

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
- 1,345 SF
- 1,504 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 – 20,095 ADT ('22)

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



NAI Elliott

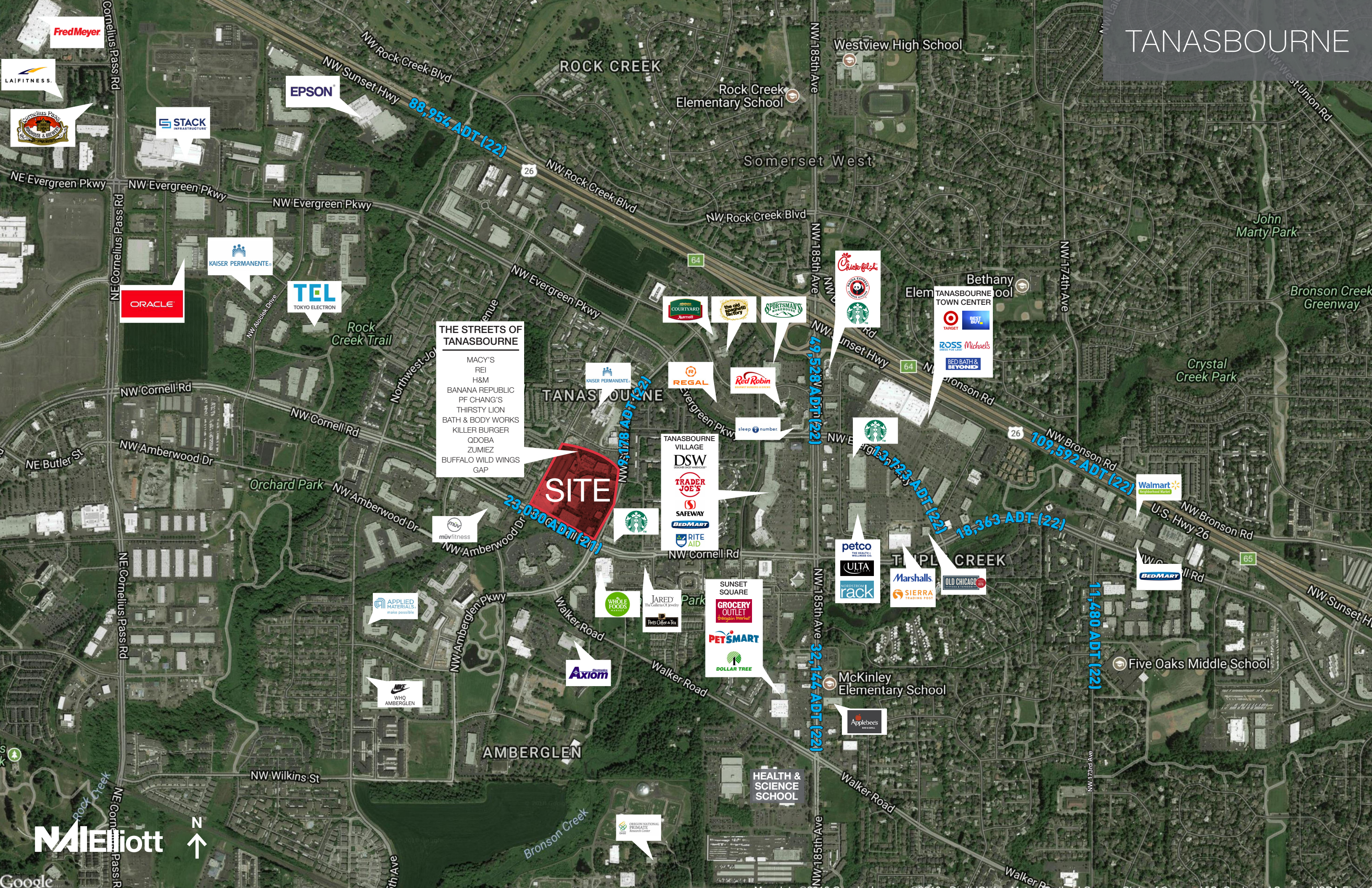
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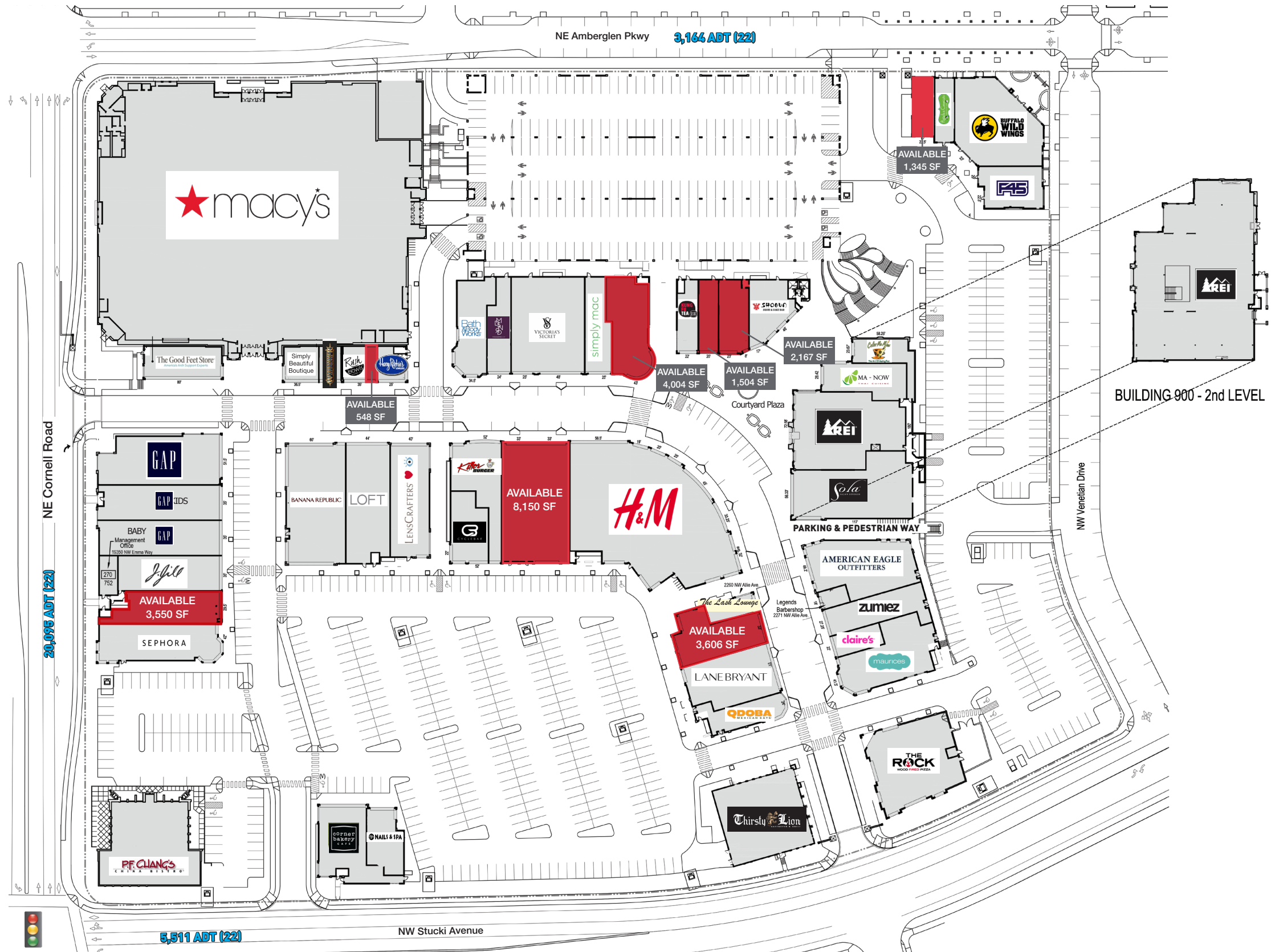
THE STREETS OF TANASBOURNE

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

SITE



Site Plan



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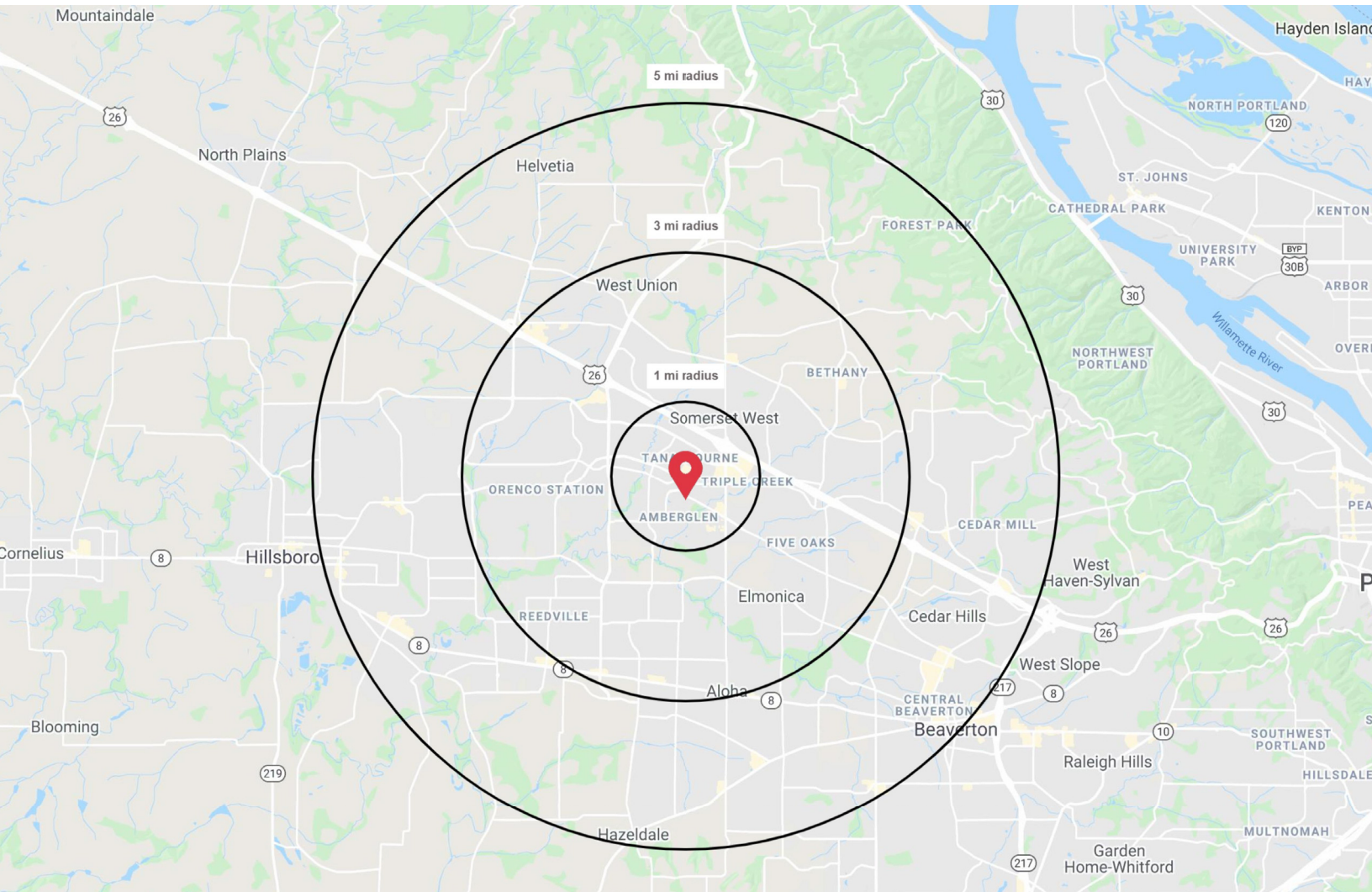
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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2021	18,445	142,908	287,939
Projected Total Population 2026	19,893	151,801	301,987
Average HH Income	\$84,087	\$113,325	\$116,472
Median Home Value	\$389,861	\$443,271	\$450,228
Estimated Total Households	8,591	55,639	107,978
Daytime Demographics 16+	15,699	91,757	173,626
Some College or Higher	78.5%	80.1%	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: 45.5366/-122.8782

The Streets of Tanasbourne Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	18,445	142,908	287,939
2026 Projected Population	19,893	151,801	301,987
2020 Census Population	18,152	141,969	284,239
2010 Census Population	14,500	116,616	244,636
Projected Annual Growth 2021 to 2026	1.6%	1.2%	1.0%
Historical Annual Growth 2010 to 2021	2.5%	2.0%	1.6%
Households			
2021 Estimated Households	8,591	55,639	107,978
2026 Projected Households	9,328	59,774	114,566
2020 Census Households	8,407	55,244	106,611
2010 Census Households	6,802	45,086	91,459
Projected Annual Growth 2021 to 2026	1.7%	1.5%	1.2%
Historical Annual Growth 2010 to 2021	0.2%	-	0.1%
Age			
2021 Est. Population Under 10 Years	11.4%	12.6%	12.7%
2021 Est. Population 10 to 19 Years	9.5%	12.0%	12.6%
2021 Est. Population 20 to 29 Years	25.6%	16.0%	14.8%
2021 Est. Population 30 to 44 Years	26.4%	25.5%	24.6%
2021 Est. Population 45 to 59 Years	13.4%	17.1%	17.8%
2021 Est. Population 60 to 74 Years	9.6%	12.3%	12.8%
2021 Est. Population 75 Years or Over	4.1%	4.4%	4.7%
2021 Est. Median Age	31.1	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	39.3%	32.9%	33.0%
2021 Est. Now Married	45.2%	49.9%	49.2%
2021 Est. Separated or Divorced	13.0%	13.5%	13.9%
2021 Est. Widowed	2.5%	3.7%	3.8%
Income			
2021 Est. HH Income \$200,000 or More	5.7%	13.4%	13.1%
2021 Est. HH Income \$150,000 to \$199,999	5.2%	10.8%	10.6%
2021 Est. HH Income \$100,000 to \$149,999	18.7%	22.1%	20.9%
2021 Est. HH Income \$75,000 to \$99,999	20.8%	17.1%	16.5%
2021 Est. HH Income \$50,000 to \$74,999	22.4%	15.6%	16.0%
2021 Est. HH Income \$35,000 to \$49,999	13.0%	7.9%	8.9%
2021 Est. HH Income \$25,000 to \$34,999	5.7%	4.8%	5.3%
2021 Est. HH Income \$15,000 to \$24,999	3.9%	3.3%	3.6%
2021 Est. HH Income Under \$15,000	4.6%	4.9%	5.0%
2021 Est. Average Household Income	\$84,087	\$113,325	\$116,472
2021 Est. Median Household Income	\$77,236	\$100,697	\$99,703
2021 Est. Per Capita Income	\$39,165	\$44,164	\$43,735
2021 Est. Total Businesses	1,056	5,128	10,315
2021 Est. Total Employees	11,055	53,467	95,455

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Race			
2021 Est. White	57.6%	57.1%	58.7%
2021 Est. Black	4.4%	3.2%	2.7%
2021 Est. Asian or Pacific Islander	16.5%	20.8%	16.6%
2021 Est. American Indian or Alaska Native	0.9%	0.8%	1.0%
2021 Est. Other Races	20.6%	18.0%	21.0%
Hispanic			
2021 Est. Hispanic Population	2,916	20,463	54,697
2021 Est. Hispanic Population	15.8%	14.3%	19.0%
2026 Proj. Hispanic Population	16.4%	14.7%	19.4%
2020 Hispanic Population	20.9%	18.9%	22.3%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	12,572	97,971	196,728
2021 Est. Elementary (Grade Level 0 to 8)	2.2%	2.4%	3.6%
2021 Est. Some High School (Grade Level 9 to 11)	3.7%	3.1%	3.7%
2021 Est. High School Graduate	15.5%	14.4%	16.7%
2021 Est. Some College	20.1%	17.9%	19.3%
2021 Est. Associate Degree Only	9.7%	9.1%	9.3%
2021 Est. Bachelor Degree Only	27.5%	29.8%	27.3%
2021 Est. Graduate Degree	21.3%	23.3%	20.1%
Housing			
2021 Est. Total Housing Units	9,319	58,398	112,997
2021 Est. Owner-Occupied	16.2%	50.9%	54.9%
2021 Est. Renter-Occupied	76.0%	44.3%	40.7%
2021 Est. Vacant Housing	7.8%	4.7%	4.4%
Homes Built by Year			
2021 Homes Built 2010 or later	16.5%	15.6%	12.2%
2021 Homes Built 2000 to 2009	15.6%	18.8%	17.0%
2021 Homes Built 1990 to 1999	29.0%	27.1%	22.6%
2021 Homes Built 1980 to 1989	10.4%	11.8%	11.7%
2021 Homes Built 1970 to 1979	13.6%	13.0%	17.2%
2021 Homes Built 1960 to 1969	4.4%	4.7%	7.2%
2021 Homes Built 1950 to 1959	1.3%	2.0%	3.9%
2021 Homes Built Before 1949	1.4%	2.4%	3.7%
Home Values			
2021 Home Value \$1,000,000 or More	0.9%	1.3%	2.2%
2021 Home Value \$500,000 to \$999,999	15.1%	31.6%	32.0%
2021 Home Value \$400,000 to \$499,999	31.0%	25.8%	23.2%
2021 Home Value \$300,000 to \$399,999	32.2%	29.0%	30.2%
2021 Home Value \$200,000 to \$299,999	14.1%	8.1%	8.5%
2021 Home Value \$150,000 to \$199,999	2.6%	0.9%	1.0%
2021 Home Value \$100,000 to \$149,999	1.4%	0.7%	0.7%
2021 Home Value \$50,000 to \$99,999	1.3%	0.9%	0.6%
2021 Home Value \$25,000 to \$49,999	0.7%	0.8%	0.8%
2021 Home Value Under \$25,000	0.6%	0.7%	0.8%
2021 Median Home Value	\$389,861	\$443,271	\$450,228
2021 Median Rent	\$1,383	\$1,397	\$1,362

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	15,385	114,169	228,625
2021 Est. Civilian Employed	69.7%	66.4%	65.8%
2021 Est. Civilian Unemployed	4.7%	4.1%	4.1%
2021 Est. in Armed Forces	0.2%	-	-
2021 Est. not in Labor Force	25.5%	29.5%	30.0%
2021 Labor Force Males	48.9%	48.9%	49.3%
2021 Labor Force Females	51.1%	51.1%	50.7%
Occupation			
2021 Occupation: Population Age 16 Years or Over	10,717	75,842	150,418
2021 Mgmt, Business, & Financial Operations	15.9%	18.4%	17.6%
2021 Professional, Related	28.9%	35.2%	31.4%
2021 Service	17.8%	13.5%	15.1%
2021 Sales, Office	21.3%	17.5%	17.6%
2021 Farming, Fishing, Forestry	0.4%	0.4%	0.6%
2021 Construction, Extraction, Maintenance	4.4%	4.4%	5.8%
2021 Production, Transport, Material Moving	11.2%	10.6%	12.0%
2021 White Collar Workers	66.1%	71.1%	66.5%
2021 Blue Collar Workers	33.9%	28.9%	33.5%
Transportation to Work			
2021 Drive to Work Alone	68.5%	73.1%	73.2%
2021 Drive to Work in Carpool	12.1%	10.1%	9.7%
2021 Travel to Work by Public Transportation	10.4%	7.1%	7.4%
2021 Drive to Work on Motorcycle	0.2%	0.1%	-
2021 Walk or Bicycle to Work	3.7%	3.6%	3.2%
2021 Other Means	2.0%	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	37.7%	31.4%	28.0%
2021 Travel to Work in 15 to 29 Minutes	32.8%	38.2%	39.7%
2021 Travel to Work in 30 to 59 Minutes	24.2%	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	17.2	19.0	20.2
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$537.06 M	\$4.27 B	\$8.48 B
2021 Est. Apparel	\$19.05 M	\$153.92 M	\$305.33 M
2021 Est. Contributions, Gifts	\$29.95 M	\$254.65 M	\$506.54 M
2021 Est. Education, Reading	\$16.67 M	\$149.07 M	\$296.26 M
2021 Est. Entertainment	\$29.94 M	\$246.22 M	\$488.86 M
2021 Est. Food, Beverages, Tobacco	\$83.21 M	\$647.96 M	\$1.28 B
2021 Est. Furnishings, Equipment	\$18.68 M	\$152.62 M	\$302.78 M
2021 Est. Health Care, Insurance	\$48.31 M	\$380.52 M	\$756.09 M
2021 Est. Household Operations, Shelter, Utilities	\$175.6 M	\$1.37 B	\$2.72 B
2021 Est. Miscellaneous Expenses	\$10.07 M	\$80.96 M	\$160.65 M
2021 Est. Personal Care	\$7.23 M	\$57.49 M	\$113.92 M
2021 Est. Transportation	\$98.35 M	\$777.7 M	\$1.54 B

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