

NEXUS

AT ORENCO STATION

2ND GENERATION NAIL SALON

LOCATION

Cornell Rd & Orenco Station Pkwy
Hillsboro, OR 97124

AVAILABLE SPACE

1297 NE Orenco Station Pkwy

- 1,327 SF
- Second Generation Nail Salon
- Available June 1, 2026

ASKING RENT

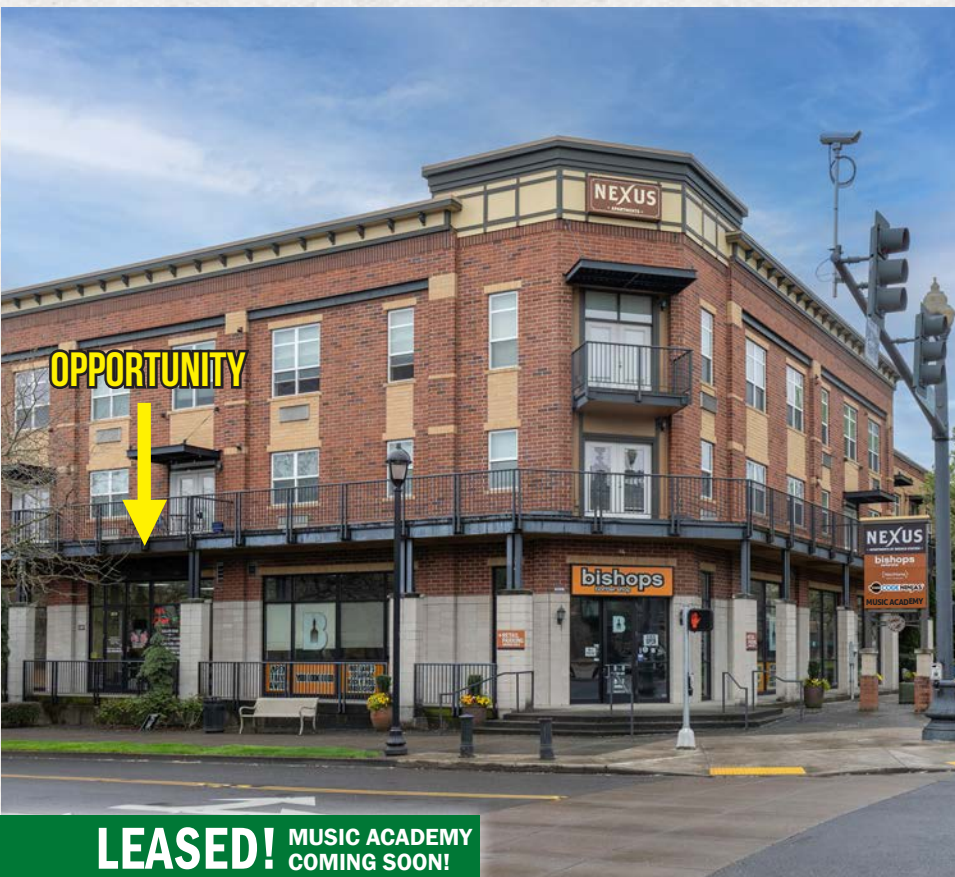
\$30/SF, NNN

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.
- Existing plumbing infrastructure available for the future tenant.
- Adjacent to Bishops Barbershop Cuts and Colors, Code Ninjas and nearby tenants include New Seasons Market, Orenco Station Grill, Tous Les Jours, Swagat Indian Cuisine, EyeHealth NW and more!



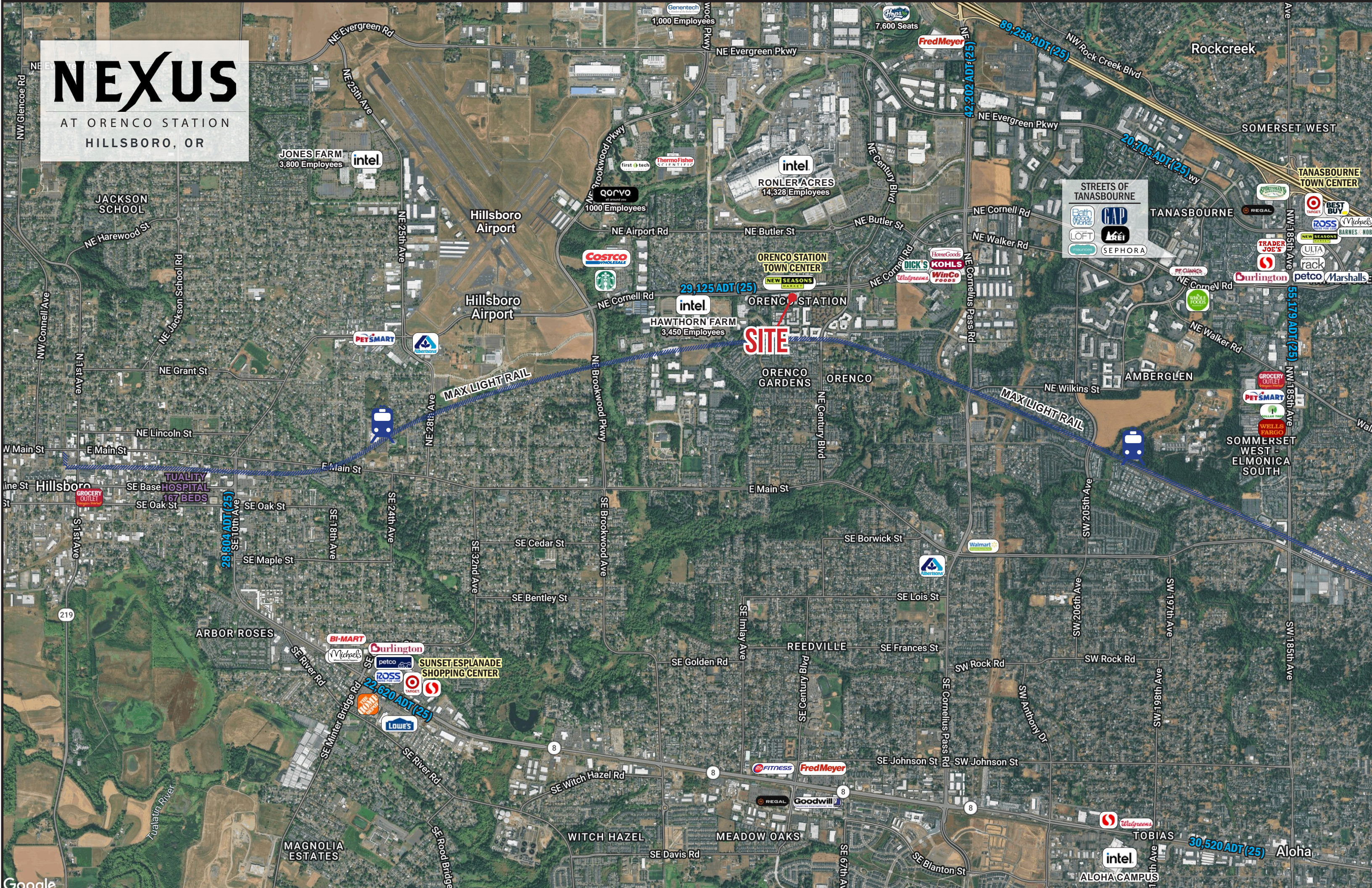
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

NEXUS

AT ORENCO STATION
HILLSBORO, OR



JONES FARM
3,800 Employees



RONLER ACRES
14,328 Employees



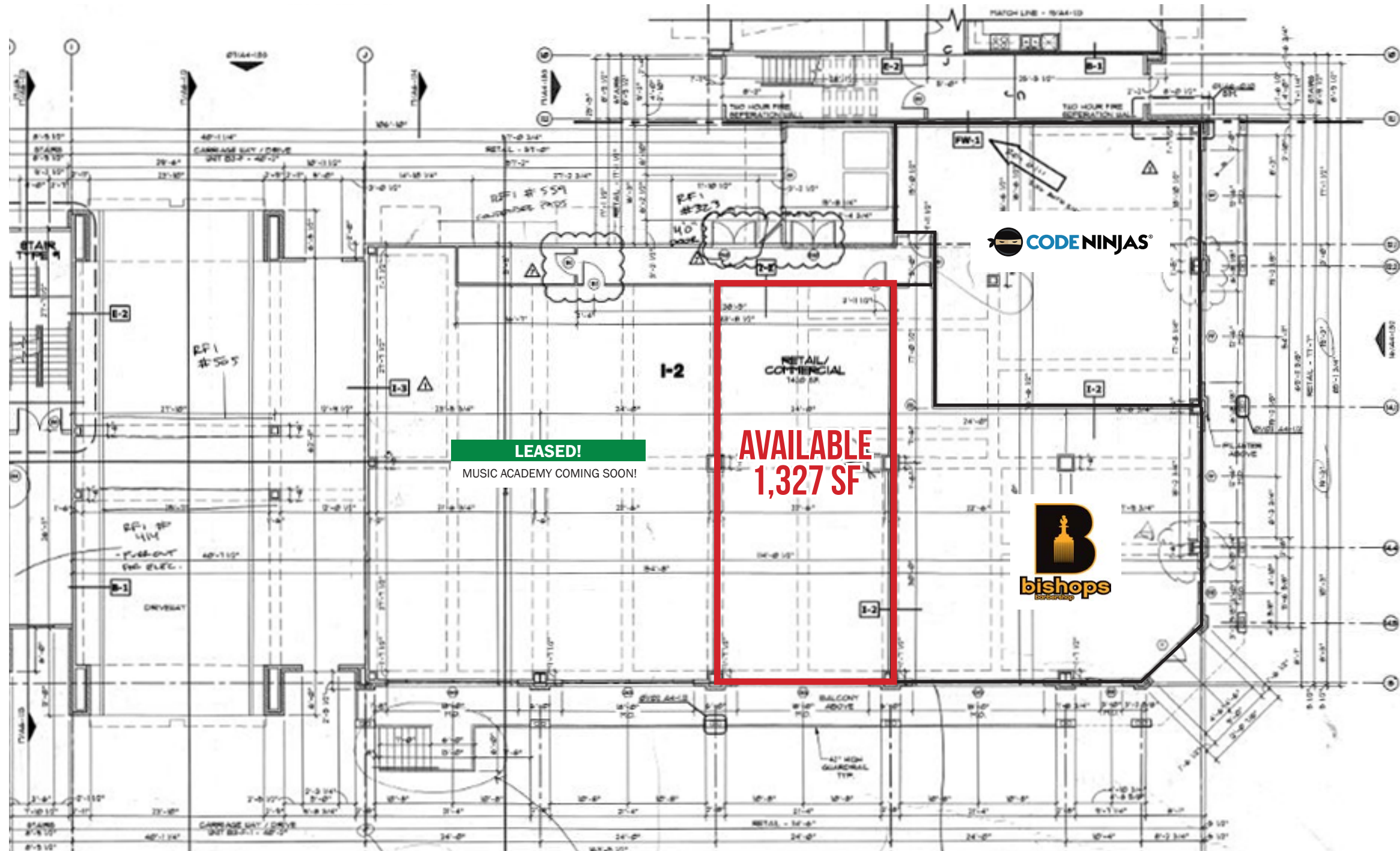
HAWTHORN FARM
3,450 Employees



SITE

STREETS OF TANASBOURNE

- Gap
- Loft
- Sephora



NE CORNELL RD

NE ORENCO STATION PKWY

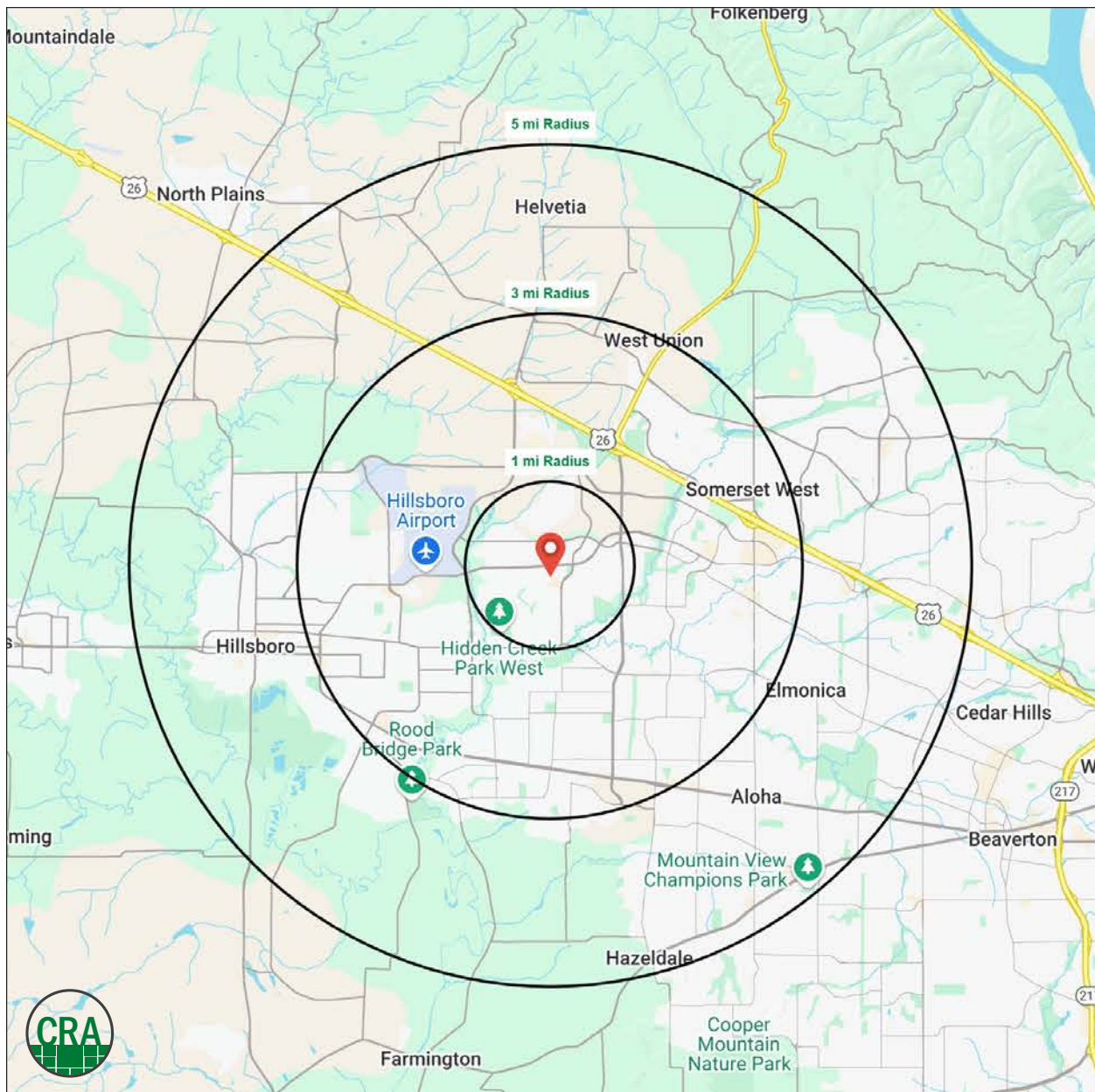


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	14,696	119,240	249,032
Estimated Households	6,911	47,643	96,298
Average HH Income	\$178,112	\$137,803	\$144,304
Median Home Value	\$557,450	\$520,367	\$559,636
Daytime Demographics 16+	12,579	70,938	138,995
Some College or Higher	86.3%	74	75.3

\$178,112
Average Household Income
1 MILE RADIUS

12,579
Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5336/-122.917

Nexus Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,696	119,240	249,032
2030 Projected Population	14,200	117,308	247,299
2020 Census Population	14,263	118,329	243,444
2010 Census Population	11,076	102,849	209,988
Projected Annual Growth 2025 to 2030	-0.7%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2025	2.2%	1.1%	1.2%
2025 Median Age	35.3	35.7	36.2
Households			
2025 Estimated Households	6,911	47,643	96,298
2030 Projected Households	6,776	47,854	97,741
2020 Census Households	6,711	45,547	90,600
2010 Census Households	4,895	38,415	77,012
Projected Annual Growth 2025 to 2030	-0.4%	-	0.3%
Historical Annual Growth 2010 to 2025	2.7%	1.6%	1.7%
Race and Ethnicity			
2025 Estimated White	56.8%	58.6%	57.5%
2025 Estimated Black or African American	4.2%	4.1%	4.0%
2025 Estimated Asian or Pacific Islander	25.6%	16.5%	18.9%
2025 Estimated American Indian or Native Alaskan	0.5%	1.0%	0.9%
2025 Estimated Other Races	13.0%	19.9%	18.8%
2025 Estimated Hispanic	13.5%	21.5%	20.1%
Income			
2025 Estimated Average Household Income	\$178,112	\$137,803	\$144,304
2025 Estimated Median Household Income	\$138,400	\$110,838	\$117,135
2025 Estimated Per Capita Income	\$83,752	\$55,133	\$55,871
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	4.3%	4.0%
2025 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.8%	3.6%
2025 Estimated High School Graduate	10.5%	17.8%	17.2%
2025 Estimated Some College	16.9%	19.6%	18.9%
2025 Estimated Associates Degree Only	9.0%	10.5%	9.5%
2025 Estimated Bachelors Degree Only	24.4%	25.6%	27.3%
2025 Estimated Graduate Degree	36.0%	18.4%	19.6%
Business			
2025 Estimated Total Businesses	791	4,464	9,047
2025 Estimated Total Employees	9,329	41,765	75,699
2025 Estimated Employee Population per Business	11.8	9.4	8.4
2025 Estimated Residential Population per Business	18.6	26.7	27.5

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

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.