

RETAIL PROPERTY FOR LEASE

Tanasbourne Town Center

2785 NE TOWN CENTER DRIVE / BEAVERTON, OR 97006



Premier power center on the westside

AVAILABLE SPACE

3,877 SF – Second floor

TRAFFIC COUNTS

NW 185th Ave – 55,397 ADT ('20)

Hwy 26 – 114,699 ADT ('20)

LEASE RATE

Please call for details

HIGHLIGHTS

- Tanasbourne Town Center is anchored by Target, Best Buy, Michaels, Old Navy, Ross Dress for Less, Bed Bath & Beyond, La-Z-Boy, Ulta Beauty, Nordstrom Rack, Petco, Marshalls, Sierra Trading Post and many more.
- Location has great visibility on NW 185th Ave with right in, right out access and pylon signage available.
- Co-tenants are Chipotle and See's Candies. Other nearby retailers are Chick-fil-A, Starbucks, Zoom+Care, AT&T and Wells Fargo.

CONTACT

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Photo Gallery



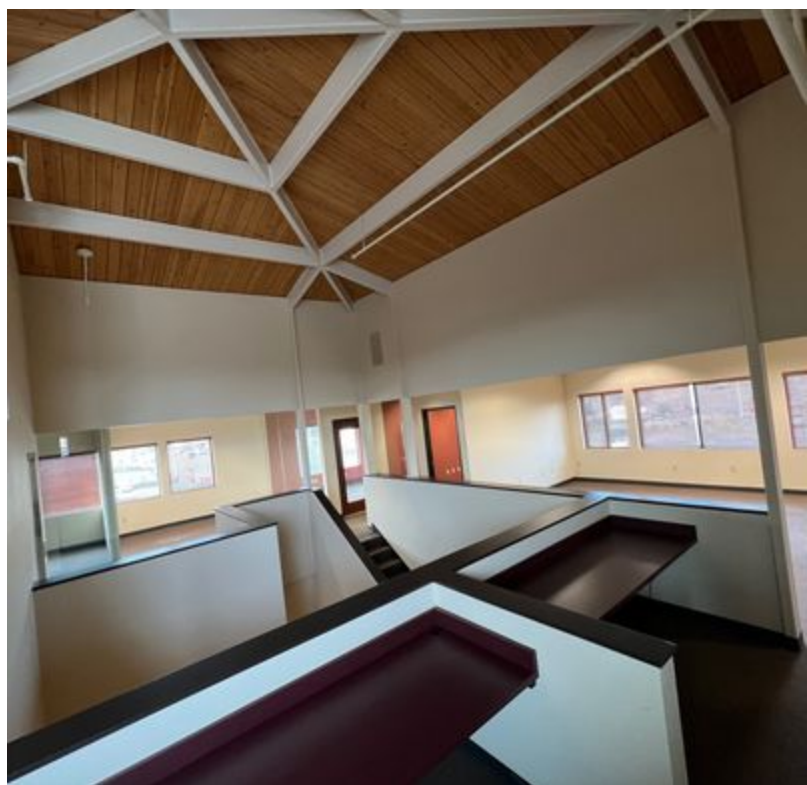
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Additional photos



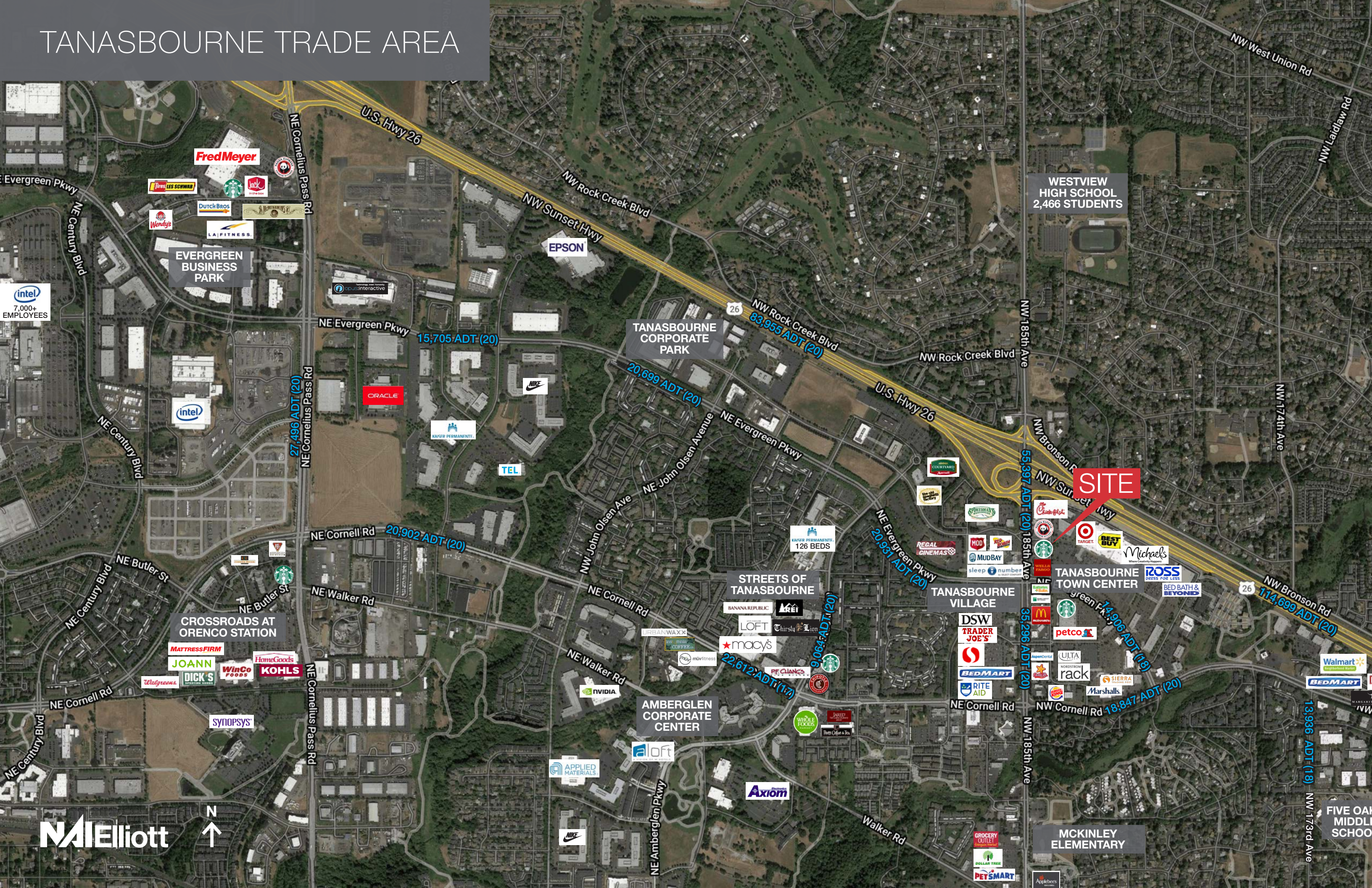
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TANASBOURNE TRADE AREA



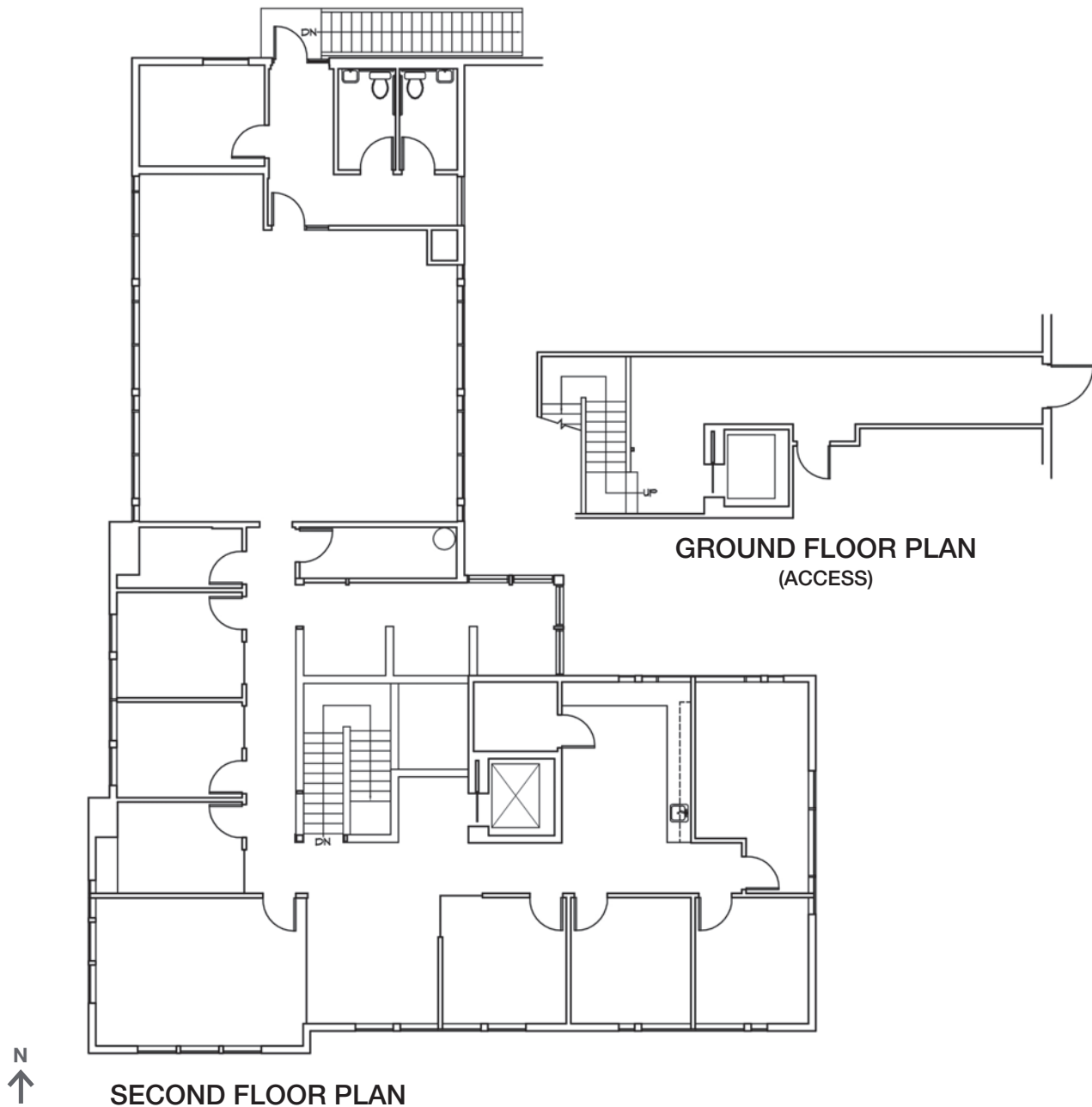


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Second Floor Plan – 3,877 SF



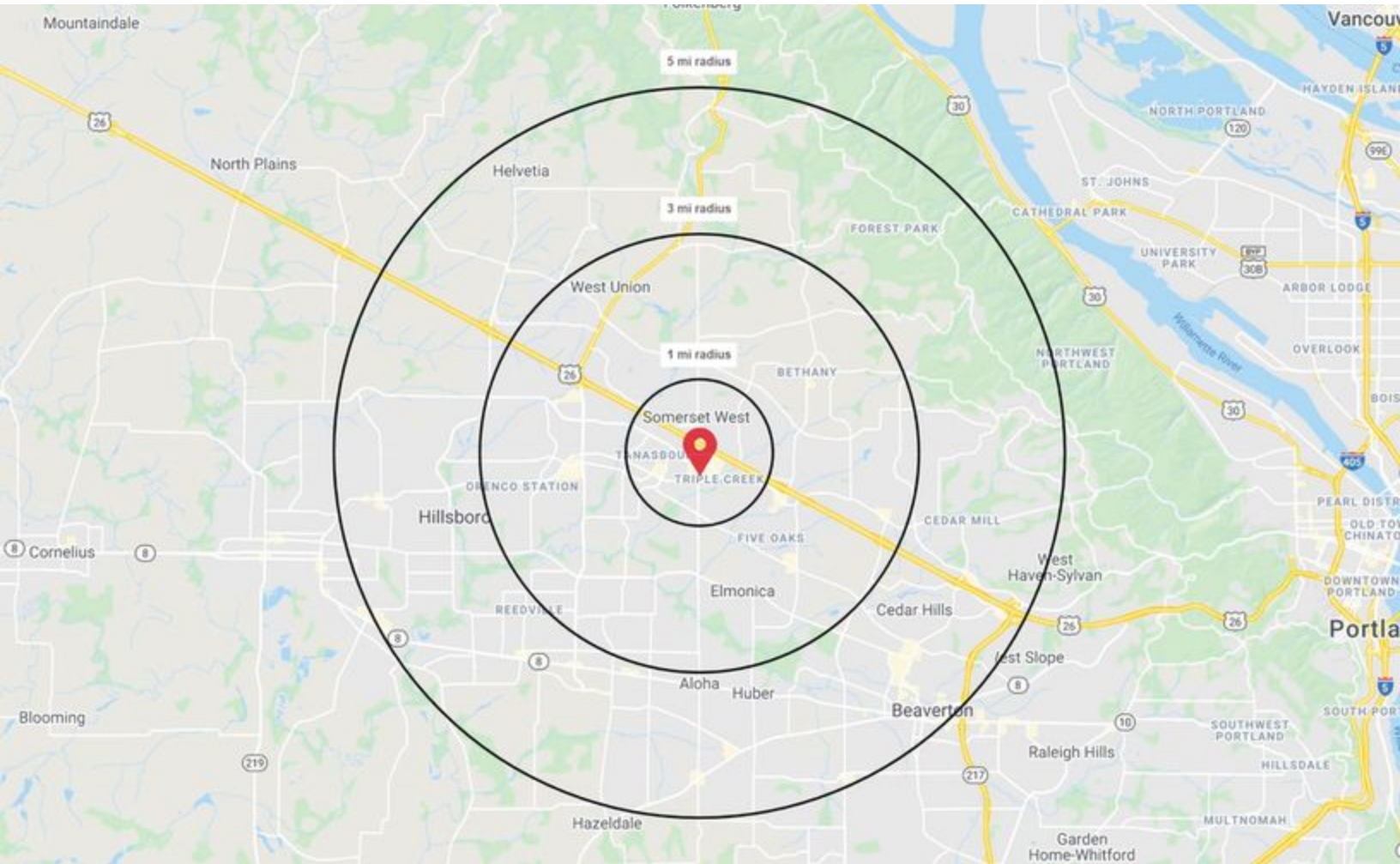
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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2021	20,658	146,598	284,251
Projected Total Population 2026	20,917	157,925	300,657
Average HH Income	\$99,176	\$116,943	\$117,814
Median Home Value	\$429,620	\$461,483	\$459,867
Estimated Total Households	8,989	57,296	108,433
Daytime Demographics 16+	14,625	85,964	174,577
Some College or Higher	80.3%	80.9%	77.2%

Source: Regis – SitesUSA (2021)

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Demographics—Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.5396/-122.867

Tanasbourne Town Center North Beaverton, OR 97006		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	20,658	146,598	284,251
	2026 Projected Population	20,917	157,925	300,657
	2010 Census Population	18,673	116,212	237,179
	2000 Census Population	17,279	89,898	191,863
	Projected Annual Growth 2021 to 2026	0.3%	1.5%	1.2%
	Historical Annual Growth 2000 to 2021	0.9%	3.0%	2.3%
HOUSEHOLDS	2021 Estimated Households	8,989	57,296	108,433
	2026 Projected Households	9,282	63,077	117,215
	2010 Census Households	8,070	44,978	89,594
	2000 Census Households	7,514	34,823	72,905
	Projected Annual Growth 2021 to 2026	0.7%	2.0%	1.6%
	Historical Annual Growth 2000 to 2021	0.9%	3.1%	2.3%
AGE	2021 Est. Population Under 10 Years	10.8%	12.4%	12.4%
	2021 Est. Population 10 to 19 Years	10.4%	11.9%	12.3%
	2021 Est. Population 20 to 29 Years	19.1%	15.2%	14.3%
	2021 Est. Population 30 to 44 Years	25.3%	25.5%	24.5%
	2021 Est. Population 45 to 59 Years	17.1%	17.7%	18.3%
	2021 Est. Population 60 to 74 Years	11.8%	12.8%	13.4%
	2021 Est. Population 75 Years or Over	5.4%	4.5%	4.9%
	2021 Est. Median Age	35.3	35.3	36.0
MARITAL STATUS & GENDER	2021 Est. Male Population	49.5%	49.5%	49.8%
	2021 Est. Female Population	50.5%	50.5%	50.2%
	2021 Est. Never Married	34.1%	32.5%	32.8%
	2021 Est. Now Married	49.3%	50.3%	49.4%
	2021 Est. Separated or Divorced	13.0%	13.4%	13.9%
	2021 Est. Widowed	3.6%	3.8%	3.8%
INCOME	2021 Est. HH Income \$200,000 or More	8.6%	14.3%	13.4%
	2021 Est. HH Income \$150,000 to \$199,999	9.2%	10.7%	10.3%
	2021 Est. HH Income \$100,000 to \$149,999	21.2%	21.5%	20.6%
	2021 Est. HH Income \$75,000 to \$99,999	18.7%	16.8%	16.3%
	2021 Est. HH Income \$50,000 to \$74,999	17.2%	15.5%	16.1%
	2021 Est. HH Income \$35,000 to \$49,999	12.3%	8.3%	9.0%
	2021 Est. HH Income \$25,000 to \$34,999	5.1%	5.0%	5.5%
	2021 Est. HH Income \$15,000 to \$24,999	3.8%	3.3%	3.7%
	2021 Est. HH Income Under \$15,000	3.9%	4.7%	5.0%
	2021 Est. Average Household Income	\$99,176	\$116,943	\$117,814
	2021 Est. Median Household Income	\$89,013	\$102,541	\$99,618
	2021 Est. Per Capita Income	\$43,283	\$45,764	\$45,011
	2021 Est. Total Businesses	979	4,745	10,722
	2021 Est. Total Employees	8,692	46,804	97,161

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RACE	2021 Est. White	64.8%	63.5%	66.4%
	2021 Est. Black	3.3%	3.4%	3.2%
	2021 Est. Asian or Pacific Islander	20.8%	22.1%	16.9%
	2021 Est. American Indian or Alaska Native	0.6%	0.6%	0.7%
	2021 Est. Other Races	10.5%	10.5%	12.9%
HISPANIC	2021 Est. Hispanic Population	2,429	18,145	47,648
	2021 Est. Hispanic Population	11.8%	12.4%	16.8%
	2026 Proj. Hispanic Population	12.2%	12.7%	17.1%
	2010 Hispanic Population	10.3%	11.9%	15.9%
EDUCATION (Adults 25 or older)	2021 Est. Adult Population (25 Years or Over)	14,571	101,605	196,841
	2021 Est. Elementary (Grade Level 0 to 8)	2.3%	2.3%	3.3%
	2021 Est. Some High School (Grade Level 9 to 11)	2.6%	2.9%	3.5%
	2021 Est. High School Graduate	14.8%	13.8%	16.1%
	2021 Est. Some College	18.2%	17.3%	19.1%
	2021 Est. Associate Degree Only	9.7%	8.8%	9.2%
	2021 Est. Bachelor Degree Only	30.8%	29.9%	27.9%
HOUSING	2021 Est. Graduate Degree	21.6%	25.0%	21.0%
	2021 Est. Total Housing Units	9,301	58,775	111,282
	2021 Est. Owner-Occupied	32.7%	53.4%	56.0%
	2021 Est. Renter-Occupied	63.9%	44.1%	41.5%
HOMES BUILT BY YEAR	2021 Est. Vacant Housing	3.4%	2.5%	2.6%
	2021 Homes Built 2010 or later	6.0%	16.5%	12.7%
	2021 Homes Built 2000 to 2009	14.9%	19.4%	17.5%
	2021 Homes Built 1990 to 1999	32.0%	26.9%	23.1%
	2021 Homes Built 1980 to 1989	14.0%	11.6%	11.7%
	2021 Homes Built 1970 to 1979	18.7%	13.2%	17.4%
	2021 Homes Built 1960 to 1969	7.2%	5.5%	7.4%
	2021 Homes Built 1950 to 1959	1.5%	2.1%	4.0%
HOME VALUES	2021 Homes Built Before 1949	2.4%	2.5%	3.8%
	2021 Home Value \$1,000,000 or More	0.7%	1.6%	2.4%
	2021 Home Value \$500,000 to \$999,999	25.1%	35.6%	33.5%
	2021 Home Value \$400,000 to \$499,999	34.5%	25.1%	23.1%
	2021 Home Value \$300,000 to \$399,999	29.3%	26.3%	29.2%
	2021 Home Value \$200,000 to \$299,999	7.1%	7.4%	8.1%
	2021 Home Value \$150,000 to \$199,999	1.3%	0.9%	1.0%
	2021 Home Value \$100,000 to \$149,999	0.6%	0.7%	0.7%
	2021 Home Value \$50,000 to \$99,999	0.4%	0.9%	0.6%
	2021 Home Value \$25,000 to \$49,999	0.8%	0.8%	0.7%
	2021 Home Value Under \$25,000	0.4%	0.7%	0.8%
	2021 Median Home Value	\$429,620	\$461,483	\$459,867
	2021 Median Rent	\$1,409	\$1,400	\$1,368

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	17,160	117,584	227,253
	2021 Est. Civilian Employed	65.2%	66.7%	65.9%
	2021 Est. Civilian Unemployed	4.4%	4.1%	4.2%
	2021 Est. in Armed Forces	0.2%	-	-
	2021 Est. not in Labor Force	30.2%	29.2%	29.9%
	2021 Labor Force Males	49.4%	49.0%	49.3%
	2021 Labor Force Females	50.6%	51.0%	50.7%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	11,195	78,384	149,796
	2021 Mgmt, Business, & Financial Operations	15.2%	18.6%	18.3%
	2021 Professional, Related	33.5%	36.2%	31.9%
	2021 Service	14.8%	13.1%	14.7%
	2021 Sales, Office	20.1%	17.3%	17.6%
	2021 Farming, Fishing, Forestry	0.1%	0.3%	0.4%
	2021 Construction, Extraction, Maintenance	5.2%	4.3%	5.5%
	2021 Production, Transport, Material Moving	11.0%	10.2%	11.6%
	2021 White Collar Workers	68.8%	72.1%	67.8%
	2021 Blue Collar Workers	31.2%	27.9%	32.2%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	75.2%	73.2%	73.1%
	2021 Drive to Work in Carpool	10.5%	9.8%	9.4%
	2021 Travel to Work by Public Transportation	4.8%	7.1%	7.6%
	2021 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2021 Walk or Bicycle to Work	4.4%	3.6%	3.3%
	2021 Other Means	1.0%	1.0%	0.9%
	2021 Work at Home	3.9%	5.1%	5.7%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	34.5%	30.9%	27.8%
	2021 Travel to Work in 15 to 29 Minutes	39.2%	40.0%	40.1%
	2021 Travel to Work in 30 to 59 Minutes	24.8%	24.9%	26.5%
	2021 Travel to Work in 60 Minutes or More	5.9%	6.4%	6.4%
	2021 Average Travel Time to Work	18.6	19.4	20.5
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$629.69 M	\$4.5 B	\$8.58 B
	2021 Est. Apparel	\$22.5 M	\$162.03 M	\$308.6 M
	2021 Est. Contributions, Gifts	\$36.17 M	\$269.56 M	\$514.09 M
	2021 Est. Education, Reading	\$20.7 M	\$157.64 M	\$299.8 M
	2021 Est. Entertainment	\$35.73 M	\$259.37 M	\$494.49 M
	2021 Est. Food, Beverages, Tobacco	\$96.47 M	\$681.25 M	\$1.3 B
	2021 Est. Furnishings, Equipment	\$22.21 M	\$160.73 M	\$306.29 M
	2021 Est. Health Care, Insurance	\$56.44 M	\$400.54 M	\$765.67 M
	2021 Est. Household Operations, Shelter, Utilities	\$204.07 M	\$1.44 B	\$2.75 B
	2021 Est. Miscellaneous Expenses	\$11.89 M	\$85.3 M	\$162.64 M
	2021 Est. Personal Care	\$8.48 M	\$60.5 M	\$115.25 M
	2021 Est. Transportation	\$115.04 M	\$817.86 M	\$1.56 B

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