

NEW PAD BUILDINGS

100% LEASED TANASBOURNE SHOPS



LOCATION

NWC of NW Evergreen Pkwy and NW 185th Ave in Hillsboro, OR



AVAILABLE SPACE

100% LEASED | Two Future Build-to-Suit Pad Buildings (up to 6,000 SF)

HIGHLIGHTS

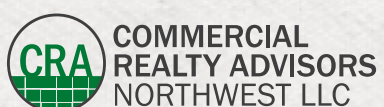
- Located in the heart of the Tanasbourne trade area off Highway 26 with high traffic volumes and great visibility to NW 185th Ave.
- Nearby Tanasbourne Town Center co-tenants include: Target, Best Buy, Michael's, Old Navy, Ross Dress for Less, New Seasons Market, Nordstrom Rack, Marshalls, Sierra Trading Post and Barnes & Noble.
- Located in a vibrant and desirable economic corridor which is home to Intel, Genentech, Yahoo! and the nearby Nike World Headquarters in Beaverton.
- The center is in close proximity to Kaiser Permanente's Westside Medical Center which has over 1,100 employees.



TRAFFIC COUNTS

Highway 26 - 109,592 ADT ('22)
 NW 185th Ave - 54,911 ADT ('22)
 NW Evergreen Pkwy - 19,612 ADT ('22)

[Click to View Drone Video](#)



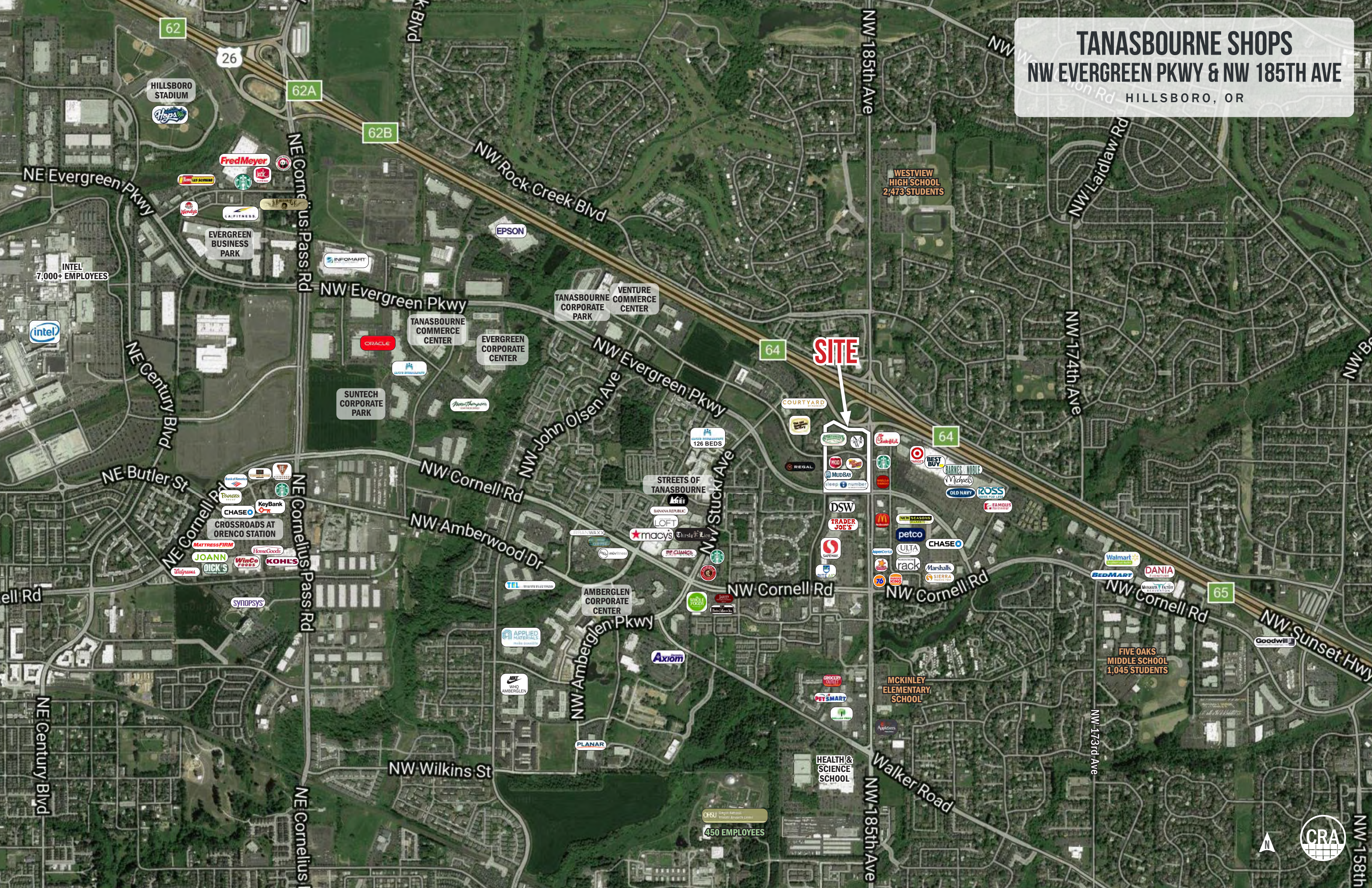
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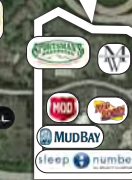
TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

HILLSBORO, OR



SITE



TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

HILLSBORO, OR

IMAGES



TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

SITE PLAN

HILLSBORO, OR



COURTYARD
BY MARRIOTT

Residence INN
BY MARRIOTT



TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

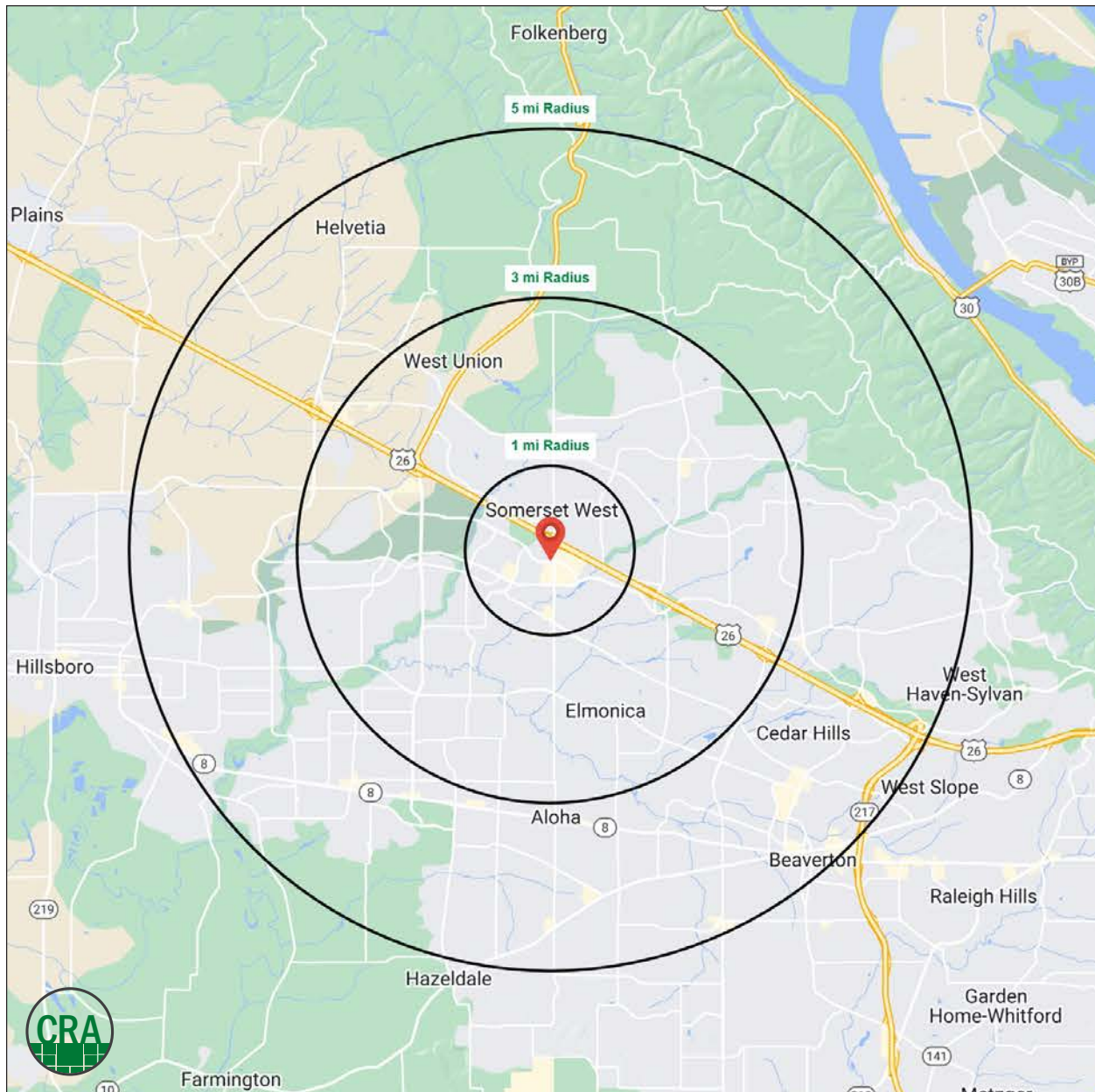
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	21,631	139,757	277,968
Average HH Income	\$120,331	\$151,970	\$148,569
Median HH Income	\$100,295	\$121,696	\$118,228
Median Home Value	\$583,934	\$592,090	\$597,019
Daytime Demographics 16+	15,383	76,774	160,650
Some College or Higher	80.1%	79.3%	75.7%

\$120,331

Average Household Income
1 MILE RADIUS

76,774

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5399/-122.8681

Tanasbourne Shops Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	21,631	139,757	277,968
2029 Projected Population	21,534	137,417	275,048
2020 Census Population	20,573	140,492	278,421
2010 Census Population	18,876	113,399	237,767
Projected Annual Growth 2024 to 2029	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	1.0%	1.7%	1.2%
2024 Median Age	34.4	36.2	36.6
Households			
2024 Estimated Households	9,797	56,650	109,633
2029 Projected Households	9,907	56,450	109,956
2020 Census Households	9,111	54,771	105,447
2010 Census Households	8,282	43,891	89,746
Projected Annual Growth 2024 to 2029	0.2%	-	-
Historical Annual Growth 2010 to 2024	1.3%	2.1%	1.6%
Race and Ethnicity			
2024 Estimated White	60.9%	57.1%	60.1%
2024 Estimated Black or African American	4.5%	3.8%	3.6%
2024 Estimated Asian or Pacific Islander	20.6%	24.0%	18.8%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
2024 Estimated Other Races	13.4%	14.5%	16.8%
2024 Estimated Hispanic	13.6%	14.6%	17.2%
Income			
2024 Estimated Average Household Income	\$120,331	\$151,970	\$148,569
2024 Estimated Median Household Income	\$100,295	\$121,696	\$118,228
2024 Estimated Per Capita Income	\$54,507	\$61,632	\$58,654
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.9%	4.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.7%	3.1%
2024 Estimated High School Graduate	16.4%	15.2%	17.0%
2024 Estimated Some College	20.9%	17.9%	18.5%
2024 Estimated Associates Degree Only	7.9%	8.4%	8.4%
2024 Estimated Bachelors Degree Only	30.4%	29.1%	27.8%
2024 Estimated Graduate Degree	20.8%	23.9%	20.9%
Business			
2024 Estimated Total Businesses	1,094	4,932	10,962
2024 Estimated Total Employees	10,172	40,285	85,168
2024 Estimated Employee Population per Business	9.3	8.2	7.8
2024 Estimated Residential Population per Business	19.8	28.3	25.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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