

RETAIL PROPERTY FOR LEASE

The Streets of Tanasbourne

10050 NE EMMA WAY / HILLSBORO, OR 97124

Lifestyle center that mixes main street charm with convenient shopping, dining and services



AVAILABLE SPACES

- 548 SF
- 932 SF
- 1,300 SF (available 10/1/21)
- 2,082 SF
- 2,167 SF
- 3,550 SF
- 3,606 SF
- 4,004 SF
- 8,150 SF

LEASE RATE

Please call for details

TRAFFIC COUNTS

Cornell Rd – 22,612 ADT ('17)

HIGHLIGHTS

- Portland Metro's Westside Lifestyle Center located in Hillsboro at NE Cornell and NW Stucki
- Over 370,000 SF of retail
- Anchored by Macy's, REI, H&M, Sephora, among many other national and local restaurant and fitness brands including Thirsty Lion, Killer Burger, and Cycle Bar
- Located in close proximity to Nike World Campus, several Intel Plants, OHSU Research Institute, Portland Community College Rock Creek and Epson
- www.StreetsofTanasbourne.com



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Photo Gallery



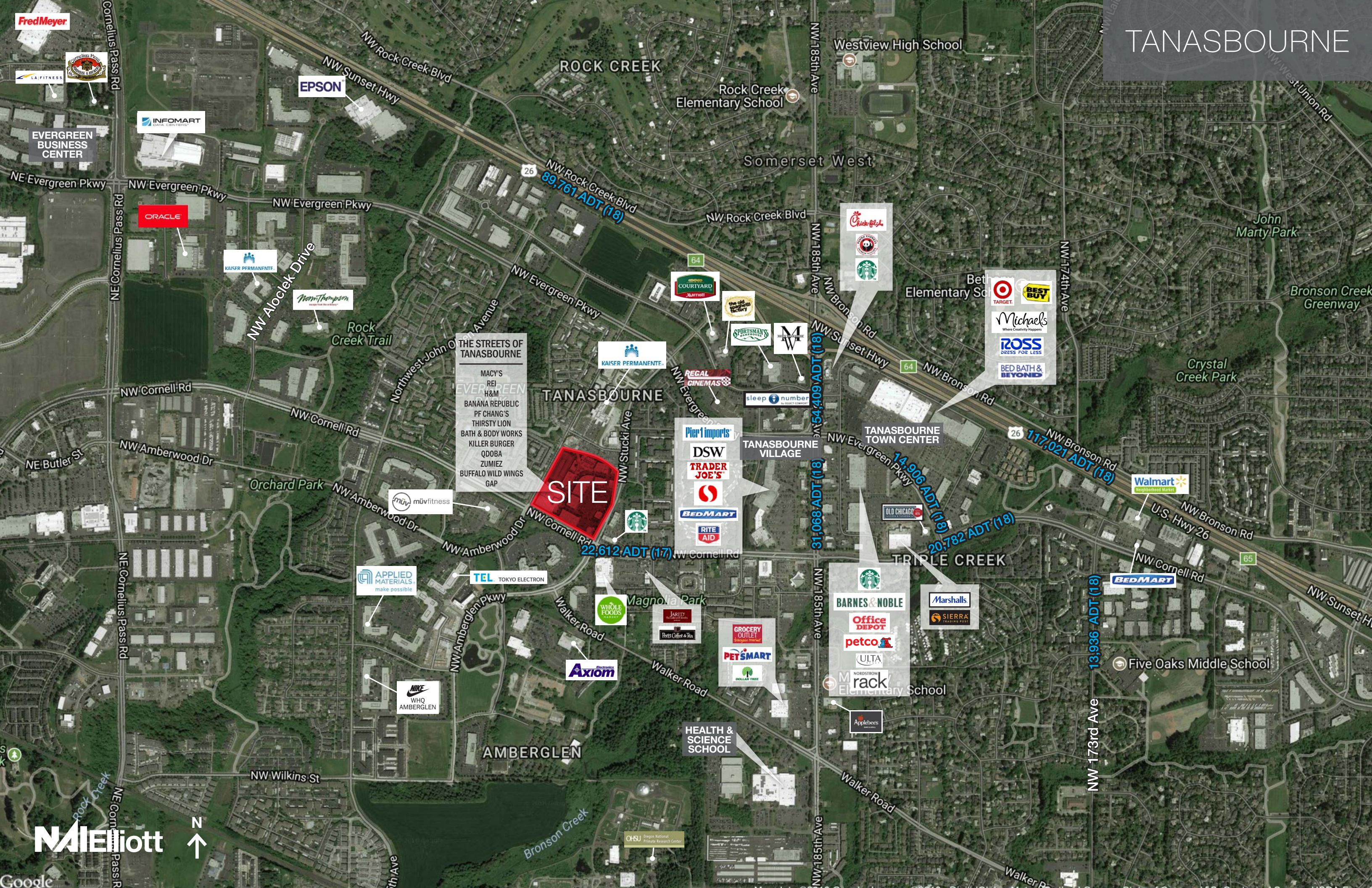
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CRA COMMERCIAL
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- THE STREETS OF TANASBOURNE
- MACY'S
 - REI
 - H&M
 - BANANA REPUBLIC
 - PF CHANG'S
 - THIRSTY LION
 - BATH & BODY WORKS
 - KILLER BURGER
 - QDOBA
 - ZUMIEZ
 - BUFFALO WILD WINGS
 - GAP

NW Rock Creek Blvd
89,761 ADT (18)

NW Bronson Rd
14,906 ADT (18)

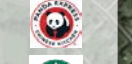
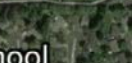
NW Bronson Rd
117,021 ADT (18)

NW 185th Ave
31,068 ADT (18)

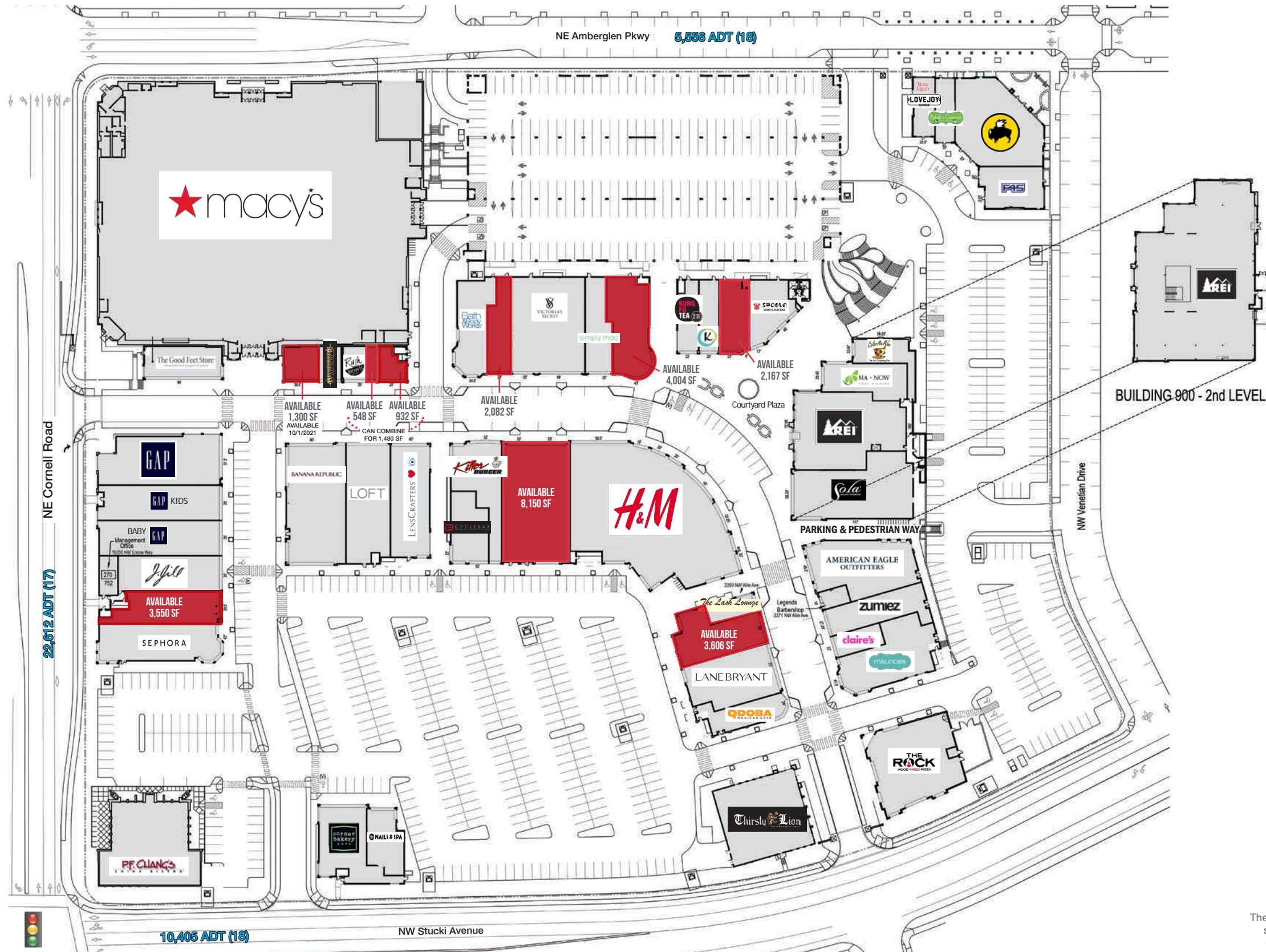
NW 173rd Ave
13,936 ADT (18)

NW Cornell Rd
22,612 ADT (17)

NW Evergreen Pkwy
20,782 ADT (18)



Site Plan



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.



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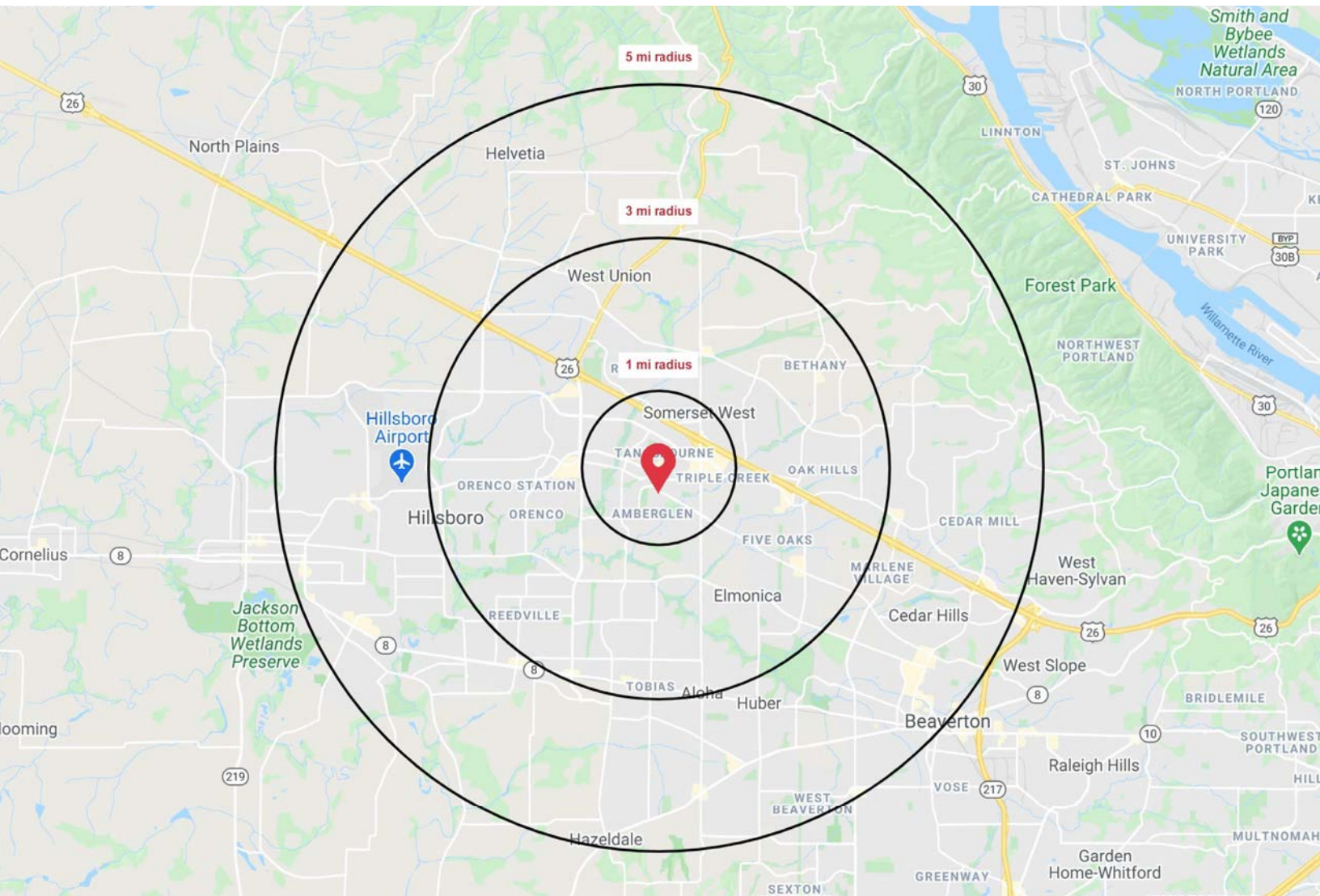


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Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2021	20,390	145,704	296,609
Projected Total Population 2026	21,772	156,219	313,012
Average HH Income	\$89,395	\$113,728	\$114,969
Median Home Value	\$390,985	\$440,847	\$451,652
Estimated Total Households	9,428	57,053	112,003
Daytime Demographics 16+	16,437	92,657	177,321
Some College or Higher	78.1%	79.8%	76.0%

Source: Regis – SitesUSA (2021)



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Demographics — Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.5351/-122.8781

The Streets of Tanasbourne Hillsboro, OR 97124		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	20,390	145,704	296,609
	2026 Projected Population	21,772	156,219	313,012
	2010 Census Population	15,543	117,905	249,244
	2000 Census Population	12,576	92,564	203,119
	Projected Annual Growth 2021 to 2026	1.4%	1.4%	1.1%
	Historical Annual Growth 2000 to 2021	3.0%	2.7%	2.2%
HOUSEHOLDS	2021 Estimated Households	9,428	57,053	112,003
	2026 Projected Households	10,249	62,531	120,836
	2010 Census Households	7,232	45,623	93,202
	2000 Census Households	5,982	35,549	76,156
	Projected Annual Growth 2021 to 2026	1.7%	1.9%	1.6%
	Historical Annual Growth 2000 to 2021	2.7%	2.9%	2.2%
AGE	2021 Est. Population Under 10 Years	10.9%	12.2%	12.5%
	2021 Est. Population 10 to 19 Years	9.1%	11.9%	12.4%
	2021 Est. Population 20 to 29 Years	24.7%	15.7%	14.3%
	2021 Est. Population 30 to 44 Years	27.0%	25.3%	24.5%
	2021 Est. Population 45 to 59 Years	14.4%	17.6%	18.3%
	2021 Est. Population 60 to 74 Years	9.5%	12.7%	13.2%
	2021 Est. Population 75 Years or Over	4.5%	4.6%	4.9%
	2021 Est. Median Age	32.0	35.1	35.8
MARITAL STATUS & GENDER	2021 Est. Male Population	49.3%	49.6%	49.8%
	2021 Est. Female Population	50.7%	50.4%	50.2%
	2021 Est. Never Married	39.2%	32.9%	33.0%
	2021 Est. Now Married	44.8%	49.7%	49.2%
	2021 Est. Separated or Divorced	13.2%	13.6%	13.9%
	2021 Est. Widowed	2.9%	3.8%	3.9%
INCOME	2021 Est. HH Income \$200,000 or More	5.8%	12.7%	12.6%
	2021 Est. HH Income \$150,000 to \$199,999	5.0%	10.4%	10.3%
	2021 Est. HH Income \$100,000 to \$149,999	19.1%	22.3%	20.8%
	2021 Est. HH Income \$75,000 to \$99,999	21.1%	17.3%	16.5%
	2021 Est. HH Income \$50,000 to \$74,999	22.6%	16.0%	16.4%
	2021 Est. HH Income \$35,000 to \$49,999	12.9%	8.2%	9.1%
	2021 Est. HH Income \$25,000 to \$34,999	5.9%	5.0%	5.6%
	2021 Est. HH Income \$15,000 to \$24,999	3.7%	3.3%	3.7%
	2021 Est. HH Income Under \$15,000	3.9%	4.8%	5.1%
	2021 Est. Average Household Income	\$89,395	\$113,728	\$114,969
	2021 Est. Median Household Income	\$77,008	\$98,501	\$97,734
	2021 Est. Per Capita Income	\$41,465	\$44,593	\$43,483
2021 Est. Total Businesses	1,083	5,151	10,492	
2021 Est. Total Employees	11,284	53,564	96,633	

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
©2021, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 5/2021, TIGER Geography



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RACE	2021 Est. White	63.2%	64.6%	66.2%
	2021 Est. Black	4.7%	3.4%	3.1%
	2021 Est. Asian or Pacific Islander	18.2%	20.3%	16.5%
	2021 Est. American Indian or Alaska Native	0.7%	0.7%	0.8%
	2021 Est. Other Races	13.1%	11.1%	13.5%
HISPANIC	2021 Est. Hispanic Population	3,104	19,628	53,944
	2021 Est. Hispanic Population	15.2%	13.5%	18.2%
	2026 Proj. Hispanic Population	15.7%	13.8%	18.5%
	2010 Hispanic Population	14.6%	12.8%	17.3%
EDUCATION (Adults 25 or older)	2021 Est. Adult Population (25 Years or Over)	14,209	101,007	204,509
	2021 Est. Elementary (Grade Level 0 to 8)	2.4%	2.4%	3.7%
	2021 Est. Some High School (Grade Level 9 to 11)	3.7%	3.1%	3.6%
	2021 Est. High School Graduate	15.8%	14.6%	16.7%
	2021 Est. Some College	18.9%	17.9%	19.3%
	2021 Est. Associate Degree Only	9.8%	9.2%	9.3%
	2021 Est. Bachelor Degree Only	27.6%	29.6%	27.3%
	2021 Est. Graduate Degree	21.8%	23.1%	20.1%
HOUSING	2021 Est. Total Housing Units	9,761	58,536	114,912
	2021 Est. Owner-Occupied	18.1%	52.5%	56.0%
	2021 Est. Renter-Occupied	78.5%	44.9%	41.5%
	2021 Est. Vacant Housing	3.4%	2.5%	2.5%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	17.8%	15.8%	12.4%
	2021 Homes Built 2000 to 2009	17.3%	19.0%	17.1%
	2021 Homes Built 1990 to 1999	30.7%	27.7%	23.1%
	2021 Homes Built 1980 to 1989	11.2%	12.1%	11.9%
	2021 Homes Built 1970 to 1979	13.3%	13.3%	17.7%
	2021 Homes Built 1960 to 1969	3.5%	5.0%	7.5%
	2021 Homes Built 1950 to 1959	1.2%	2.1%	4.0%
	2021 Homes Built Before 1949	1.5%	2.4%	3.8%
HOME VALUES	2021 Home Value \$1,000,000 or More	1.1%	1.3%	2.2%
	2021 Home Value \$500,000 to \$999,999	16.6%	30.9%	32.3%
	2021 Home Value \$400,000 to \$499,999	28.6%	26.1%	23.2%
	2021 Home Value \$300,000 to \$399,999	31.6%	29.4%	30.0%
	2021 Home Value \$200,000 to \$299,999	14.1%	8.2%	8.4%
	2021 Home Value \$150,000 to \$199,999	2.7%	0.9%	1.0%
	2021 Home Value \$100,000 to \$149,999	1.6%	0.7%	0.7%
	2021 Home Value \$50,000 to \$99,999	1.9%	0.9%	0.6%
	2021 Home Value \$25,000 to \$49,999	1.0%	0.8%	0.8%
	2021 Home Value Under \$25,000	0.9%	0.7%	0.9%
	2021 Median Home Value	\$390,985	\$440,847	\$451,652
2021 Median Rent	\$1,385	\$1,397	\$1,357	

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	17,143	117,213	236,569
	2021 Est. Civilian Employed	69.9%	66.6%	65.9%
	2021 Est. Civilian Unemployed	4.8%	4.1%	4.2%
	2021 Est. in Armed Forces	-	-	-
	2021 Est. not in Labor Force	25.2%	29.2%	29.9%
	2021 Labor Force Males	49.3%	49.1%	49.3%
	2021 Labor Force Females	50.7%	50.9%	50.7%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	11,980	78,080	155,840
	2021 Mgmt, Business, & Financial Operations	16.2%	18.4%	17.6%
	2021 Professional, Related	28.5%	34.9%	31.3%
	2021 Service	17.9%	13.4%	15.0%
	2021 Sales, Office	20.9%	17.5%	17.6%
	2021 Farming, Fishing, Forestry	0.4%	0.4%	0.6%
	2021 Construction, Extraction, Maintenance	4.6%	4.6%	5.8%
	2021 Production, Transport, Material Moving	11.5%	10.8%	12.0%
	2021 White Collar Workers	65.6%	70.9%	66.6%
	2021 Blue Collar Workers	34.4%	29.1%	33.4%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	67.4%	73.2%	73.3%
	2021 Drive to Work in Carpool	11.6%	9.9%	9.6%
	2021 Travel to Work by Public Transportation	11.7%	7.1%	7.4%
	2021 Drive to Work on Motorcycle	0.2%	0.1%	-
	2021 Walk or Bicycle to Work	3.9%	3.6%	3.2%
	2021 Other Means	2.2%	1.0%	0.9%
	2021 Work at Home	3.0%	5.1%	5.4%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	41.4%	32.4%	28.1%
	2021 Travel to Work in 15 to 29 Minutes	35.9%	39.0%	40.1%
	2021 Travel to Work in 30 to 59 Minutes	26.8%	24.7%	26.0%
	2021 Travel to Work in 60 Minutes or More	5.7%	6.5%	6.4%
	2021 Average Travel Time to Work	17.1	19.1	20.4
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$619.06 M	\$4.39 B	\$8.71 B
	2021 Est. Apparel	\$21.93 M	\$157.72 M	\$312.98 M
	2021 Est. Contributions, Gifts	\$34.47 M	\$259.97 M	\$518.33 M
	2021 Est. Education, Reading	\$19.08 M	\$151.23 M	\$301.84 M
	2021 Est. Entertainment	\$34.5 M	\$252.39 M	\$501.28 M
	2021 Est. Food, Beverages, Tobacco	\$95.97 M	\$666.83 M	\$1.32 B
	2021 Est. Furnishings, Equipment	\$21.53 M	\$156.56 M	\$310.6 M
	2021 Est. Health Care, Insurance	\$55.81 M	\$392.19 M	\$778.29 M
	2021 Est. Household Operations, Shelter, Utilities	\$202.3 M	\$1.41 B	\$2.8 B
	2021 Est. Miscellaneous Expenses	\$11.61 M	\$83.14 M	\$164.97 M
	2021 Est. Personal Care	\$8.33 M	\$59.08 M	\$117.01 M
	2021 Est. Transportation	\$113.54 M	\$800.07 M	\$1.59 B

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