

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 now!

ASKING RENT

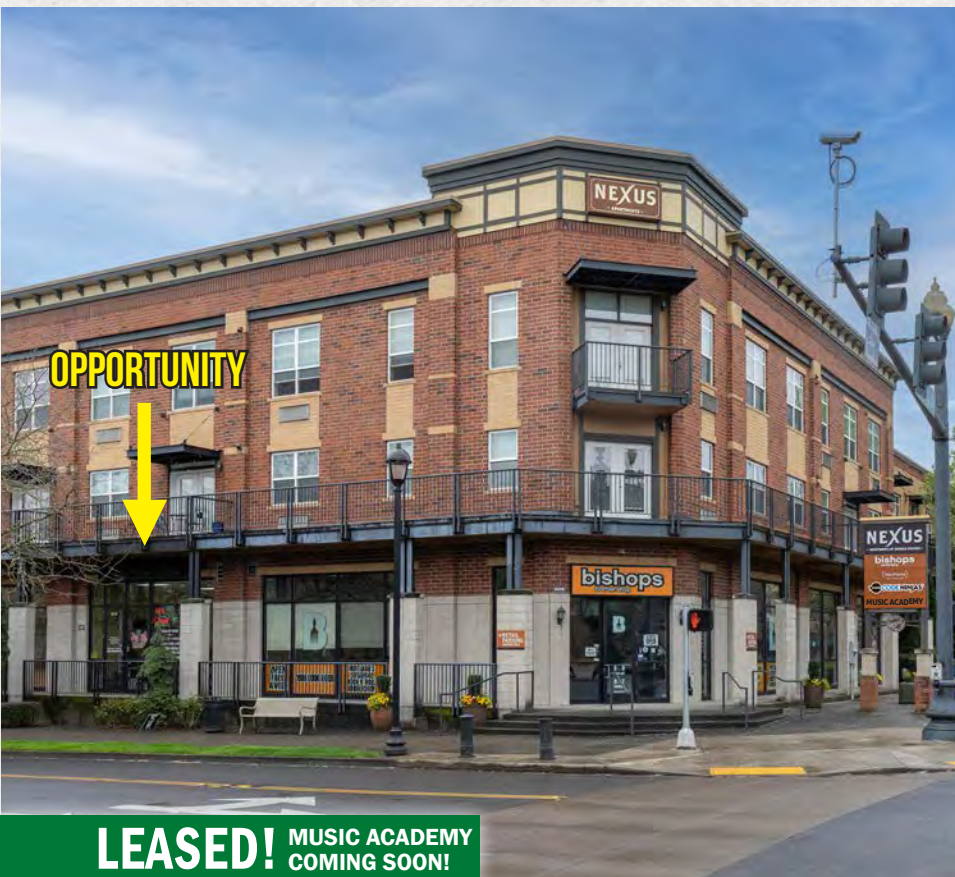
\$28.00 PSF/YR plus NNN

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

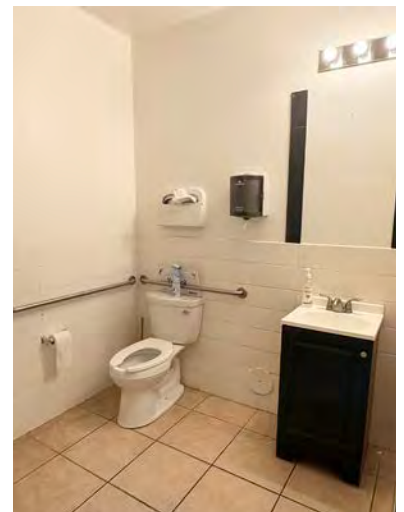
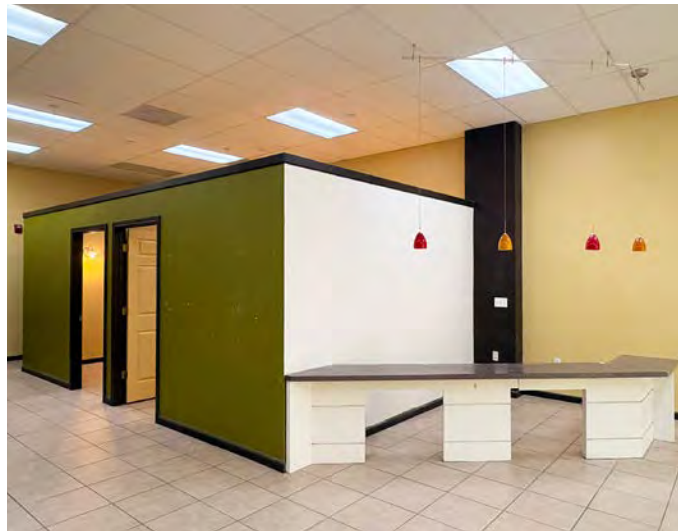
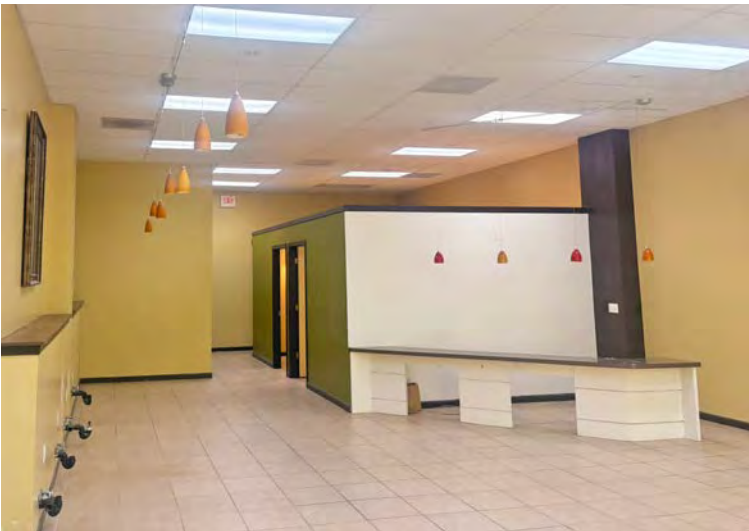
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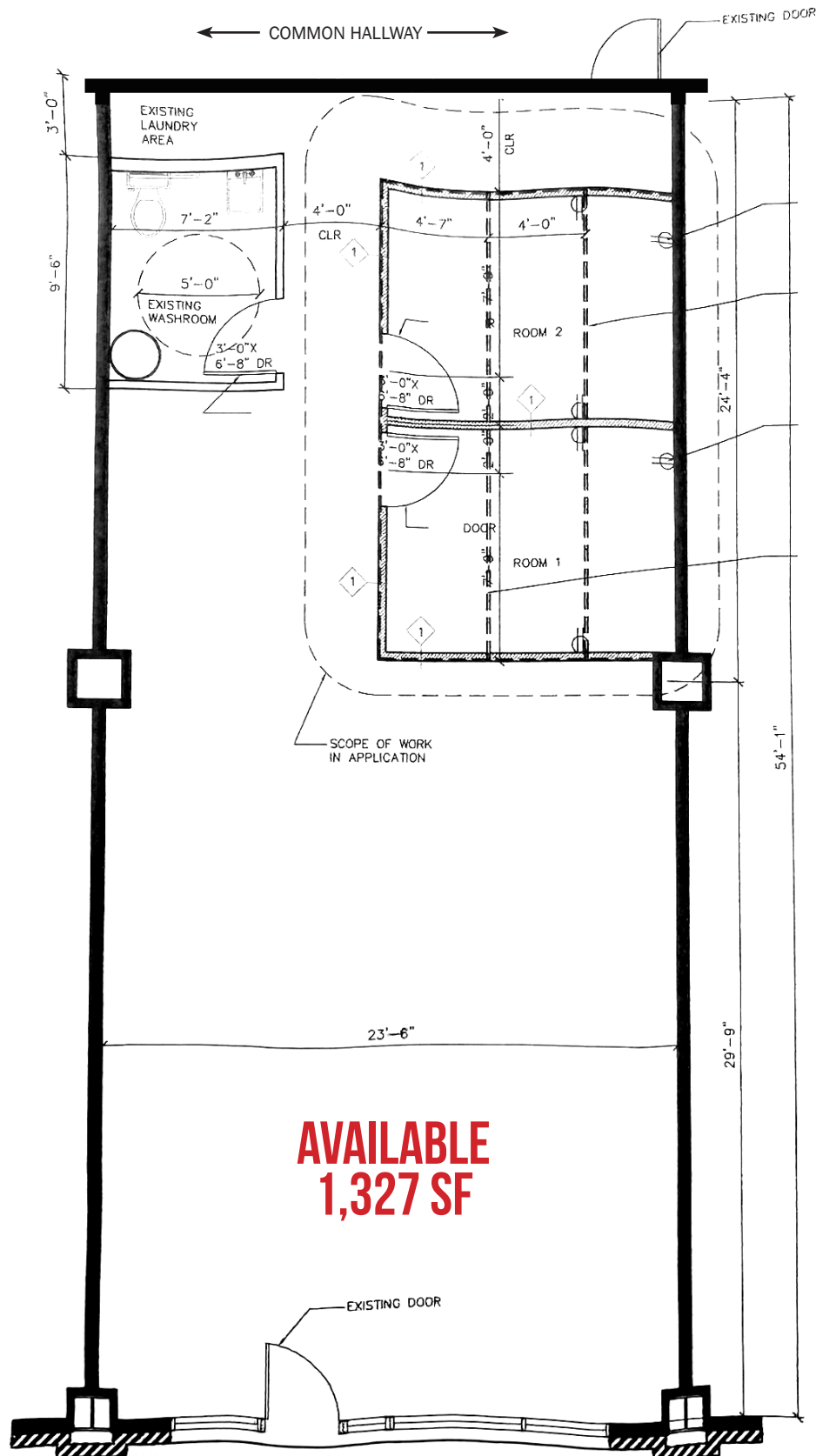
NEXUS

AT ORENCO STATION
HILLSBORO, OR

PHOTOS

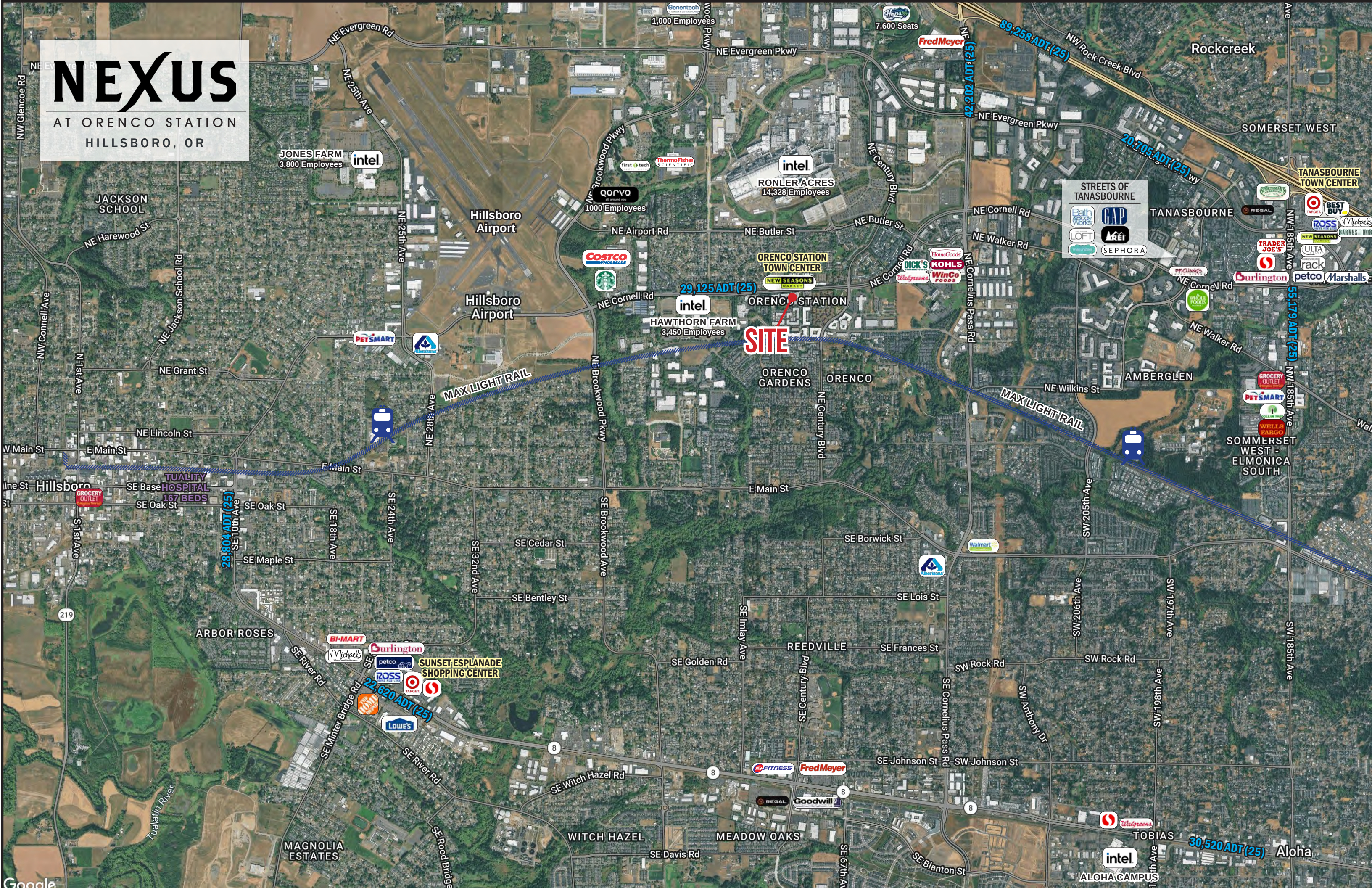


FLOOR PLAN



NEXUS

AT ORENCO STATION
HILLSBORO, OR



NEXUS

AT ORENCO STATION
HILLSBORO, OR

intel

RONLER ACRES
7,043 Employees

SITE



intel

HAWTHORN FARM
1,612 Employees

ORENCO STATION
TOWN CENTER

QUANTAMA
ELEMENTARY SCHOOL

salesforce

CROSSROADS
AT
ORENCO STATION

KOHL'S

WinCo
FOODS

HomeGoods

DICK'S
SPORTING GOODS

Walgreens

SHERWIN
WILLIAMS

usbank

Carl's Jr.

OnPoint

CHASE

WELLS
FARGO

MATTRESS
FIRM

Panera

NOODLES

Bank of America

Copper River

RESTAURANT
RESERVE

Starbucks

SPRINGHILL
SUITES

Marriott

KeyBank

Bank of America

DEL TACO

SONIC

BURGER
KING

Arby's

Walmart

Walmart

Walmart

Walmart

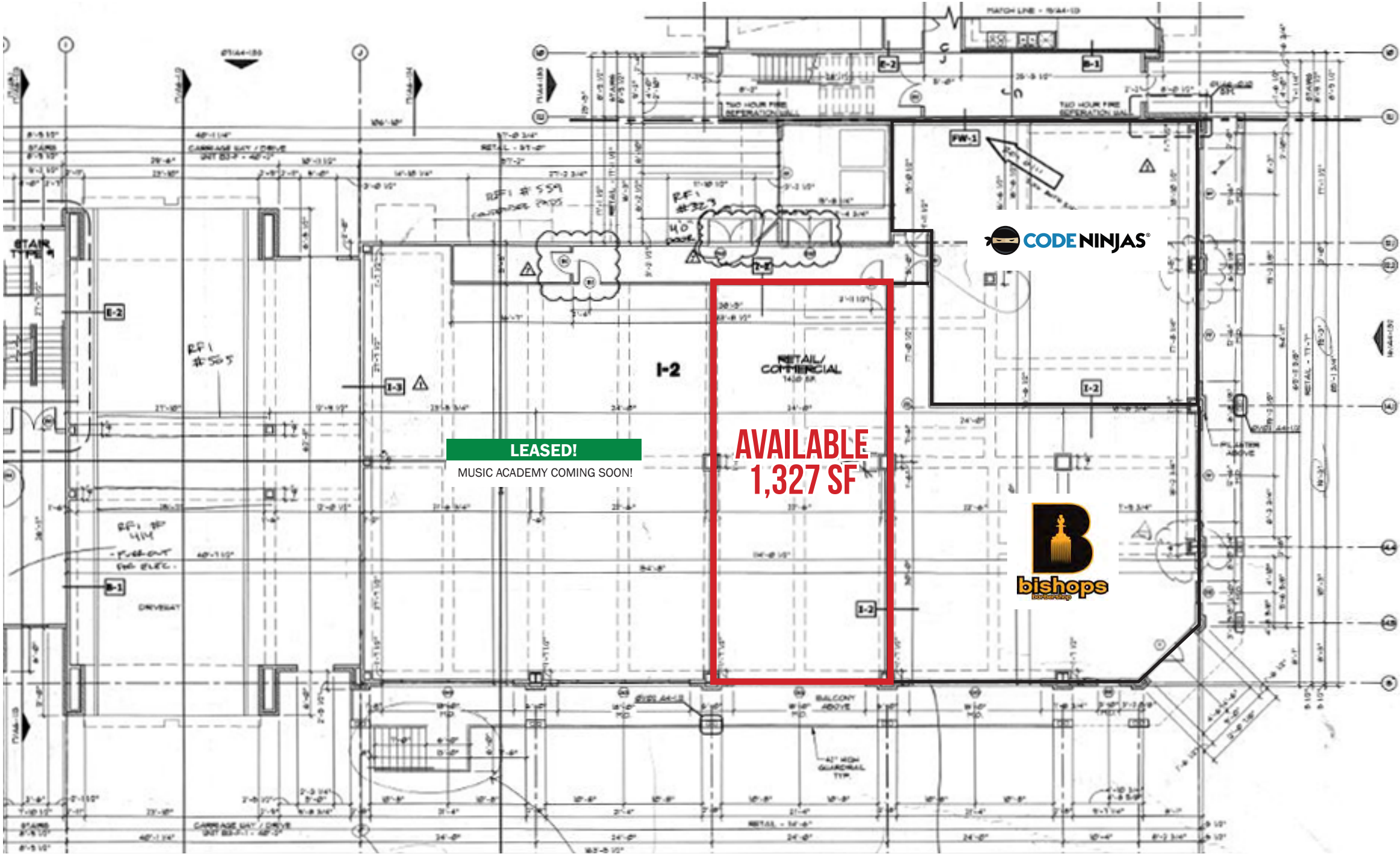
Walmart

Walmart

Walmart

Walmart

Walmart



NE ORENCO STATION PKWY



DEMOGRAPHIC SUMMARY

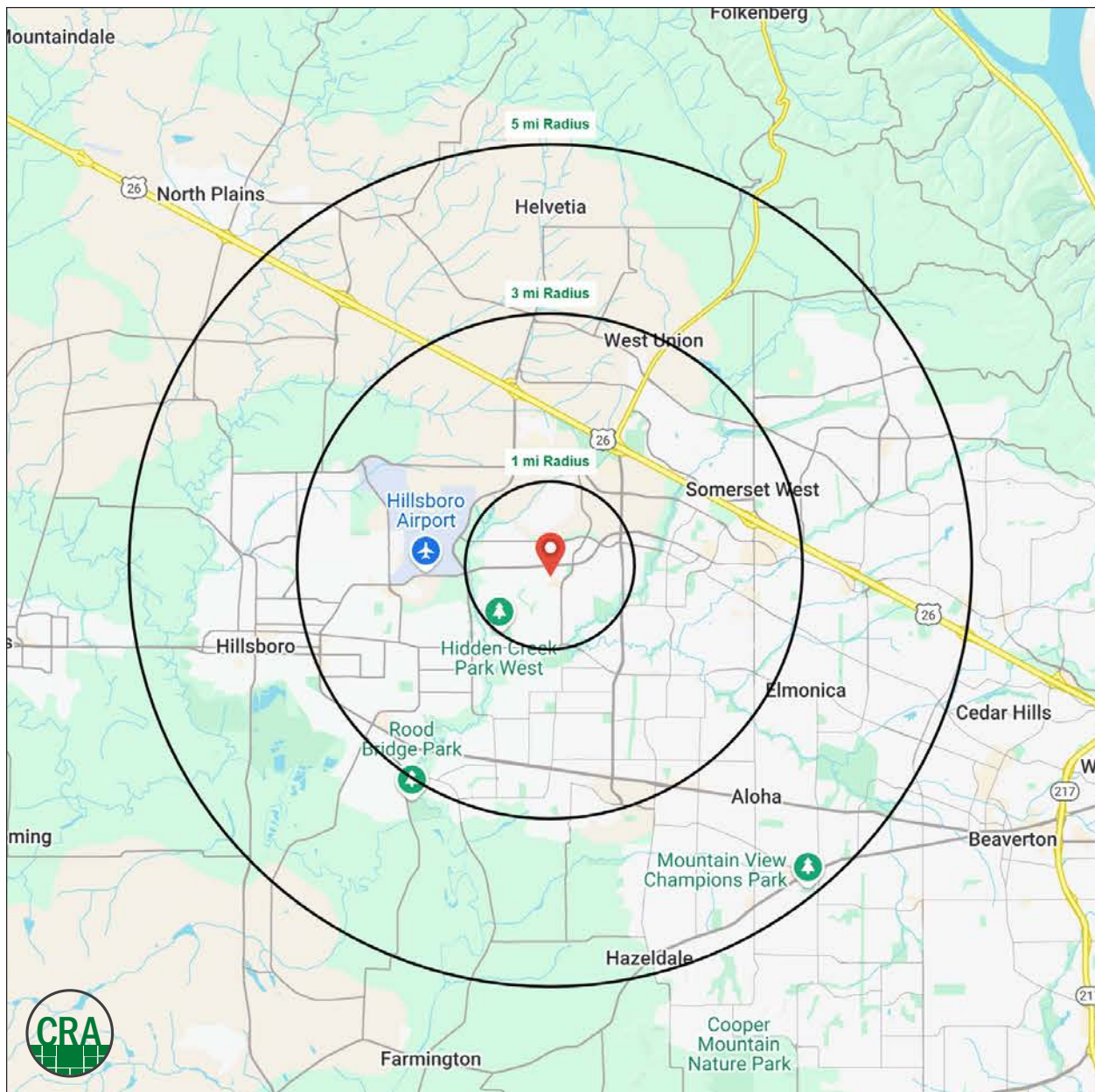
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	14,587	118,329	247,339
Estimated Households	6,952	47,822	96,801
Average HH Income	\$172,988	\$140,413	\$147,202
Median Home Value	\$576,917	\$544,840	\$583,753
Daytime Demographics 16+	12,813	73,655	143,321
Some College or Higher	86.0%	73.9%	75.1%

\$172,988

Average Household Income
1 MILE RADIUS

12,813

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5336/-122.917

Nexus at Orenco Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	14,587	118,329	247,339
2031 Projected Population	14,202	116,701	247,639
2020 Census Population	14,234	118,274	243,494
2010 Census Population	11,068	102,801	209,996
Projected Annual Growth 2026 to 2031	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2026	2.0%	0.9%	1.1%
2026 Median Age	35.3	35.7	36.2
Households			
2026 Estimated Households	6,952	47,822	96,801
2031 Projected Households	6,773	47,545	97,729
2020 Census Households	6,699	45,528	90,619
2010 Census Households	4,892	38,400	77,017
Projected Annual Growth 2026 to 2031	-0.5%	-0.1%	0.2%
Historical Annual Growth 2010 to 2026	2.6%	1.5%	1.6%
Race and Ethnicity			
2026 Estimated White	56.8%	58.5%	57.4%
2026 Estimated Black or African American	4.3%	4.1%	4.0%
2026 Estimated Asian or Pacific Islander	25.5%	16.5%	19.0%
2026 Estimated American Indian or Native Alaskan	0.5%	1.0%	0.9%
2026 Estimated Other Races	12.9%	19.9%	18.8%
2026 Estimated Hispanic	13.5%	21.5%	20.1%
Income			
2026 Estimated Average Household Income	\$172,988	\$140,413	\$147,202
2026 Estimated Median Household Income	\$136,804	\$114,618	\$120,135
2026 Estimated Per Capita Income	\$82,442	\$56,834	\$57,693
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.8%	4.1%	3.9%
2026 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.7%	3.5%
2026 Estimated High School Graduate	10.5%	18.3%	17.5%
2026 Estimated Some College	17.7%	20.1%	19.1%
2026 Estimated Associates Degree Only	9.6%	10.5%	9.1%
2026 Estimated Bachelors Degree Only	23.6%	24.9%	26.9%
2026 Estimated Graduate Degree	35.0%	18.4%	20.0%
Business			
2026 Estimated Total Businesses	792	4,436	9,037
2026 Estimated Total Employees	9,588	43,623	79,101
2026 Estimated Employee Population per Business	12.1	9.8	8.8
2026 Estimated Residential Population per Business	18.4	26.7	27.4

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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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NORTHWEST LLC**

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