

FOR LEASE TANASBOURNE VILLAGE



LOCATION

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

AVAILABLE SPACE

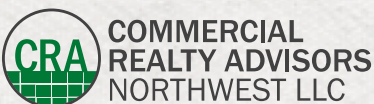
- 1,050 SF
- 1,400 SF

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



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TANASBOURNE VILLAGE

NE CORNELL RD & NW 185TH AVE
HILLSBORO, OR

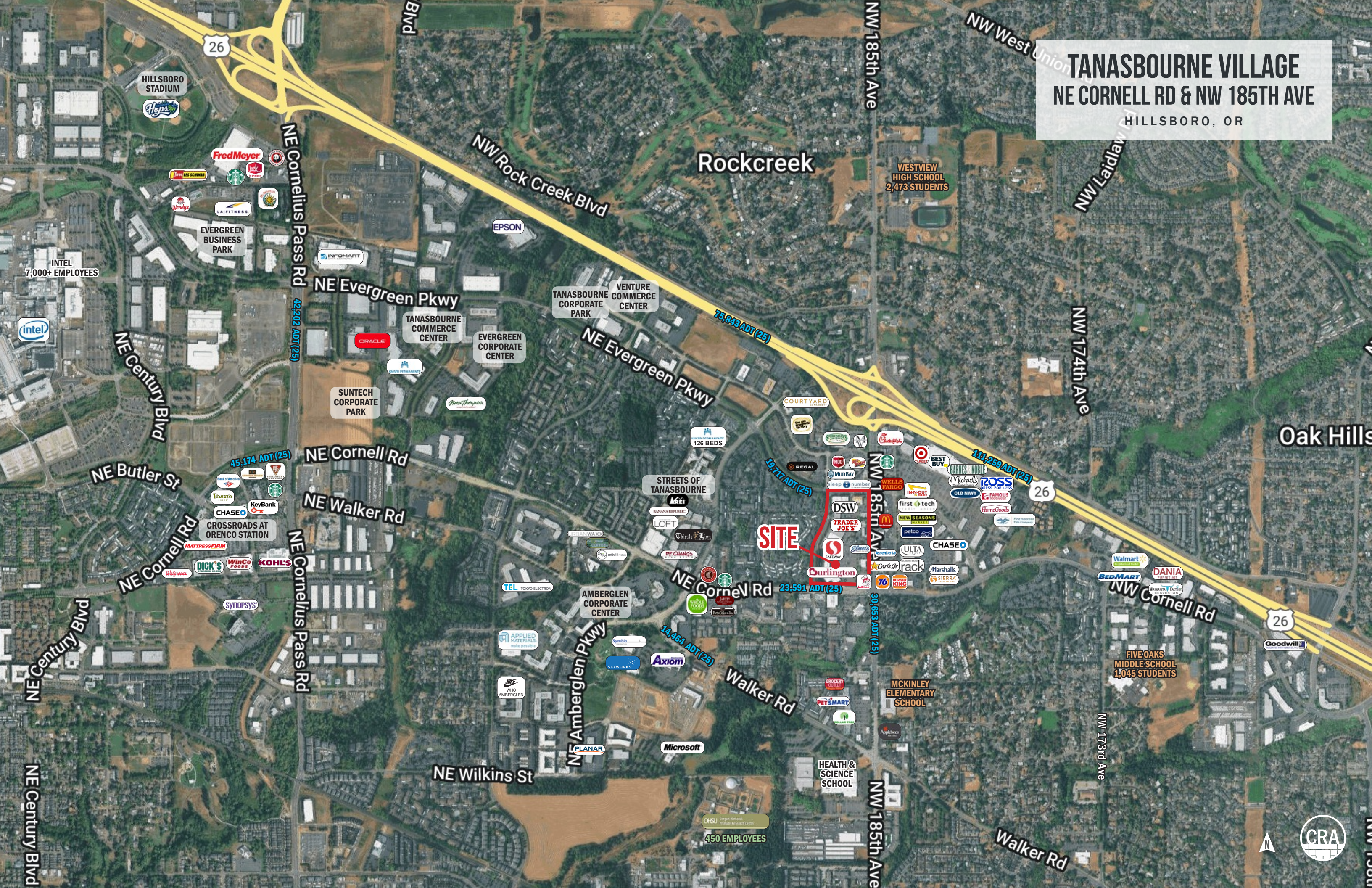
PHOTOS



TANASBOURNE VILLAGE

NE CORNELL RD & NW 185TH AVE

HILLSBORO, OR



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



TANASBOURNE VILLAGE

- DSW
- SUNSET LIQUOR
- Banfield PET HOSPITAL
- TRADER JOE'S
- FIVE GUYS
- BEDMART
- Chevron
- Elmer's
- Burlington
- ARIAT
- Jollibee

TANASBOURNE TOWN CENTER

- Chick-fil-A
- UMPQUA BANK
- LA BOY
- Wells Fargo
- Target
- Best Buy
- Barnes & Noble
- Michaels
- Old Navy
- Ross Dress for Less
- Famous Footwear
- HomeGoods
- IN-N-OUT BURGER
- first tech credit union
- NEW SEASONS MARKET
- petco
- McDonald's
- Shell
- petco
- VISIONWORKS
- CHASE
- Sport Clips
- GameStop
- JIMMY JOHN'S
- MATTRESS FIRM
- Concentra
- AspenDental
- Starbucks
- ZOOM+care
- AT&T
- ULTA BEAUTY
- NORDSTROM
- rack
- 76
- BURGER KING
- Valvoline
- Marshall's
- SIERRA TRADING POST
- OLD CHICAGO PIZZA & TAPROOM
- Oregon Hot Tub
- Veterinary Emergency Group
- HOPS-DROPS
- TANASBOURNE PROFESSIONAL CENTER

- the old spaghetti factory
- SPORTSMAN'S WAREHOUSE
- REGAL
- RED ROBIN
- STANFORD'S restaurant and bar
- usbank
- verizon
- MudBay
- MOD PIZZA
- sleep number

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 Burlington	27,465
5 Nothing Bundt Cakes	2,068
6 AVAILABLE	1,050
7 Zen Teriyaki	1,260
8 Ariat	3,100
9 AVAILABLE	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 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

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



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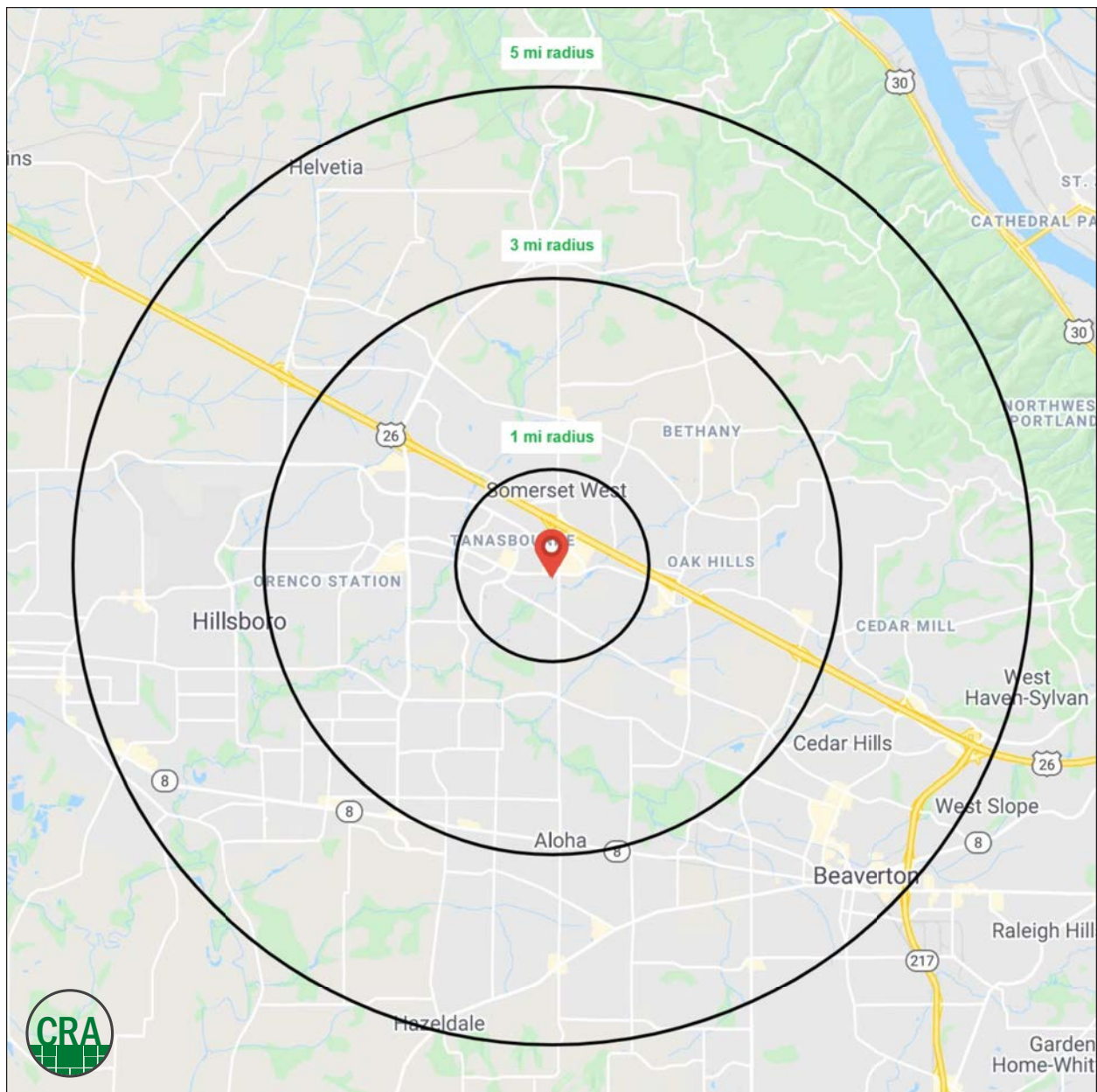
HILLSBORO, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	21,177	145,959	293,338
Estimated Households	9,754	59,972	117,088
Average HH Income	\$125,835	\$152,892	\$155,728
Median Home Value	\$567,447	\$605,265	\$622,800
Daytime Demographics 16+	16,567	81,370	171,324
Some College or Higher	80.5%	80.1%	77.1%

\$152,892
Average Household Income
3 MILE RADIUS

36.2
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	21,177	145,959	293,338
2031 Projected Population	20,590	144,324	293,096
2020 Census Population	20,248	145,929	289,653
2010 Census Population	18,398	119,640	248,224
Projected Annual Growth 2026 to 2031	-0.6%	-0.2%	-
Historical Annual Growth 2010 to 2026	0.9%	1.4%	1.1%
2026 Median Age	34.1	36.2	36.9
Households			
2026 Estimated Households	9,754	59,972	117,088
2031 Projected Households	9,589	59,698	117,951
2020 Census Households	9,067	56,875	109,473
2010 Census Households	8,121	46,219	93,518
Projected Annual Growth 2026 to 2031	-0.3%	-	0.1%
Historical Annual Growth 2010 to 2026	1.3%	1.9%	1.6%
Race and Ethnicity			
2026 Estimated White	58.1%	55.5%	58.0%
2026 Estimated Black or African American	5.1%	4.2%	3.9%
2026 Estimated Asian or Pacific Islander	20.8%	23.7%	19.6%
2026 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2026 Estimated Other Races	15.2%	15.9%	17.7%
2026 Estimated Hispanic	15.7%	16.3%	18.5%
Income			
2026 Estimated Average Household Income	\$125,835	\$152,892	\$155,728
2026 Estimated Median Household Income	\$106,653	\$123,621	\$126,673
2026 Estimated Per Capita Income	\$57,963	\$62,863	\$62,237
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.3%	3.8%
2026 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.4%	3.0%
2026 Estimated High School Graduate	16.0%	15.2%	16.2%
2026 Estimated Some College	20.8%	18.7%	17.8%
2026 Estimated Associates Degree Only	8.5%	8.6%	8.6%
2026 Estimated Bachelors Degree Only	27.7%	29.1%	28.7%
2026 Estimated Graduate Degree	23.4%	23.7%	22.0%
Business			
2026 Estimated Total Businesses	1,221	5,459	11,682
2026 Estimated Total Employees	12,060	45,792	94,944
2026 Estimated Employee Population per Business	9.9	8.4	8.1
2026 Estimated Residential Population per Business	17.3	26.7	25.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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