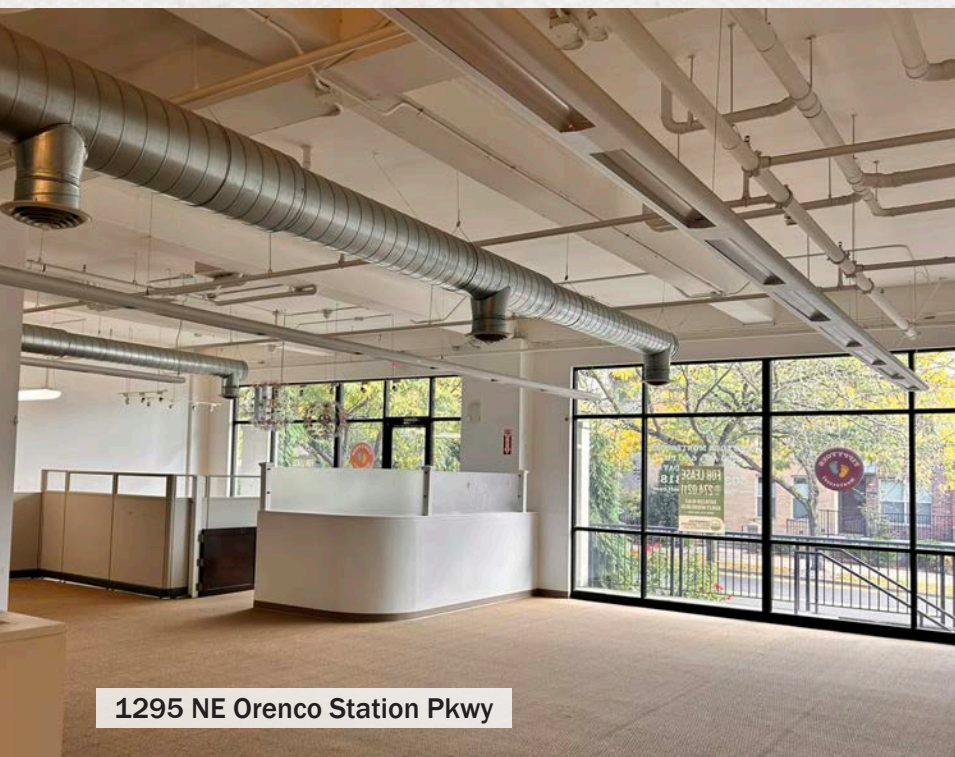




1295 NE Orenco Station Pkwy



1295 NE Orenco Station Pkwy

NEXUS

AT ORENCO STATION

PRIME 2ND GENERATION CHILDCARE FACILITY/ SCHOOL AVAILABLE!

LOCATION

Cornell Rd & Orenco Station Pkwy
Hillsboro, OR 97124

AVAILABLE SPACE

1295 NE Orenco Station Pkwy

- 2,734 SF
- Move-in ready 2nd generation childcare facility/school
- Available now!

ASKING RENT

\$28/SF, NNN

TRAFFIC COUNTS

NE Cornell Rd – 29,125 ADT ('25)

HIGHLIGHTS

- 2nd generation space available in Nexus at Orenco Station, located at the signalized intersection of NW Cornell Rd and Orenco Station Pkwy.
- Off-street parking available for customers and employees.
- Adjacent to Bishops Barbershop Cuts and Colors, Code Ninjas and Orenco Salon Bar and nearby tenants include New Seasons Market, Orenco Station Grill, Tous Les Jours, Swagat Indian Cuisine, EyeHealth NW and more!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

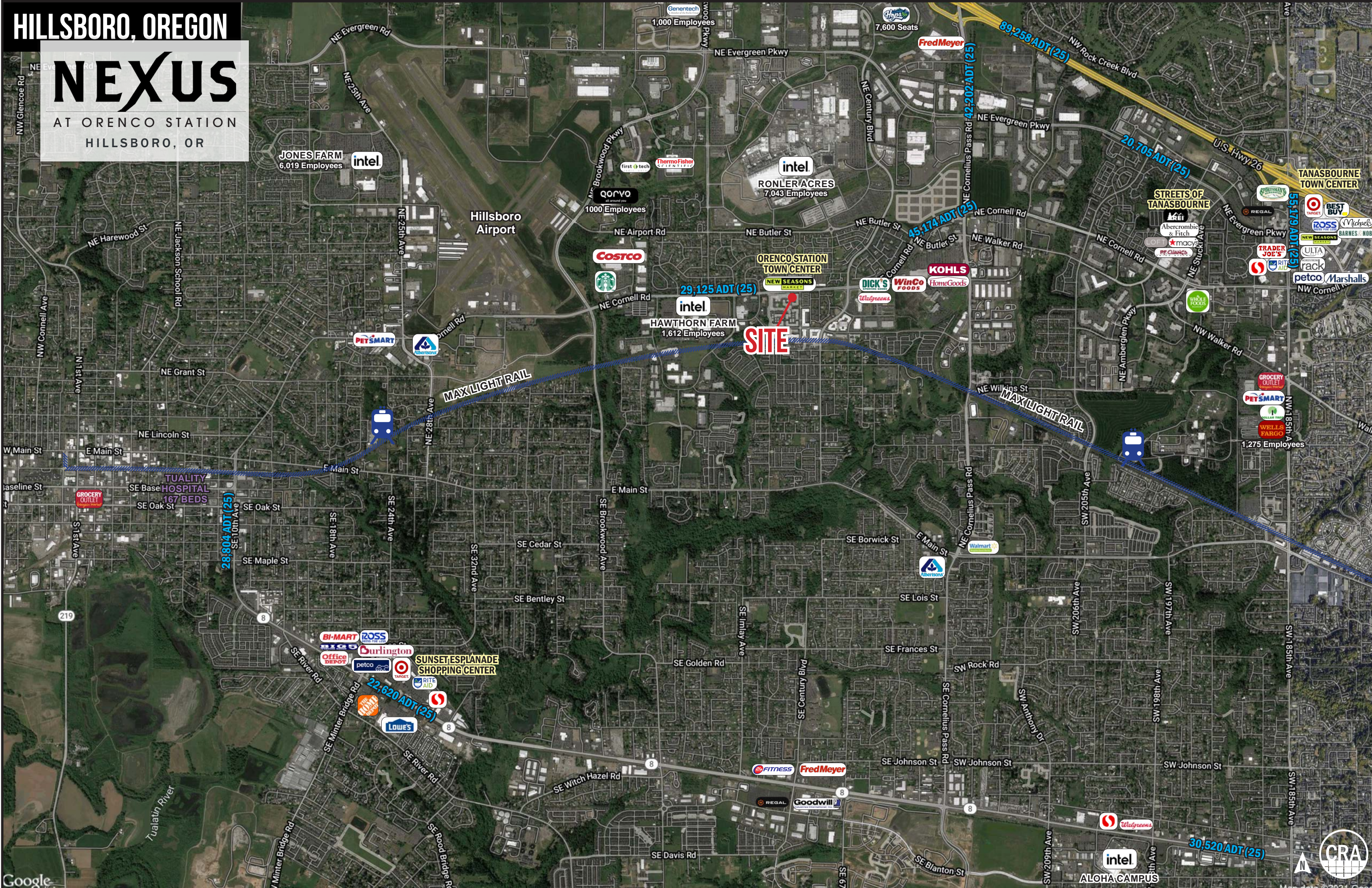
Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
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503.274.0211
www.cra-nw.com

HILLSBORO, OREGON

NEXUS

AT ORENCO STATION
HILLSBORO, OR



AT ORENCO STATION
HILLSBORO, OR

RONLER ACRES
7,043 Employees



HAWTHORN FARM

1,612 Employees

**ORENCO STATION
TOWN CENTER**

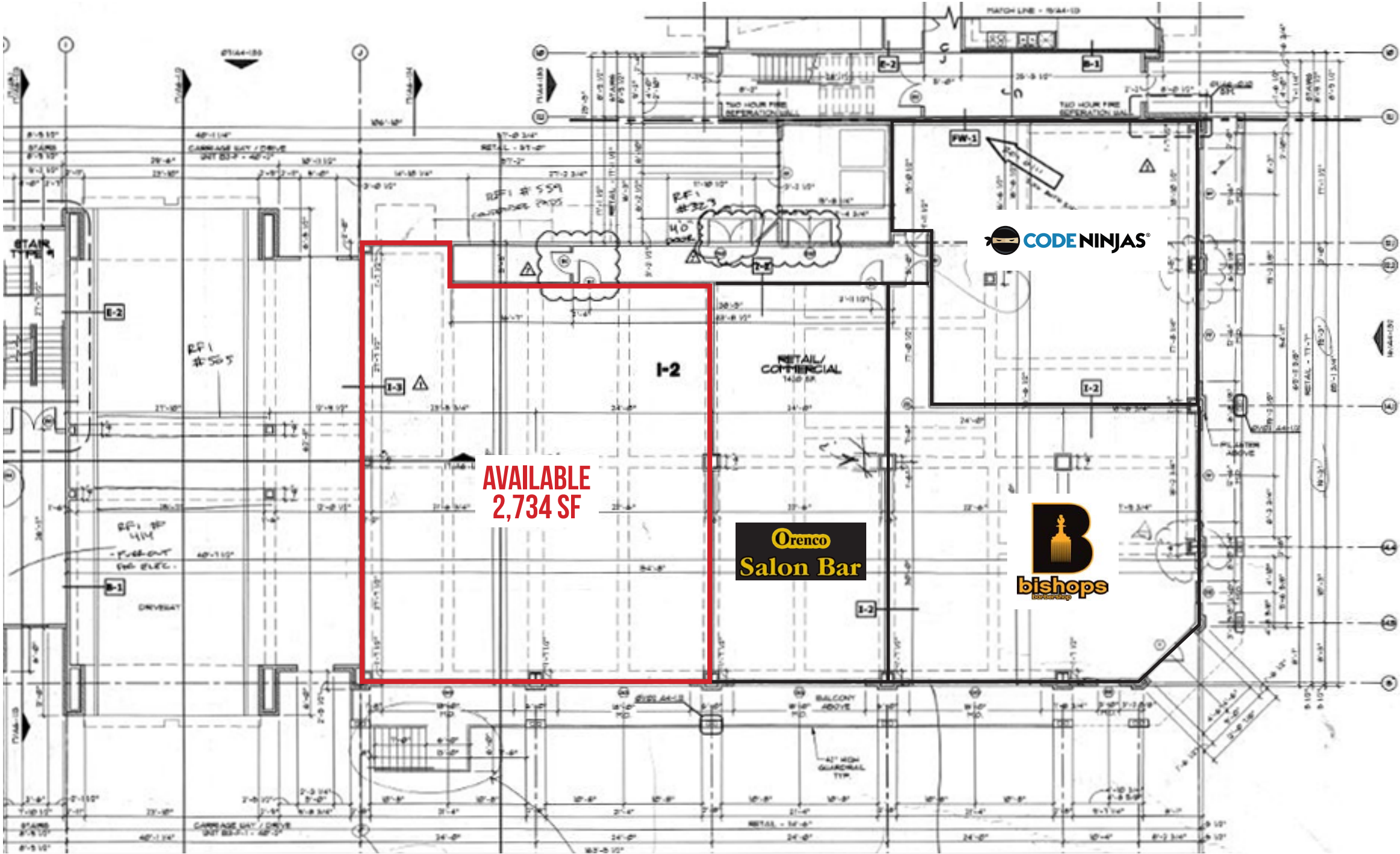
Kitchen Kaboodle

SITE



**QUANTAMA
ELEMENTARY SCHOOL**

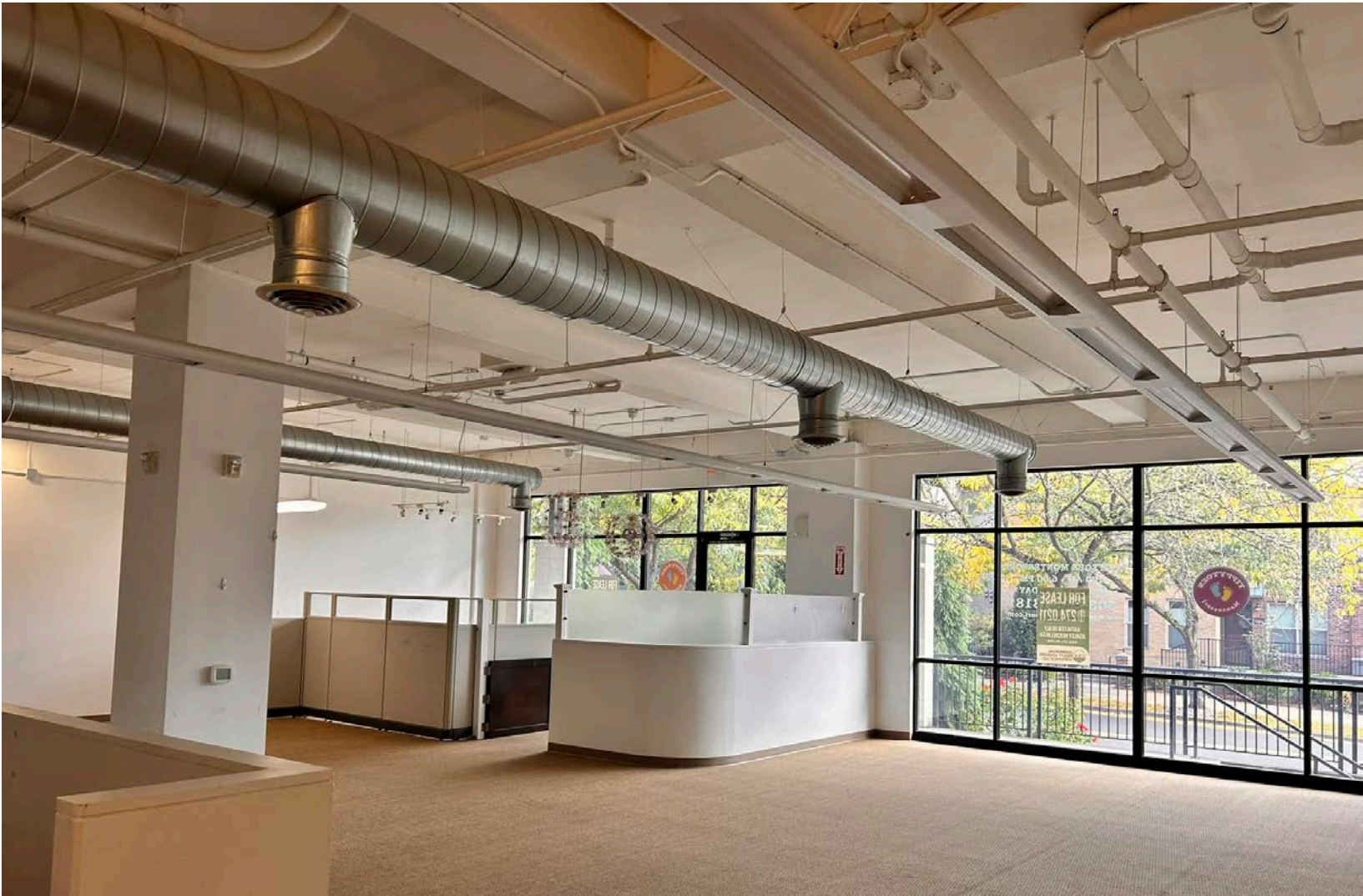




NE ORENCO STATION PKWY

NE CORNELL RD





DEMOGRAPHIC SUMMARY

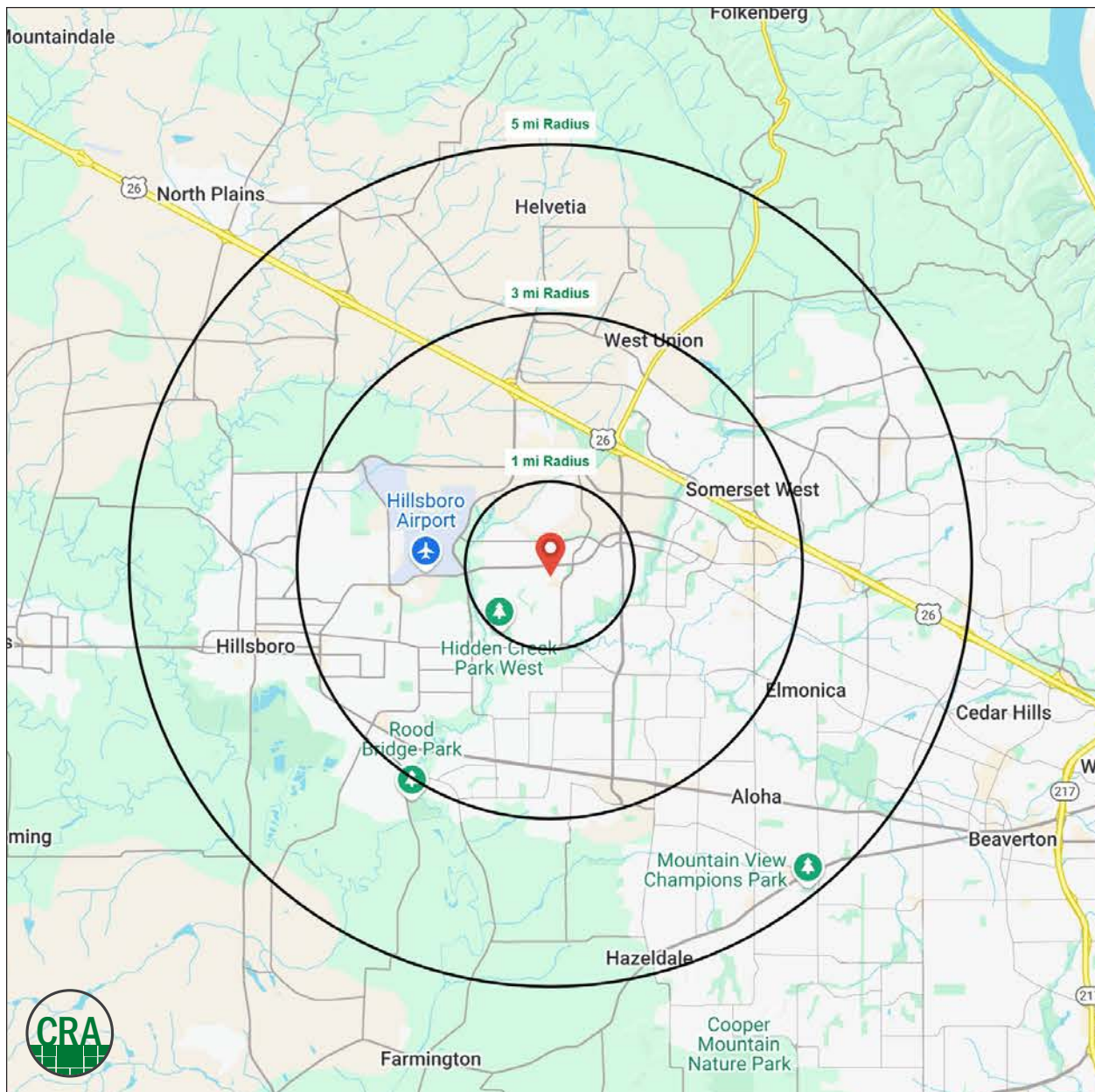
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,358	117,769	243,875
Estimated Households	6,843	47,133	94,553
Average HH Income	\$185,305	\$137,294	\$142,269
Median Home Value	\$562,652	\$518,821	\$558,987
Daytime Demographics 16+	11,914	70,736	138,751
Some College or Higher	86.4%	73.4	75.3

\$185,305

Average Household Income
1 MILE RADIUS

11,914

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5337/-122.9173

6194 NE Cornell Rd Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,358	117,769	243,875
2029 Projected Population	13,764	116,291	242,211
2020 Census Population	14,166	118,272	243,178
2010 Census Population	11,007	102,798	209,751
Projected Annual Growth 2024 to 2029	-0.8%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2024	2.2%	1.0%	1.2%
2024 Median Age	35.2	35.6	36.1
Households			
2024 Estimated Households	6,843	47,133	94,553
2029 Projected Households	6,644	47,025	95,061
2020 Census Households	6,674	45,528	90,511
2010 Census Households	4,869	38,396	76,932
Projected Annual Growth 2024 to 2029	-0.6%	-	0.1%
Historical Annual Growth 2010 to 2024	2.9%	1.6%	1.6%
Race and Ethnicity			
2024 Estimated White	58.1%	59.8%	58.7%
2024 Estimated Black or African American	4.1%	3.8%	3.8%
2024 Estimated Asian or Pacific Islander	24.8%	15.7%	18.0%
2024 Estimated American Indian or Native Alaskan	0.5%	1.0%	0.9%
2024 Estimated Other Races	12.6%	19.7%	18.6%
2024 Estimated Hispanic	12.7%	21.3%	19.9%
Income			
2024 Estimated Average Household Income	\$185,305	\$137,294	\$142,269
2024 Estimated Median Household Income	\$142,217	\$108,607	\$114,203
2024 Estimated Per Capita Income	\$88,315	\$55,011	\$55,221
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.9%	4.3%	4.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	4.0%	3.6%
2024 Estimated High School Graduate	10.9%	18.3%	17.2%
2024 Estimated Some College	17.5%	19.3%	18.9%
2024 Estimated Associates Degree Only	8.0%	10.1%	9.5%
2024 Estimated Bachelors Degree Only	23.2%	25.3%	27.4%
2024 Estimated Graduate Degree	37.6%	18.7%	19.4%
Business			
2024 Estimated Total Businesses	600	4,331	8,892
2024 Estimated Total Employees	8,842	41,180	74,868
2024 Estimated Employee Population per Business	14.7	9.5	8.4
2024 Estimated Residential Population per Business	23.9	27.2	27.4

For more information, please contact:

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KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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.