

CROSSROADS AT ORENCO STATION

FOR LEASE | HILLSBORO, OREGON



LOCATION

7270 NE Butler Street | Hillsboro, OR 97124

AVAILABLE SPACE

- 35,399 SF
- 18,180 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Cornell Rd - 45,174 ADT ('25)

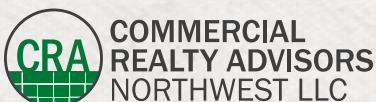
Cornelius Pass - 42,202 ADT ('25)

HIGHLIGHTS

- Prime westside location at Cornell Rd and Cornelius Pass Rd.
- Accessible from Hwy 26, Hwy 8, and the MAX line.
- Anchored by Kohl's, Dick's Sporting Goods, WinCo Foods and Walgreens.
- Major employers in the area include Intel, Applied Materials, Epson, Qorvo, Thermo Fisher Scientific and other high-volume retailers such as Costco and New Seasons.



Orenco Station is an award-winning suburban mixed-use development, surrounded by vibrant neighborhoods, major employers, and many high-volume retailers.



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CROSSROADS AT ORENCO STATION

7270 NE BUTLER STREET
HILLSBORO, OR

NE Cornelius Pass Rd

AVAILABLE
18,180 SF

KOHL'S

**WinCo
FOODS**

**CURRY
PIZZA
HOUSE**

chiro**one**

**DICK'S
SPORTING GOODS**

AVAILABLE
35,399 SF

SUBWAY

**SHERWIN
WILLIAMS**

Walgreens

usbank

CHASE

Carl's Jr.

**WELLS
FARGO**

OnPoint
COMMUNITY CREDIT UNION

THE JOINT
...the chiropractic place

MUSASHI'S

MATTRESS FIRM

NE Butler St

NE Cornell Rd

**Panera
BREAD**

Jamba Juice

**BenchMark
PHYSICAL THERAPY**



Google



CROSSROADS AT ORENCO STATION

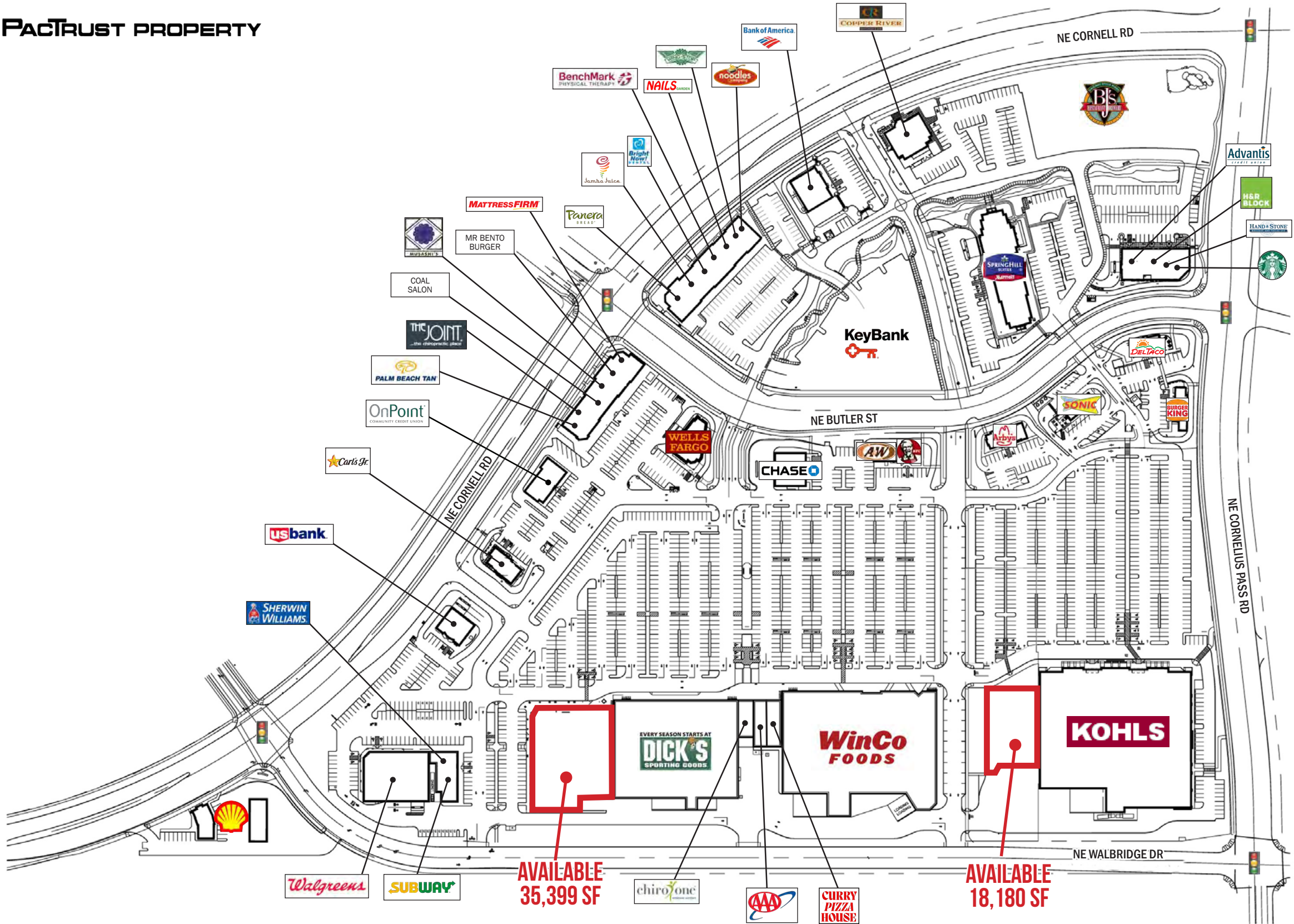
7270 NE BUTLER STREET
HILLSBORO, OR

SITE PLAN



A PACTRUST PROPERTY

intel.



CROSSROADS AT ORENCO STATION

7270 NE BUTLER STREET
HILLSBORO, OR

DEMOGRAPHIC SUMMARY

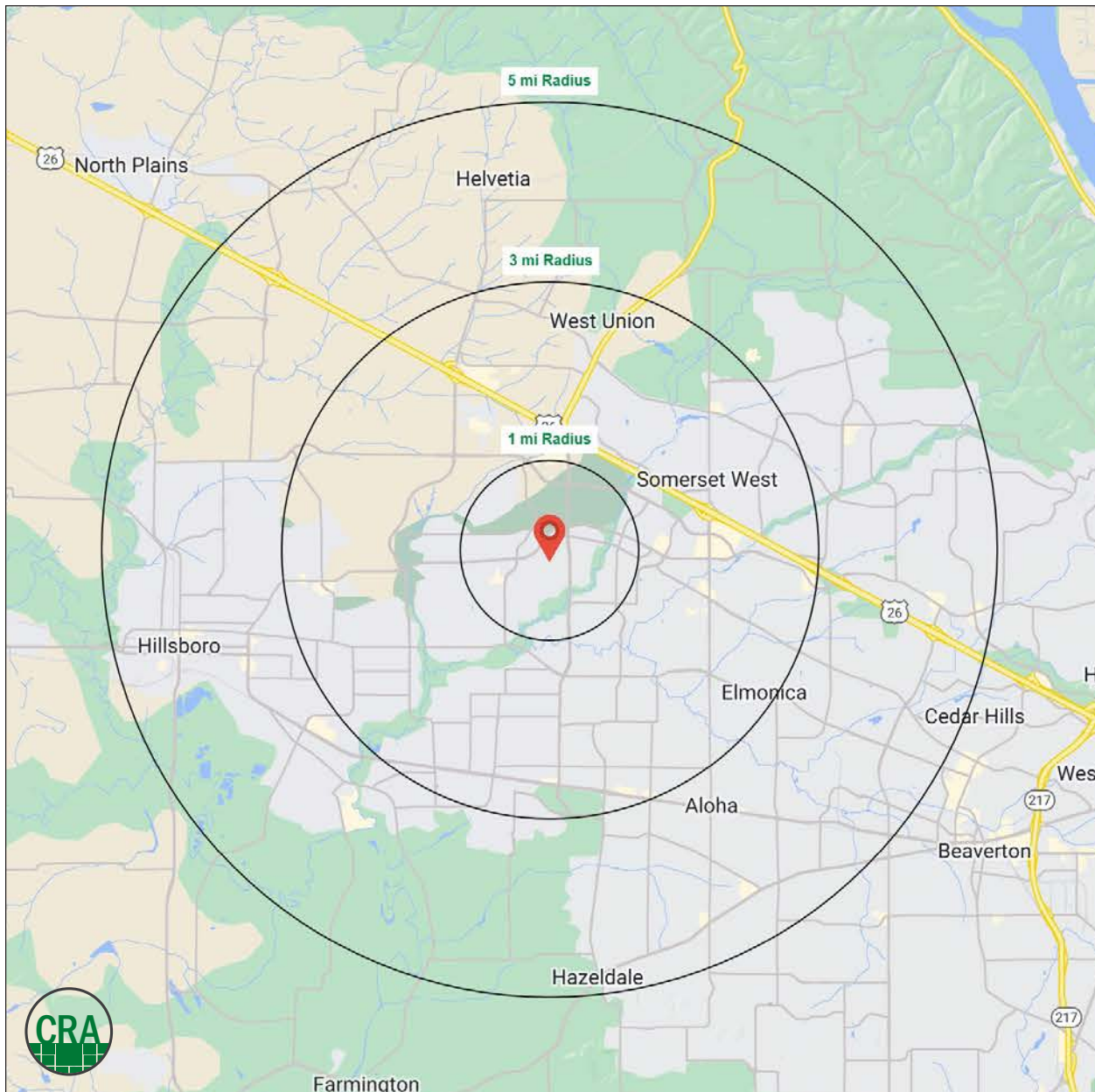
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	17,458	119,185	268,046
Average HH Income	\$152,310	\$140,398	\$146,188
Total Households	8,815	48,090	103,591
Total Businesses	753	4,722	9,740
Daytime Demographics 16+	10,529	71,826	149,307
Some College or Higher	86.6%	76.6%	75.5%

\$152,310

Average Household Income
1 MILE RADIUS

33.4

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5351/-122.9054

Crossroads @ Orenco Station Hillsboro, OR 97124	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	17,458	119,185	268,046
2030 Projected Population	16,842	116,627	265,920
2020 Census Population	17,580	119,301	263,064
2010 Census Population	11,548	102,684	226,937
Projected Annual Growth 2025 to 2030	-0.7%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	3.4%	1.1%	1.2%
2025 Median Age	33.4	35.9	36.4
Households			
2025 Estimated Households	8,815	48,090	103,591
2030 Projected Households	8,676	48,077	105,038
2020 Census Households	8,558	46,298	97,669
2010 Census Households	5,354	38,981	83,375
Projected Annual Growth 2025 to 2030	-0.3%	-	0.3%
Historical Annual Growth 2010 to 2025	4.3%	1.6%	1.6%
Race and Ethnicity			
2025 Estimated White	55.6%	58.2%	57.6%
2025 Estimated Black or African American	5.2%	4.2%	3.9%
2025 Estimated Asian or Pacific Islander	23.0%	18.4%	19.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.9%
2025 Estimated Other Races	15.6%	18.4%	18.5%
2025 Estimated Hispanic	16.1%	19.3%	19.8%
Income			
2025 Estimated Average Household Income	\$152,310	\$140,398	\$146,188
2025 Estimated Median Household Income	\$112,545	\$113,184	\$118,427
2025 Estimated Per Capita Income	\$76,909	\$56,708	\$56,563
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	3.4%	4.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.0%	3.4%
2025 Estimated High School Graduate	10.0%	17.0%	16.9%
2025 Estimated Some College	18.4%	19.7%	18.7%
2025 Estimated Associates Degree Only	9.3%	10.2%	9.3%
2025 Estimated Bachelors Degree Only	26.6%	26.8%	27.6%
2025 Estimated Graduate Degree	32.3%	19.8%	19.9%
Business			
2025 Estimated Total Businesses	753	4,722	9,740
2025 Estimated Total Employees	7,048	42,856	80,608
2025 Estimated Employee Population per Business	9.4	9.1	8.3
2025 Estimated Residential Population per Business	23.2	25.2	27.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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