

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
- 1,330 SF
- 1,345 SF
- 1,504 SF
- 2,167 SF
- 2,411 SF
- 2,630 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 brands including Thirsty Lion and Killer Burger
- 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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Fred Meyer

LA FITNESS
Cornelius Pass Rd

EVERGREEN BUSINESS CENTER

STACK INFRASTRUCTURE

ORACLE

KAISER PERMANENTE

TEL TOKYO ELECTRON

EPSON

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

SITE

22,612 ADT (17)

83,955 ADT (20)

33,068 ADT (20)

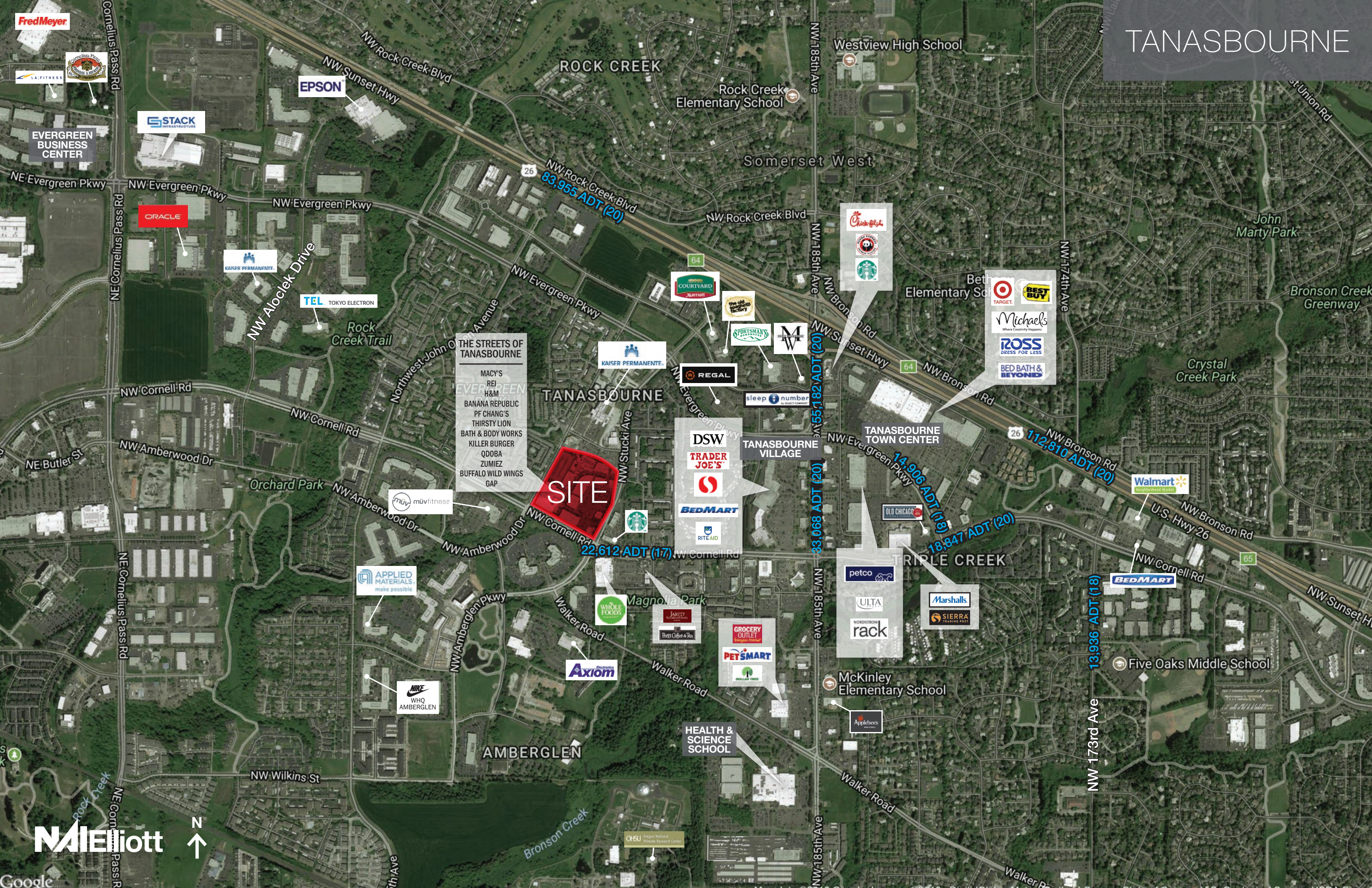
55,182 ADT (20)

14,906 ADT (18)

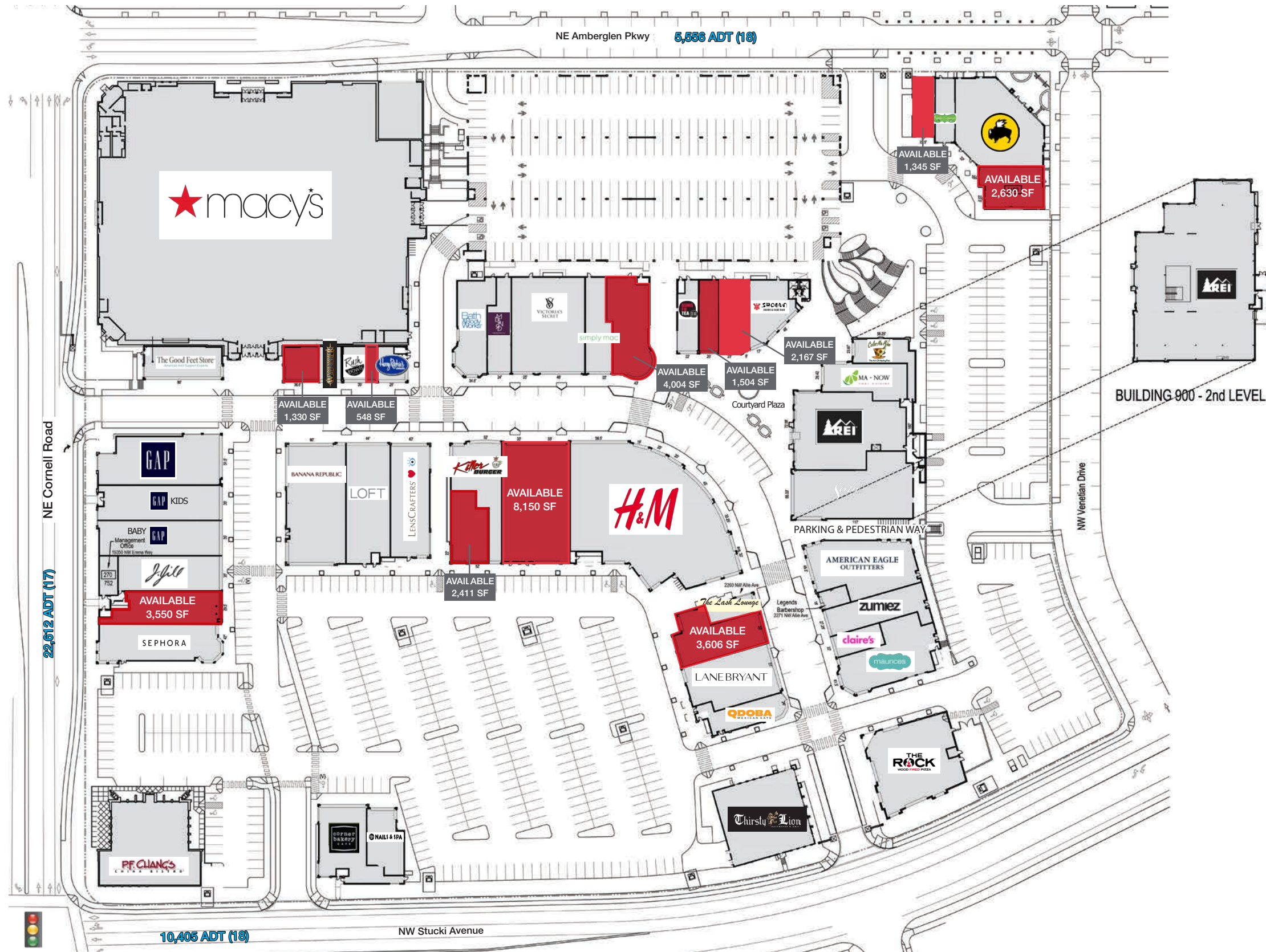
18,847 ADT (20)

112,810 ADT (20)

13,936 ADT (18)



Site Plan



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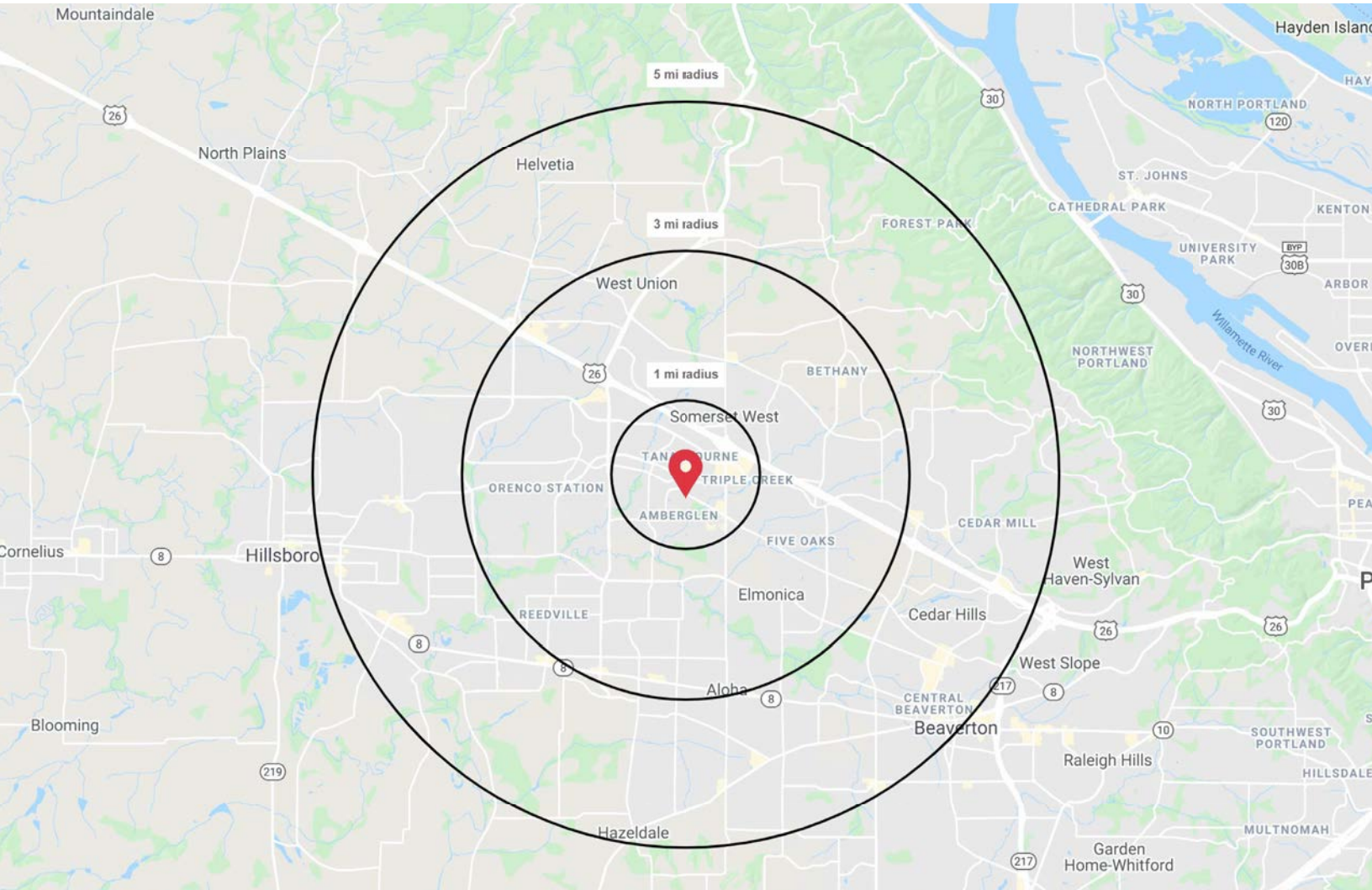
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Demographics



| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Total Population 2021 | 18,998 | 143,085 | 291,816 |
| Projected Total Population 2026 | 20,679 | 151,971 | 306,066 |
| Average HH Income | \$81,954 | \$112,995 | \$116,269 |
| Median Home Value | \$384,395 | \$441,464 | \$450,609 |
| Estimated Total Households | 8,855 | 55,736 | 109,392 |
| Daytime Demographics 16+ | 14,795 | 91,921 | 175,229 |
| Some College or Higher | 78.5% | 80.0% | 76.0% |

Source: Regis - SitesUSA (2021)



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Demographics — Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.5356/-122.8785

| The Streets of Tanasbourne Hillsboro, OR 97124 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|-------------|-------------|
| Population | | | |
| 2021 Estimated Population | 18,998 | 143,085 | 291,816 |
| 2026 Projected Population | 20,679 | 151,971 | 306,066 |
| 2020 Census Population | 18,907 | 142,005 | 287,597 |
| 2010 Census Population | 14,531 | 116,749 | 247,659 |
| Projected Annual Growth 2021 to 2026 | 1.8% | 1.2% | 1.0% |
| Historical Annual Growth 2010 to 2021 | 2.8% | 2.1% | 1.6% |
| Households | | | |
| 2021 Estimated Households | 8,855 | 55,736 | 109,392 |
| 2026 Projected Households | 9,690 | 59,869 | 116,063 |
| 2020 Census Households | 8,769 | 55,300 | 107,831 |
| 2010 Census Households | 6,856 | 45,172 | 92,564 |
| Projected Annual Growth 2021 to 2026 | 1.9% | 1.5% | 1.2% |
| Historical Annual Growth 2010 to 2021 | - | - | 0.1% |
| Age | | | |
| 2021 Est. Population Under 10 Years | 11.5% | 12.6% | 12.7% |
| 2021 Est. Population 10 to 19 Years | 9.4% | 12.0% | 12.6% |
| 2021 Est. Population 20 to 29 Years | 26.1% | 16.1% | 14.7% |
| 2021 Est. Population 30 to 44 Years | 26.6% | 25.4% | 24.5% |
| 2021 Est. Population 45 to 59 Years | 13.1% | 17.1% | 17.9% |
| 2021 Est. Population 60 to 74 Years | 9.3% | 12.3% | 12.8% |
| 2021 Est. Population 75 Years or Over | 4.0% | 4.4% | 4.7% |
| 2021 Est. Median Age | 30.6 | 34.5 | 35.2 |
| Marital Status & Gender | | | |
| 2021 Est. Male Population | 49.0% | 49.5% | 49.9% |
| 2021 Est. Female Population | 51.0% | 50.5% | 50.1% |
| 2021 Est. Never Married | 40.1% | 32.9% | 33.0% |
| 2021 Est. Now Married | 44.5% | 49.8% | 49.2% |
| 2021 Est. Separated or Divorced | 12.9% | 13.5% | 13.9% |
| 2021 Est. Widowed | 2.5% | 3.8% | 3.8% |
| Income | | | |
| 2021 Est. HH Income \$200,000 or More | 5.5% | 13.3% | 13.0% |
| 2021 Est. HH Income \$150,000 to \$199,999 | 4.9% | 10.7% | 10.6% |
| 2021 Est. HH Income \$100,000 to \$149,999 | 18.2% | 22.2% | 20.9% |
| 2021 Est. HH Income \$75,000 to \$99,999 | 20.8% | 17.2% | 16.5% |
| 2021 Est. HH Income \$50,000 to \$74,999 | 23.2% | 15.6% | 16.1% |
| 2021 Est. HH Income \$35,000 to \$49,999 | 12.8% | 7.9% | 8.9% |
| 2021 Est. HH Income \$25,000 to \$34,999 | 5.9% | 4.8% | 5.3% |
| 2021 Est. HH Income \$15,000 to \$24,999 | 4.1% | 3.3% | 3.6% |
| 2021 Est. HH Income Under \$15,000 | 4.7% | 4.9% | 5.0% |
| 2021 Est. Average Household Income | \$81,954 | \$112,995 | \$116,269 |
| 2021 Est. Median Household Income | \$75,993 | \$100,315 | \$99,527 |
| 2021 Est. Per Capita Income | \$38,199 | \$44,057 | \$43,643 |
| 2021 Est. Total Businesses | 996 | 5,146 | 10,398 |
| 2021 Est. Total Employees | 10,080 | 53,565 | 95,867 |

©2022, Sites USA, Chandler, Arizona 480-491-1112 Demographic source: Applied Geographic Solutions 11/2021, TIGER Geography - RF1
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| The Streets of Tanasbourne Hillsboro, OR 97124 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|-------------|-------------|
| Race | | | |
| 2021 Est. White | 56.7% | 57.3% | 58.7% |
| 2021 Est. Black | 4.7% | 3.2% | 2.7% |
| 2021 Est. Asian or Pacific Islander | 16.6% | 20.6% | 16.5% |
| 2021 Est. American Indian or Alaska Native | 0.9% | 0.8% | 1.0% |
| 2021 Est. Other Races | 21.1% | 18.1% | 21.1% |
| Hispanic | | | |
| 2021 Est. Hispanic Population | 3,087 | 20,616 | 55,573 |
| 2021 Est. Hispanic Population | 16.2% | 14.4% | 19.0% |
| 2026 Proj. Hispanic Population | 16.8% | 14.8% | 19.4% |
| 2020 Hispanic Population | 22.6% | 19.0% | 22.4% |
| Education (Adults 25 & Older) | | | |
| 2021 Est. Adult Population (25 Years or Over) | 12,894 | 98,118 | 199,385 |
| 2021 Est. Elementary (Grade Level 0 to 8) | 2.1% | 2.4% | 3.7% |
| 2021 Est. Some High School (Grade Level 9 to 11) | 3.8% | 3.1% | 3.7% |
| 2021 Est. High School Graduate | 15.6% | 14.5% | 16.7% |
| 2021 Est. Some College | 20.1% | 18.0% | 19.4% |
| 2021 Est. Associate Degree Only | 9.6% | 9.1% | 9.3% |
| 2021 Est. Bachelor Degree Only | 27.8% | 29.8% | 27.3% |
| 2021 Est. Graduate Degree | 20.9% | 23.2% | 20.1% |
| Housing | | | |
| 2021 Est. Total Housing Units | 9,617 | 58,502 | 114,463 |
| 2021 Est. Owner-Occupied | 15.1% | 50.9% | 54.9% |
| 2021 Est. Renter-Occupied | 77.0% | 44.4% | 40.6% |
| 2021 Est. Vacant Housing | 7.9% | 4.7% | 4.4% |
| Homes Built by Year | | | |
| 2021 Homes Built 2010 or later | 18.1% | 15.6% | 12.2% |
| 2021 Homes Built 2000 to 2009 | 16.3% | 18.6% | 16.9% |
| 2021 Homes Built 1990 to 1999 | 29.0% | 27.1% | 22.6% |
| 2021 Homes Built 1980 to 1989 | 10.3% | 11.8% | 11.7% |
| 2021 Homes Built 1970 to 1979 | 12.3% | 13.0% | 17.2% |
| 2021 Homes Built 1960 to 1969 | 3.4% | 4.8% | 7.2% |
| 2021 Homes Built 1950 to 1959 | 1.2% | 2.0% | 3.9% |
| 2021 Homes Built Before 1949 | 1.5% | 2.4% | 3.8% |
| Home Values | | | |
| 2021 Home Value \$1,000,000 or More | 1.0% | 1.3% | 2.2% |
| 2021 Home Value \$500,000 to \$999,999 | 15.1% | 31.2% | 32.2% |
| 2021 Home Value \$400,000 to \$499,999 | 29.0% | 25.9% | 23.2% |
| 2021 Home Value \$300,000 to \$399,999 | 31.5% | 29.3% | 30.1% |
| 2021 Home Value \$200,000 to \$299,999 | 15.8% | 8.2% | 8.4% |
| 2021 Home Value \$150,000 to \$199,999 | 2.9% | 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 | 1.5% | 0.9% | 0.6% |
| 2021 Home Value \$25,000 to \$49,999 | 0.8% | 0.8% | 0.8% |
| 2021 Home Value Under \$25,000 | 0.7% | 0.7% | 0.8% |
| 2021 Median Home Value | \$384,395 | \$441,464 | \$450,609 |
| 2021 Median Rent | \$1,380 | \$1,397 | \$1,361 |

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|--|-------------|-------------|-------------|
| Labor Force | | | |
| 2021 Est. Labor Population Age 16 Years or Over | 15,828 | 114,365 | 231,699 |
| 2021 Est. Civilian Employed | 70.2% | 66.4% | 65.7% |
| 2021 Est. Civilian Unemployed | 4.8% | 4.1% | 4.1% |
| 2021 Est. in Armed Forces | - | - | - |
| 2021 Est. not in Labor Force | 25.0% | 29.5% | 30.1% |
| 2021 Labor Force Males | 48.8% | 48.9% | 49.3% |
| 2021 Labor Force Females | 51.2% | 51.1% | 50.7% |
| Occupation | | | |
| 2021 Occupation: Population Age 16 Years or Over | 11,105 | 75,972 | 152,300 |
| 2021 Mgmt, Business, & Financial Operations | 16.3% | 18.4% | 17.6% |
| 2021 Professional, Related | 28.8% | 35.1% | 31.3% |
| 2021 Service | 18.1% | 13.6% | 15.1% |
| 2021 Sales, Office | 21.0% | 17.5% | 17.6% |
| 2021 Farming, Fishing, Forestry | 0.5% | 0.4% | 0.6% |
| 2021 Construction, Extraction, Maintenance | 4.1% | 4.5% | 5.8% |
| 2021 Production, Transport, Material Moving | 11.2% | 10.7% | 12.1% |
| 2021 White Collar Workers | 66.1% | 70.9% | 66.5% |
| 2021 Blue Collar Workers | 33.9% | 29.1% | 33.5% |
| Transportation to Work | | | |
| 2021 Drive to Work Alone | 67.6% | 73.1% | 73.2% |
| 2021 Drive to Work in Carpool | 12.2% | 10.1% | 9.7% |
| 2021 Travel to Work by Public Transportation | 11.2% | 7.1% | 7.4% |
| 2021 Drive to Work on Motorcycle | 0.2% | 0.1% | - |
| 2021 Walk or Bicycle to Work | 3.6% | 3.6% | 3.2% |
| 2021 Other Means | 2.1% | 1.0% | 0.9% |
| 2021 Work at Home | 3.1% | 5.0% | 5.4% |
| Travel Time | | | |
| 2021 Travel to Work in 14 Minutes or Less | 37.8% | 31.5% | 28.0% |
| 2021 Travel to Work in 15 to 29 Minutes | 32.6% | 38.1% | 39.8% |
| 2021 Travel to Work in 30 to 59 Minutes | 24.3% | 24.1% | 25.8% |
| 2021 Travel to Work in 60 Minutes or More | 5.3% | 6.3% | 6.4% |
| 2021 Average Travel Time to Work | 17.1 | 19.0 | 20.2 |
| Consumer Expenditure | | | |
| 2021 Est. Total Household Expenditure | \$543.7 M | \$4.27 B | \$8.58 B |
| 2021 Est. Apparel | \$19.28 M | \$153.82 M | \$308.9 M |
| 2021 Est. Contributions, Gifts | \$30.24 M | \$254.29 M | \$512.36 M |
| 2021 Est. Education, Reading | \$16.81 M | \$148.77 M | \$299.6 M |
| 2021 Est. Entertainment | \$30.26 M | \$246.07 M | \$494.59 M |
| 2021 Est. Food, Beverages, Tobacco | \$84.32 M | \$647.91 M | \$1.3 B |
| 2021 Est. Furnishings, Equipment | \$18.88 M | \$152.54 M | \$306.34 M |
| 2021 Est. Health Care, Insurance | \$48.91 M | \$380.53 M | \$765.11 M |
| 2021 Est. Household Operations, Shelter, Utilities | \$177.93 M | \$1.37 B | \$2.75 B |
| 2021 Est. Miscellaneous Expenses | \$10.19 M | \$80.92 M | \$162.54 M |
| 2021 Est. Personal Care | \$7.32 M | \$57.48 M | \$115.26 M |
| 2021 Est. Transportation | \$99.57 M | \$777.61 M | \$1.56 B |

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