

FOR LEASE IN TANASBOURNE TRADE AREA

AMBERGLEN MARKETPLACE



ADDRESS

2364 NW Amberbrook Drive | Hillsboro, OR

AVAILABLE SPACE

100% Leased

RENTAL RATE

\$26.00/SF/YR, NNN

TRAFFIC COUNTS

NE Cornell Rd – 20,844 ADT ('25)

HIGHLIGHTS

- Amberglenn Marketplace is located on a 217 acre campus setting with 1.3 million SF of office/flex space. The Amberglenn Business Park has approximately 3,000 employees.
- Located near The Streets of Tanasbourne with over 370,000 SF of retail in the sought after Tanasbourne trade area.
- Co-tenants include MÜV Fitness, Urban Waxx, Insomnia Coffee and more.
- Close proximity to Kaiser Permanente's 280,000 SF hospital with 126 beds and 1,100 employees. Other nearby businesses include Nike World Campus, several Intel Plants, OHSU Research Institute, Portland Community College Rock Creek and Epson.
- Signage is available on Cornell Rd.



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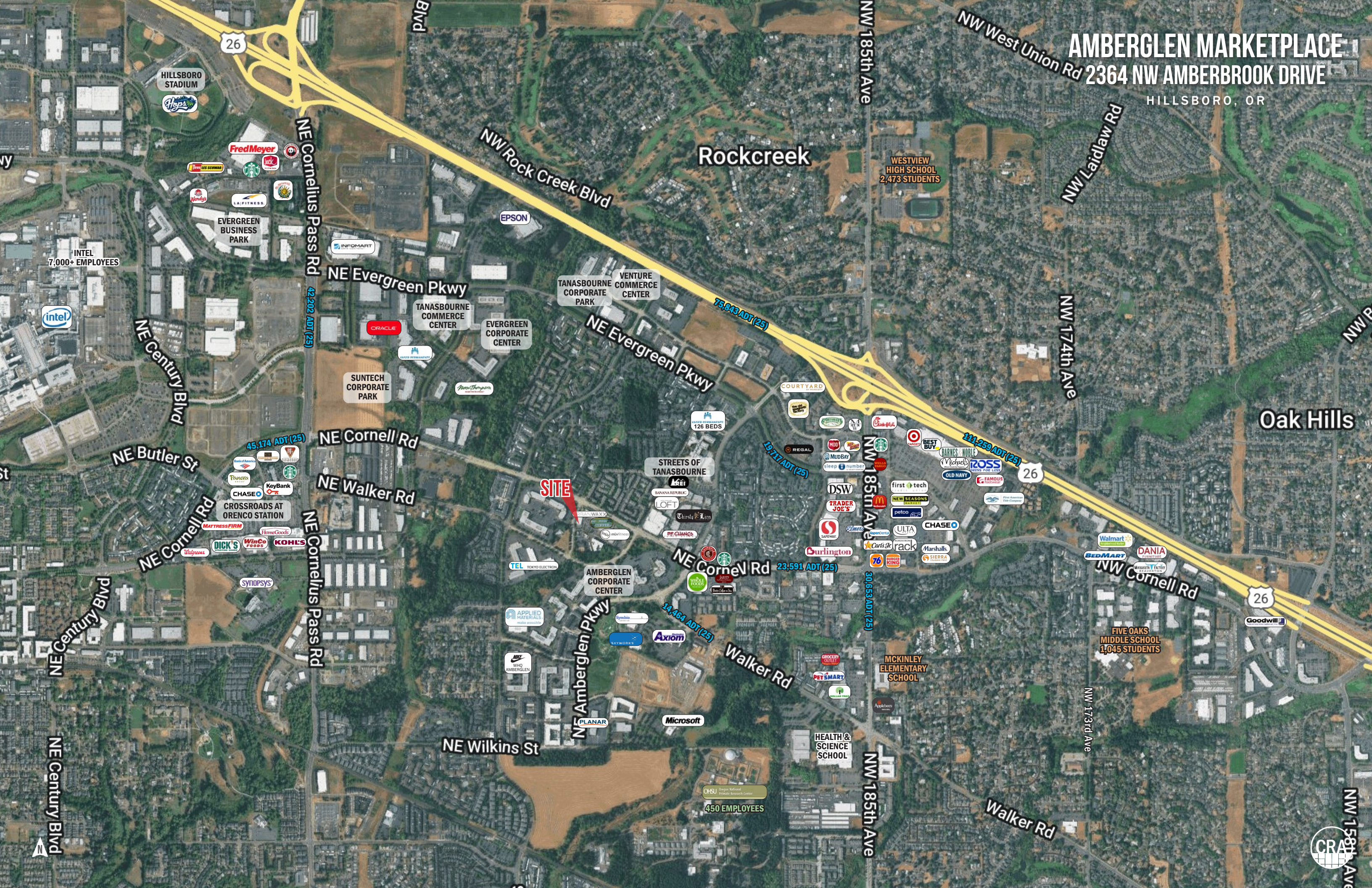
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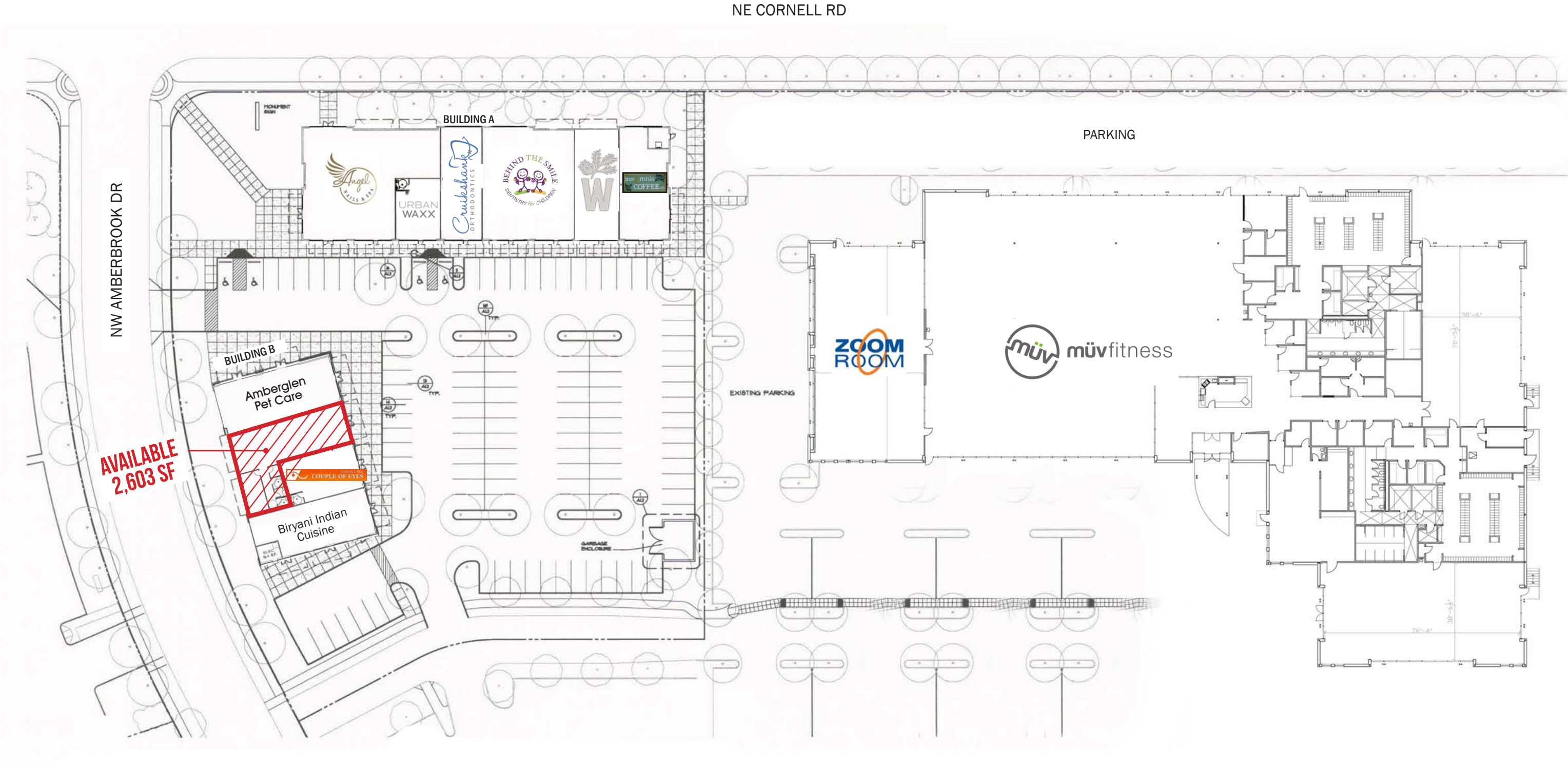
AMBERGLEN MARKETPLACE

2364 NW AMBERBROOK DRIVE
HILLSBORO, OR



OVERALL SITE PLAN

AMBERGLEN MARKETPLACE
2364 NW AMBERBROOK DRIVE
HILLSBORO, OR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein. Space Plans are for marketing purposes only and should be verified.

AMBERGLEN MARKETPLACE

2364 NW AMBERBROOK DRIVE

DEMOGRAPHIC SUMMARY

HILLSBORO, OR

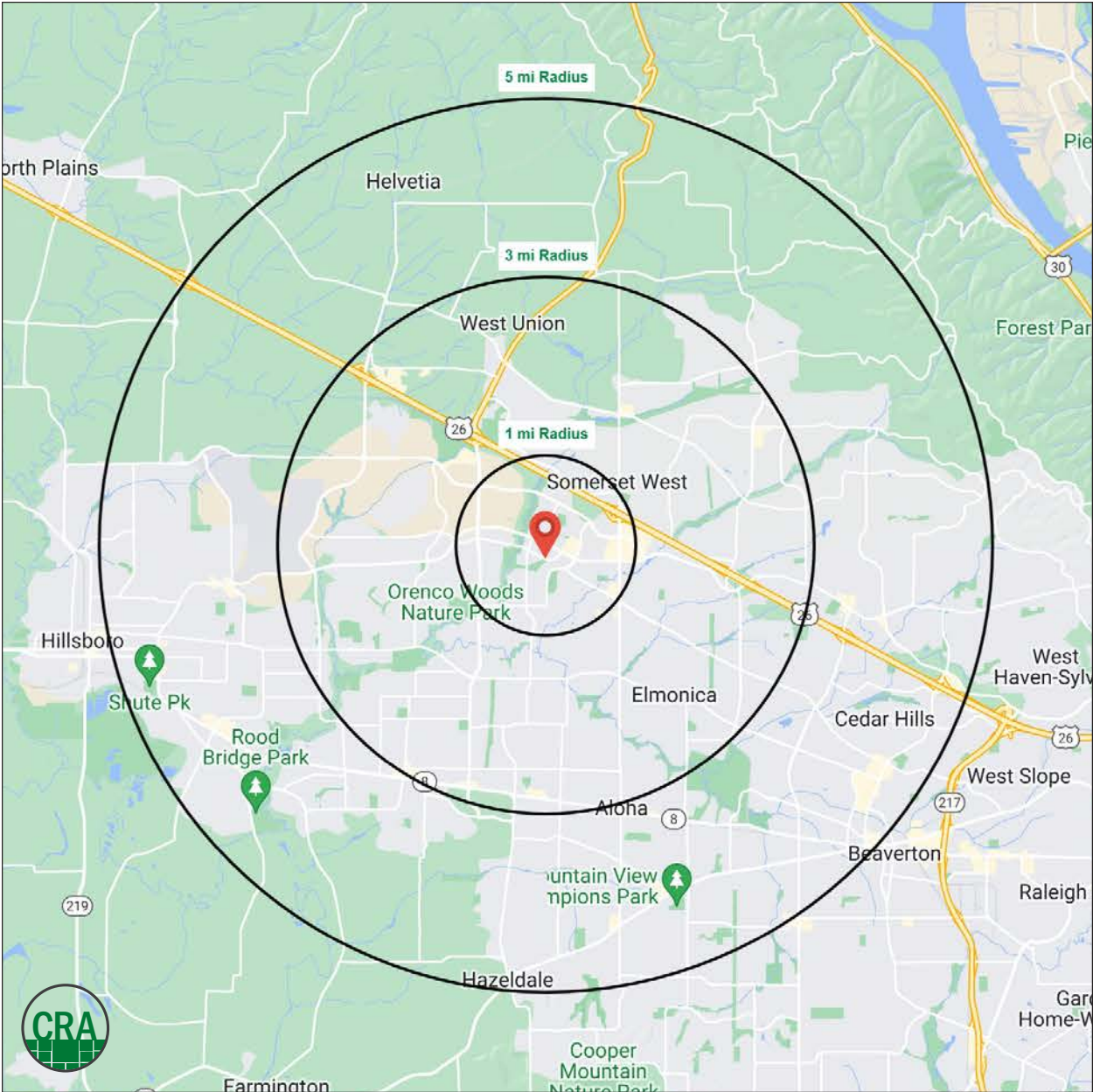
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,762	134,017	283,656
Projected Population 2029	18,354	131,164	280,876
Average HH Income	\$112,454	\$145,010	\$147,095
Median Home Value	\$489,278	\$560,679	\$583,551
Daytime Demographics 16+	16,070	78,323	157,402
Some College or Higher	82.1%	79.2%	76.2%

\$145,010

Average Household Income
3 MILE RADIUS

31.1

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5366/-122.8839

2364 NW Amberbrook Dr Hillsboro, OR 97006	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,762	134,017	283,656
2029 Projected Population	18,354	131,164	280,876
2020 Census Population	18,449	135,820	283,641
2010 Census Population	13,516	113,840	243,858
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2024	2.8%	1.3%	1.2%
2024 Median Age	31.1	36.1	36.5
Households			
2024 Estimated Households	9,307	54,976	110,942
2029 Projected Households	9,211	54,452	111,226
2020 Census Households	8,723	53,423	106,341
2010 Census Households	6,368	44,100	90,764
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2024	3.3%	1.8%	1.6%
Race and Ethnicity			
2024 Estimated White	56.4%	58.1%	59.0%
2024 Estimated Black or African American	6.0%	4.0%	3.7%
2024 Estimated Asian or Pacific Islander	19.7%	20.9%	18.5%
2024 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2024 Estimated Other Races	17.1%	16.2%	18.1%
2024 Estimated Hispanic	18.1%	16.7%	19.0%
Income			
2024 Estimated Average Household Income	\$112,454	\$145,010	\$147,095
2024 Estimated Median Household Income	\$91,483	\$116,905	\$118,059
2024 Estimated Per Capita Income	\$55,781	\$59,524	\$57,592
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.7%	4.1%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.8%	3.2%
2024 Estimated High School Graduate	13.6%	15.3%	16.5%
2024 Estimated Some College	19.1%	18.7%	18.2%
2024 Estimated Associates Degree Only	9.9%	9.3%	9.0%
2024 Estimated Bachelors Degree Only	30.7%	29.0%	28.6%
2024 Estimated Graduate Degree	22.4%	22.1%	20.5%
Business			
2024 Estimated Total Businesses	1,042	5,095	10,310
2024 Estimated Total Employees	12,444	44,812	83,343
2024 Estimated Employee Population per Business	11.9	8.8	8.1
2024 Estimated Residential Population per Business	18.0	26.3	27.5

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.