

FOR LEASE

TANASBOURNE TOWN CENTER



LOCATION

11000 NE Evergreen Pkwy, Hillsboro, OR

AVAILABLE SPACE

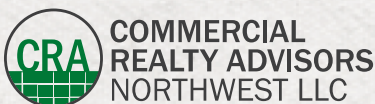
1,500 SF - 37,333 SF

HIGHLIGHTS

- Located in the heart of the Tanasbourne trade area off Highway 26 with high traffic volumes and great visibility to NW 185th Ave & NW Cornell Rd.
- Located in a vibrant and desirable economic corridor which is home to Intel, Genentech, Yahoo! and the nearby Nike World Headquarters in Beaverton.
- Nearby Tanasbourne Village co-tenants include: Trader Joe's, Safeway, DSW, Jollibee, and more!
- The center is in close proximity to Kaiser Permanente's Westside Medical Center which has over 1,100 employees.

TRAFFIC COUNTS

Highway 26 - 115,410 ADT ('24)
 NW 185th Ave - 42,109 ADT ('24)
 NW Cornell Rd - 17,531 ADT ('24)



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TANASBOURNE TOWN CENTER

11000 NE EVERGREEN PKWY
HILLSBORO, OR



STREETS OF TANASBOURNE

TANASBOURNE SHOPS

TANASBOURNE TOWN CENTER

TANASBOURNE VILLAGE

KAISER PERMANENTE
126 BEDS

Residence INN
SPORTSMAN'S
REGAL
us bank
MudBay
MOD
sleep number

Chick-fil-A
UMPUQA BANK
Target
BEST BUY
BARNES & NOBLE
Michael's
OLD NAVY
ROSS
FAMOUS FOOTWEAR

DSW
Banfield PET HOSPITAL
FIVE GUYS
TRADER JOE'S
Chevron
Shari's
ARIAT
RITEAID
Jollibee

McDonald's
NEW SEASONS MARKET
petco
Visionworks
DICKEY'S
GameStop
CHASE
ULTRA
NORDSTROM
rack
Marshall's
SIERRA TRADING POST
first tech

REI
AMERICAN EAGLE
H&M
BANANA REPUBLIC
Thirsty Lion
macy's
LOFT
PF. CHANG'S
CHIPOTLE
STARBUCKS
WHOLE FOODS MARKET
JARED
Peet's Coffee & Tea

URBANWAXX
muv fitness



SITE PLAN

TANASBOURNE TOWN CENTER

11000 NE EVERGREEN PKWY

HILLSBORO, OR



Unit	Tenant	SF
PHASE 1		
4A	AVAILABLE	2,266*
4B	AVAILABLE	2,266*
4C	AVAILABLE	2,266*
4D	AVAILABLE	2,266*
6	New Seasons Market	27,271
8	Petco	12,600
14	Old Chicago	6,000
40	Marshalls	21,762
50	Sierra	21,452
60	My Salon Suites	5,865
60A	Oregon Hot Tubs	6,261
101	Hops N Drops	4,500
102	Ventura Nails & Spa	2,200
105	Pure Barre	1,667
106	AVAILABLE	1,975
107	Veterinary Emergency Group	4,986
9010	Visionworks	4,000
9011	Pasta Pronto!	1,344
9012	Tang Dynasty Restaurant	3,430
9014	AVAILABLE	1,500
PHASE 2		
1	AVAILABLE	37,333
1A	Famous Footwear	16,000
2	Ross Dress for Less	28,481
3	Old Navy	15,000
4	Michaels	20,454
6	Play Street Museum	2,553
8	Sports Clips	1,150
10	Jamba Juice	1,500
14	Pizza Schmizza	3,000
16	Dickey's Barbeque Pit	2,079
18	Mattress Firm	4,500
19	America's Best	3,000
20	Hyderabad House	2,000
21	Jimmy John's	2,353
22A	Happy Lemon	1,800
22B	AVAILABLE	1,800
22C	Paradise Nails & Spa	3,150
28	AVAILABLE	3,000
30	Gamestop	2,684
32	Sushi Town	2,250
34	Sally Beauty Supply	1,506

* NOT YET DEMISED - NEGOTIABLE SF



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DEMOGRAPHIC SUMMARY

HILLSBORO, OR

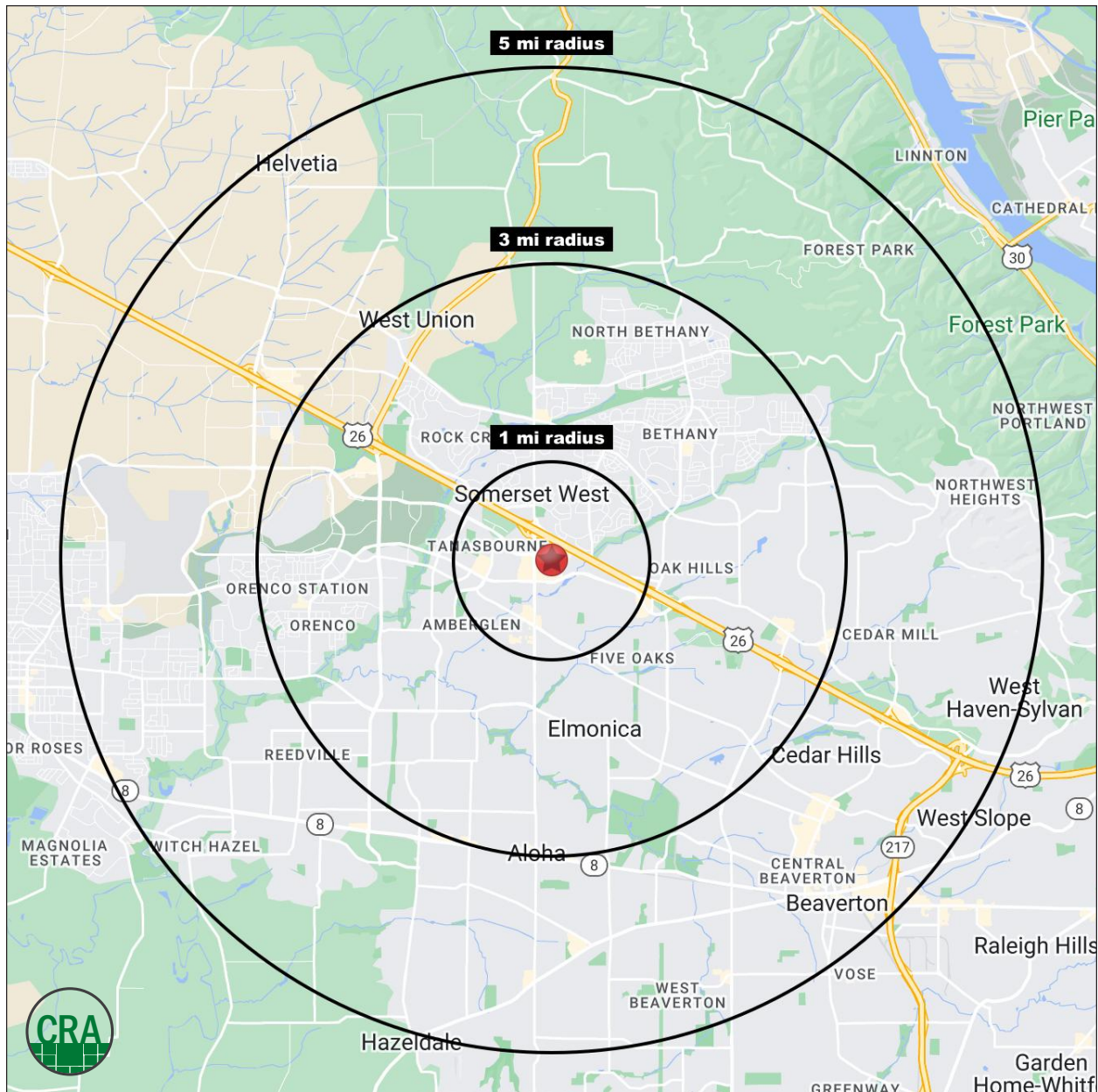
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	20,671	148,845	283,603
Projected Population 2029	20,364	146,635	280,546
Average HH Income	\$123,446	\$151,371	\$150,647
Median Home Value	\$580,908	\$593,604	\$598,954
Daytime Demographics 16+	15,542	79,689	170,590
Some College or Higher	78.1%	79.0%	76.0%

\$151,371

Average Household Income
3 MILE RADIUS

36.1

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5374/-122.8637

11000 NE Evergreen Pkwy Hillsboro, OR 97006	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	20,671	148,845	283,603
2029 Projected Population	20,364	146,635	280,546
2020 Census Population	19,588	149,101	283,471
2010 Census Population	18,427	120,954	241,898
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	0.9%	1.6%	1.2%
2024 Median Age	34.3	36.1	36.9
Households			
2024 Estimated Households	8,923	60,366	112,079
2029 Projected Households	8,922	60,283	112,402
2020 Census Households	8,298	57,972	107,654
2010 Census Households	7,757	46,768	91,695
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	1.1%	2.1%	1.6%
Race and Ethnicity			
2024 Estimated White	59.4%	62.4%	65.0%
2024 Estimated Black or African American	2.8%	3.4%	3.3%
2024 Estimated Asian or Pacific Islander	21.6%	17.2%	14.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2024 Estimated Other Races	15.4%	16.4%	16.3%
2024 Estimated Hispanic	16.3%	17.9%	17.3%
Income			
2024 Estimated Average Household Income	\$123,446	\$151,371	\$150,647
2024 Estimated Median Household Income	\$101,397	\$120,162	\$117,780
2024 Estimated Per Capita Income	\$53,297	\$61,421	\$59,593
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.2%	4.1%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.7%	3.1%
2024 Estimated High School Graduate	17.7%	15.2%	16.8%
2024 Estimated Some College	21.4%	18.1%	18.6%
2024 Estimated Associates Degree Only	7.5%	8.2%	8.4%
2024 Estimated Bachelors Degree Only	30.1%	29.1%	28.1%
2024 Estimated Graduate Degree	19.1%	23.6%	21.0%
Business			
2024 Estimated Total Businesses	1,103	5,173	11,706
2024 Estimated Total Employees	10,251	40,509	93,010
2024 Estimated Employee Population per Business	9.3	7.8	7.9
2024 Estimated Residential Population per Business	18.7	28.8	24.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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