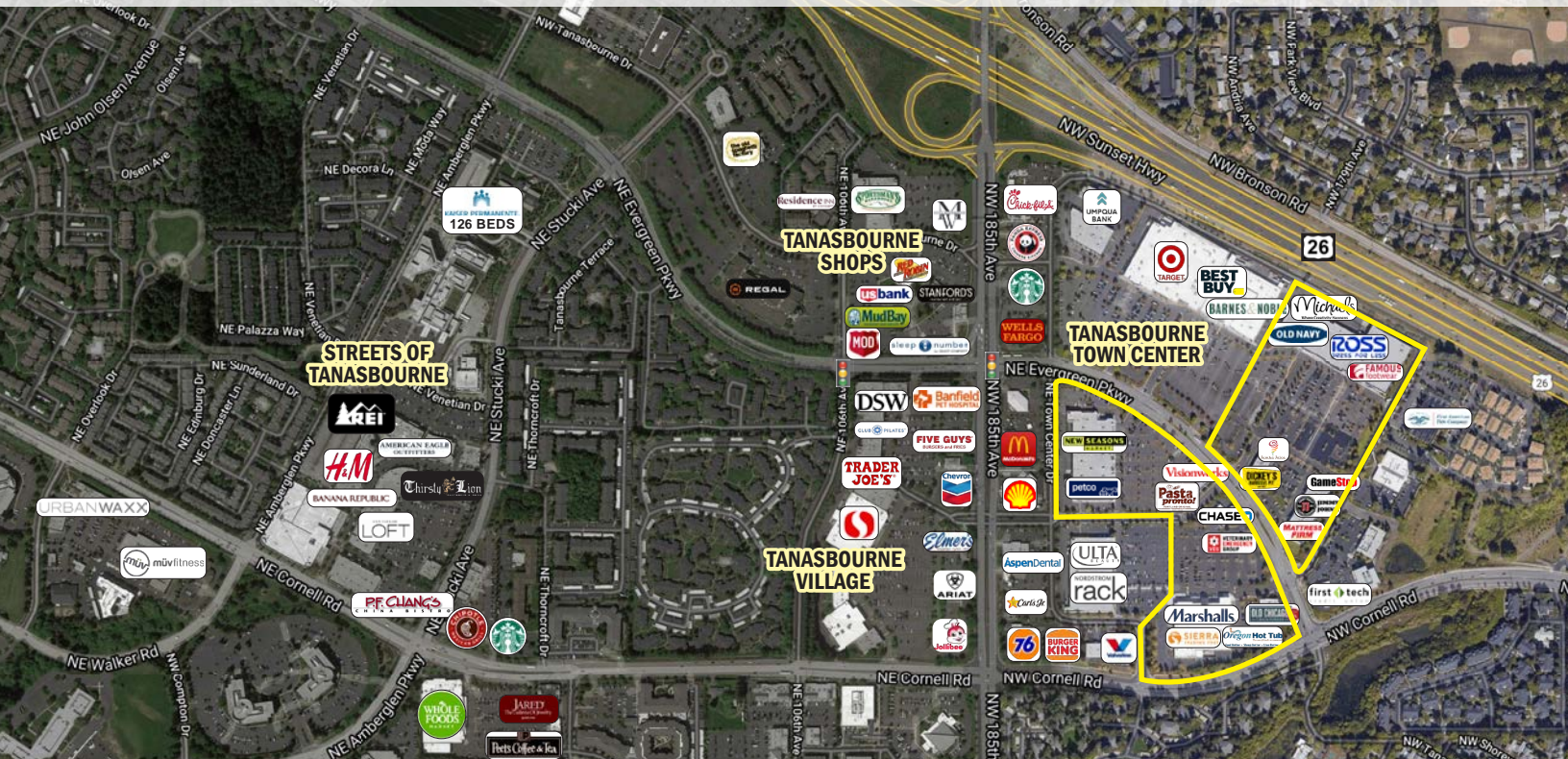


# FOR LEASE TANASBOURNE TOWN CENTER



## LOCATION

11000 NE Evergreen Pkwy, Hillsboro, OR

## AVAILABLE SPACE

1,500 SF - 37,333 SF

## HIGHLIGHTS

- Located in the heart of the Tanasbourne trade area off Highway 26 with high traffic volumes and great visibility to NW 185th Ave & NW Cornell Rd.
- Located in a vibrant and desirable economic corridor which is home to Intel, Genentech, Yahoo! and the nearby Nike World Headquarters in Beaverton.
- Nearby Tanasbourne Village co-tenants include: Trader Joe's, Safeway, DSW, Jollibee, and more!
- The center is in close proximity to Kaiser Permanente's Westside Medical Center which has over 1,100 employees.

## TRAFFIC COUNTS

Highway 26 - 115,410 ADT ('24)

NW 185th Ave - 42,109 ADT ('24)

NW Cornell Rd - 17,531 ADT ('24)



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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# TANASBOURNE TOWN CENTER

## 11000 NE EVERGREEN PKWY

HILLSBORO, OR





SITE PLAN

TANASBOURNE TOWN CENTER  
11000 NE EVERGREEN PKWY  
HILLSBORO, OR



| Unit    | Tenant                     | SF     |
|---------|----------------------------|--------|
| PHASE 1 |                            |        |
| 4A      | AVAILABLE                  | 2,266* |
| 4B      | AVAILABLE                  | 2,266* |
| 4C      | Carter's                   | 2,266  |
| 4D      | Carter's                   | 2,266  |
| 6       | New Seasons Market         | 27,271 |
| 8       | Petco                      | 12,600 |
| 14      | Old Chicago                | 6,000  |
| 40      | Marshalls                  | 21,762 |
| 50      | Sierra                     | 21,452 |
| 60      | My Salon Suites            | 5,865  |
| 60A     | Oregon Hot Tubs            | 6,261  |
| 101     | Hops N Drops               | 4,500  |
| 102     | Ventura Nails & Spa        | 2,200  |
| 105     | Pure Barre                 | 1,667  |
| 106     | AVAILABLE                  | 1,975  |
| 107     | Veterinary Emergency Group | 4,986  |
| 9010    | Visionworks                | 4,000  |
| 9011    | Pasta Pronto!              | 1,344  |
| 9012    | Tang Dynasty Restaurant    | 3,430  |
| 9014    | AVAILABLE                  | 1,500  |

|         |                       |        |
|---------|-----------------------|--------|
| PHASE 2 |                       |        |
| 1       | AVAILABLE             | 37,333 |
| 1A      | Famous Footwear       | 16,000 |
| 2       | Ross Dress for Less   | 28,481 |
| 3       | Old Navy              | 15,000 |
| 4       | Michaels              | 20,454 |
| 6       | Play Street Museum    | 2,553  |
| 8       | Sports Clips          | 1,150  |
| 10      | Jamba Juice           | 1,500  |
| 14      | Pizza Schmizza        | 3,000  |
| 16      | Dickey's Barbeque Pit | 2,079  |
| 18      | Mattress Firm         | 4,500  |
| 19      | America's Best        | 3,000  |
| 20      | Hyderabad House       | 2,000  |
| 21      | Jimmy John's          | 2,353  |
| 22A     | Happy Lemon           | 1,800  |
| 22B     | Paik's Noodle         | 1,800  |
| 22C     | Paradise Nails & Spa  | 3,150  |
| 28      | AVAILABLE             | 3,000  |
| 30      | Gamestop              | 2,684  |
| 32      | Sushi Town            | 2,250  |
| 34      | Sally Beauty Supply   | 1,506  |

\* NOT YET DEMISED - NEGOTIABLE SF



# TANASBOURNE TOWN CENTER

## 11000 NE EVERGREEN PKWY

### DEMOGRAPHIC SUMMARY

HILLSBORO, OR

Source: Regis - SitesUSA (2025)

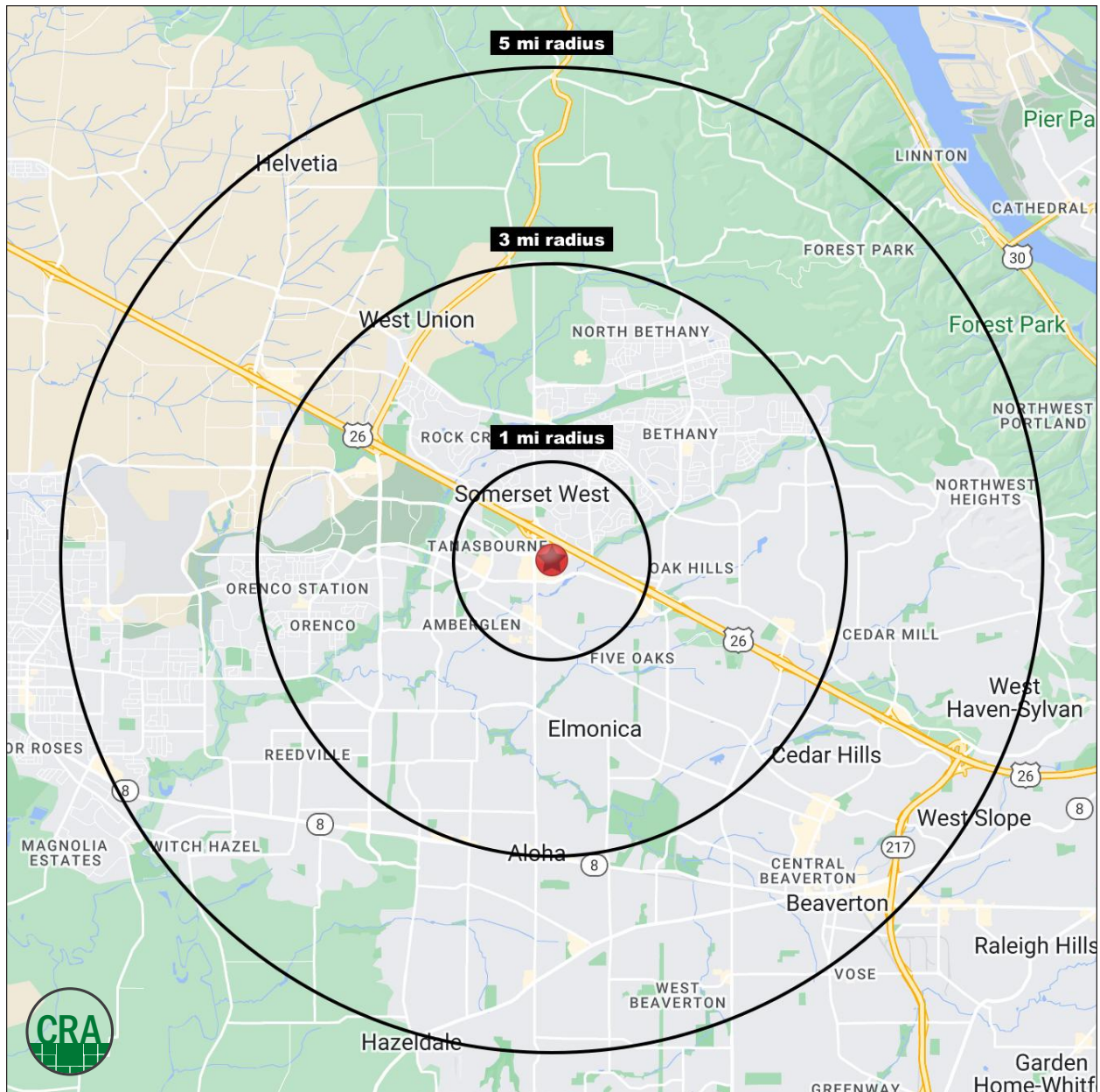
|                           | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 21,373    | 149,227   | 292,450   |
| Estimated Households 2025 | 9,434     | 60,512    | 115,109   |
| Average HH Income         | \$124,079 | \$150,365 | \$152,384 |
| Median Home Value         | \$568,768 | \$588,978 | \$604,166 |
| Daytime Demographics 16+  | 16,085    | 77,471    | 168,932   |
| Some College or Higher    | 78.8%     | 80.3      | 77.5      |

## \$150,365

Average Household Income  
3 MILE RADIUS

## 36.1

Median Age  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5366/-122.8657

| Tanasbourne Town Center<br>Beaverton, OR 97006        | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 21,373         | 149,227        | 292,450        |
| 2030 Projected Population                             | 21,020         | 147,721        | 289,937        |
| 2020 Census Population                                | 19,369         | 147,172        | 287,232        |
| 2010 Census Population                                | 18,115         | 119,952        | 245,631        |
| Projected Annual Growth 2025 to 2030                  | -0.3%          | -0.2%          | -0.2%          |
| Historical Annual Growth 2010 to 2025                 | 1.2%           | 1.6%           | 1.3%           |
| 2025 Median Age                                       | 34.6           | 36.1           | 36.8           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 9,434          | 60,512         | 115,109        |
| 2030 Projected Households                             | 9,481          | 61,134         | 116,458        |
| 2020 Census Households                                | 8,408          | 57,290         | 108,803        |
| 2010 Census Households                                | 7,782          | 46,358         | 92,822         |
| Projected Annual Growth 2025 to 2030                  | -              | 0.2%           | 0.2%           |
| Historical Annual Growth 2010 to 2025                 | 1.4%           | 2.0%           | 1.6%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 59.8%          | 56.6%          | 59.5%          |
| 2025 Estimated Black or African American              | 4.6%           | 4.0%           | 3.7%           |
| 2025 Estimated Asian or Pacific Islander              | 19.9%          | 23.1%          | 18.7%          |
| 2025 Estimated American Indian or Native Alaskan      | 0.8%           | 0.7%           | 0.8%           |
| 2025 Estimated Other Races                            | 14.9%          | 15.5%          | 17.3%          |
| 2025 Estimated Hispanic                               | 15.3%          | 15.8%          | 17.9%          |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$124,079      | \$150,365      | \$152,384      |
| 2025 Estimated Median Household Income                | \$105,547      | \$122,060      | \$123,758      |
| 2025 Estimated Per Capita Income                      | \$54,780       | \$61,008       | \$60,044       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 1.4%           | 2.6%           | 3.8%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 2.2%           | 2.4%           | 3.0%           |
| 2025 Estimated High School Graduate                   | 17.6%          | 14.6%          | 15.7%          |
| 2025 Estimated Some College                           | 20.6%          | 18.2%          | 17.7%          |
| 2025 Estimated Associates Degree Only                 | 8.8%           | 8.8%           | 8.9%           |
| 2025 Estimated Bachelors Degree Only                  | 28.5%          | 29.8%          | 29.4%          |
| 2025 Estimated Graduate Degree                        | 20.9%          | 23.6%          | 21.5%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 1,155          | 5,333          | 12,011         |
| 2025 Estimated Total Employees                        | 11,291         | 41,554         | 94,200         |
| 2025 Estimated Employee Population per Business       | 9.8            | 7.8            | 7.8            |
| 2025 Estimated Residential Population per Business    | 18.5           | 28.0           | 24.3           |



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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