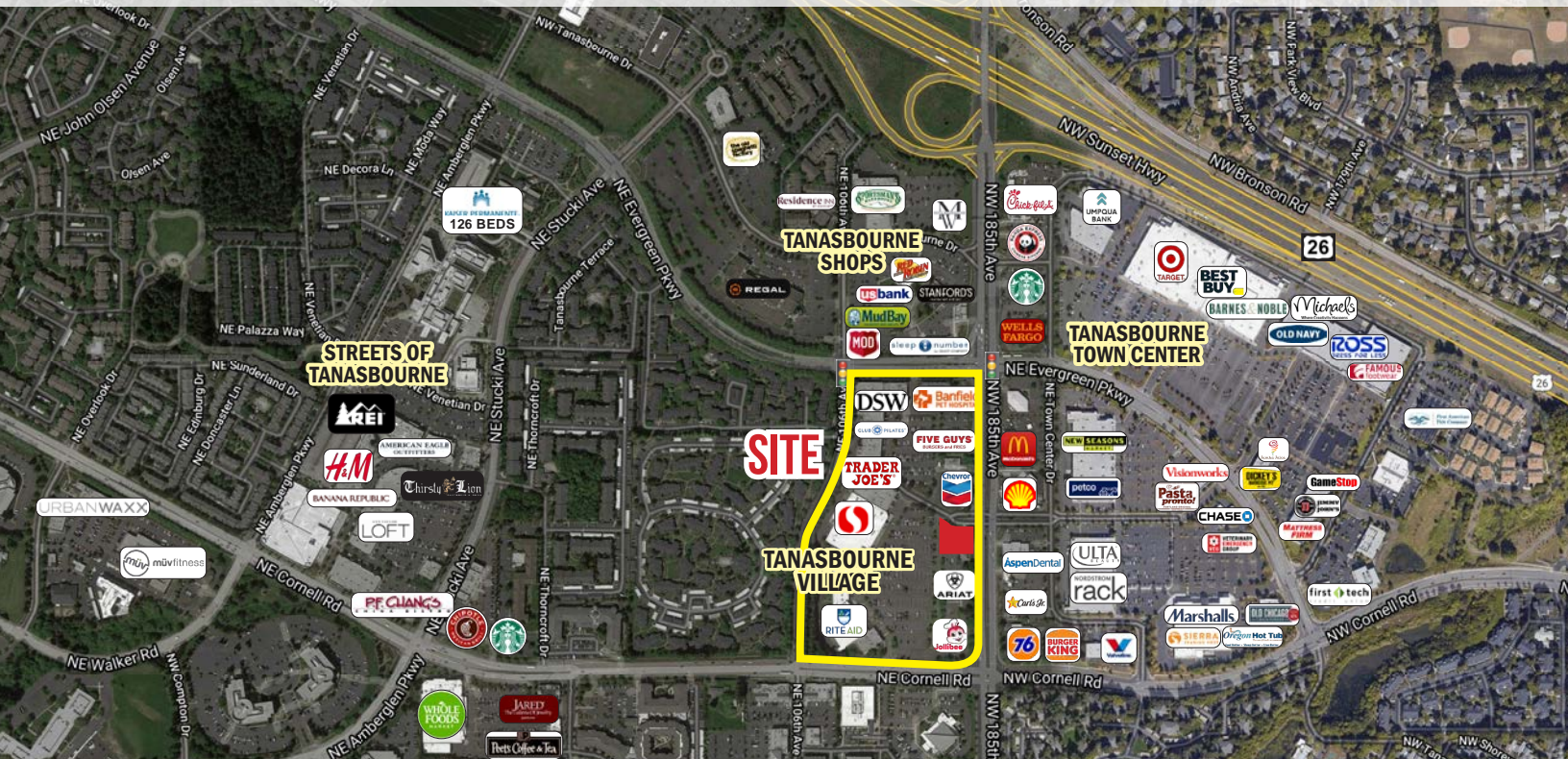


FOR LEASE TANASBOURNE VILLAGE



LOCATION

NWC of NE Cornell Rd and NW 185th Ave in Hillsboro, OR

AVAILABLE SPACE

- 4,209 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.
- Nearby Tanasbourne Town Center co-tenants include: Target, Best Buy, Michael's, Old Navy, Ross Dress for Less, Nordstrom Rack, Petco, Marshalls, Sierra Trading Post and New Seasons Market (coming soon).
- Located in a vibrant and desirable economic corridor which is home to Intel, Genentech, Yahoo! and the nearby Nike World Headquarters in Beaverton.
- The center is in close proximity to Kaiser Permanente's Westside Medical Center which has over 1,100 employees.

TRAFFIC COUNTS

Highway 26 – 102,785 ADT ('24)

NW 185th Ave – 44,896 ADT ('24)

NW Evergreen Pkwy – 21,788 ADT ('24)

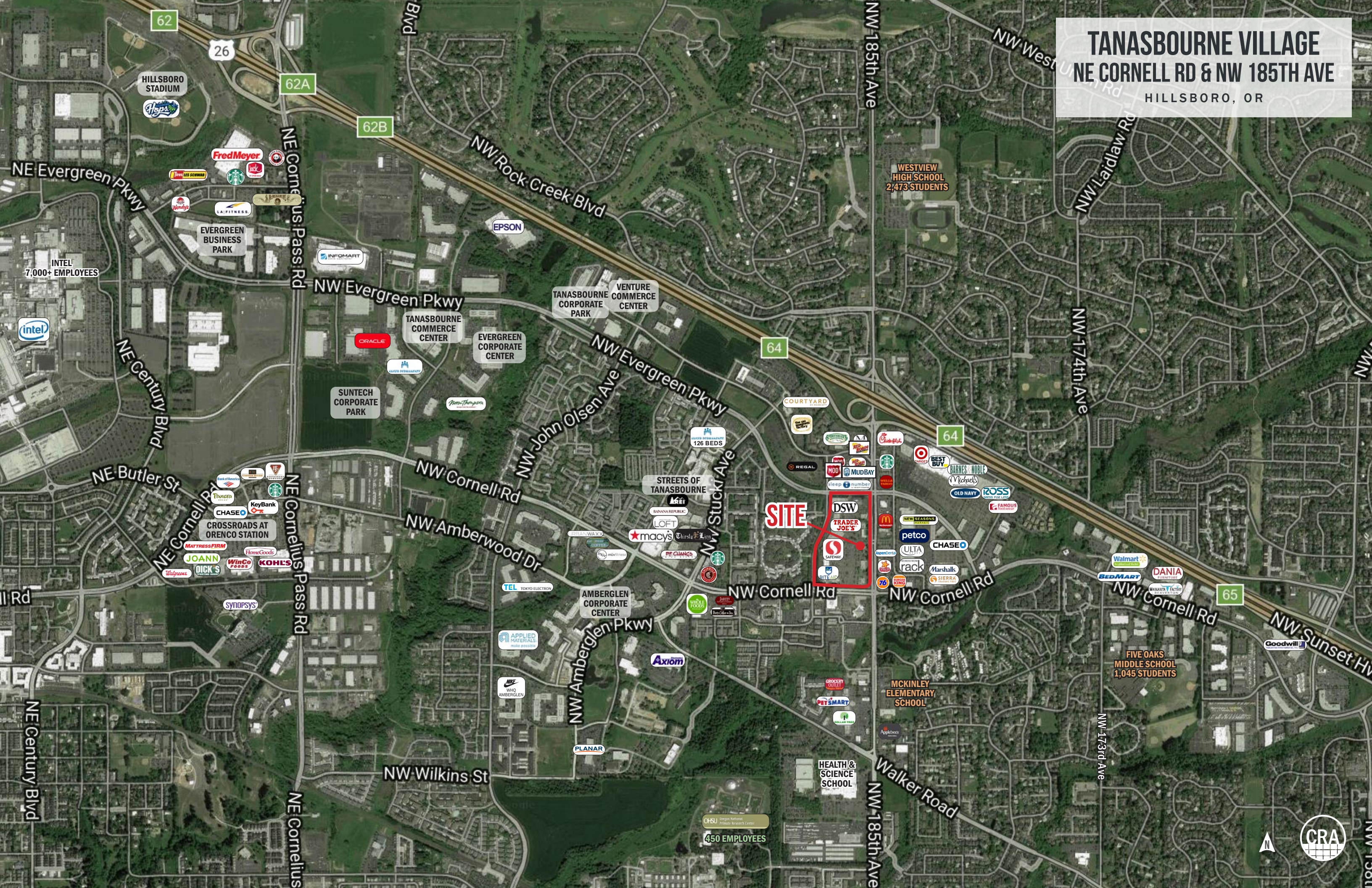


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TANASBOURNE VILLAGE
NE CORNELL RD & NW 185TH AVE
HILLSBORO, OR



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SITE PLAN

TANASBOURNE VILLAGE
NE CORNELL RD & NW 185TH AVE
HILLSBORO, OR



	TENANT	SF
1	Jollibee	6,676
2	Accent Eyewear	3,500
3	Xfinity	4,268
4	Rite Aid	27,465
5	Nothing Bundt Cakes	2,068
6	Nutrishop	1,050
7	Zen Teriyaki	1,260
8	Ariat	3,100
9	Perfect Look	1,400
10	Odd Moe's Pizza	1,400
11	Key Bank	3,150
12	Great Harvest Bread Company	1,400
13	Rock Creek Cleaners	2,600
14	Hallmark Gold Crown	3,411
16	Elements Massage	3,448
17	Safeway	53,000
18	AVAILABLE	4,209
19	Cold Stone Creamery	1,462
20	Great Clips	1,000
21	Crumbl Cookies	1,000
22	Connect Wireless	1,500
24	Trader Joe's	14,940
25	FedEx Office	5,850
26	Amazing Japan	3,000
27	Bo Bo Tea House	1,500
28	Subway	1,600
29	Pho Gabo Vietnamese Noodle	1,600
30	BedMart	3,780
31	Five Guys Burgers and Fries	2,250
32	Bach to Rock	2,400
33	Club Pilates	2,000
34	The UPS Store	1,600
35	Menchie's Frozen Yogurt	1,600
36	Affordable Scrubs	1,600
37	DSW Shoe Warehouse	19,949
38	Vive Nails & Spa	2,000
39	Asian Kitchen Grill	2,000
40	Tanasbourne Dental Care	1,600
41	Gangnam Korean BBQ	3,200
42	Sunset Liquor	5,973
43	Banfield Pet Hospital	4,000

- NOT A PART
- AVAILABLE
- CURBSIDE PICK-UP ZONE



TANASBOURNE VILLAGE

NE CORNELL RD & NW 185TH AVE

HILLSBORO, OR

DEMOGRAPHIC SUMMARY

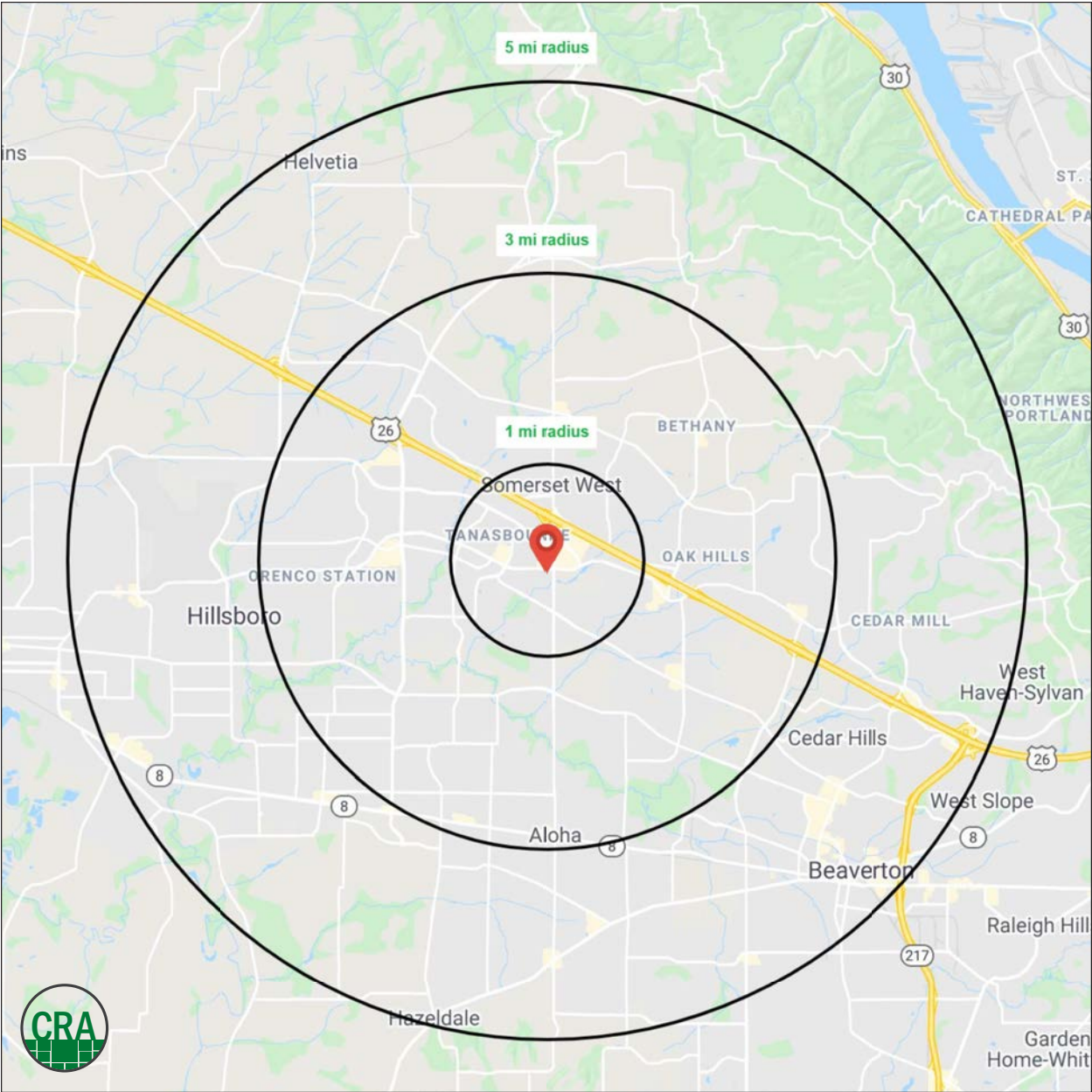
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	21,493	144,762	289,714
Estimated Households	9,841	58,924	114,260
Average HH Income	\$119,272	\$150,890	\$150,473
Median Home Value	\$571,125	\$582,195	\$596,299
Daytime Demographics 16+	16,079	78,824	162,956
Some College or Higher	80.7%	80.2%	77.2%

\$150,890

Average Household Income
3 MILE RADIUS

34.1

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5364/-122.8687

Tanasbourne Village Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	21,493	144,762	289,714
2029 Projected Population	21,192	142,281	286,518
2020 Census Population	20,275	145,932	289,721
2010 Census Population	18,399	119,625	248,285
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	1.2%	1.5%	1.2%
2024 Median Age	34.1	36.1	36.8
Households			
2024 Estimated Households	9,841	58,924	114,260
2029 Projected Households	9,838	58,581	114,358
2020 Census Households	9,081	56,875	109,501
2010 Census Households	8,122	46,212	93,544
Projected Annual Growth 2024 to 2029	-	-0.1%	-
Historical Annual Growth 2010 to 2024	1.5%	2.0%	1.6%
Race and Ethnicity			
2024 Estimated White	59.7%	56.8%	59.4%
2024 Estimated Black or African American	4.8%	4.0%	3.6%
2024 Estimated Asian or Pacific Islander	20.1%	22.8%	18.6%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2024 Estimated Other Races	14.6%	15.6%	17.5%
2024 Estimated Hispanic	15.1%	16.0%	18.2%
Income			
2024 Estimated Average Household Income	\$119,272	\$150,890	\$150,473
2024 Estimated Median Household Income	\$100,449	\$121,331	\$120,538
2024 Estimated Per Capita Income	\$54,621	\$61,451	\$59,403
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.7%	3.9%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.6%	3.1%
2024 Estimated High School Graduate	15.8%	14.5%	15.9%
2024 Estimated Some College	20.1%	17.8%	18.0%
2024 Estimated Associates Degree Only	8.3%	8.8%	8.8%
2024 Estimated Bachelors Degree Only	31.1%	30.1%	29.2%
2024 Estimated Graduate Degree	21.2%	23.5%	21.1%
Business			
2024 Estimated Total Businesses	1,172	5,278	11,424
2024 Estimated Total Employees	11,264	42,839	88,073
2024 Estimated Employee Population per Business	9.6	8.1	7.7
2024 Estimated Residential Population per Business	18.3	27.4	25.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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