

NOW LEASING | HILLSBORO, OR TANASBOURNE SHOPS



LOCATION

18565 NW Tanasbourne Dr. Hillsboro, OR 97124

AVAILABLE SPACE

6,500 SF (Divisible) + potential drive-thru

HIGHLIGHTS

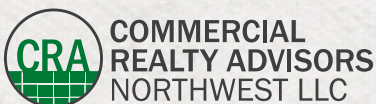
- Flagship retail location in the heart of the Tanasbourne trade area off Highway 26 with high traffic volumes and frontage on NW 185th Ave.
- Nearby Tanasbourne Town Center co-tenants include: Target, Best Buy, Michael's, Old Navy, Ross Dress for Less, New Seasons Market, Nordstrom Rack, Marshalls, Sierra Trading Post and Barnes & Noble.
- Located in a vibrant and desirable economic corridor which is home to Intel, Genentech, Columbia Sportswear and Nike World Headquarters.

TRAFFIC COUNTS

Highway 26 – 111,259 ADT ('25)
 NW 185th Ave – 55,179 ADT ('25)
 NW Evergreen Pkwy – 19,717 ADT ('25)



[Click to View Drone Video](#)



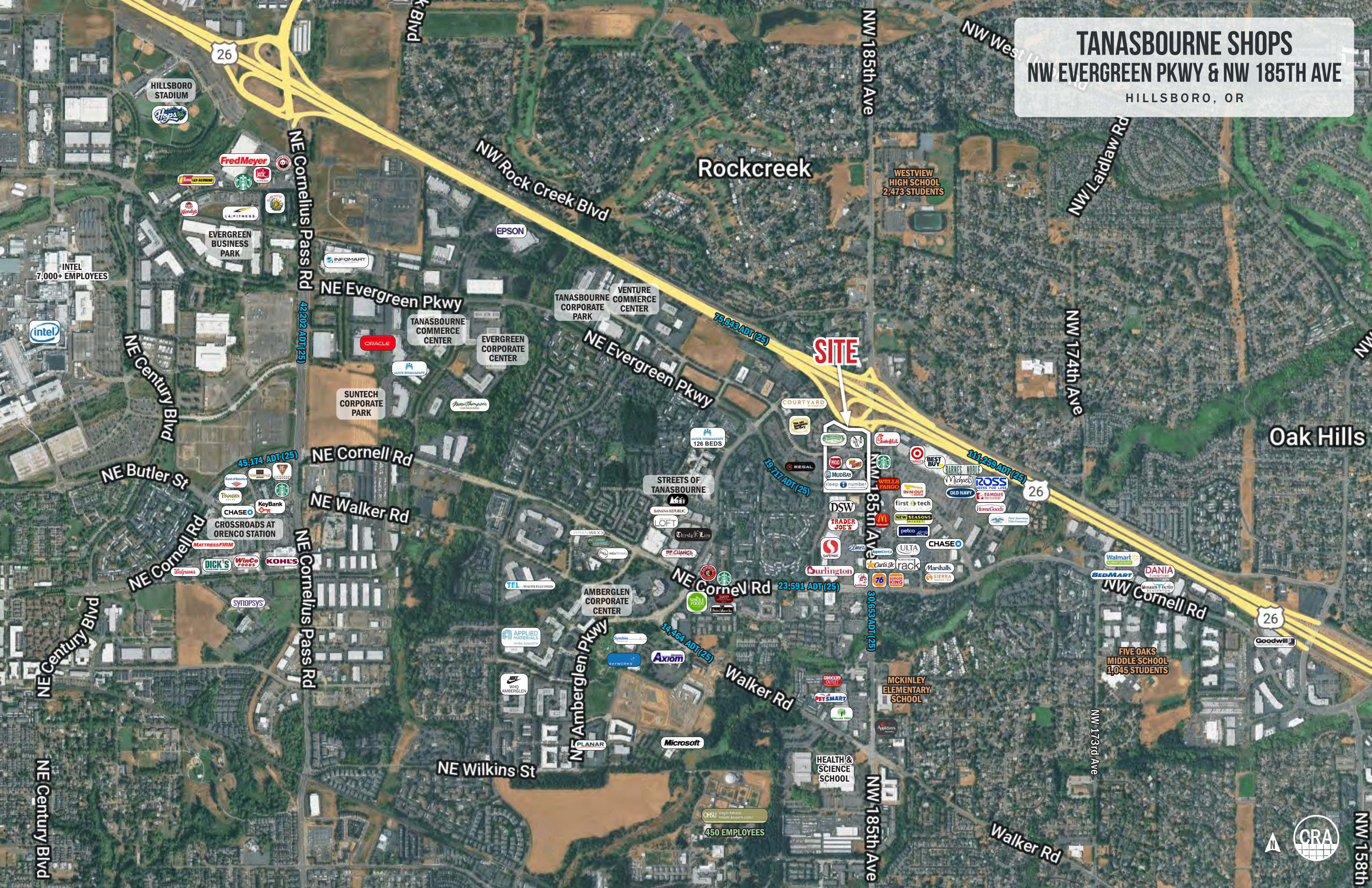
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TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

HILLSBORO, OR



TANASBOURNE SHOPS NW EVERGREEN PKWY & NW 185TH AVE HILLSBORO, OR

**AVAILABLE
UP TO 6,500 SF**





TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

SITE PLAN

HILLSBORO, OR



STREETS OF TANASBOURNE

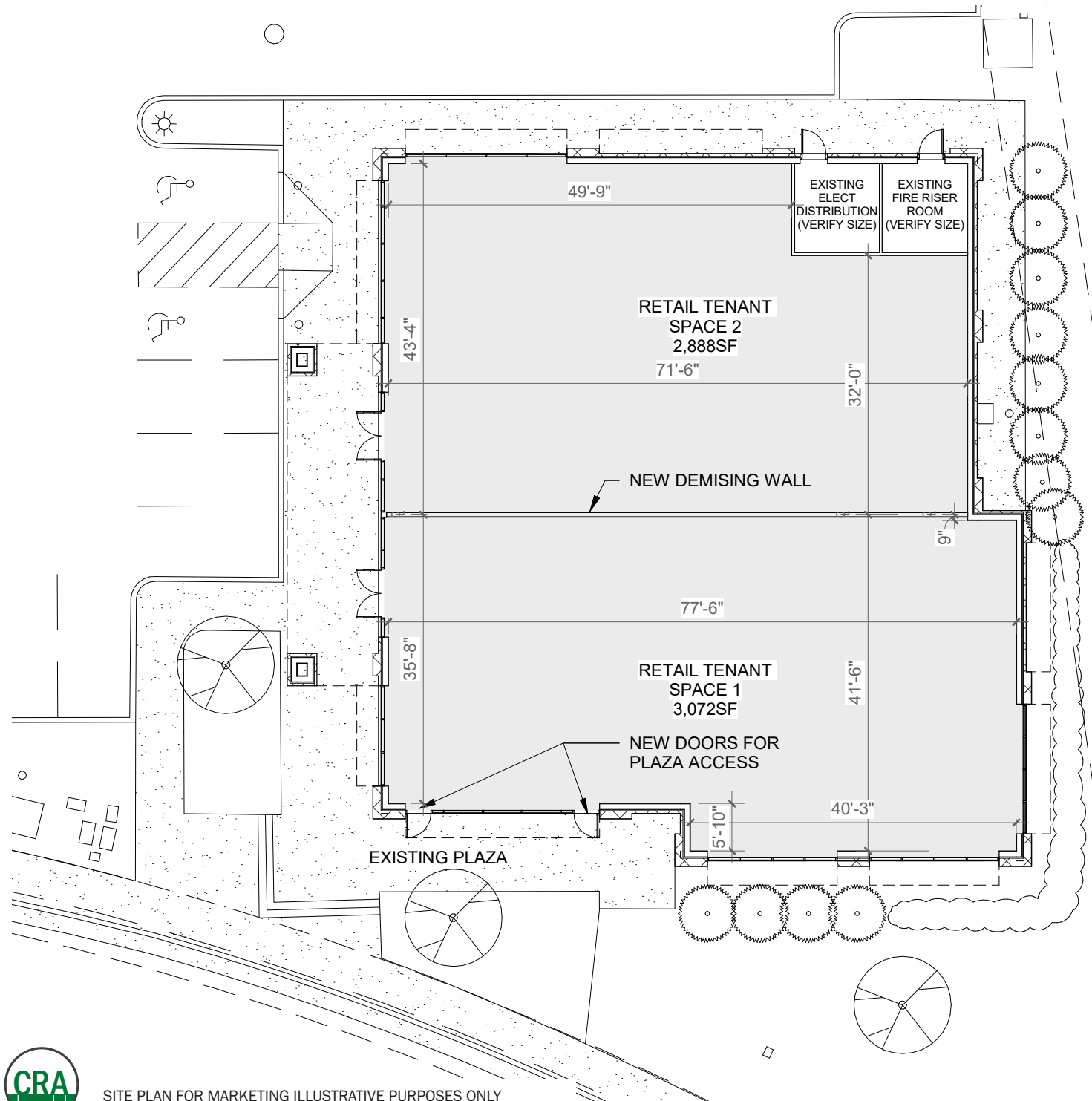


SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

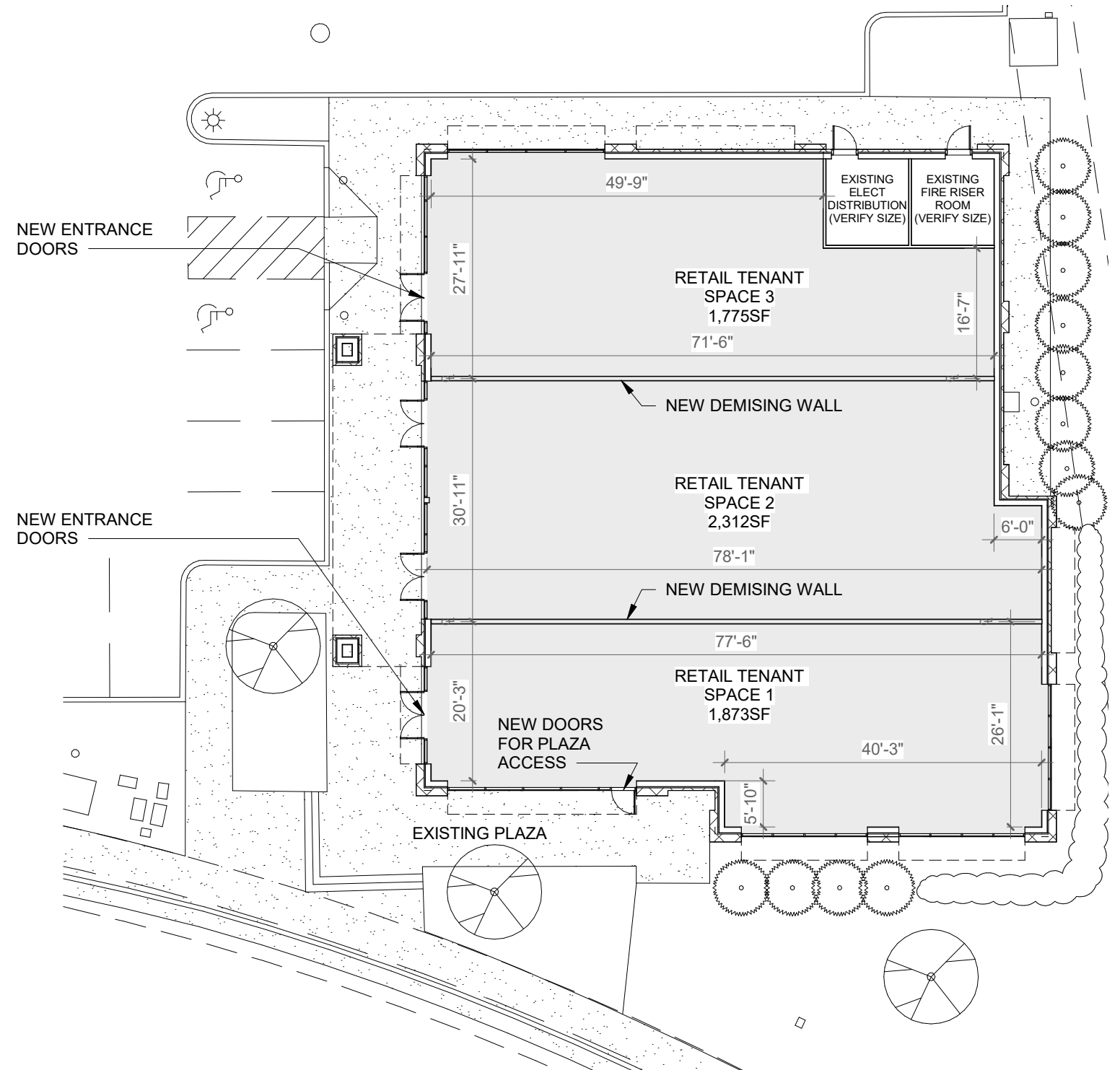


DEMISING PLAN

MEN'S WAREHOUSE
DEMISING STUDY PLAN OPTION 1



MEN'S WAREHOUSE
DEMISING STUDY PLAN OPTION 2



ELEVATION

MEN'S WAREHOUSE
 DEMISING STUDY ELEVATIONS OPTION 1



WEST EXTERIOR ELEVATION



Scale: 1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION

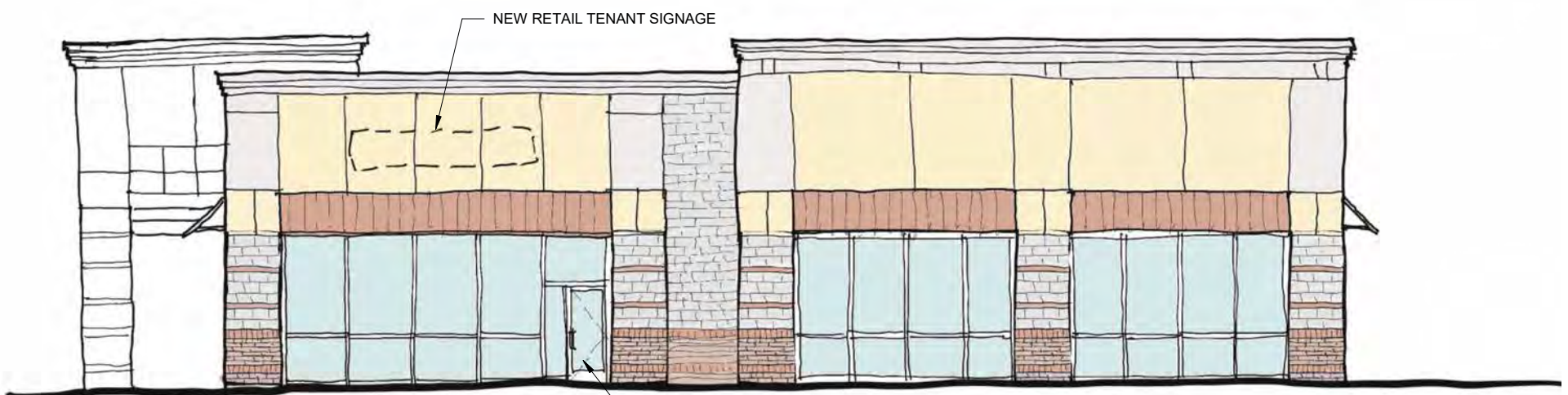
MEN'S WAREHOUSE
 DEMISING STUDY ELEVATIONS OPTION 2



MODIFY EXISTING STOREFRONT TO ADD ENTRANCE DOOR

MODIFY EXISTING STOREFRONT TO ADD ENTRANCE DOOR

WEST EXTERIOR ELEVATION



Scale: 1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION



TANASBOURNE SHOPS

NW EVERGREEN PKWY & NW 185TH AVE

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

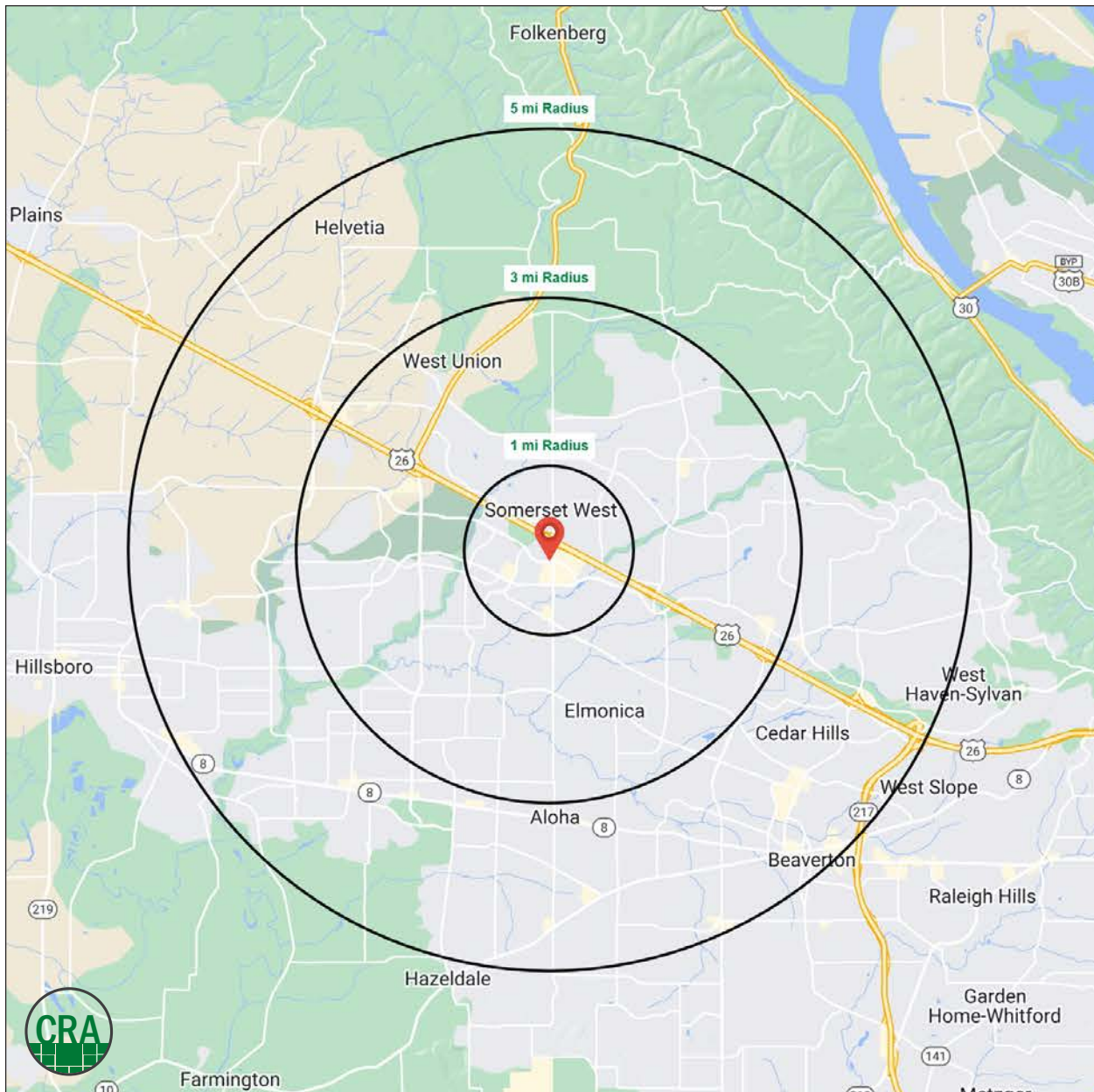
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	21,297	141,969	283,195
Average HH Income	\$128,375	\$154,565	\$153,561
Median HH Income	\$108,921	\$125,937	\$124,629
Median Home Value	\$598,050	\$597,193	\$603,046
Daytime Demographics 16+	15,020	74,826	158,099
Some College or Higher	80.9%	81.0%	77.4%

\$125,937

Average Household Income
3 MILE RADIUS

74,826

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5399/-122.8682

Tanasbourne Shops Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	21,297	141,969	283,195
2030 Projected Population	20,469	139,990	280,690
2020 Census Population	20,573	140,492	278,421
2010 Census Population	18,876	113,399	237,767
Projected Annual Growth 2025 to 2030	-0.8%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.9%	1.7%	1.3%
2025 Median Age	34.6	36.3	36.8
Households			
2025 Estimated Households	9,581	57,565	111,975
2030 Projected Households	9,442	57,945	113,400
2020 Census Households	9,111	54,771	105,447
2010 Census Households	8,282	43,891	89,746
Projected Annual Growth 2025 to 2030	-0.3%	0.1%	0.3%
Historical Annual Growth 2010 to 2025	1.0%	2.1%	1.7%
Race and Ethnicity			
2025 Estimated White	58.9%	54.9%	58.0%
2025 Estimated Black or African American	4.9%	4.2%	3.9%
2025 Estimated Asian or Pacific Islander	21.2%	25.0%	19.9%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.8%
2025 Estimated Other Races	14.4%	15.3%	17.5%
2025 Estimated Hispanic	15.0%	15.6%	18.2%
Income			
2025 Estimated Average Household Income	\$128,375	\$154,565	\$153,561
2025 Estimated Median Household Income	\$108,921	\$125,937	\$124,629
2025 Estimated Per Capita Income	\$57,763	\$62,707	\$60,781
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.3%	3.8%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.3%	3.0%
2025 Estimated High School Graduate	16.0%	14.4%	15.7%
2025 Estimated Some College	20.5%	17.9%	17.6%
2025 Estimated Associates Degree Only	8.6%	8.8%	9.0%
2025 Estimated Bachelors Degree Only	30.3%	30.1%	29.3%
2025 Estimated Graduate Degree	21.4%	24.2%	21.6%
Business			
2025 Estimated Total Businesses	1,131	5,078	11,223
2025 Estimated Total Employees	10,558	41,197	86,334
2025 Estimated Employee Population per Business	9.3	8.1	7.7
2025 Estimated Residential Population per Business	18.8	28.0	25.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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