

# FOR LEASE TANASBOURNE VILLAGE



## LOCATION

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

## AVAILABLE SPACE

- 1,400 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.
- 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

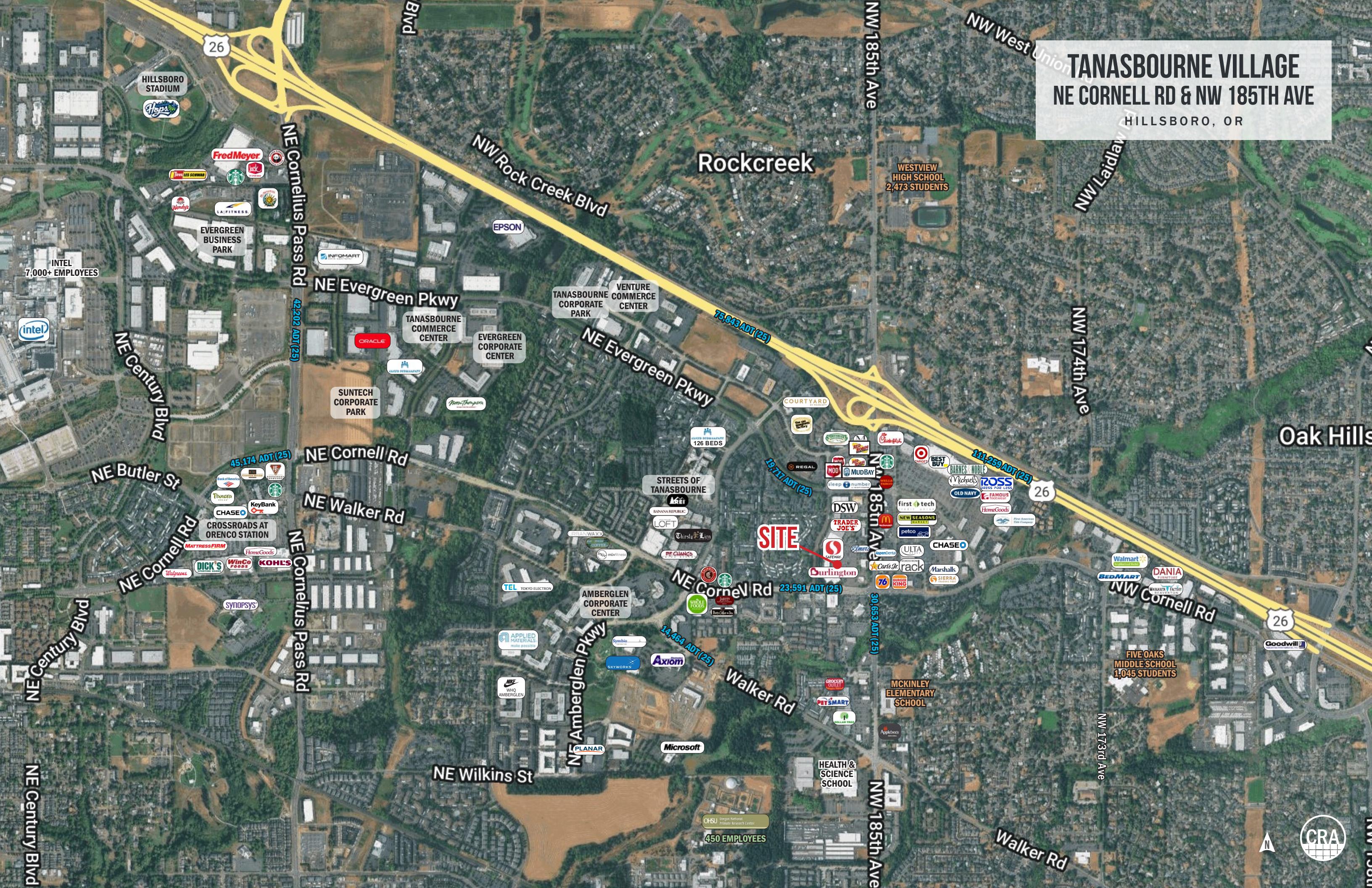
## PHOTOS



# TANASBOURNE VILLAGE

## NE CORNELL RD & NW 185TH AVE

## HILLSBORO, OR





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

**SITE PLAN**

NW CORNELL RD



NW 185TH AVENUE

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

TENANT	SF
1 Jollibee	6,676
2 Accent Eyewear	3,500
3 Xfinity	4,268
4 Burlington	27,465
5 Nothing Bundt Cakes	2,068
6 Nutrishop	1,050
7 Zen Teriyaki	1,260
8 Ariat	3,100
<b>9 AVAILABLE</b>	<b>1,400</b>
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 Elmer's	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

# TANASBOURNE VILLAGE NE CORNELL RD & NW 185TH AVE

## DEMOGRAPHIC SUMMARY

HILLSBORO, OR

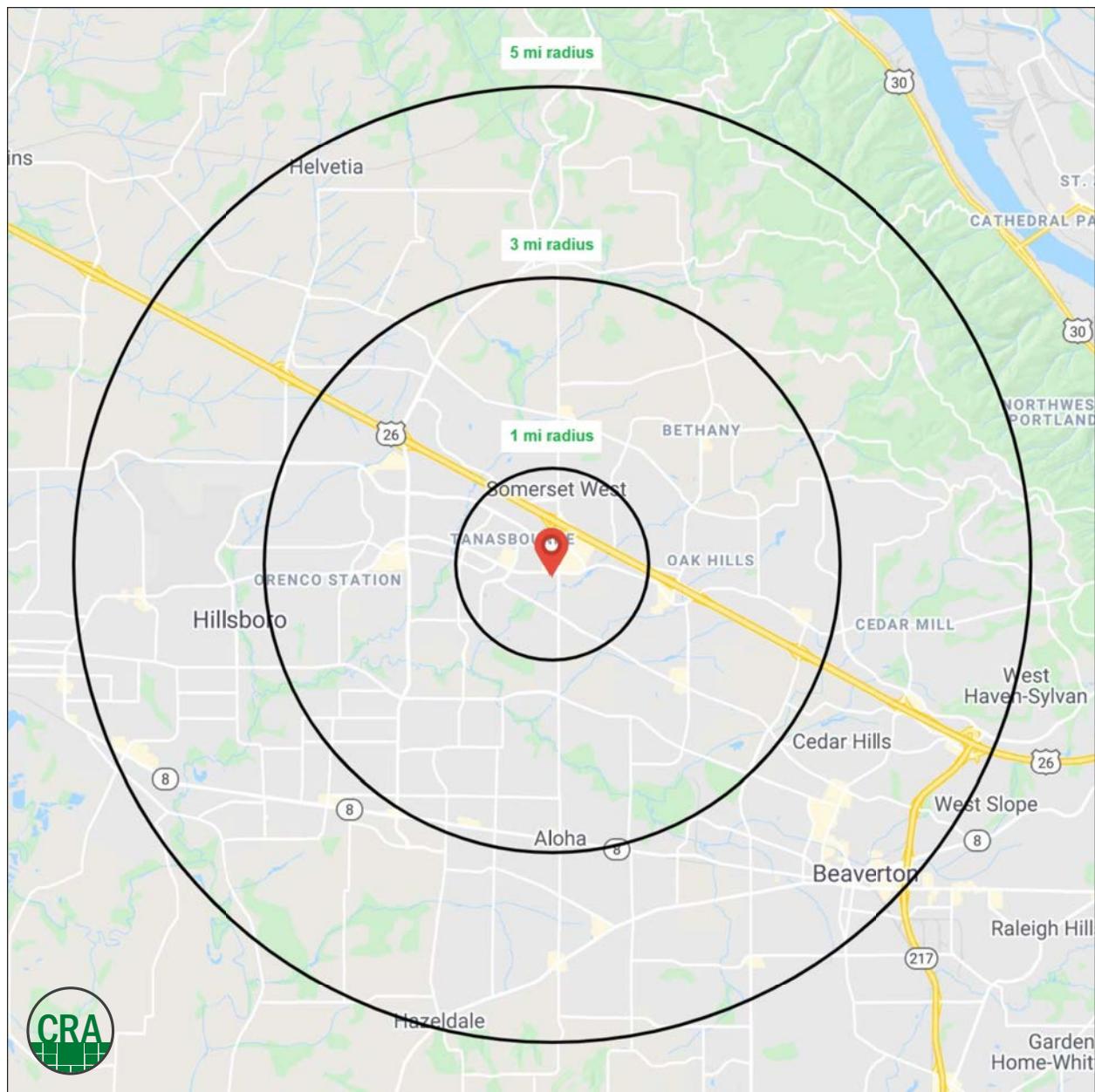
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	21,461	151,549	300,235
Estimated Households	9,701	61,529	118,231
Average HH Income	\$122,909	\$149,505	\$153,535
Median Home Value	\$537,506	\$581,921	\$602,353
Daytime Demographics 16+	16,614	80,751	171,218
Some College or Higher	78.3%	79.8%	77.3%

**\$149,505**

Average Household Income  
3 MILE RADIUS

**34.2**

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: 45.5341/-122.8674

Tanasbourne Village Hillsboro, OR 97006	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	21,461	151,549	300,235
2030 Projected Population	21,255	149,074	297,501
2020 Census Population	19,743	149,687	294,948
2010 Census Population	17,488	123,356	252,812
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	1.5%	1.5%	1.3%
2025 Median Age	34.2	36.2	37.0
<b>Households</b>			
2025 Estimated Households	9,701	61,529	118,231
2030 Projected Households	9,852	61,819	119,697
2020 Census Households	8,689	58,237	111,383
2010 Census Households	7,554	47,547	95,228
Projected Annual Growth 2025 to 2030	0.3%	-	0.2%
Historical Annual Growth 2010 to 2025	1.9%	2.0%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	57.3%	55.8%	58.2%
2025 Estimated Black or African American	5.3%	4.2%	3.9%
2025 Estimated Asian or Pacific Islander	20.5%	23.2%	19.4%
2025 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2025 Estimated Other Races	16.0%	16.1%	17.7%
2025 Estimated Hispanic	16.4%	16.6%	18.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$122,909	\$149,505	\$153,535
2025 Estimated Median Household Income	\$103,230	\$121,382	\$124,792
2025 Estimated Per Capita Income	\$55,571	\$60,735	\$60,529
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.7%	3.8%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.6%	3.1%
2025 Estimated High School Graduate	17.5%	14.9%	15.8%
2025 Estimated Some College	20.6%	18.3%	17.6%
2025 Estimated Associates Degree Only	9.6%	9.0%	9.0%
2025 Estimated Bachelors Degree Only	28.4%	29.5%	29.3%
2025 Estimated Graduate Degree	19.8%	23.0%	21.4%
<b>Business</b>			
2025 Estimated Total Businesses	1,240	5,580	12,201
2025 Estimated Total Employees	11,907	44,580	95,208
2025 Estimated Employee Population per Business	9.6	8.0	7.8
2025 Estimated Residential Population per Business	17.3	27.2	24.6

*For more information, please contact:*

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*KNOWLEDGE*

*RELATIONSHIPS*

*EXPERIENCE*



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