

CROSSROADS AT ORENCO STATION

FOR LEASE | HILLSBORO, OREGON



LOCATION

7270 NE Butler Street | Hillsboro, OR 97124

AVAILABLE SPACE

- 35,399 SF (divisible to approx. 15,000 SF)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Cornell Rd – 45,020 ADT ('22)

Cornelius Pass – 27,348 ADT ('22)

HIGHLIGHTS

- Prime westside location at Cornell Rd and Cornelius Pass Rd.
- Accessible from Hwy 26, Hwy 8, and the MAX line.
- Anchored by Kohl's, Dick's Sporting Goods, WinCo Foods, Home Goods and Walgreens.
- Major employers in the area include Intel, Applied Materials, Epson, Qorvo, Thermo Fisher Scientific and other high-volume retailers such as Costco and New Seasons.



Orenco Station is an award-winning suburban mixed-use development, surrounded by vibrant neighborhoods, major employers, and many high-volume retailers.



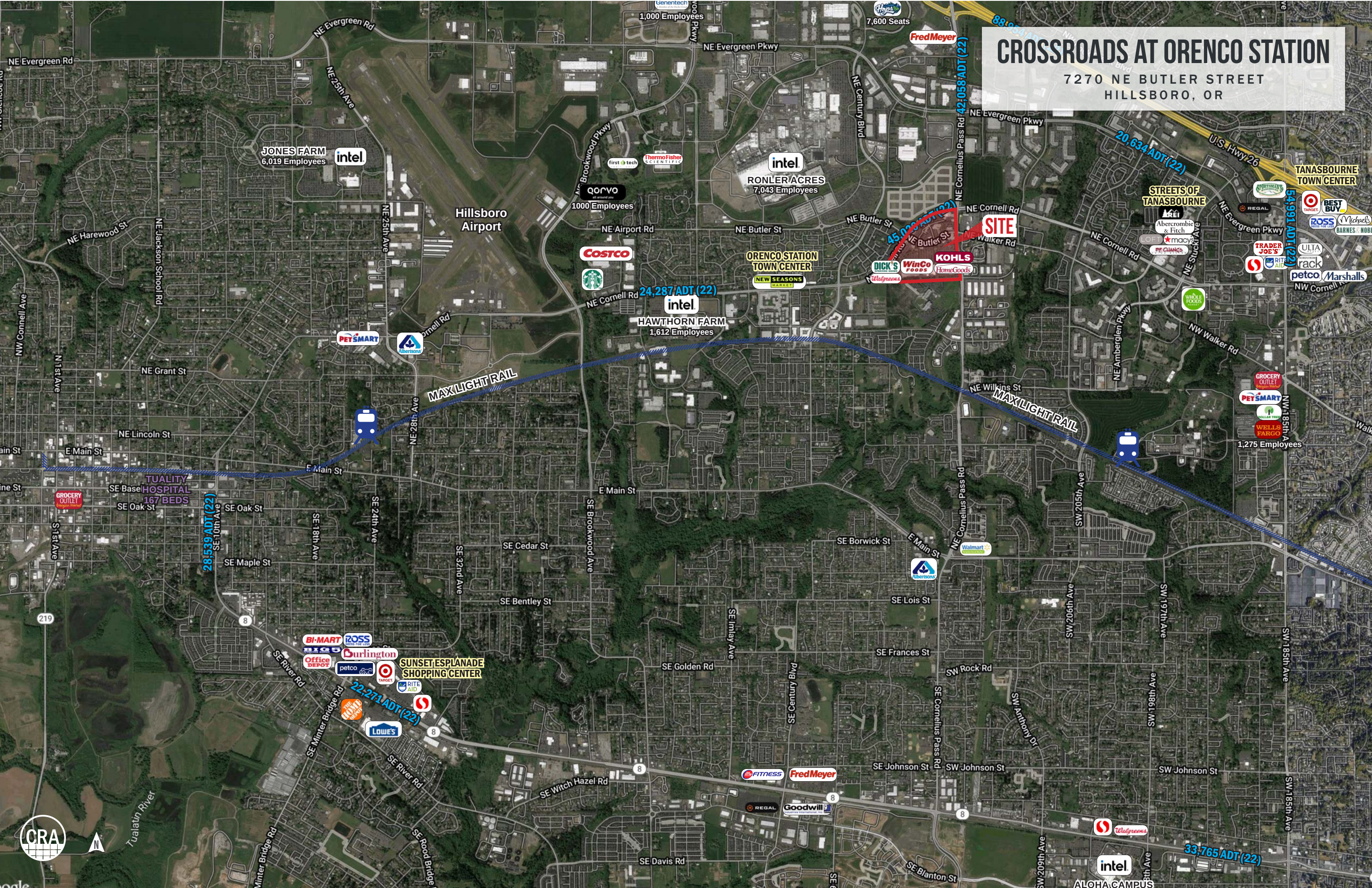
COMMERCIAL
REALTY ADVISORS
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RONLER ACRES
7,043 Employees



HAWTHORN FARM
1,612 Employees



Map area containing various business logos including: Starbucks, Springhill Suites, Marriott, Del Taco, Sonic, Burger King, Arby's, KFC, Chase, Wells Fargo, Mattress Firm, OnPoint, Carls Jr., US Bank, Walgreens, Sherwin Williams, Dick's Sporting Goods, WinCo Foods, Kohls, HomeGoods, and Salesforce.

AVAILABLE

QUANTAMA
ELEMENTARY SCHOOL

ORENCO STATION
TOWN CENTER



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HILLSBORO, OR

AVAILABLE
35,399 SF
DIVISIBLE TO APPROX. 15,000 SF

KOHL'S

HomeGoods

WinCo
FOODS

CURRY
PIZZA
HOUSE

chiroone
chiropractic centers

DICK'S
SPORTING GOODS

SUBWAY

SHERWIN
WILLIAMS

Walgreens

usbank

★ Carl's Jr.

OnPoint
COMMUNITY CREDIT UNION

THE JOINT
...the chiropractic place



MATTRESS FIRM

WELLS
FARGO

CHASE

Panera
BREAD



BenchMark
PHYSICAL THERAPY

NE Cornelius Pass Rd

NE Butler St

NE Cornell Rd

Google



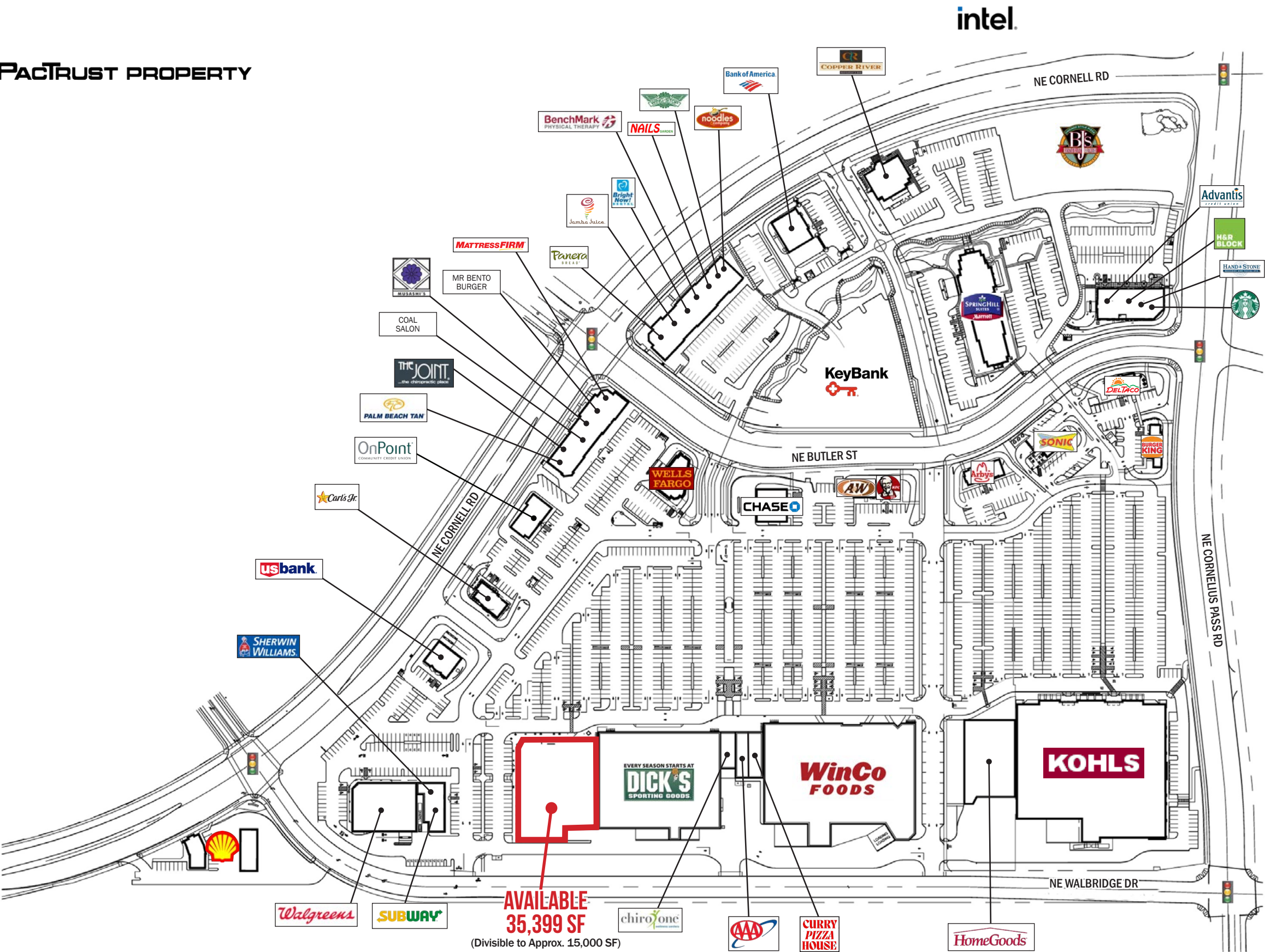
SITE PLAN

CROSSROADS AT ORENCO STATION

7270 NE BUTLER STREET
HILLSBORO, OR



A PACTRUST PROPERTY



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DEMOGRAPHIC SUMMARY

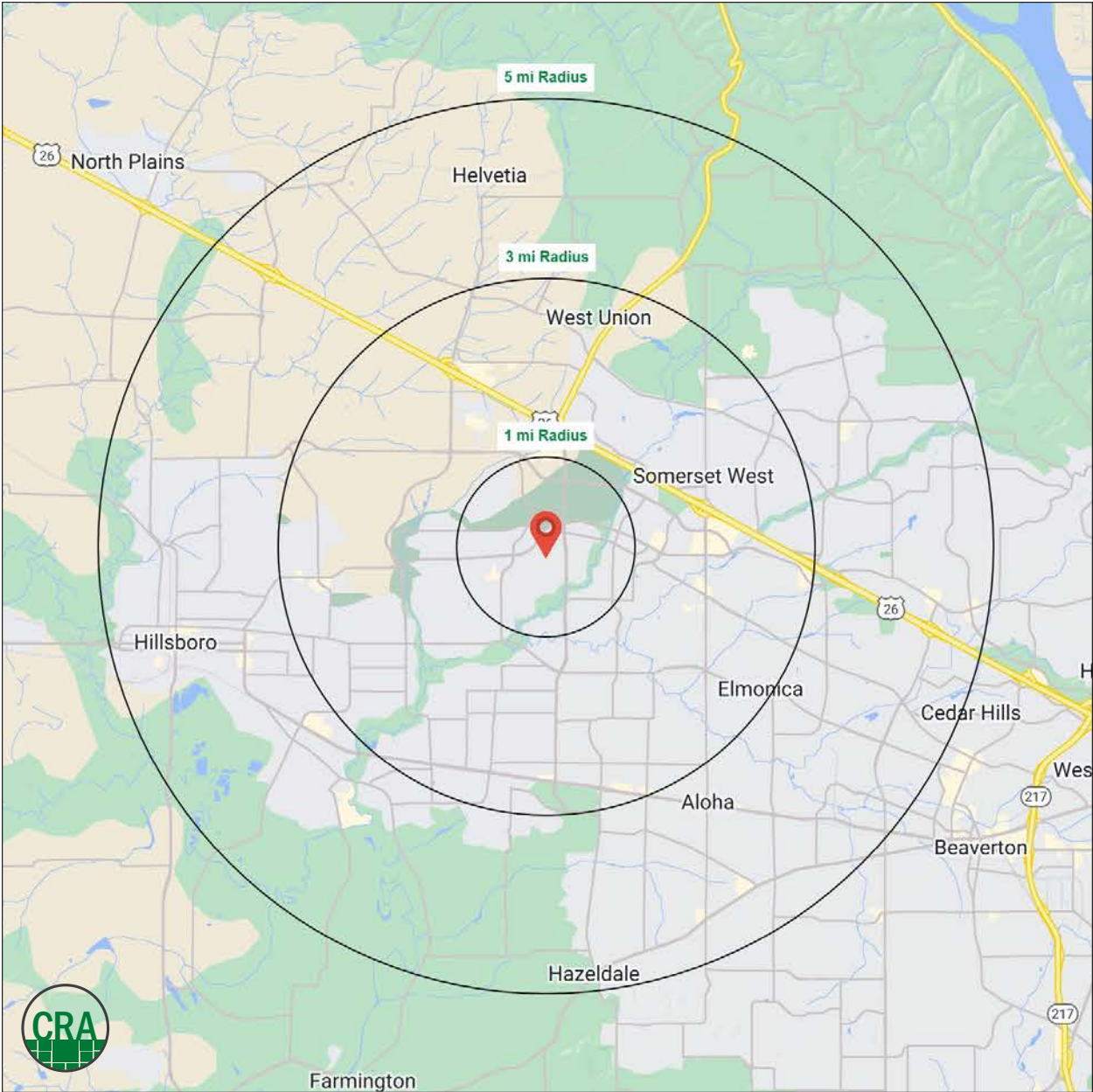
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,994	118,684	265,303
Average HH Income	\$157,099	\$140,676	\$145,626
Total Households	9,688	47,863	102,636
Total Businesses	741	4,531	9,612
Daytime Demographics 16+	10,644	71,568	149,337
Some College or Higher	87.8%	76%	75.6%

\$157,099

Average Household Income
1 MILE RADIUS

33

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: 45.5354/-122.904

Crossroads at Orenco Station Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,994	118,684	265,303
2029 Projected Population	18,341	116,129	263,008
2020 Census Population	19,050	119,730	266,008
2010 Census Population	12,450	103,179	229,418
Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2024	3.8%	1.1%	1.1%
2024 Median Age	33.0	35.8	36.3
Households			
2024 Estimated Households	9,688	47,863	102,636
2029 Projected Households	9,467	47,378	103,027
2020 Census Households	9,298	46,409	98,600
2010 Census Households	5,804	39,174	84,186
Projected Annual Growth 2024 to 2029	-0.5%	-0.2%	-
Historical Annual Growth 2010 to 2024	4.8%	1.6%	1.6%
Race and Ethnicity			
2024 Estimated White	56.2%	59.3%	58.8%
2024 Estimated Black or African American	5.1%	4.0%	3.7%
2024 Estimated Asian or Pacific Islander	22.9%	17.9%	18.3%
2024 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.9%
2024 Estimated Other Races	15.3%	18.0%	18.3%
2024 Estimated Hispanic	15.5%	18.9%	19.4%
Income			
2024 Estimated Average Household Income	\$157,099	\$140,676	\$145,626
2024 Estimated Median Household Income	\$118,045	\$111,926	\$116,643
2024 Estimated Per Capita Income	\$80,128	\$56,783	\$56,398
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.9%	3.4%	4.2%
2024 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.3%	3.4%
2024 Estimated High School Graduate	9.0%	17.3%	16.8%
2024 Estimated Some College	16.4%	19.4%	18.7%
2024 Estimated Associates Degree Only	8.9%	9.9%	9.2%
2024 Estimated Bachelors Degree Only	28.5%	27.1%	27.9%
2024 Estimated Graduate Degree	34.1%	19.6%	19.8%
Business			
2024 Estimated Total Businesses	741	4,531	9,612
2024 Estimated Total Employees	6,985	41,650	79,598
2024 Estimated Employee Population per Business	9.4	9.2	8.3
2024 Estimated Residential Population per Business	25.6	26.2	27.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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