

ORENCO STATION TOWN CENTER

FOR LEASE | HILLSBORO, OREGON



LOCATION

Cornell Rd & Orenco Station Pkwy, Hillsboro, OR

AVAILABLE SPACE

2,470 SF | 14,250 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NE Cornell Rd – 29,042 ADT ('22)

HIGHLIGHTS

- Beautiful retail shop space available at Portland's award-winning suburban mixed-use development.
- Anchored by New Seasons, Orenco Station Town Center is surrounded by vibrant neighborhoods, major employers such as Intel, and other high-volume retailers such as Costco, WinCo, Kohls and Walgreens.



COMMERCIAL
REALTY ADVISORS
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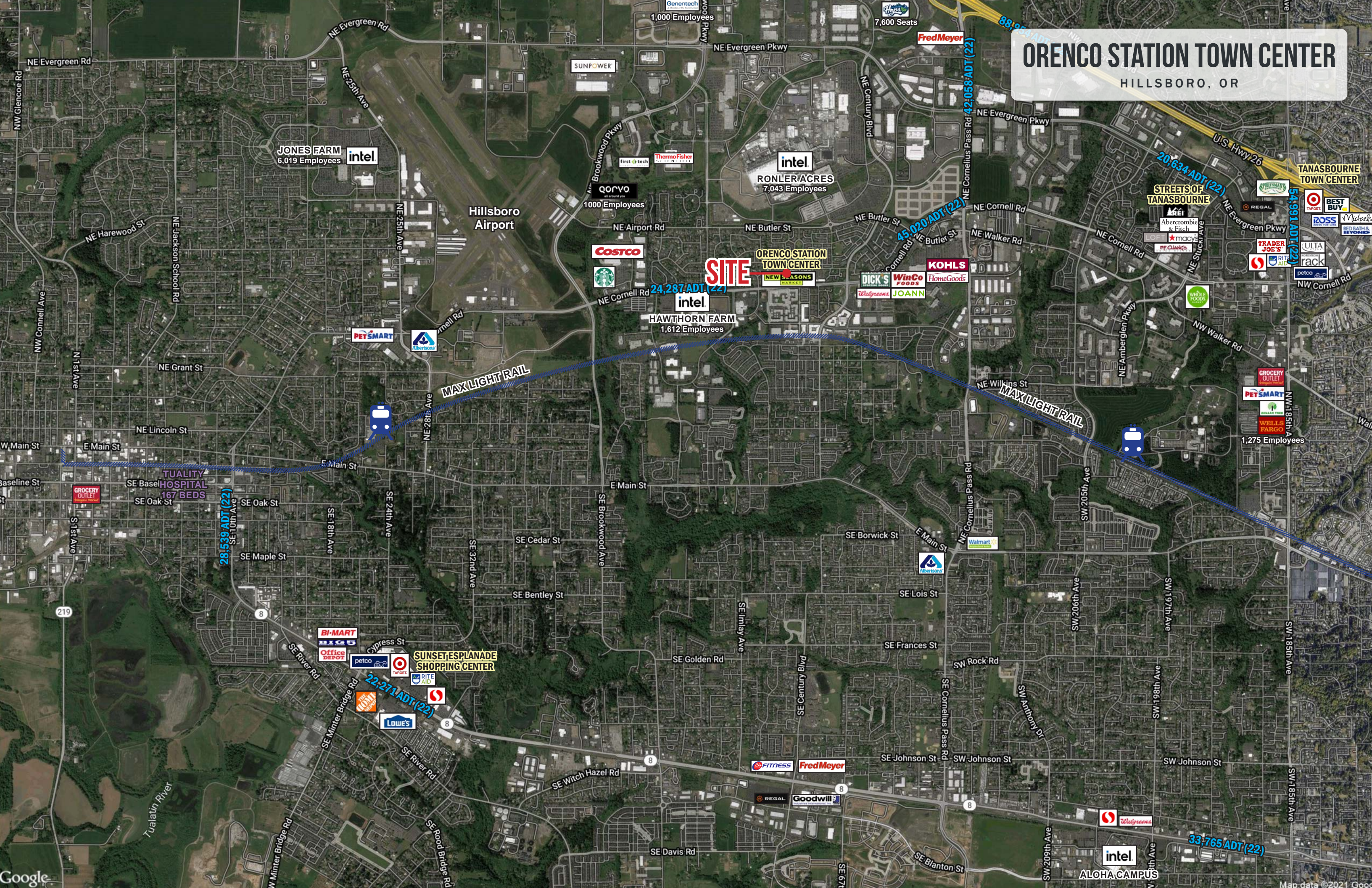
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ORENCO STATION TOWN CENTER

HILLSBORO, OR



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intel

RONLER ACRES
7,043 Employees

SITE

ORENCO STATION
TOWN CENTER

YUKI

PROVIDENCE
Health & Services

Nature's Pet
MARKET - GROCERIES - BAKERY

TOUS LES JOURS

NEW SEASONS
MARKET

Kitchen Kaboodle

GRUB

intel

HAWTHORN FARM
1,612 Employees

QUANTAMA
ELEMENTARY SCHOOL

salesforce

RESTAURANT
COPPER RIVER

COPPER RIVER

Bank of America

NOODLES
& COMPANY

Panera

T-Mobile

KeyBank

SPRING HILL
SUITES
Marriott

DEL TACO

SONIC

BURGER KING

MATTRESS FIRM

WELLS FARGO

CHASE

KFC

CROSSROADS AT
ORENCO STATION

usbank

OnPoint
COMMUNITY CREDIT UNION

Walgreens

SHERWIN
WILLIAMS

JOANN

DICK'S
SPORTING GOODS

WinCo
FOODS

KOHL'S

HomeGoods

LA PROVENCE
PORTO PORTUGAL

PIZZA
HUT

ORENCO
STATION

ORENCO
STATION

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STATION

SITE PLAN



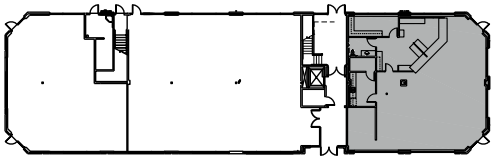
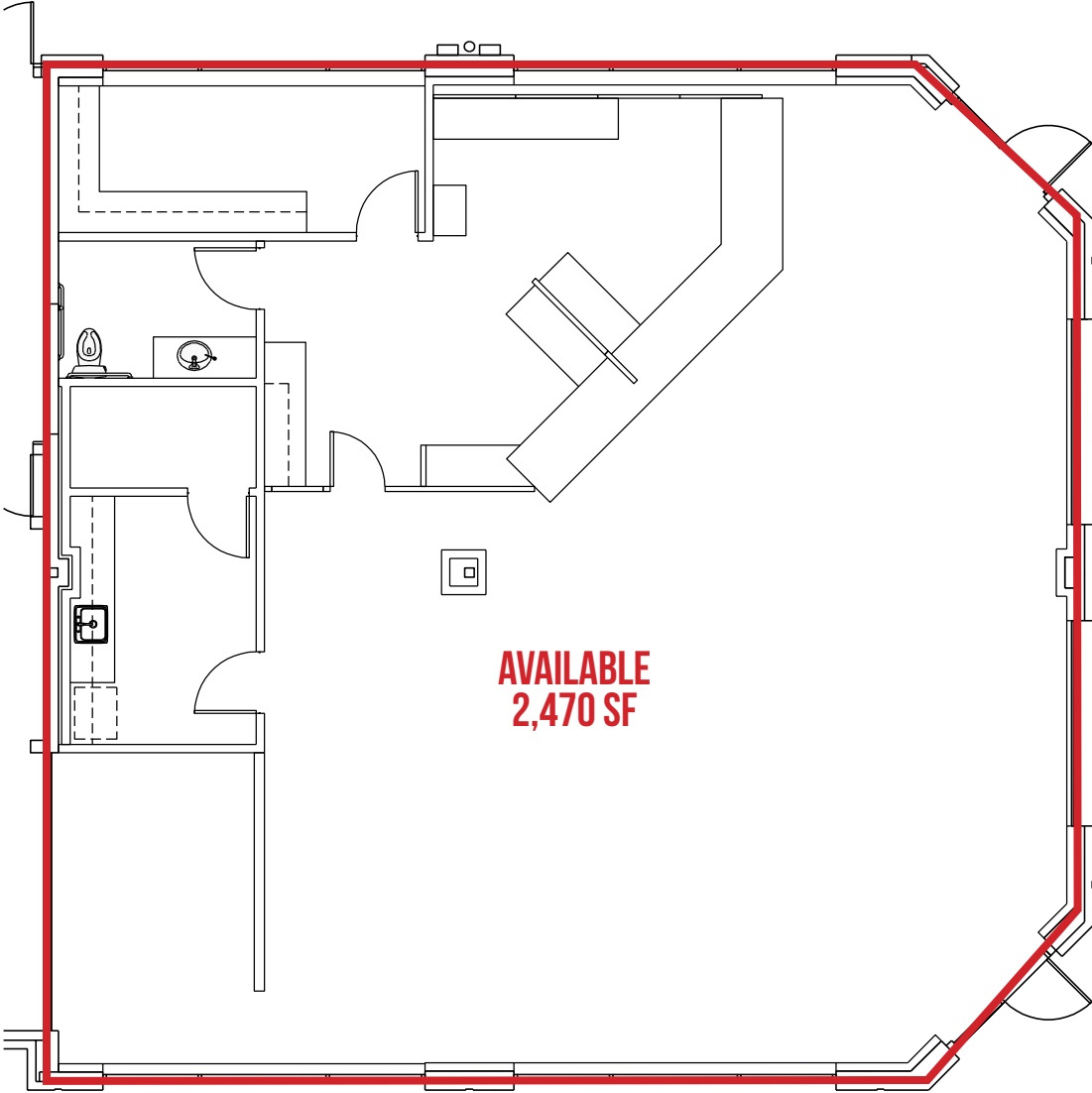
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The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



FLOOR PLAN - 2,470 SF



BUILDING PLAN



ORENCO STATION TOWN CENTER

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

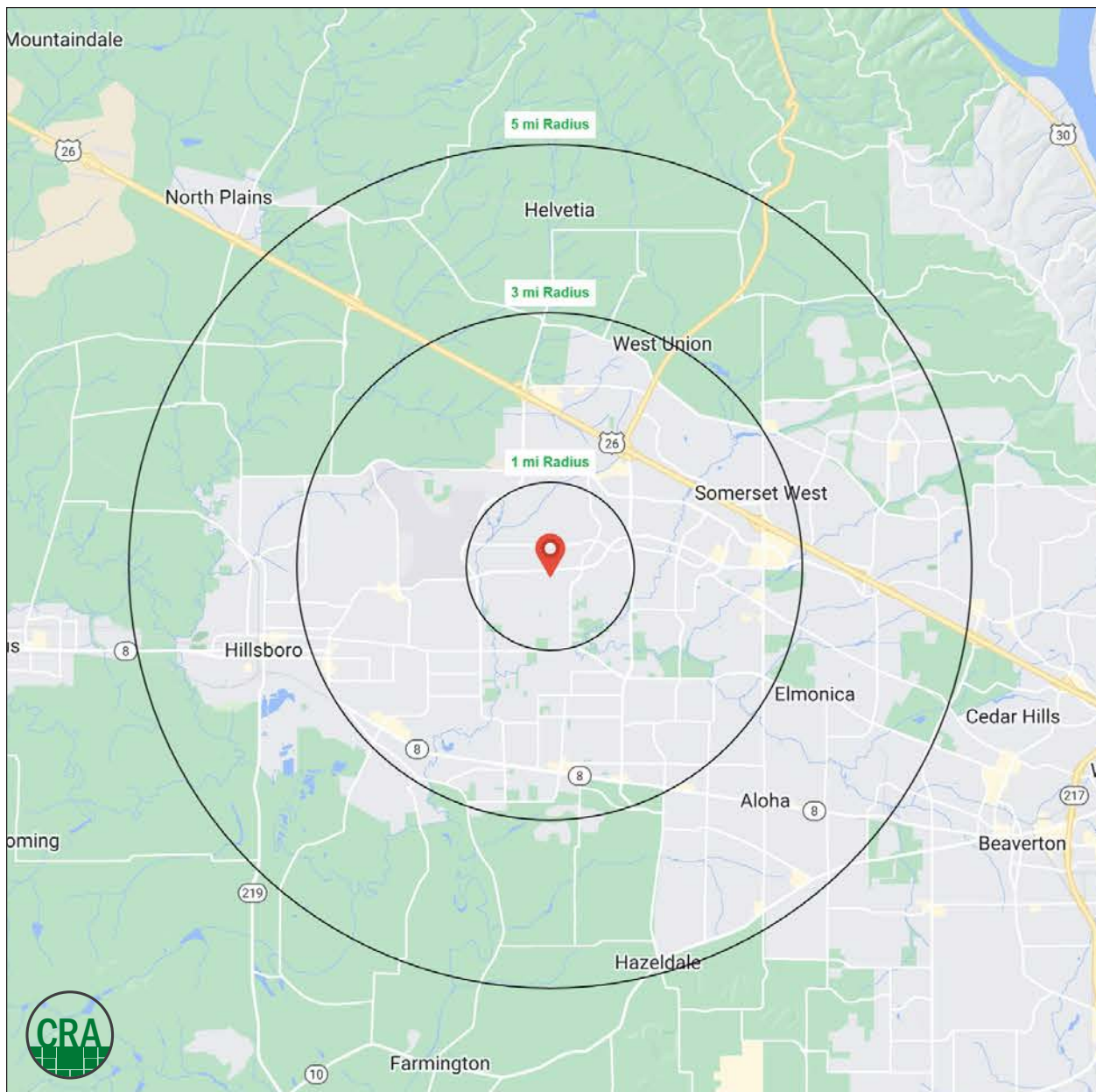
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	13,194	117,255	239,352
Projected Population 2028	13,575	121,416	248,662
Average HH Income	\$180,997	\$132,094	\$134,798
Total Households	6,431	45,686	90,270
Total Businesses	603	4,270	8,591
Daytime Demographics 16+	12,039	70,755	135,714

\$180,997

Average Household Income
1 MILE RADIUS

12,039

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5342/-122.9193

Orengo Station Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,194	117,255	239,352
2028 Projected Population	13,575	121,416	248,662
2020 Census Population	13,146	115,864	236,463
2010 Census Population	10,108	100,597	204,357
Projected Annual Growth 2023 to 2028	0.6%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	2.3%	1.3%	1.3%
2023 Median Age	35.6	34.4	35.1
Households			
2023 Estimated Households	6,431	45,686	90,270
2028 Projected Households	6,928	49,526	98,254
2020 Census Households	6,320	44,611	88,074
2010 Census Households	4,550	37,511	74,930
Projected Annual Growth 2023 to 2028	1.5%	1.7%	1.8%
Historical Annual Growth 2010 to 2023	3.2%	1.7%	1.6%
Race and Ethnicity			
2023 Estimated White	59.7%	61.0%	60.2%
2023 Estimated Black or African American	3.6%	3.5%	3.6%
2023 Estimated Asian or Pacific Islander	24.7%	14.9%	16.8%
2023 Estimated American Indian or Native Alaskan	0.4%	1.0%	0.9%
2023 Estimated Other Races	11.6%	19.6%	18.4%
2023 Estimated Hispanic	11.0%	21.2%	19.6%
Income			
2023 Estimated Average Household Income	\$180,997	\$132,094	\$134,798
2023 Estimated Median Household Income	\$142,337	\$105,454	\$109,384
2023 Estimated Per Capita Income	\$88,226	\$51,531	\$50,941
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	4.4%	4.0%
2023 Estimated Some High School (Grade Level 9 to 11)	1.2%	3.6%	3.4%
2023 Estimated High School Graduate	9.4%	18.3%	17.2%
2023 Estimated Some College	17.4%	21.3%	20.5%
2023 Estimated Associates Degree Only	6.4%	9.0%	9.0%
2023 Estimated Bachelors Degree Only	25.4%	25.7%	27.5%
2023 Estimated Graduate Degree	39.4%	17.7%	18.5%
Business			
2023 Estimated Total Businesses	603	4,270	8,591
2023 Estimated Total Employees	9,040	41,174	72,914
2023 Estimated Employee Population per Business	15.0	9.6	8.5
2023 Estimated Residential Population per Business	21.9	27.5	27.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.