

# HILLSBORO INDUSTRIAL PROPERTY

815 NE CHERRY DRIVE, HILLSBORO, OR

**FOR SALE**



## ADDRESS

7815 NE Cherry Dr, Hillsboro, OR 97124

## PROPERTY SIZE

10,000 SF industrial building on 1.33 AC of Land

## ASKING PRICE

\$2,900,000

## ZONING

I-P - Industrial Park

## TRAFFIC COUNTS

NE Cornelius Pass Rd – 20,344 ADT ('25)

## HIGHLIGHTS

- Approximately 970 SF of office space
- Roll up doors and loading dock
- 1980 tilt-up construction
- Tenant lease in place through August 2028



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

**Bob LeFeber** 503.807.4174 | bob@cra-nw.com  
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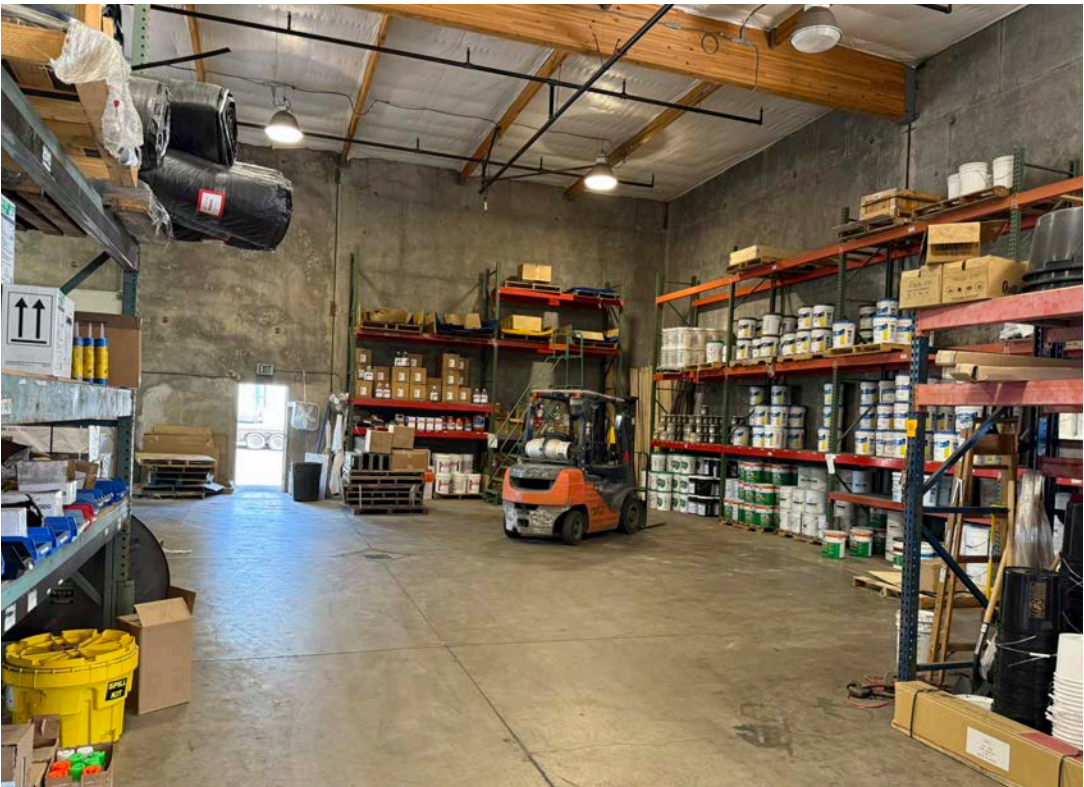
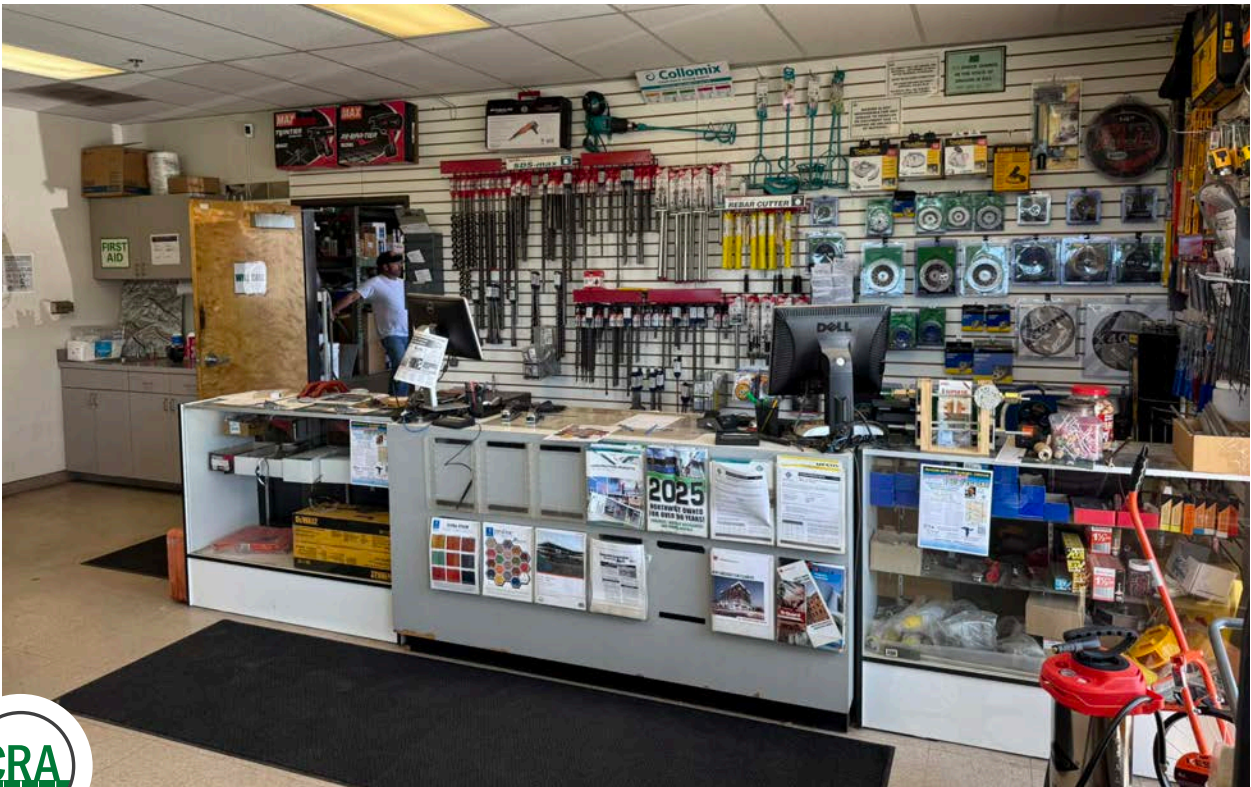
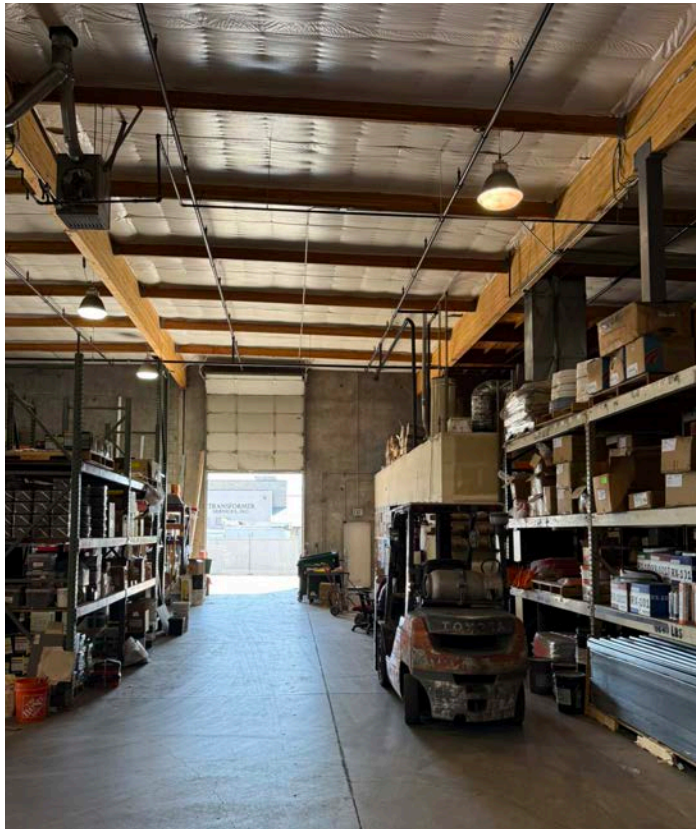
**503.274.0211**  
**[www.cra-nw.com](http://www.cra-nw.com)**

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.



PHOTOS

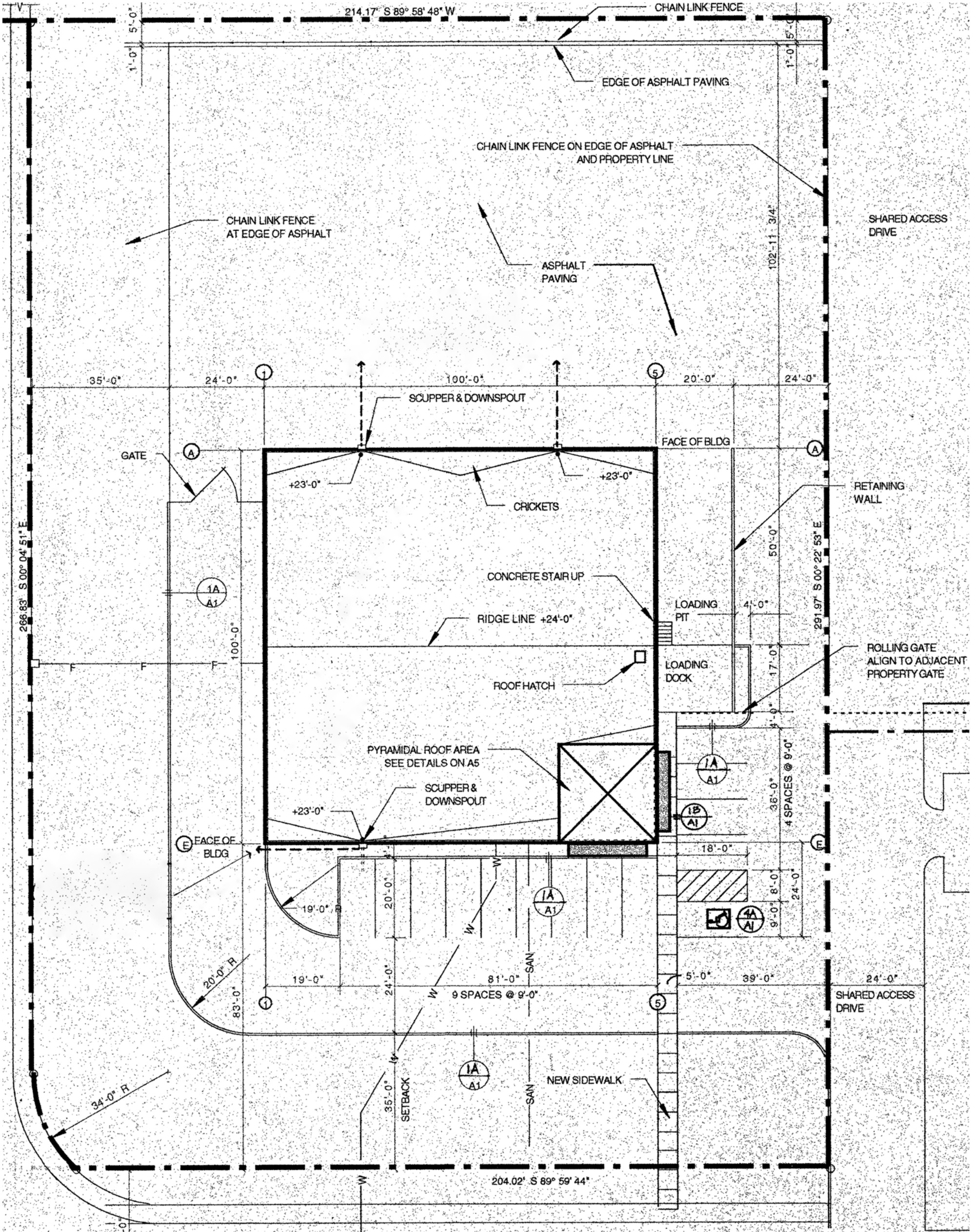
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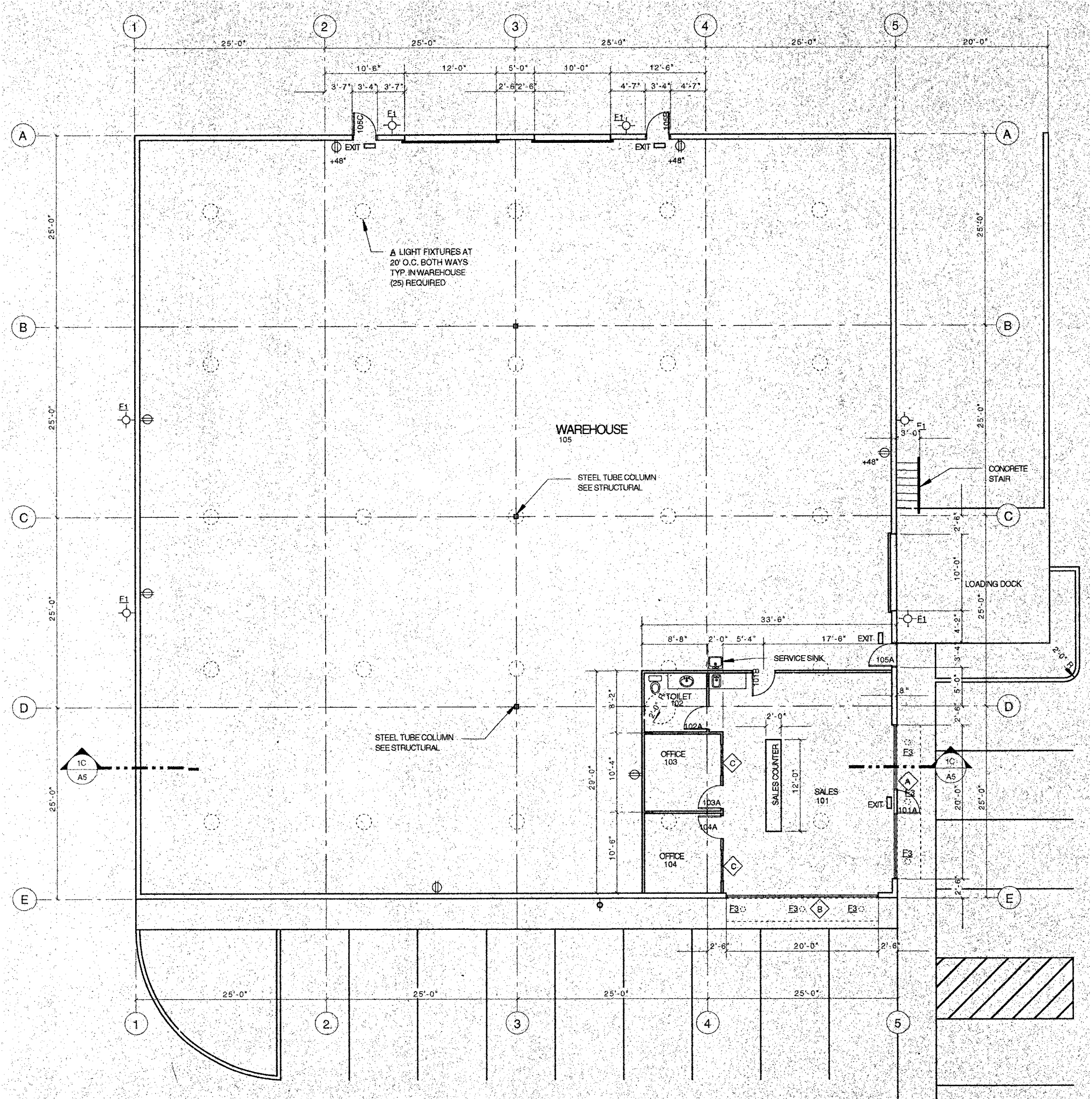
SITE PLAN



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.



FLOOR PLAN

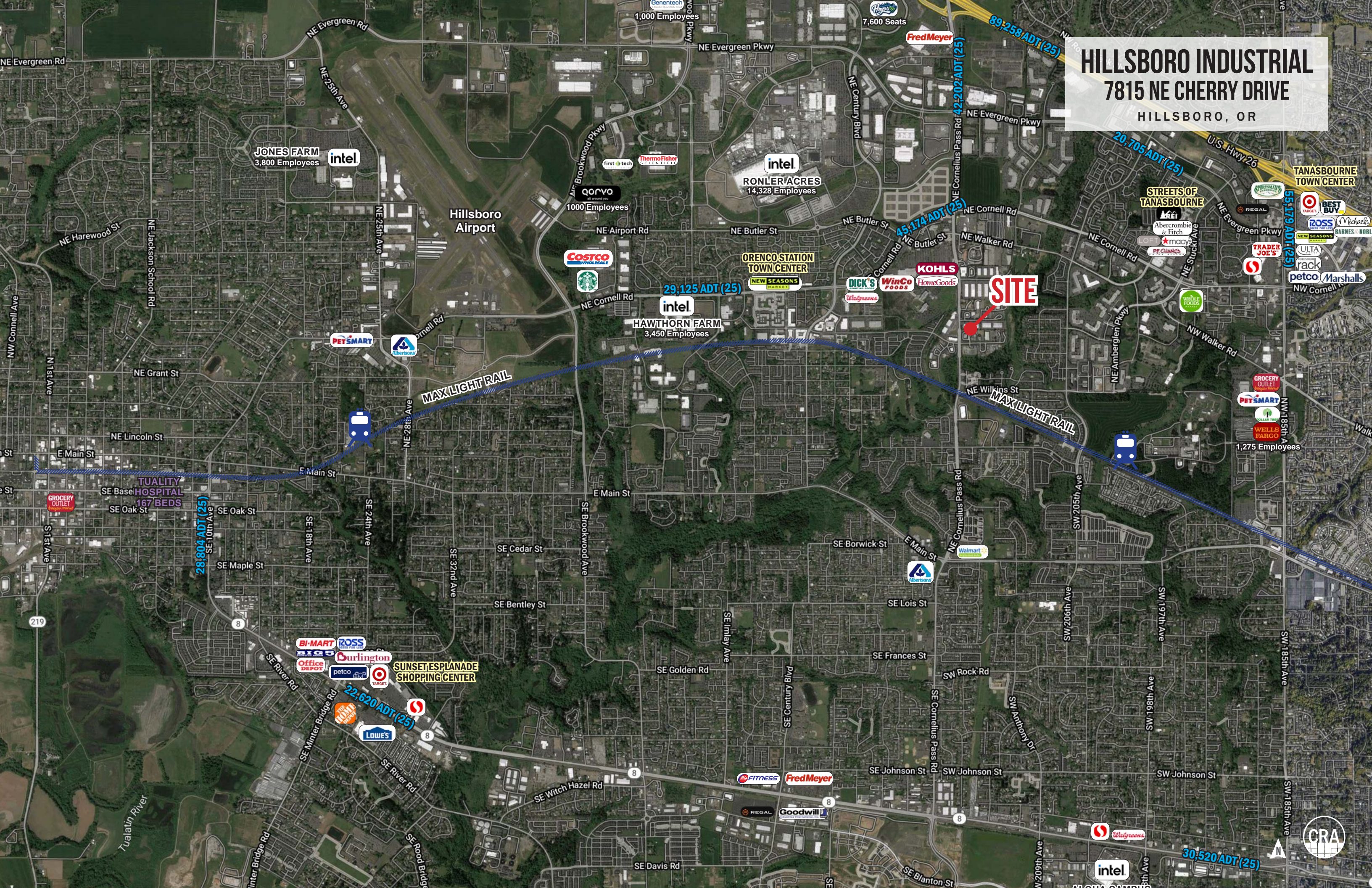




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## 7815 NE CHERRY DRIVE

HILLSBORO, OR





# HILLSBORO INDUSTRIAL

## 7815 NE CHERRY DRIVE

HILLSBORO, OR

NE Cornelius Pass Rd

NE Cornelius Pass Rd

20,344 ADT (25)

**SITE**

7850

7815

7905

NE Cherry Dr





# HILLSBORO INDUSTRIAL

## 7815 NE CHERRY DRIVE

HILLSBORO, OR

### DEMOGRAPHIC SUMMARY

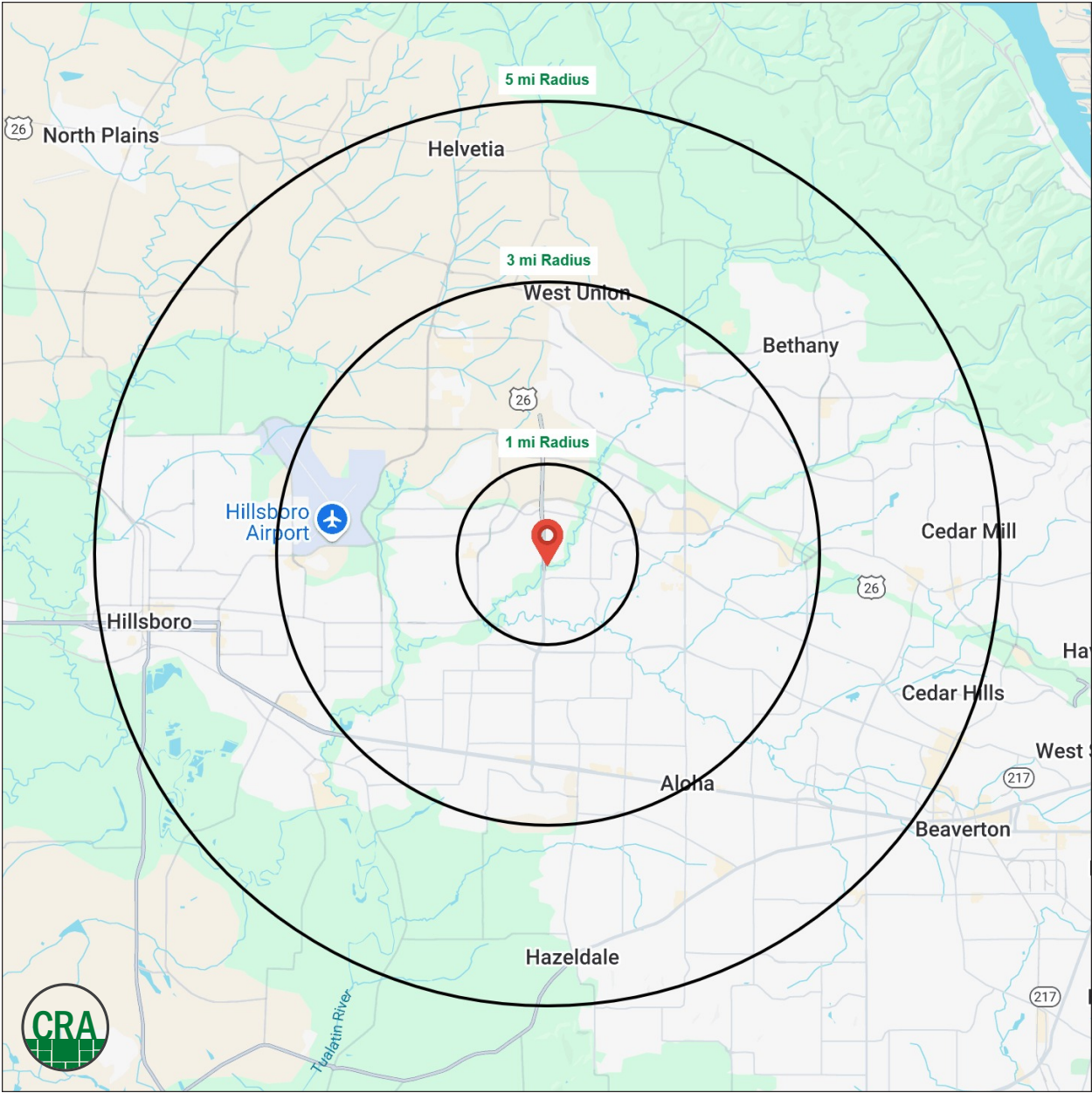
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	23,867	136,254	286,175
Estimated Households	11,629	55,017	110,822
Average HH Income	\$140,554	\$140,049	\$145,743
Median Home Value	\$476,401	\$534,284	\$572,137
Daytime Demographics 16+	11,655	77,852	160,818
Some College or Higher	84.3%	77.1%	75.6%

**\$140,554**

Average Household Income  
1 MILE RADIUS

**32.8**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5307/-122.8989

7815 NE Cherry Dr Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	23,867	136,254	286,175
2030 Projected Population	23,507	136,106	284,064
2020 Census Population	22,202	132,037	281,140
2010 Census Population	15,787	112,768	242,593
Projected Annual Growth 2025 to 2030	-0.3%	-	-0.1%
Historical Annual Growth 2010 to 2025	3.4%	1.4%	1.2%
2025 Median Age	32.8	35.6	36.5
<b>Households</b>			
2025 Estimated Households	11,629	55,017	110,822
2030 Projected Households	11,726	56,104	112,339
2020 Census Households	10,632	51,353	104,784
2010 Census Households	7,162	42,963	89,354
Projected Annual Growth 2025 to 2030	0.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	4.2%	1.9%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	55.8%	58.8%	59.1%
2025 Estimated Black or African American	5.3%	4.1%	3.7%
2025 Estimated Asian or Pacific Islander	21.9%	18.7%	18.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.9%
2025 Estimated Other Races	16.5%	17.6%	18.2%
2025 Estimated Hispanic	16.9%	18.3%	19.3%
<b>Income</b>			
2025 Estimated Average Household Income	\$140,554	\$140,049	\$145,743
2025 Estimated Median Household Income	\$108,496	\$113,250	\$118,082
2025 Estimated Per Capita Income	\$68,484	\$56,602	\$56,513
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.0%	4.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.1%	3.3%
2025 Estimated High School Graduate	11.8%	16.8%	16.8%
2025 Estimated Some College	18.1%	19.6%	18.5%
2025 Estimated Associates Degree Only	11.5%	10.1%	9.3%
2025 Estimated Bachelors Degree Only	27.6%	27.7%	27.7%
2025 Estimated Graduate Degree	27.1%	19.8%	20.1%
<b>Business</b>			
2025 Estimated Total Businesses	841	5,075	10,390
2025 Estimated Total Employees	6,923	44,830	86,059
2025 Estimated Employee Population per Business	8.2	8.8	8.3
2025 Estimated Residential Population per Business	28.4	26.9	27.5



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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