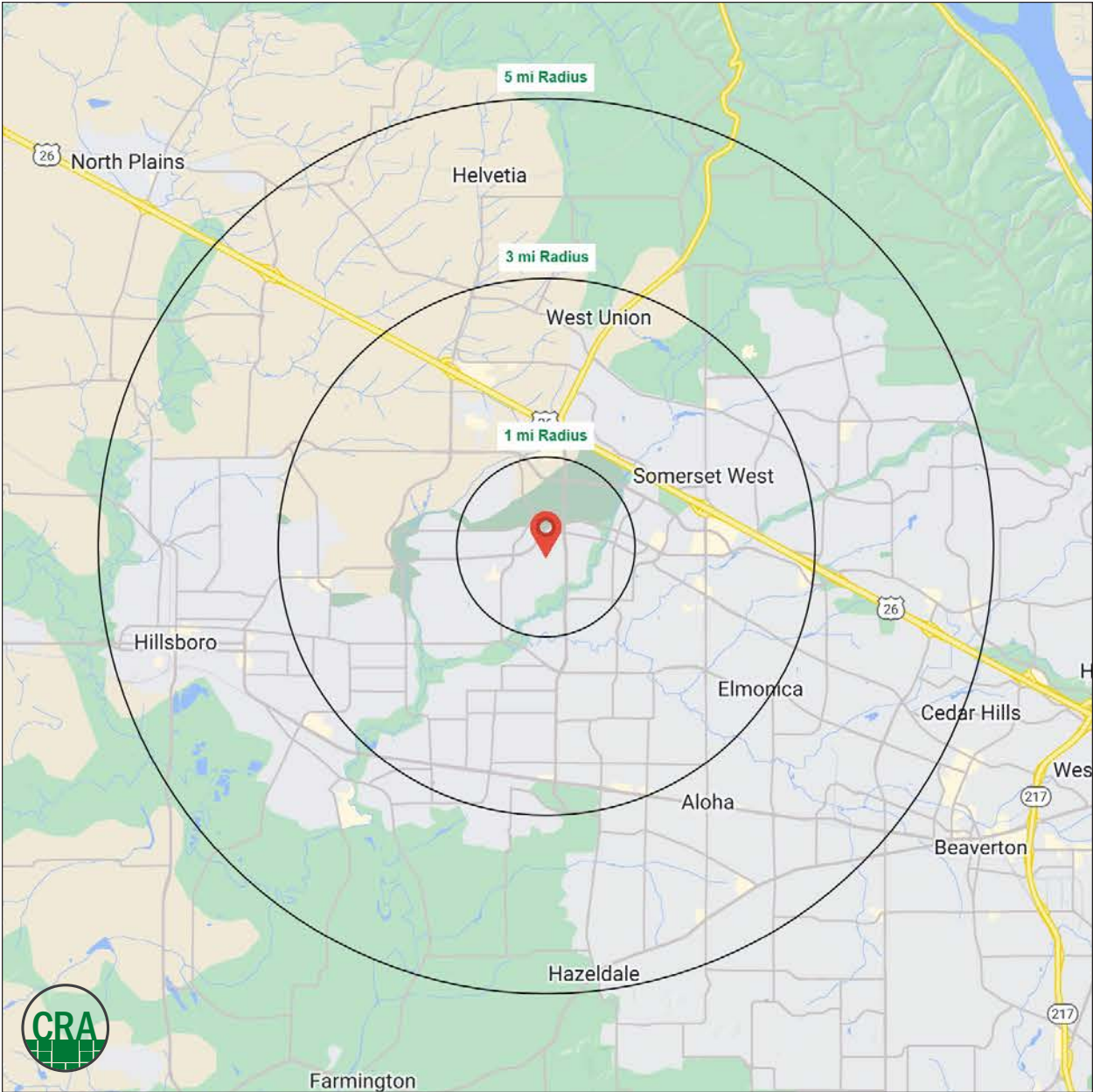
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	19,095	119,784	265,205
Average HH Income	\$154,113	\$138,209	\$142,952
Total Households	9,760	48,191	102,381
Total Businesses	743	4,536	9,548
Daytime Demographics 16+	10,893	73,520	152,873
Some College or Higher	86.5%	74.1%	73.8%

**\$154,113**

Average Household Income  
1 MILE RADIUS

**32.9**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5354/-122.904

<b>Crossroads at Orenco Station Hillsboro, OR 97124</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	19,095	119,784	265,205
2029 Projected Population	18,619	118,014	262,828
2020 Census Population	19,050	119,730	266,008
2010 Census Population	12,450	103,179	229,418
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	3.8%	1.1%	1.1%
2024 Median Age	32.9	35.7	36.2
<b>Households</b>			
2024 Estimated Households	9,760	48,191	102,381
2029 Projected Households	9,655	48,082	102,839
2020 Census Households	9,298	46,409	98,600
2010 Census Households	5,804	39,174	84,186
Projected Annual Growth 2024 to 2029	-0.2%	-	-
Historical Annual Growth 2010 to 2024	4.9%	1.6%	1.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	56.7%	60.0%	59.7%
2024 Estimated Black or African American	5.0%	3.9%	3.6%
2024 Estimated Asian or Pacific Islander	23.1%	17.9%	18.1%
2024 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.8%
2024 Estimated Other Races	14.7%	17.4%	17.8%
2024 Estimated Hispanic	14.8%	18.1%	18.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$154,113	\$138,209	\$142,952
2024 Estimated Median Household Income	\$115,201	\$109,213	\$113,865
2024 Estimated Per Capita Income	\$78,769	\$55,653	\$55,246
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	3.9%	4.7%
2024 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.4%	3.5%
2024 Estimated High School Graduate	9.8%	18.5%	18.0%
2024 Estimated Some College	17.0%	19.9%	19.3%
2024 Estimated Associates Degree Only	8.6%	9.5%	8.8%
2024 Estimated Bachelors Degree Only	27.5%	25.7%	26.4%
2024 Estimated Graduate Degree	33.4%	19.0%	19.3%
<b>Business</b>			
2024 Estimated Total Businesses	743	4,536	9,548
2024 Estimated Total Employees	7,000	41,793	79,753
2024 Estimated Employee Population per Business	9.4	9.2	8.4
2024 Estimated Residential Population per Business	25.7	26.4	27.8

*For more information, please contact:*

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**KELLI MAKS** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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