

# FOR LEASE TANASBOURNE VILLAGE



## LOCATION

NWC of NE Cornell Rd and NW 185th Ave in Hillsboro, OR

## AVAILABLE SPACE

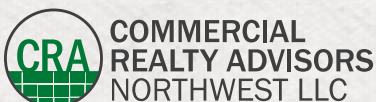
- 2,000 SF
- 4,209 SF

## 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, Nordstrom Rack, Petco, Marshalls, Sierra Trading Post and New Seasons Market (coming soon).
- 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

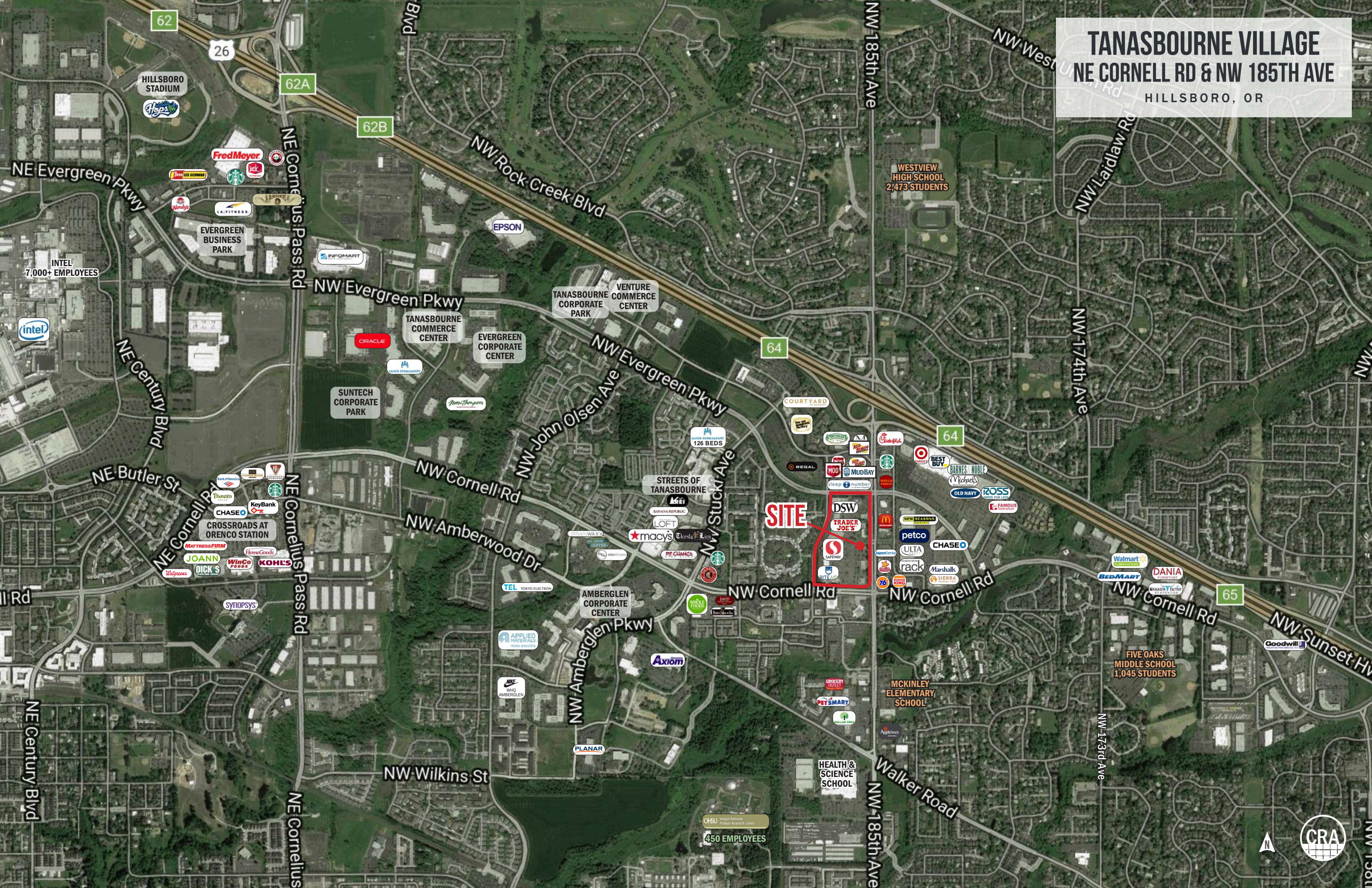
Highway 26 – 109,592 ADT ('22)  
 NW 185th Ave – 54,991 ADT ('22)  
 NW Evergreen Pkwy – 23,138 ADT ('22)



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# TANASBOURNE VILLAGE NE CORNELL RD & NW 185TH AVE HILLSBORO, OR



62

26

62A

62B

64

64

65

HILLSBORO STADIUM

EVERGREEN BUSINESS PARK

INTEL 7,000+ EMPLOYEES

WESTVIEW HIGH SCHOOL 2,473 STUDENTS

FIVE OAKS MIDDLE SCHOOL 1,045 STUDENTS

CHSU Oregon National Institute Research Center 450 EMPLOYEES

SITE



# TANASBOURNE VILLAGE NE CORNELL RD & NW 185TH AVE HILLSBORO, OR

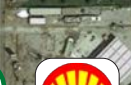
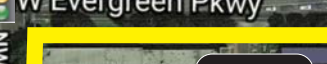
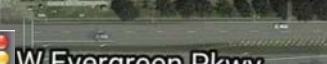


AVAILABLE  
2,000 SF

AVAILABLE  
4,209 SF

## TANASBOURNE TOWN CENTER

## TANASBOURNE VILLAGE



17,707 ADT (2022)

12,432 ADT (2022)

54,911 ADT (2022)

32,144 ADT (2022)

109,592 ADT (2022)

SITE PLAN

**TANASBOURNE VILLAGE**  
**NE CORNELL RD & NW 185TH AVE**  
 HILLSBORO, OR



TENANT	SF
1 Jollibee	6,676
2 Accent Eyewear	3,500
3 Xfinity	4,268
4 Rite Aid	27,465
5 Nothing Bundt Cakes	2,068
6 Nutrishop	1,050
7 Zen Teriyaki	1,260
8 Ariat	3,100
9 Perfect Look	1,400
10 Odd Moe's Pizza	1,400
11 Key Bank	3,150
12 Great Harvest Bread Company	1,400
13 Rock Creek Cleaners	2,600
14 Hallmark Gold Crown	3,411
16 Elements Massage	3,448
17 Safeway	53,000
<b>18 AVAILABLE</b>	<b>4,209</b>
19 Cold Stone Creamery	1,462
20 Great Clips	1,000
21 Crumbl Cookies	1,000
22 Connect Wireless	1,500
24 Trader Joe's	14,940
25 FedEx Office	5,850
26 Amazing Japan	3,000
27 Bo Bo Tea House	1,500
28 Subway	1,600
29 Pho Gabo Vietnamese Noodle	1,600
30 BedMart	3,780
31 Five Guys Burgers and Fries	2,250
32 Bach to Rock	2,400
<b>33 AVAILABLE</b>	<b>2,000</b>
34 The UPS Store	1,600
35 Menchie's Frozen Yogurt	1,600
36 Affordable Scrubs	1,600
37 DSW Shoe Warehouse	19,949
38 Vive Nails & Spa	2,000
39 Asian Kitchen Grill	2,000
40 Tanasbourne Dental Care	1,600
41 Gangnam Korean BBQ	3,200
42 Sunset Liquor	5,973
43 Banfield Pet Hospital	4,000

- NOT A PART
- AVAILABLE
- CURBSIDE PICK-UP ZONE



# TANASBOURNE VILLAGE

## NE CORNELL RD & NW 185TH AVE

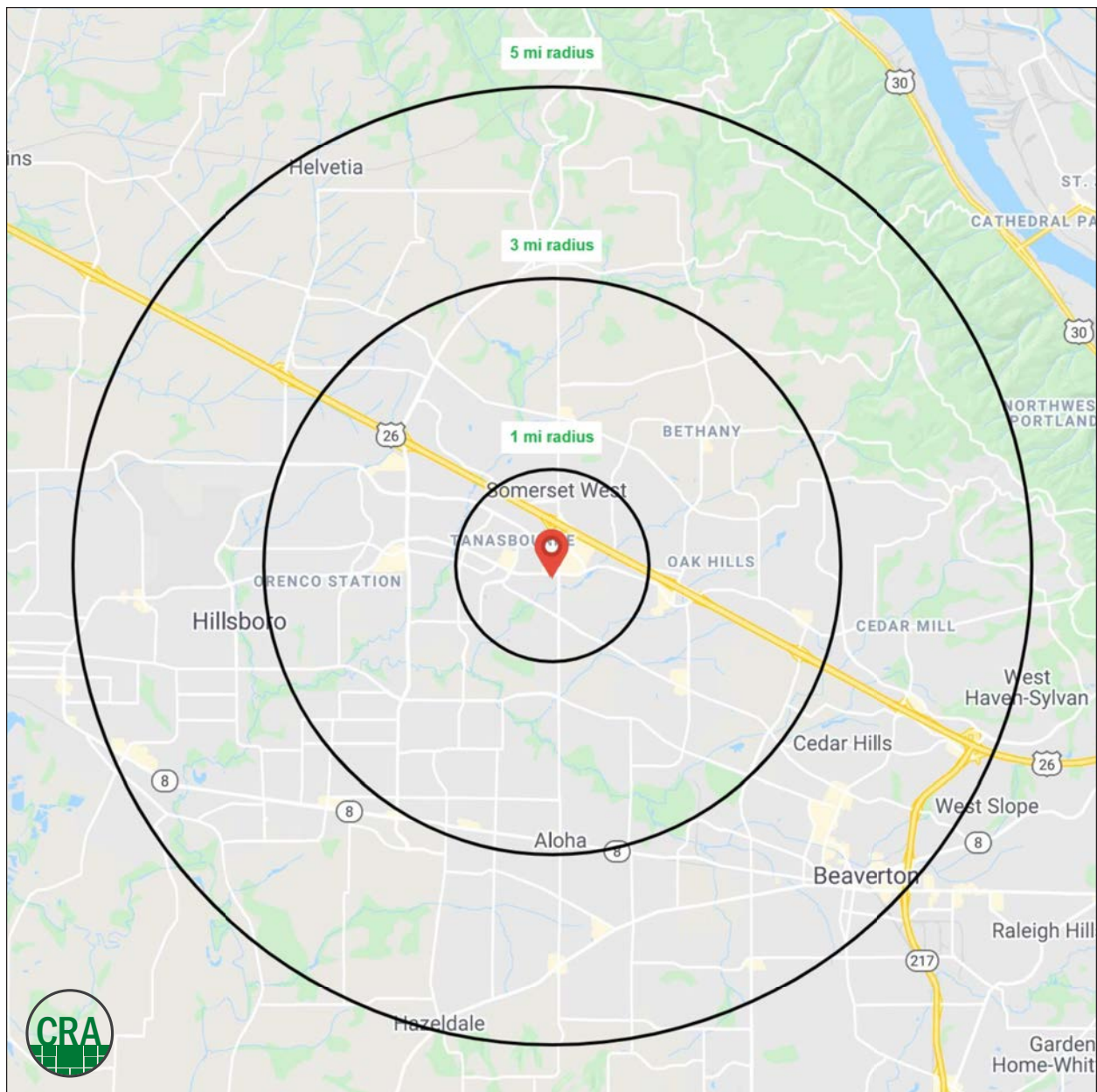
HILLSBORO, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	21,946	144,247	289,246
Estimated Households	10,095	58,529	113,802
Average HH Income	\$116,769	\$148,834	\$147,555
Median Home Value	\$565,960	\$582,559	\$594,822
Daytime Demographics 16+	16,547	80,446	166,716
Some College or Higher	79.0%	78.6%	75.4%

**\$148,834**  
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: 45.5364/-122.8687

Tanasbourne Village	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	21,946	144,247	289,246
2029 Projected Population	21,943	142,009	286,148
2020 Census Population	20,547	144,670	289,371
2010 Census Population	18,498	118,339	247,951
Projected Annual Growth 2024 to 2029	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	1.3%	1.6%	1.2%
2024 Median Age	33.9	36.1	36.7
<b>Households</b>			
2024 Estimated Households	10,095	58,529	113,802
2029 Projected Households	10,242	58,391	114,116
2020 Census Households	9,214	56,341	109,363
2010 Census Households	8,187	45,662	93,405
Projected Annual Growth 2024 to 2029	0.3%	-	-
Historical Annual Growth 2010 to 2024	1.7%	2.0%	1.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	60.4%	57.6%	60.2%
2024 Estimated Black or African American	4.7%	3.9%	3.5%
2024 Estimated Asian or Pacific Islander	20.0%	22.8%	18.4%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.8%
2024 Estimated Other Races	14.1%	15.0%	17.0%
2024 Estimated Hispanic	14.4%	15.2%	17.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$116,769	\$148,834	\$147,555
2024 Estimated Median Household Income	\$97,180	\$119,156	\$117,484
2024 Estimated Per Capita Income	\$53,719	\$60,422	\$58,113
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	3.1%	4.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.8%	3.2%
2024 Estimated High School Graduate	16.9%	15.5%	17.1%
2024 Estimated Some College	20.4%	18.4%	18.6%
2024 Estimated Associates Degree Only	8.2%	8.5%	8.4%
2024 Estimated Bachelors Degree Only	29.4%	28.7%	27.7%
2024 Estimated Graduate Degree	21.0%	23.0%	20.7%
<b>Business</b>			
2024 Estimated Total Businesses	1,171	5,272	11,422
2024 Estimated Total Employees	11,382	42,806	88,239
2024 Estimated Employee Population per Business	9.7	8.1	7.7
2024 Estimated Residential Population per Business	18.7	27.4	25.3

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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