

DEMOGRAPHIC SUMMARY
(3 MILE RADIUS)

2010 Est. Population
110,101

2010 Average HH Income
\$77,759

Est. Population 2015
139,829

Anchor
Whole Foods

Co-Tenants
Peet's Coffee & Tea, Jared Jewelers
and Bambuza Vietnamese Bistro

Adjacent Tenants
Macy's, REI, PF Chang's, Macaroni
Grill, Coldwater Creek, Banana
Republic, etc.

Traffic Count
NW Cornell Road
23,461 ADT ('07)

**FOR MORE INFORMATION,
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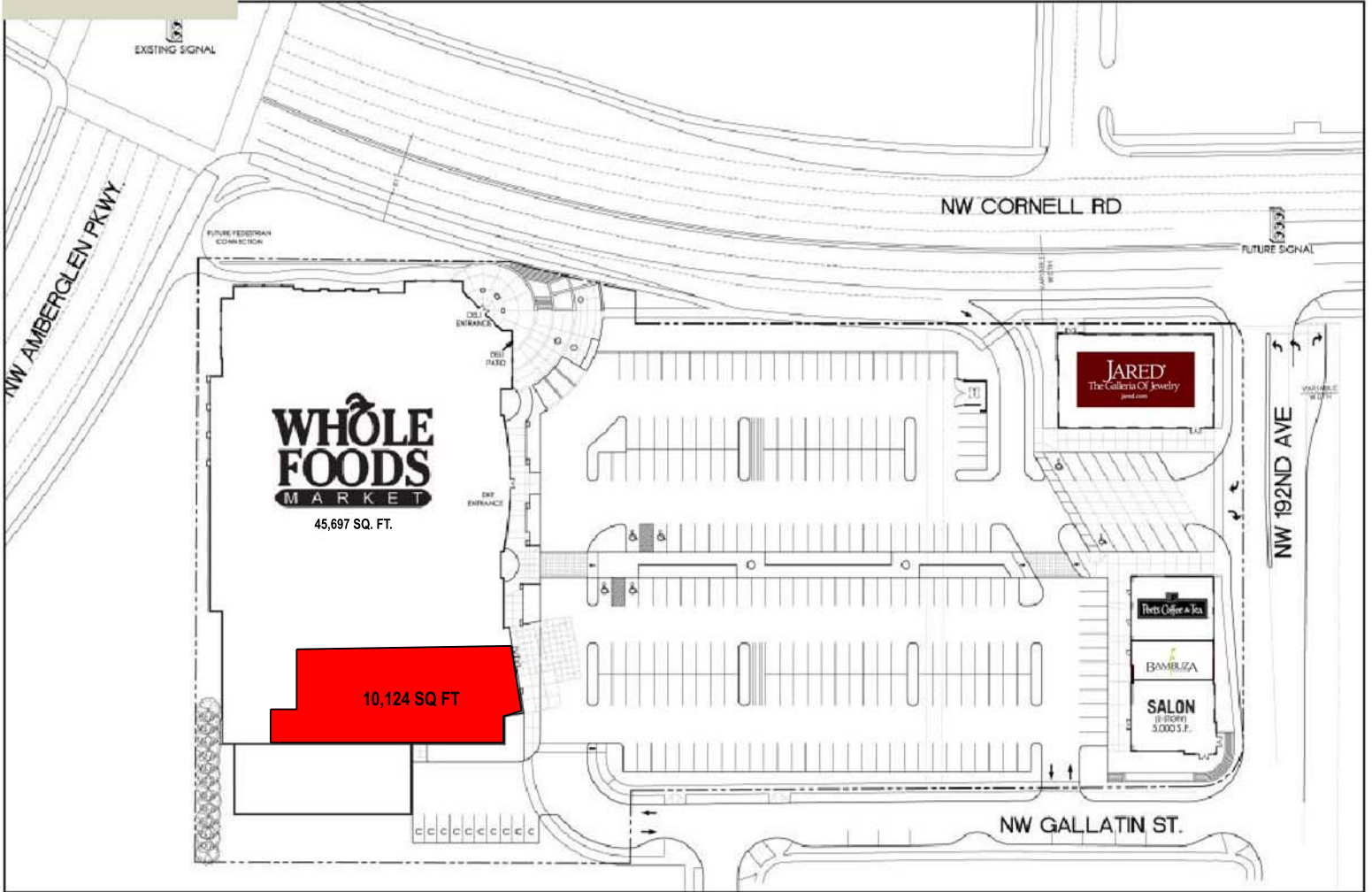


PRIME TANASBOURNE RETAIL SPACE
Available for Lease



TANASBOURNE MARKET CENTER
Hillsboro, OR

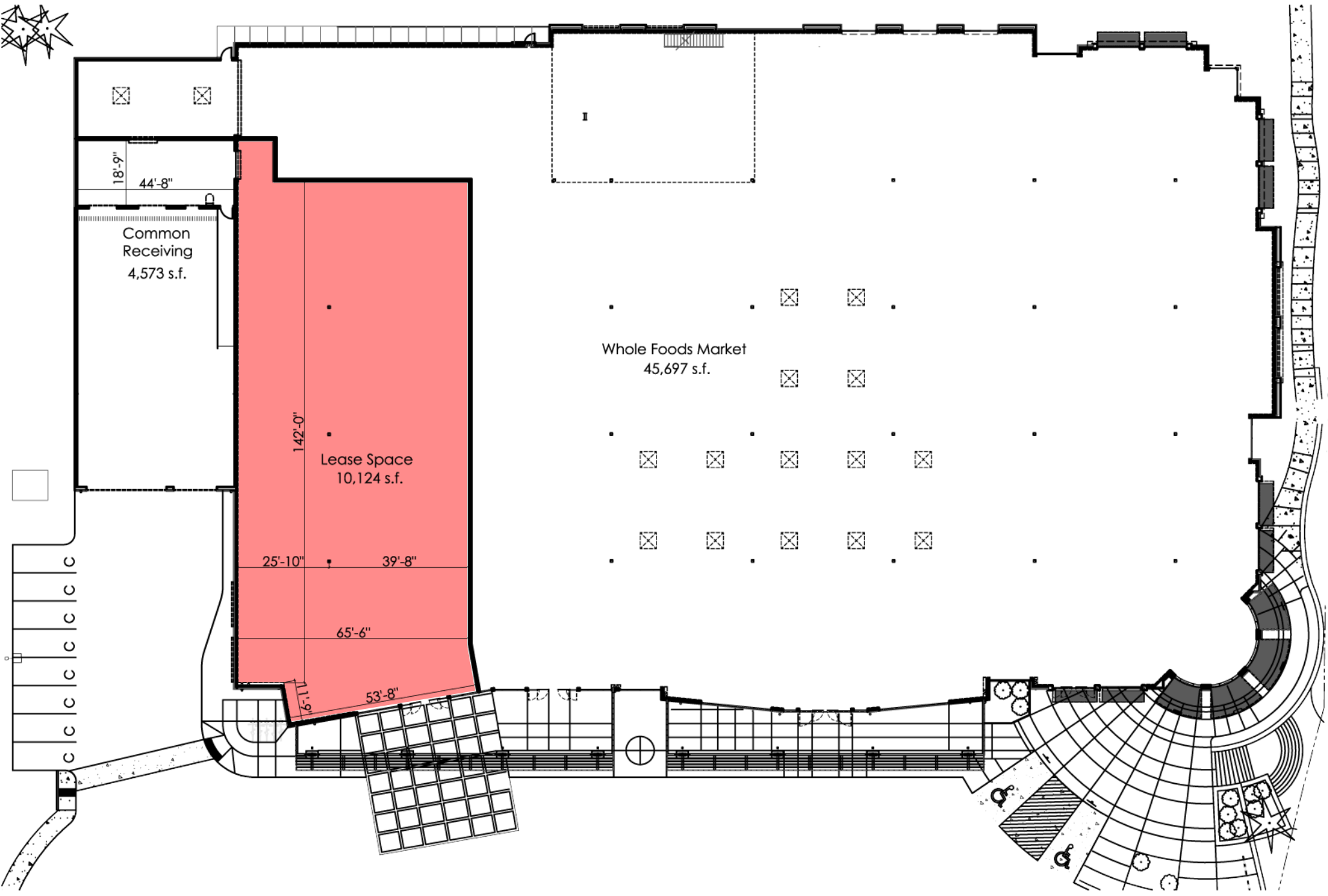
SITE PLAN



RETAIL AERIAL



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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.53366/-122.8779

NW Amberglen Pkwy & NW Cornell Rd

Hillsboro, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	18,791	126,054	256,741
	2015 Projected Population	21,308	139,829	282,579
	2000 Census Population	13,002	93,770	203,551
	1990 Census Population	4,560	47,521	133,449
	Historical Annual Growth 1990 to 2010	15.6%	8.3%	4.6%
	Projected Annual Growth 2010 to 2015	2.7%	2.2%	2.0%
HOUSEHOLDS	2010 Est. Households	8,435	46,609	92,493
	2015 Proj. Households	9,213	50,004	98,032
	2000 Census Households	6,080	35,930	76,397
	1990 Census Households	2,050	17,406	49,508
	Historical Annual Growth 1990 to 2010	15.6%	8.4%	4.3%
	Projected Annual Growth 2010 to 2015	1.8%	1.5%	1.2%
AGE	2010 Est. Population 0 to 9 Years	14.1%	15.6%	15.4%
	2010 Est. Population 10 to 19 Years	10.5%	13.1%	13.2%
	2010 Est. Population 20 to 29 Years	25.1%	16.1%	14.4%
	2010 Est. Population 30 to 44 Years	24.3%	25.0%	24.1%
	2010 Est. Population 45 to 59 Years	14.9%	18.4%	19.5%
	2010 Est. Population 60 to 74 Years	7.8%	9.1%	9.9%
	2010 Est. Population 75 Years Plus	3.4%	2.8%	3.5%
	2010 Est. Median Age	29.8	32.4	33.7
MARITAL STATUS & SEX	2010 Est. Male Population	50.4%	50.6%	50.5%
	2010 Est. Female Population	49.6%	49.4%	49.5%
	2010 Est. Never Married	38.8%	28.1%	26.7%
	2010 Est. Now Married	42.4%	56.7%	56.5%
	2010 Est. Separated or Divorced	15.8%	12.5%	13.3%
	2010 Est. Widowed	3.0%	2.7%	3.6%
INCOME	2010 Est. HH Income \$200,000 or More	1.0%	3.3%	4.0%
	2010 Est. HH Income \$150,000 to \$199,999	2.0%	5.2%	5.3%
	2010 Est. HH Income \$100,000 to \$149,999	11.0%	17.1%	16.5%
	2010 Est. HH Income \$75,000 to \$99,999	14.9%	15.6%	14.9%
	2010 Est. HH Income \$50,000 to \$74,999	23.3%	22.8%	21.4%
	2010 Est. HH Income \$35,000 to \$49,999	16.0%	13.5%	13.6%
	2010 Est. HH Income \$25,000 to \$34,999	10.6%	8.5%	9.1%
	2010 Est. HH Income \$15,000 to \$24,999	11.0%	7.8%	7.9%
	2010 Est. HH Income \$0 to \$14,999	10.2%	6.1%	7.3%
	2010 Est. Average Household Income	\$58,549	\$77,759	\$79,551
	2010 Est. Median HH Income	\$51,040	\$67,698	\$66,827
	2010 Est. Per Capita Income	\$26,302	\$28,937	\$28,948
	2010 Est. Number of Businesses	550	2,914	6,523
	2010 Est. Total Number of Employees	9,788	41,377	83,521

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		1 Mile	3 Miles	5 Miles
RACE	2010 Est. White Population	71.1%	74.8%	77.5%
	2010 Est. Black Population	4.2%	2.7%	2.4%
	2010 Est. Asian & Pacific Islander	17.9%	16.3%	12.2%
	2010 Est. American Indian & Alaska Native	1.0%	0.8%	0.9%
	2010 Est. Other Races Population	5.8%	5.4%	6.9%
HISPANIC	2010 Est. Hispanic Population	2,423	15,774	42,255
	2010 Est. Hispanic Population Percent	12.9%	12.5%	16.5%
	2015 Proj. Hispanic Population Percent	14.6%	14.2%	18.3%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	11,980	80,972	166,573
	2010 Est. Elementary (0 to 8)	3.1%	3.4%	5.4%
	2010 Est. Some High School (9 to 11)	2.7%	3.6%	4.7%
	2010 Est. High School Graduate (12)	17.9%	17.6%	18.9%
	2010 Est. Some College (13 to 16)	22.5%	23.1%	23.0%
	2010 Est. Associate Degree Only	8.9%	9.7%	8.7%
	2010 Est. Bachelor Degree Only	27.5%	26.6%	24.9%
	2010 Est. Graduate Degree	17.3%	16.0%	14.4%
HOUSING	2010 Est. Total Housing Units	9,562	50,474	98,813
	2010 Est. Owner Occupied Percent	24.1%	53.1%	57.4%
	2010 Est. Renter Occupied Percent	64.1%	39.3%	36.2%
	2010 Est. Vacant Housing Percent	11.8%	7.7%	6.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	9.2%	7.9%	5.8%
	2000 Homes Built 1995 to 1998	35.6%	29.6%	20.2%
	2000 Homes Built 1990 to 1994	20.1%	16.8%	12.9%
	2000 Homes Built 1980 to 1989	16.9%	16.9%	16.6%
	2000 Homes Built 1970 to 1979	14.7%	19.2%	25.5%
	2000 Homes Built 1960 to 1969	2.3%	5.7%	10.5%
	2000 Homes Built 1950 to 1959	0.4%	1.6%	4.5%
	2000 Homes Built Before 1949	0.8%	2.2%	4.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.8%	0.9%	2.1%
	2000 Home Value \$400,000 to \$499,999	-	1.4%	2.6%
	2000 Home Value \$300,000 to \$399,999	3.0%	7.3%	6.9%
	2000 Home Value \$200,000 to \$299,999	18.0%	28.9%	23.7%
	2000 Home Value \$150,000 to \$199,999	40.7%	39.8%	38.2%
	2000 Home Value \$100,000 to \$149,999	22.7%	19.1%	23.7%
	2000 Home Value \$50,000 to \$99,999	13.6%	2.0%	2.4%
	2000 Home Value \$25,000 to \$49,999	1.1%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$158,082	\$194,944	\$195,812
	2000 Median Rent	\$716	\$716	\$687

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LABOR FORCE	2010 Est. Labor: Population Age 16+	15,117	96,358	196,420
	2010 Est. Civilian Employed	65.8%	64.6%	63.0%
	2010 Est. Civilian Unemployed	9.5%	9.3%	9.4%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	24.6%	26.0%	27.5%
	2010 Labor Force: Males	49.9%	50.3%	50.2%
	2010 Labor Force: Females	50.1%	49.7%	49.8%
OCCUPATION	2000 Occupation: Population Age 16+	7,829	51,226	107,480
	2000 Mgmt, Business, & Financial Operations	15.3%	16.0%	15.5%
	2000 Professional & Related	28.6%	27.5%	24.8%
	2000 Service	10.5%	10.5%	12.0%
	2000 Sales and Office	30.3%	26.9%	26.7%
	2000 Farming, Fishing, and Forestry	0.1%	0.5%	1.0%
	2000 Construction, Extraction, & Maintenance	5.6%	6.9%	7.4%
	2000 Production, Transport, & Material Moving	9.6%	11.6%	12.7%
	2000 Percent White Collar Workers	74.3%	70.5%	67.0%
	2000 Percent Blue Collar Workers	25.7%	29.5%	33.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	74.4%	76.1%	74.4%
	2000 Drive to Work in Carpool	10.1%	9.8%	11.4%
	2000 Travel to Work by Public Transportation	8.5%	6.8%	7.0%
	2000 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2000 Walk or Bicycle to Work	3.5%	2.5%	2.4%
	2000 Other Means	0.5%	0.6%	0.7%
	2000 Work at Home	2.8%	3.9%	3.9%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	34.4%	29.0%	27.8%
	2000 Travel to Work in 15 to 29 Minutes	35.1%	38.7%	39.6%
	2000 Travel to Work in 30 to 59 Minutes	25.2%	27.4%	27.8%
	2000 Travel to Work in 60 Minutes or More	5.3%	4.9%	4.8%
	2000 Average Travel Time to Work	21.8	22.3	22.2
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$410 M	\$2.75 B	\$5.51 B
	2010 Est. Apparel	\$19.6 M	\$132 M	\$265 M
	2010 Est. Contributions & Gifts	\$24.4 M	\$177 M	\$359 M
	2010 Est. Education & Reading	\$10.8 M	\$77.3 M	\$156 M
	2010 Est. Entertainment	\$22.7 M	\$154 M	\$310 M
	2010 Est. Food, Beverages & Tobacco	\$66.7 M	\$434 M	\$870 M
	2010 Est. Furnishings & Equipment	\$17.8 M	\$123 M	\$247 M
	2010 Est. Health Care & Insurance	\$29.8 M	\$192 M	\$386 M
	2010 Est. Household Operations & Shelter & Utilities	\$122 M	\$820 M	\$1.65 B
	2010 Est. Miscellaneous Expenses	\$7.07 M	\$45.4 M	\$90.8 M
	2010 Est. Personal Care	\$6.03 M	\$39.8 M	\$79.8 M
	2010 Est. Transportation	\$83.6 M	\$553 M	\$1.10 B

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