

# ORENCO STATION TOWN CENTER

FOR LEASE | HILLSBORO, OREGON



## LOCATION

Cornell Rd & Orenco Station Pkwy, Hillsboro, OR

## AVAILABLE SPACE

1,404 SF | 14,250 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

NE Cornell Rd - 29,042 ADT ('22)

## HIGHLIGHTS

- Beautiful retail shop space available at Portland's award-winning suburban mixed-use development.
- Anchored by New Seasons, Orenco Station Town Center is surrounded by vibrant neighborhoods, major employers such as Intel, and other high-volume retailers such as Costco, WinCo, Kohls and Walgreens.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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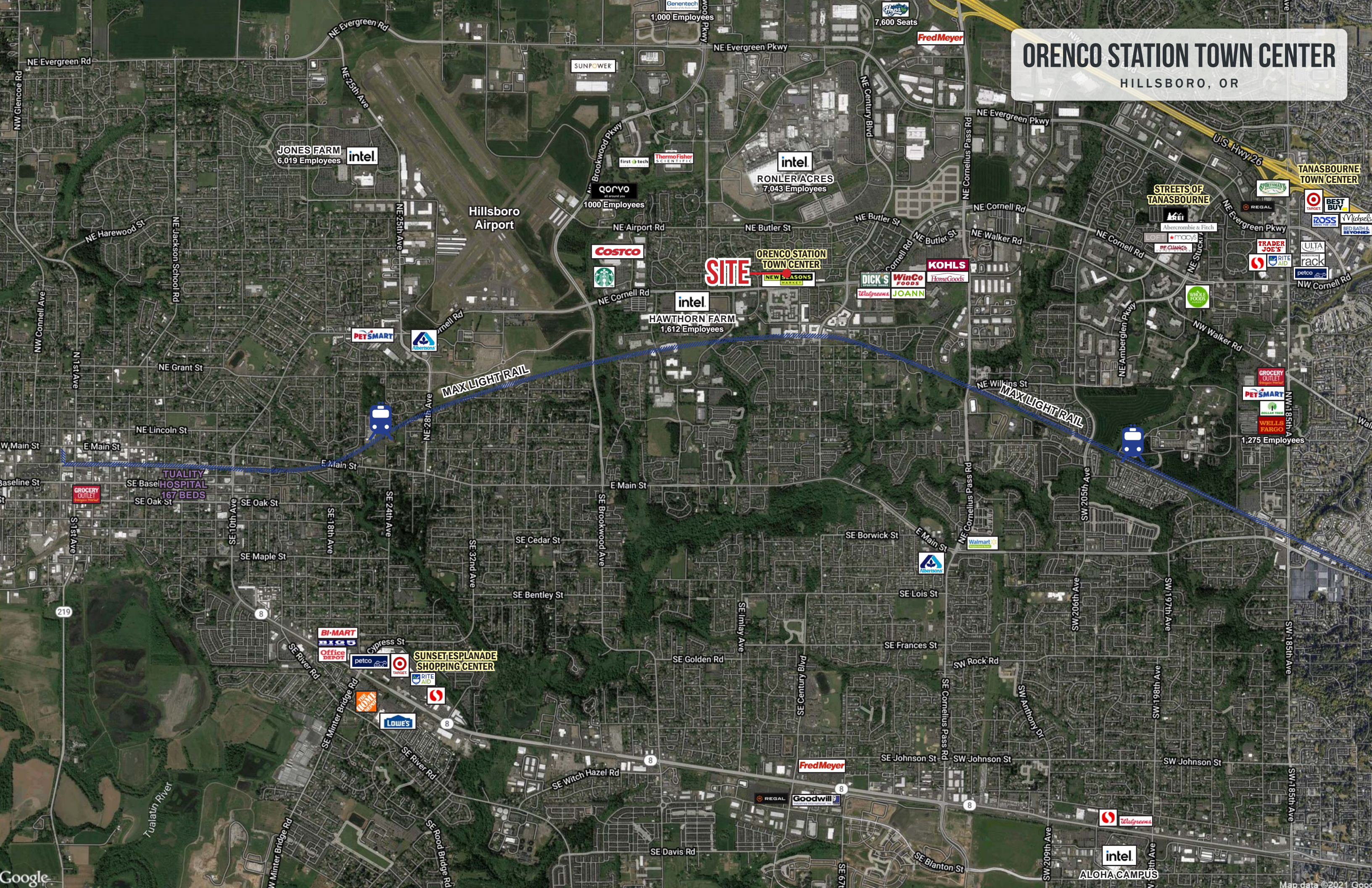
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# ORENCO STATION TOWN CENTER

HILLSBORO, OR



**JONES FARM**  
6,019 Employees

1,000 Employees

7,600 Seats

**intel**  
RONLER ACRES  
7,043 Employees

Hillsboro Airport

1000 Employees

**SITE**

**ORENCO STATION TOWN CENTER**

**intel**  
HAWTHORN FARM  
1,612 Employees

TANASBOURNE TOWN CENTER

STREETS OF TANASBOURNE

1,275 Employees

MAX LIGHT RAIL

MAX LIGHT RAIL

TUALITY HOSPITAL  
167 BEDS

SUNSET ESPLANADE SHOPPING CENTER

ALOHA CAMPUS

# ORENCO STATION TOWN CENTER

HILLSBORO, OR

intel

RONLER ACRES  
7,043 Employees

SITE

ORENCO STATION TOWN CENTER

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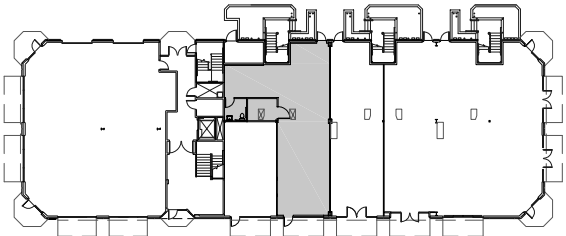
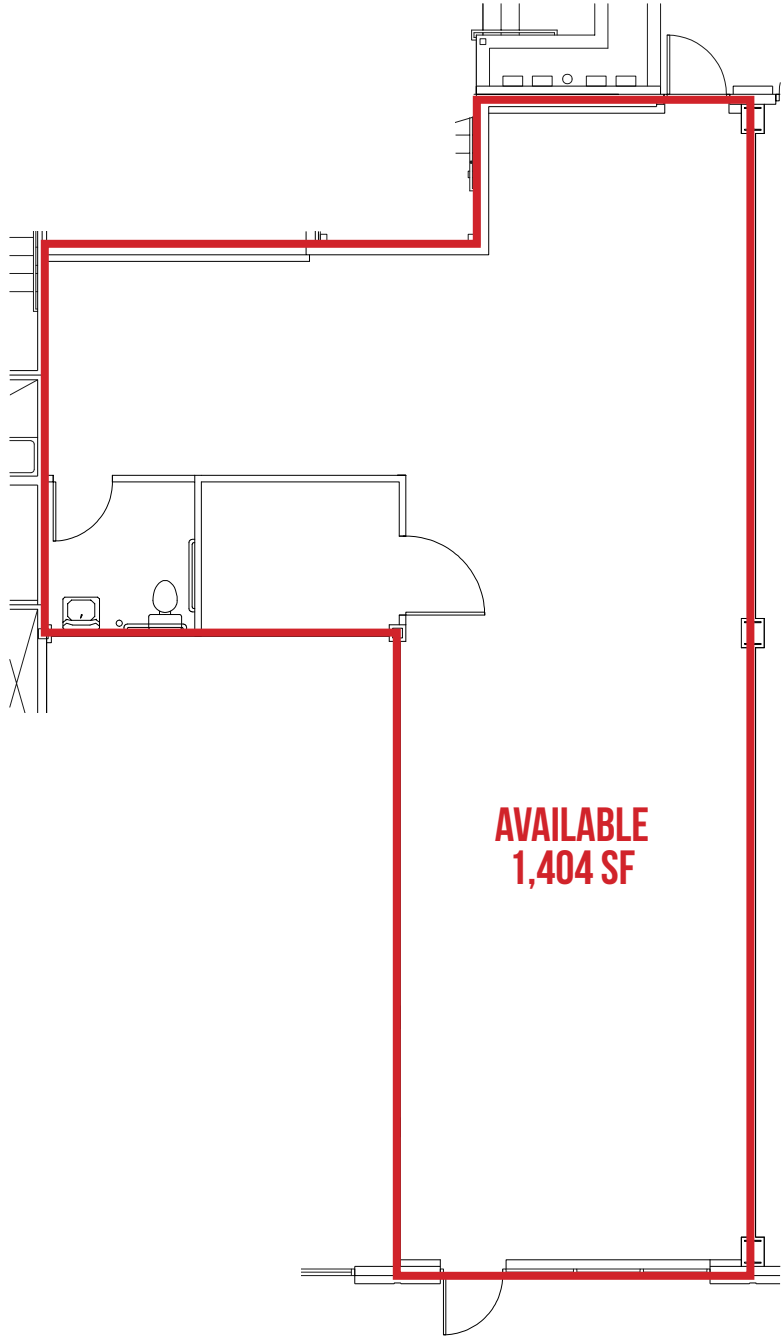
A detailed map of the Orenco Station Town Center in Hillsboro, Oregon. The map features a grid of streets including NE Airport Rd, NE Butler St, NE Century Blvd, NE Cornell Rd, and NE Walbridge Dr. Numerous business logos are overlaid on the map, such as Intel, Ronler Acres, Hawthorn Farm, US Bank, Walgreens, Joann, Dick's Sporting Goods, WinCo Foods, Kohls, HomeGoods, and Starbucks. A red and blue hatched line runs across the bottom of the map, likely representing a transit line. A red dot with a bus icon is located near the intersection of NE Century Blvd and NE Alder St. Other landmarks include Quantama Elementary School and Crossroads at Orenco Station.



# ORENCO STATION TOWN CENTER

HILLSBORO, OR

FLOOR PLAN - 1,405 SF



BUILDING PLAN 



# ORENCO STATION TOWN CENTER

HILLSBORO, OR

## DEMOGRAPHIC SUMMARY

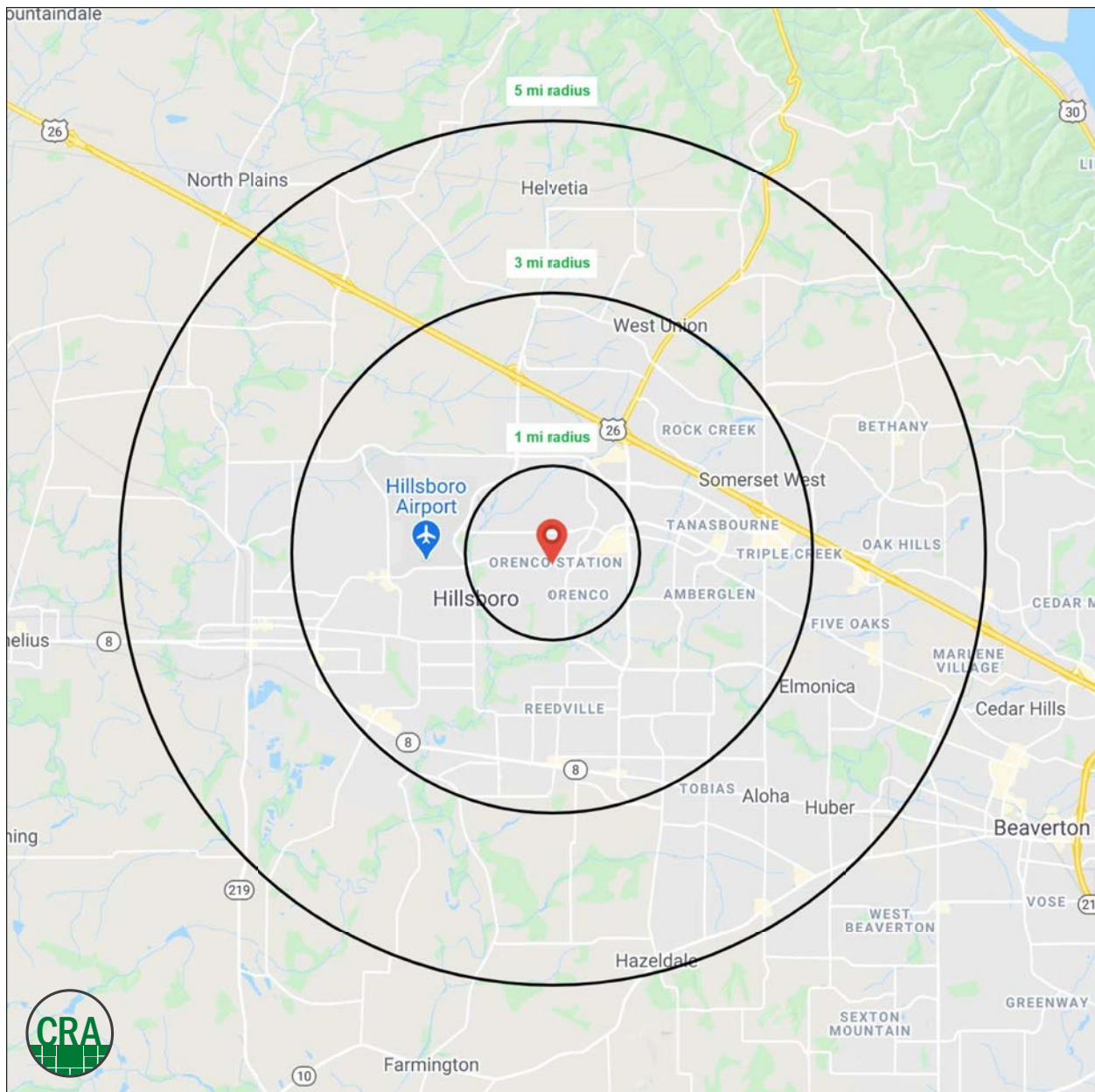
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	13,535	118,010	240,196
Projected Population 2026	14,720	123,864	252,061
Average HH Income	\$133,048	\$105,981	\$108,981
Total Households	6,299	44,595	88,693
Total Businesses	770	4,234	8,233
Daytime Demographics 16+	18,980	80,269	147,603

**\$133,048**

Average Household Income  
1 MILE RADIUS

**18,980**

Daytime Demographics  
Age 16 Years or Over  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5342/-122.9193

Oreco Station Town Center Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	13,535	118,010	240,196
2026 Projected Population	14,720	123,864	252,061
2020 Census Population	13,389	117,167	236,535
2010 Census Population	10,045	100,099	203,634
Projected Annual Growth 2021 to 2026	1.8%	1.0%	1.0%
Historical Annual Growth 2010 to 2021	3.2%	1.6%	1.6%
2021 Median Age	35.4	34.0	34.6
<b>Households</b>			
2021 Estimated Households	6,299	44,595	88,693
2026 Projected Households	6,967	47,512	94,172
2020 Census Households	6,226	44,264	87,334
2010 Census Households	4,526	37,312	74,640
Projected Annual Growth 2021 to 2026	2.1%	1.3%	1.2%
Historical Annual Growth 2010 to 2021	3.6%	1.8%	1.7%
<b>Race and Ethnicity</b>			
2021 Estimated White	62.9%	59.0%	58.5%
2021 Estimated Black or African American	2.6%	2.7%	2.9%
2021 Estimated Asian or Pacific Islander	21.8%	13.6%	15.8%
2021 Estimated American Indian or Native Alaskan	0.4%	1.2%	1.1%
2021 Estimated Other Races	12.3%	23.5%	21.7%
2021 Estimated Hispanic	8.9%	22.4%	20.1%
<b>Income</b>			
2021 Estimated Average Household Income	\$133,048	\$105,981	\$108,981
2021 Estimated Median Household Income	\$119,965	\$91,574	\$95,450
2021 Estimated Per Capita Income	\$61,914	\$40,112	\$40,341
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.0%	3.6%	3.5%
2021 Estimated Some High School (Grade Level 9 to 11)	1.9%	4.4%	4.1%
2021 Estimated High School Graduate	9.4%	18.3%	17.5%
2021 Estimated Some College	13.5%	20.4%	19.9%
2021 Estimated Associates Degree Only	5.9%	9.6%	9.6%
2021 Estimated Bachelors Degree Only	28.9%	25.4%	26.5%
2021 Estimated Graduate Degree	39.4%	18.4%	18.8%
<b>Business</b>			
2021 Estimated Total Businesses	770	4,234	8,233
2021 Estimated Total Employees	15,621	48,340	81,608
2021 Estimated Employee Population per Business	20.3	11.4	9.9
2021 Estimated Residential Population per Business	17.6	27.9	29.2

*For more information, please contact:*

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RELATIONSHIPS

EXPERIENCE



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