

# FOR LEASE TANASBOURNE TOWN CENTER



## LOCATION

11000 NE Evergreen Pkwy, Hillsboro, OR

## AVAILABLE SPACE

1,500 SF - 3,000 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)



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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	First Tech Credit Union	2,266
<b>4B</b>	<b>AVAILABLE</b>	<b>2,075</b>
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
<b>106</b>	<b>AVAILABLE</b>	<b>1,975</b>
107	Veterinary Emergency Group	4,986
9010	Visionworks	4,000
9011	Pasta Pronto!	1,344
9012	Tang Dynasty Restaurant	3,430
<b>9014</b>	<b>AVAILABLE</b>	<b>1,500</b>

PHASE 2		
1	LEASED	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
<b>22</b>	<b>AVAILABLE</b>	<b>1,800</b>
22B	Paik's Noodle	1,800
22C	Paradise Nails & Spa	3,150
<b>28</b>	<b>AVAILABLE</b>	<b>3,000</b>
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

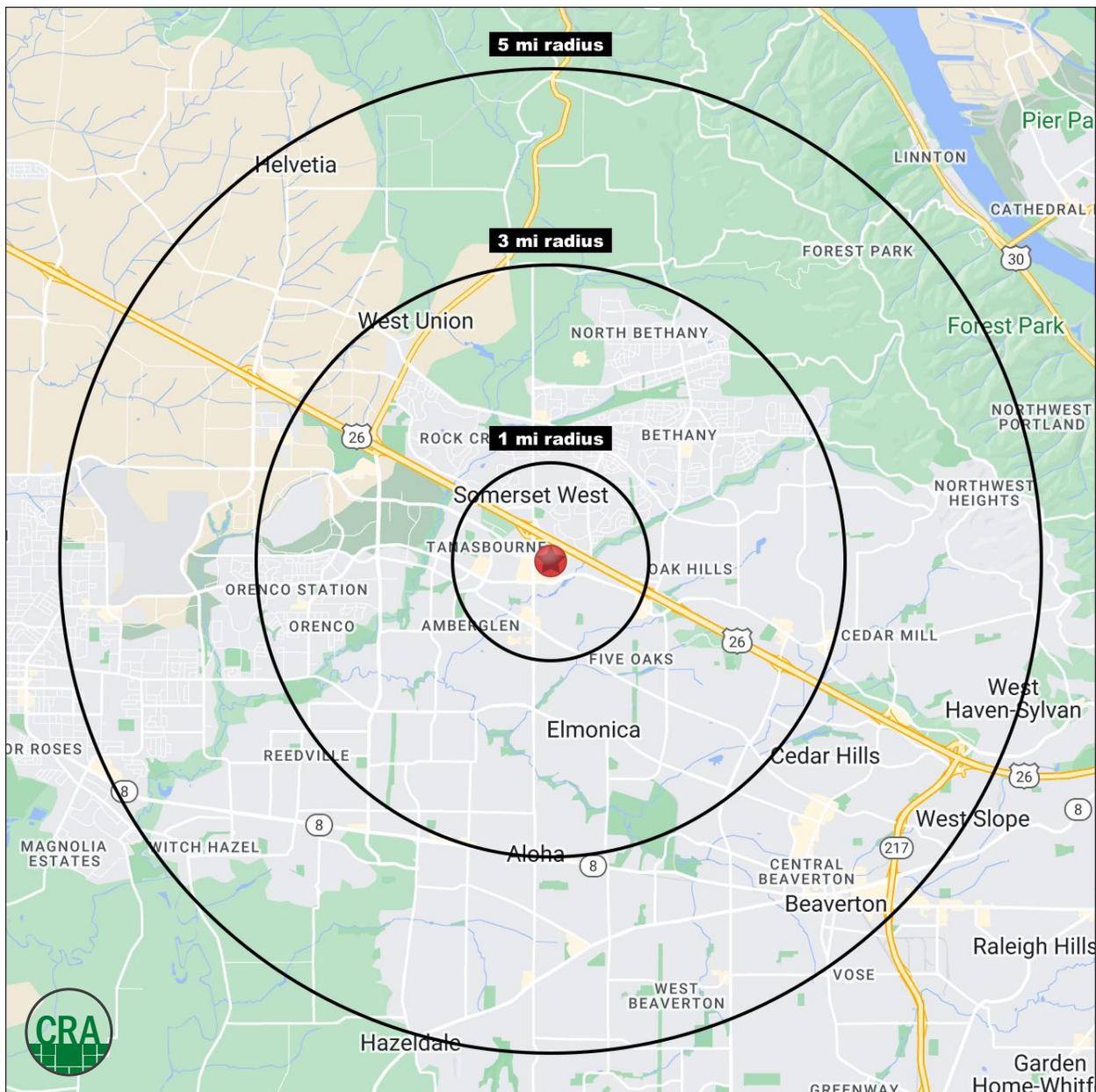
### DEMOGRAPHIC SUMMARY

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

<b>Tanasbourne Town Center Beaverton, OR 97006</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<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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