

MAJESTIC BROOKWOOD BUSINESS PARK

FOR LEASE ► HILLSBORO, OR



LOCATION

Highway 26 & NE Brookwood Pkwy in Hillsboro, Oregon

AVAILABLE SPACE

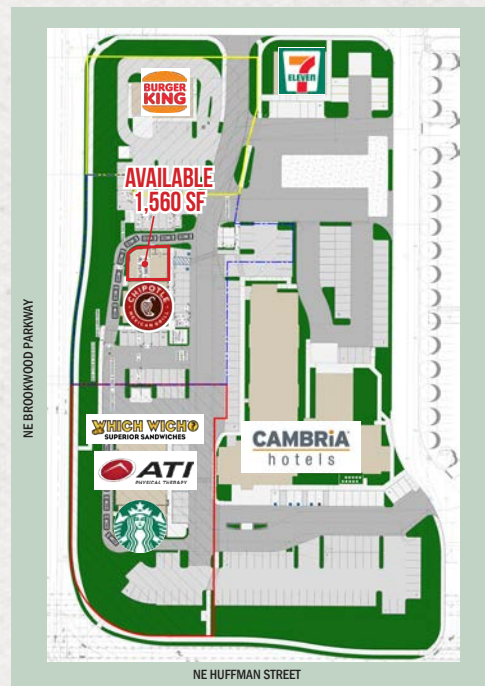
- 1,560 SF

RENTAL RATE

Please call for details

HIGHLIGHTS

- Site is located just off Highway 26 at the Brookwood Pkwy interchange.
- Retail pad opportunities off Brookwood leading to the Silicon Forest.
- Intel, with over 20,000 employees, is less than a 1/4 mile from the subject site.
- Surrounding retailers include Fred Meyer, Costco, WinCo, Kohl's and Dick's Sporting Goods.
- Located adjacent to the Hillsboro Recreation Complex, home of the Hillsboro Hops Minor League Baseball Team.



TRAFFIC COUNTS

Highway 26 – 49,929 ADT ('25)

NE Brookwood Pkwy – 25,564 ADT ('24)



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HILLSBORO, OR

**PORTLAND COMMUNITY COLLEGE:
ROCK CREEK CAMPUS
18,000 STUDENTS**

**LIBERTY
HIGH SCHOOL
1,441 STUDENTS**

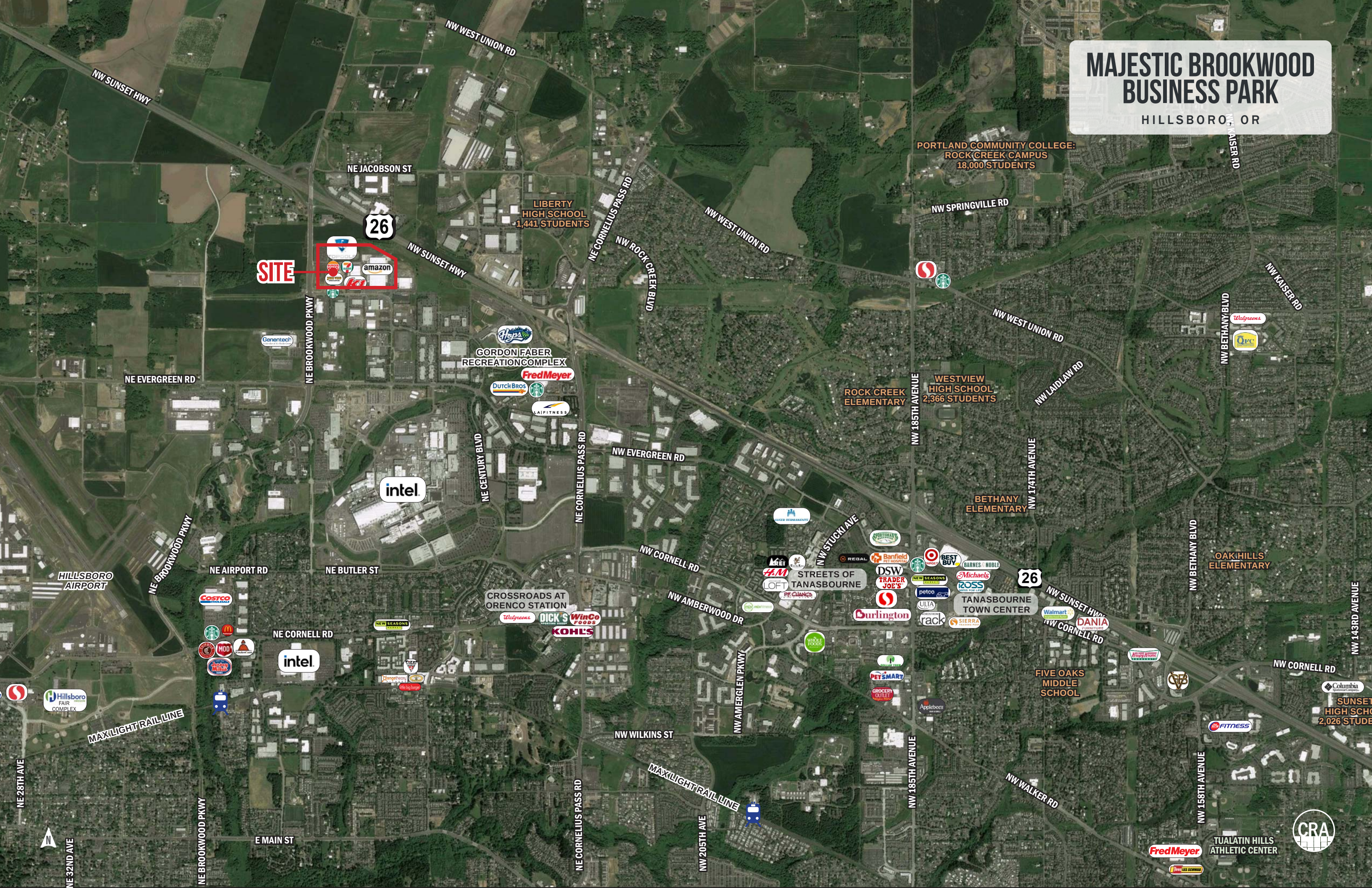
**WESTVIEW
HIGH SCHOOL
2,366 STUDENTS**

**BETHANY
ELEMENTARY**

**OAK HILLS
ELEMENTARY**

**SUNSET
HIGH SCHOOL
2,026 STUDENTS**

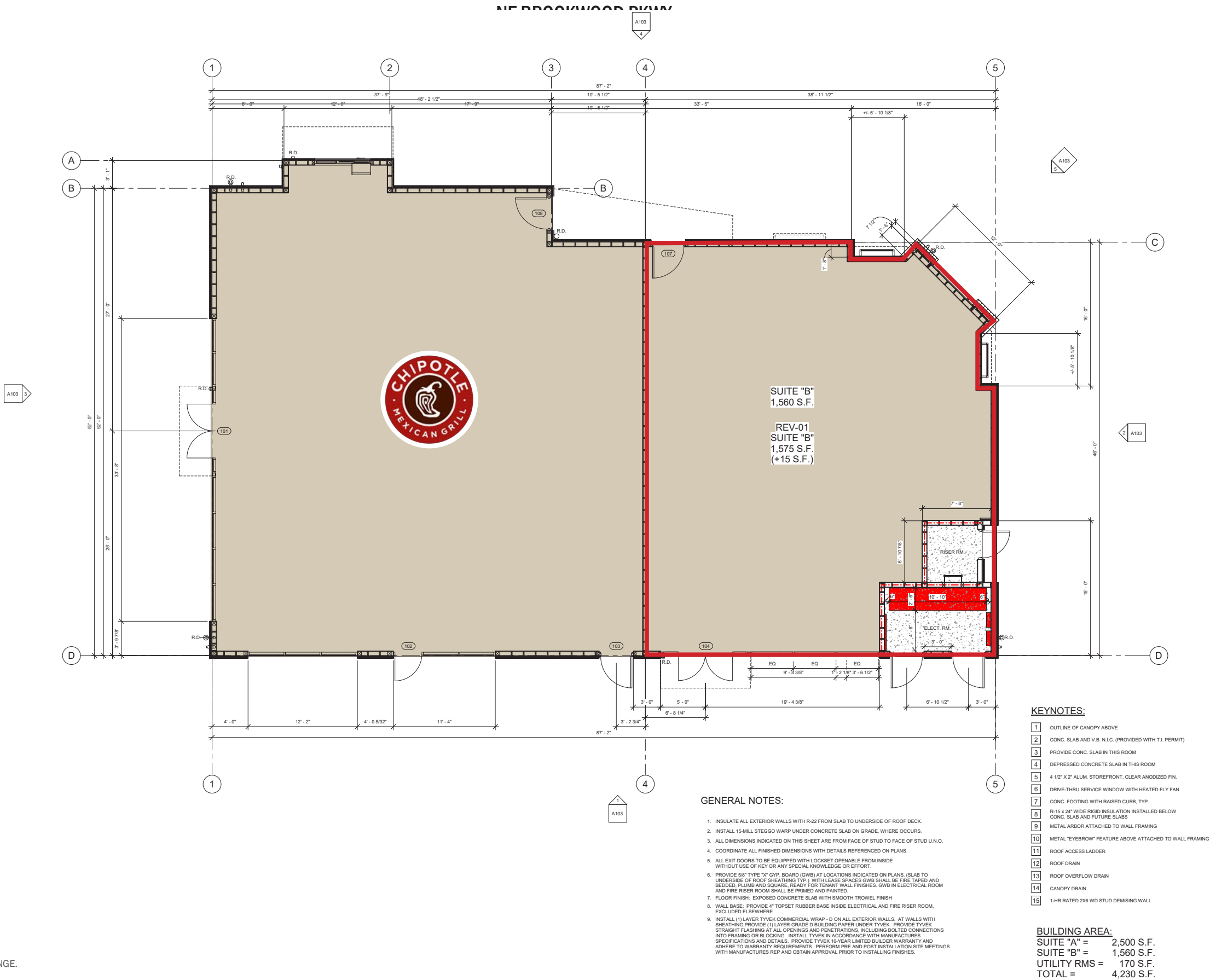
**TUALATIN HILLS
ATHLETIC CENTER**





FLOOR PLAN

MAJESTIC BROOKWOOD BUSINESS PARK
HILLSBORO, OR





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DEMOGRAPHIC SUMMARY

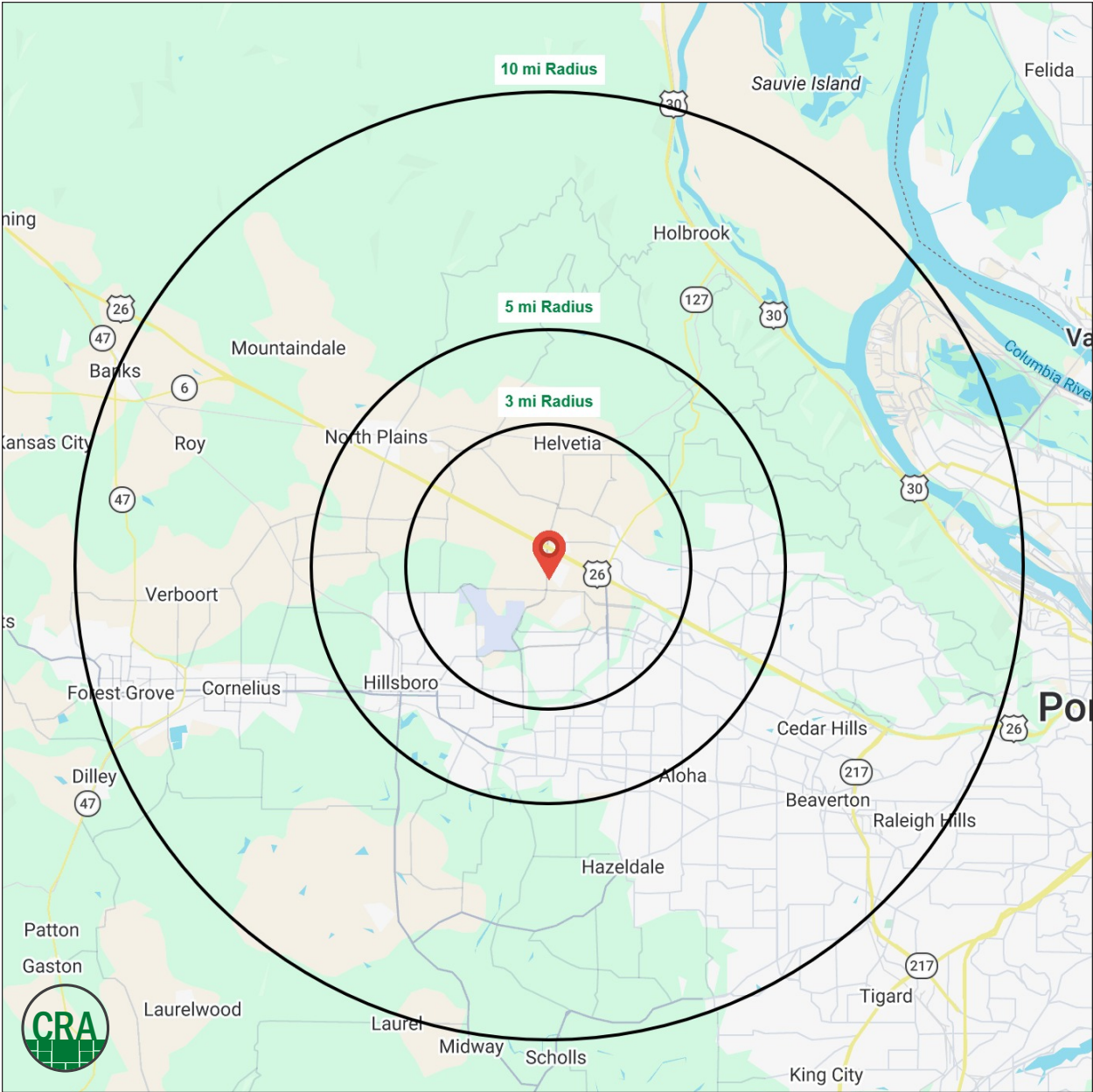
Source: Regis – SitesUSA (2026)	3 MILE	5 MILE	10 MILE
Estimated Population 2026	59,926	205,727	495,983
Estimated Households 2026	26,253	80,502	196,217
Average HH Income	\$143,263	\$149,060	\$152,326
Median Home Value	\$581,477	\$594,656	\$618,640
Daytime Demographics 16+	45,543	121,197	307,327
Some College or Higher	78.5%	76.1%	76.0%

143,263

Average Household Income
3 MILE RADIUS

35.3

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5575/-122.9257

5222 NE Brookwood Pkwy Hillsboro, OR 97124	3 mi radius	5 mi radius	10 mi radius
Population			
2026 Estimated Population	59,926	205,727	495,983
2031 Projected Population	58,411	206,642	496,441
2020 Census Population	59,197	200,102	486,443
2010 Census Population	50,472	170,217	427,776
Projected Annual Growth 2026 to 2031	-0.5%	-	-
Historical Annual Growth 2010 to 2026	1.2%	1.3%	1.0%
2026 Median Age	35.3	36.5	37.5
Households			
2026 Estimated Households	26,253	80,502	196,217
2031 Projected Households	25,795	81,440	197,548
2020 Census Households	24,824	74,719	183,519
2010 Census Households	20,333	62,482	161,704
Projected Annual Growth 2026 to 2031	-0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2026	1.8%	1.8%	1.3%
Race and Ethnicity			
2026 Estimated White	59.9%	57.7%	61.8%
2026 Estimated Black or African American	4.0%	3.8%	3.6%
2026 Estimated Asian or Pacific Islander	17.7%	19.6%	15.4%
2026 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2026 Estimated Other Races	17.5%	18.1%	18.4%
2026 Estimated Hispanic	18.8%	19.4%	19.5%
Income			
2026 Estimated Average Household Income	\$143,263	\$149,060	\$152,326
2026 Estimated Median Household Income	\$113,560	\$122,069	\$121,899
2026 Estimated Per Capita Income	\$62,801	\$58,411	\$60,411
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.5%	3.7%
2026 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.5%	3.5%
2026 Estimated High School Graduate	16.6%	16.9%	16.8%
2026 Estimated Some College	20.0%	19.2%	18.5%
2026 Estimated Associates Degree Only	10.6%	9.1%	8.4%
2026 Estimated Bachelors Degree Only	25.1%	26.9%	28.7%
2026 Estimated Graduate Degree	22.7%	20.8%	20.4%
Business			
2026 Estimated Total Businesses	2,712	7,578	21,477
2026 Estimated Total Employees	30,944	67,496	172,610
2026 Estimated Employee Population per Business	11.4	8.9	8.0
2026 Estimated Residential Population per Business	22.1	27.1	23.1

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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