



1295 NE Orenco Station Pkwy

NEXUS

AT ORENCO STATION

PRIME 2ND GENERATION RETAIL & CHILDCARE FACILITY/ SCHOOL AVAILABLE!

LOCATION

Cornell Rd & Orenco Station Pkwy
Hillsboro, OR 97124

AVAILABLE SPACE

1295 NE Orenco Station Pkwy

- 2,734 SF
- Move-in ready 2nd generation childcare facility/school
- Available now!

6194 NE Cornell Rd

- 1,502 SF
- 2nd generation office ideal for service/retail
- Available January 2025

ASKING RENT

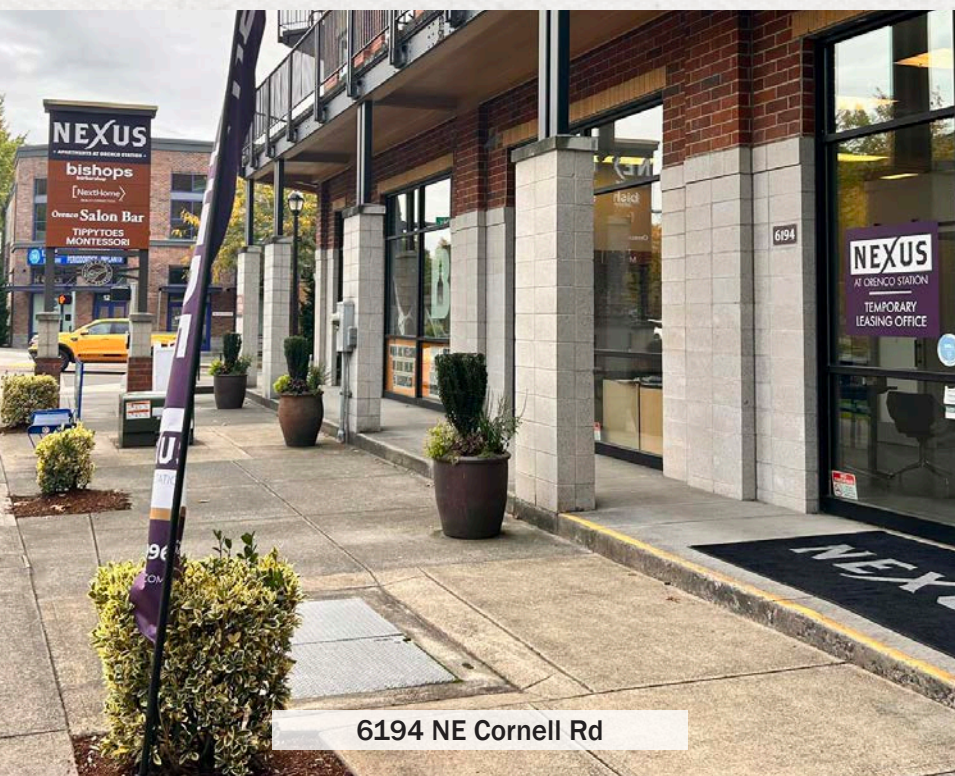
Please call for details

TRAFFIC COUNTS

NE Cornell Rd – 29,042 ADT ('22)

HIGHLIGHTS

- 2nd generation spaces available in Nexus at Orenco Station, located at the signalized intersection of NW Cornell Rd and Orenco Station Pkwy.
- Off-street parking available for customers and employees.
- Adjacent to Bishops Barbershop Cuts and Colors and Orenco Salon Bar and nearby tenants include New Seasons Market, Orenco Station Grill, Tous Les Jours, Swagat Indian Cuisine, EyeHealth NW and more!



6194 NE Cornell Rd



COMMERCIAL
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NEXUS

AT ORENCO STATION
HILLSBORO, OR

intel

RONLER ACRES
7,043 Employees

intel

HAWTHORN FARM
1,612 Employees

SITE 

ORENCO STATION
TOWN CENTER

QUANTAMA
ELEMENTARY SCHOOL

CROSSROADS
AT
ORENCO STATION

KOHL'S
HomeGoods

salesforce

WinCo
FOODS

JOANN

Walgreens

usbank

CHASE

KFC

SONIC

BURGER KING

SPRING HILL
SUITES
Marriott

NOODLES
COMPANY

Panera
BREAD

Bank of America

COPPER RIVER

RESTAURANT
NETWORKS

NEW SEASONS
MARKET

Kitchen Kaboodle

YUKI

Providence

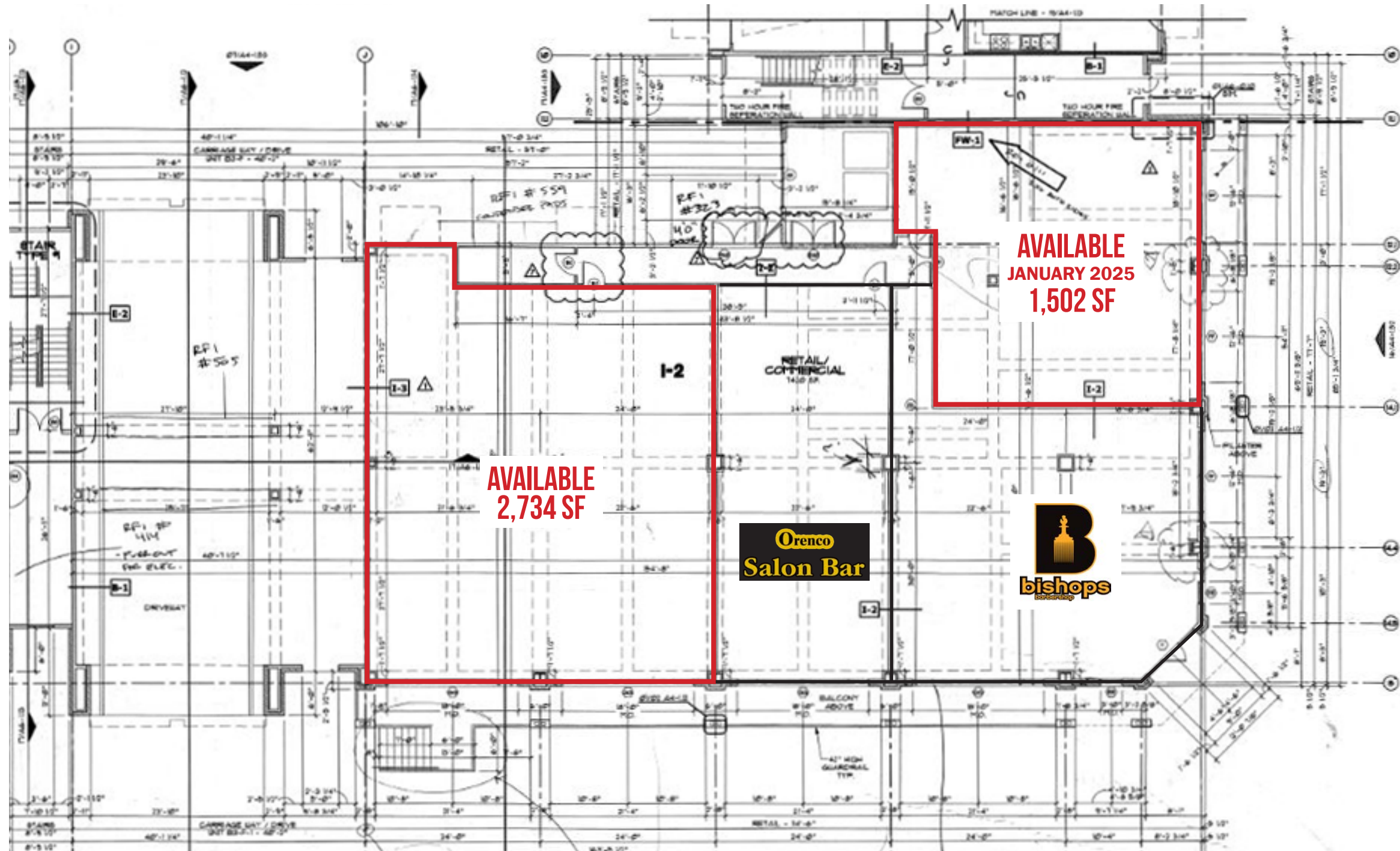
TOUS les JOURS

ORENCO

LA FROUSSE
ESTATE PARTNERS



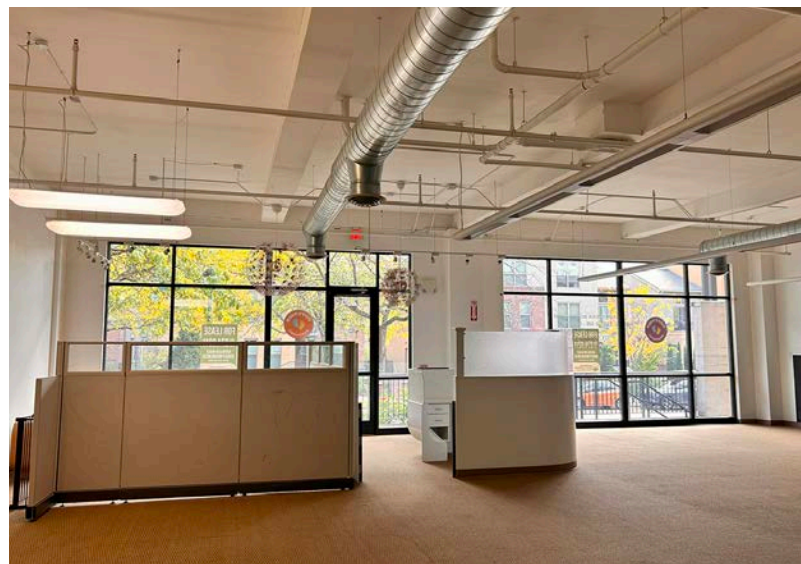
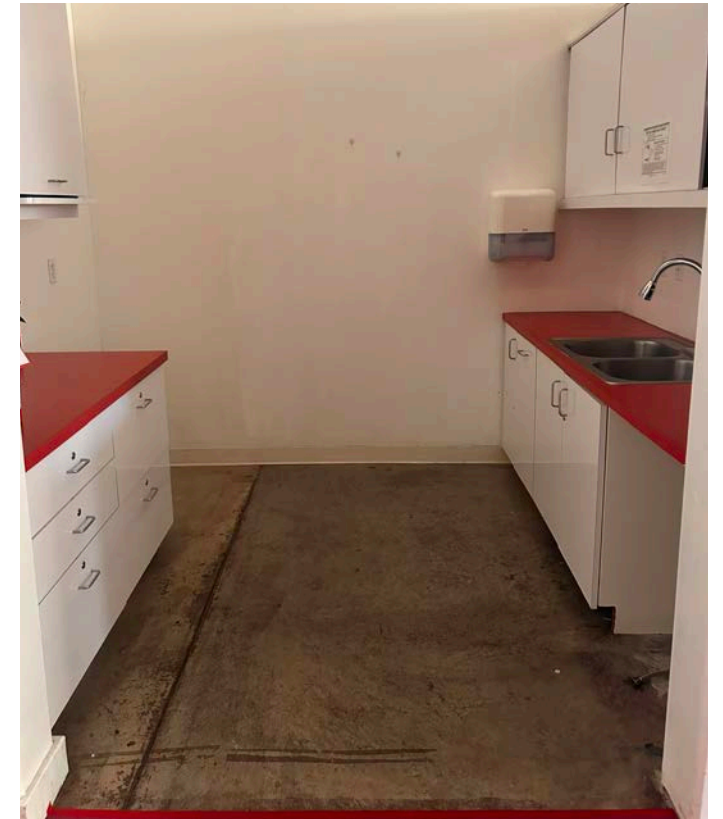
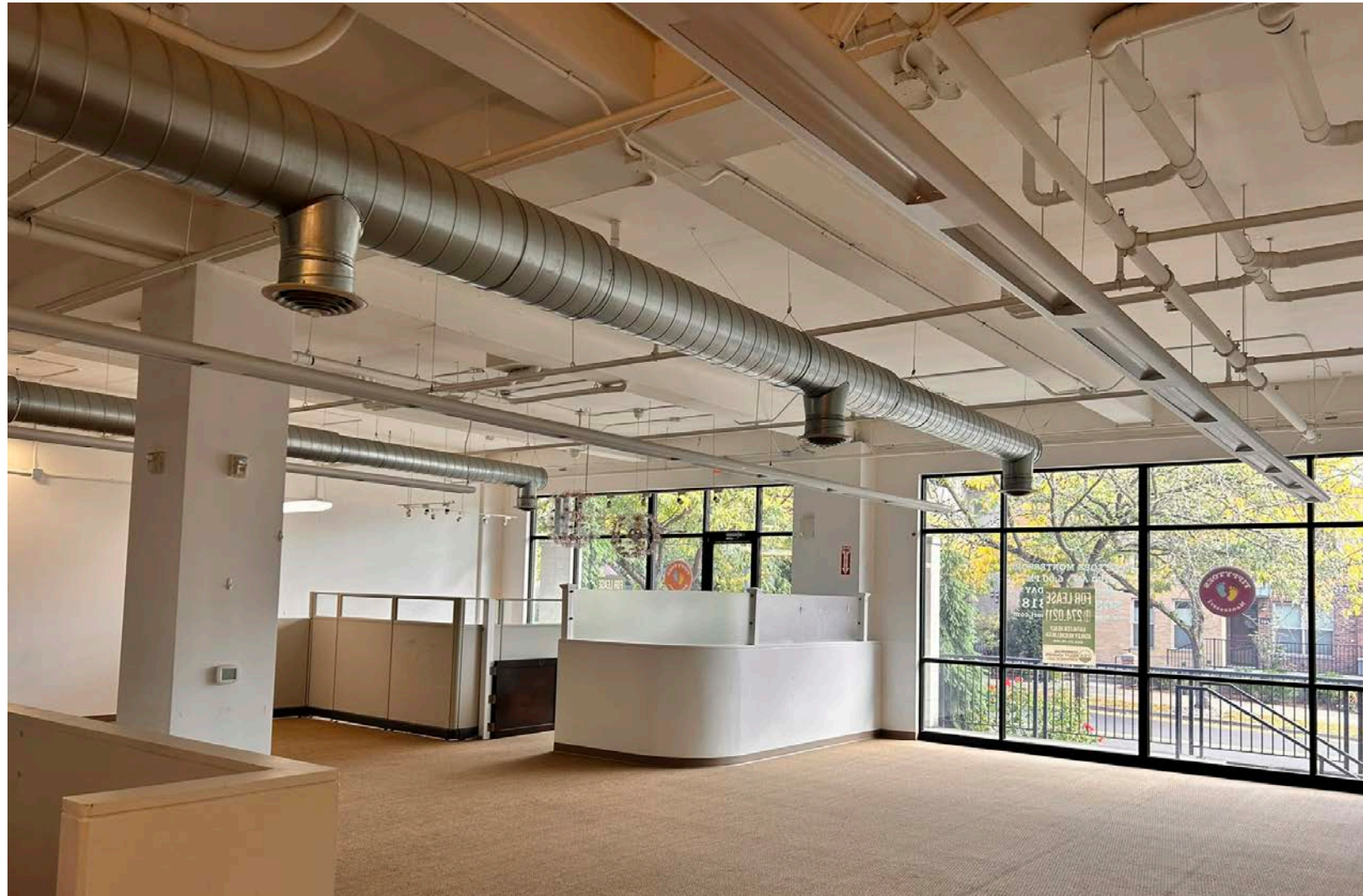
SITE PLAN | GROUND LEVEL



NE CORNELL RD

NE ORENCO STATION PKWY



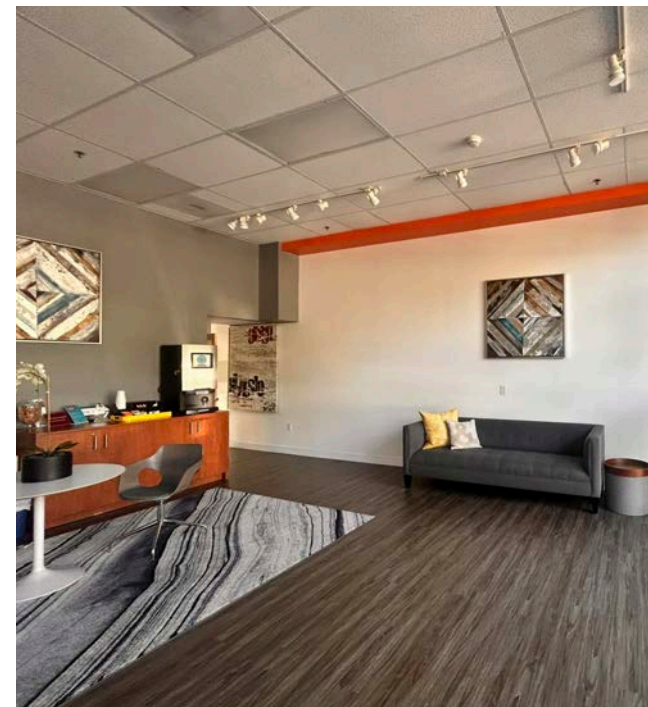
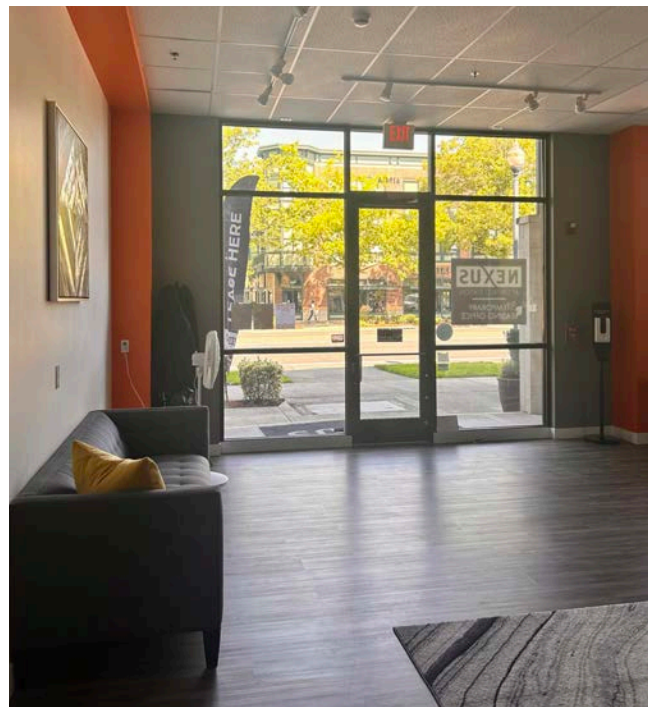


NEXUS

AT ORENCO STATION
HILLSBORO, OR

IMAGES | 6194 NE CORNELL RD

IMAGES | PYLON | PARKING



DEMOGRAPHIC SUMMARY

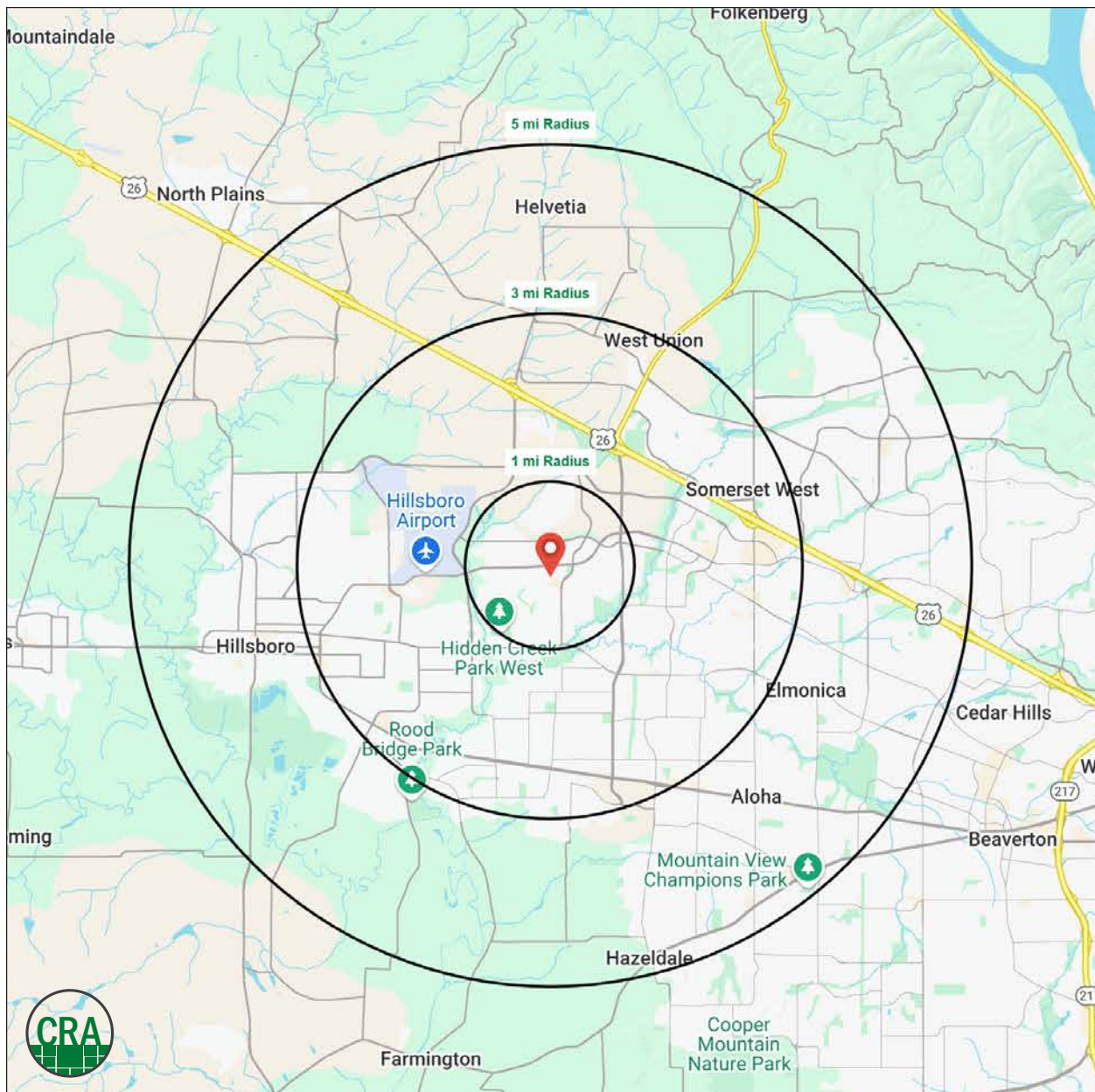
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,482	118,949	243,223
Estimated Households	6,877	47,492	94,123
Average HH Income	\$182,072	\$134,714	\$139,609
Median Home Value	\$562,680	\$520,377	\$557,894
Daytime Demographics 16+	12,126	72,737	141,764
Some College or Higher	85.1%	71.5%	73.4%

\$182,072

Average Household Income
1 MILE RADIUS

12,126

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5337/-122.9172

6194 NE Cornell Rd Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,482	118,949	243,223
2029 Projected Population	14,045	118,153	241,245
2020 Census Population	14,129	118,220	243,022
2010 Census Population	10,992	102,770	209,605
Projected Annual Growth 2024 to 2029	-0.6%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	2.3%	1.1%	1.1%
2024 Median Age	35.1	35.5	36.0
Households			
2024 Estimated Households	6,877	47,492	94,123
2029 Projected Households	6,763	47,726	94,599
2020 Census Households	6,657	45,511	90,449
2010 Census Households	4,863	38,386	76,870
Projected Annual Growth 2024 to 2029	-0.3%	-	0.1%
Historical Annual Growth 2010 to 2024	3.0%	1.7%	1.6%
Race and Ethnicity			
2024 Estimated White	58.6%	60.5%	59.6%
2024 Estimated Black or African American	3.9%	3.7%	3.6%
2024 Estimated Asian or Pacific Islander	25.1%	15.8%	17.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.9%	0.9%
2024 Estimated Other Races	12.0%	19.1%	18.2%
2024 Estimated Hispanic	12.0%	20.5%	19.3%
Income			
2024 Estimated Average Household Income	\$182,072	\$134,714	\$139,609
2024 Estimated Median Household Income	\$139,663	\$106,044	\$111,365
2024 Estimated Per Capita Income	\$86,461	\$53,849	\$54,089
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	4.8%	4.4%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	4.2%	3.7%
2024 Estimated High School Graduate	11.9%	19.6%	18.5%
2024 Estimated Some College	18.2%	19.8%	19.5%
2024 Estimated Associates Degree Only	7.8%	9.7%	9.0%
2024 Estimated Bachelors Degree Only	22.2%	23.9%	26.0%
2024 Estimated Graduate Degree	36.9%	18.0%	18.9%
Business			
2024 Estimated Total Businesses	600	4,336	8,825
2024 Estimated Total Employees	8,842	41,319	74,959
2024 Estimated Employee Population per Business	14.7	9.5	8.5
2024 Estimated Residential Population per Business	24.1	27.4	27.6

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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



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