

— FOR LEASE —

# TANASBOURNE FREE STANDING BUILDING

WITH DRIVE THRU



## ADDRESS

17877 NE Evergreen Pkwy  
Hillsboro, OR 97006

## AVAILABLE SPACE

- 5,500 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

NW Cornell Rd – 21,776 ADT ('25)  
NE Evergreen Pkwy – 10,683 ADT ('25)

## HIGHLIGHTS

- Strong visibility and access, on the corner of NW Cornell Rd and NW Evergreen Pkwy
- Abundant parking
- 2005 construction
- 3 lane drive thru, one window and two ATM lanes
- Great location in the middle of the busy Tanasbourne retail zone



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**503.274.0211**  
**www.cra-nw.com**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.



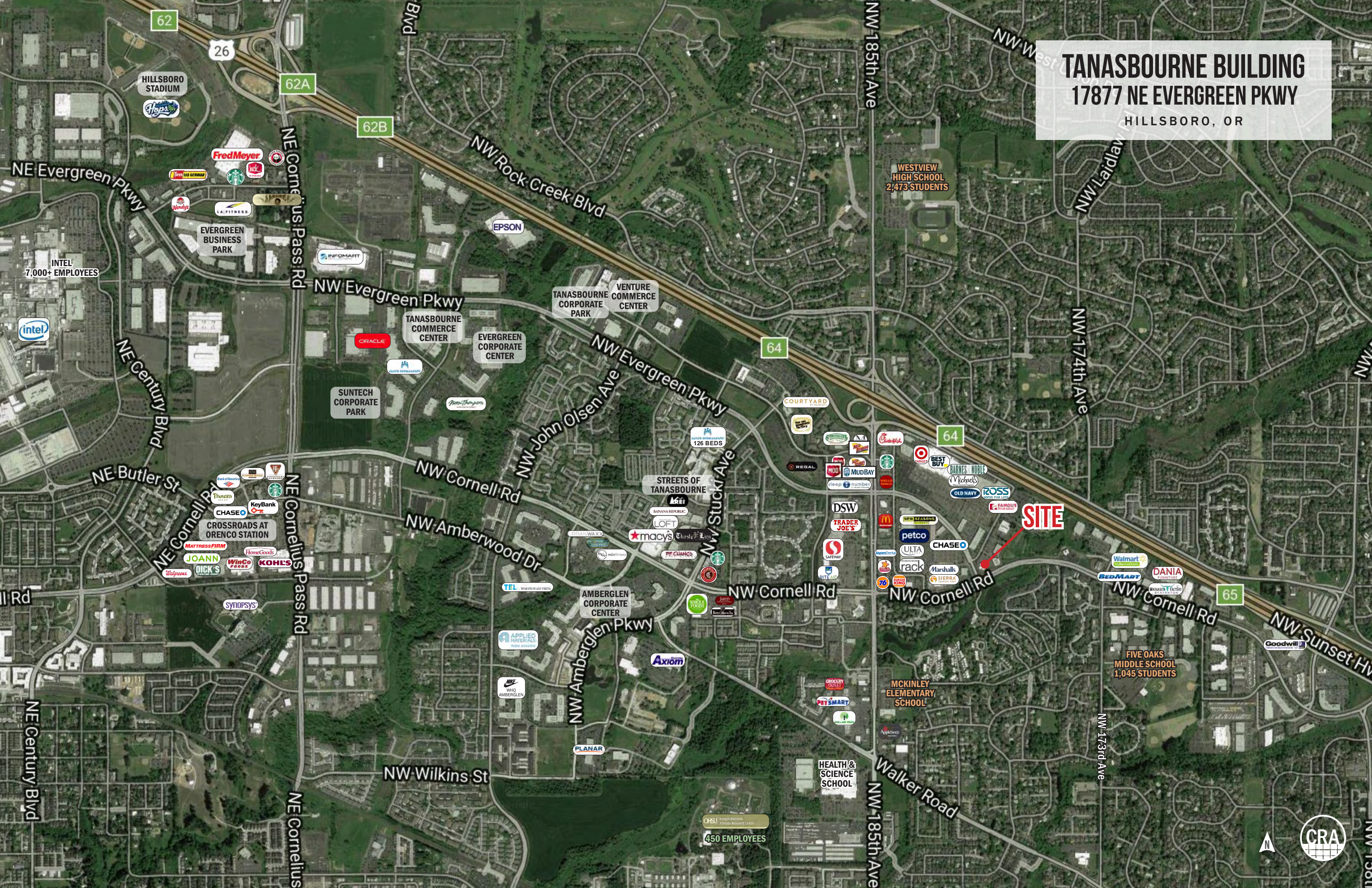
PHOTOS

TANASBOURNE BUILDING  
17877 NE EVERGREEN PKWY  
HILLSBORO, OR





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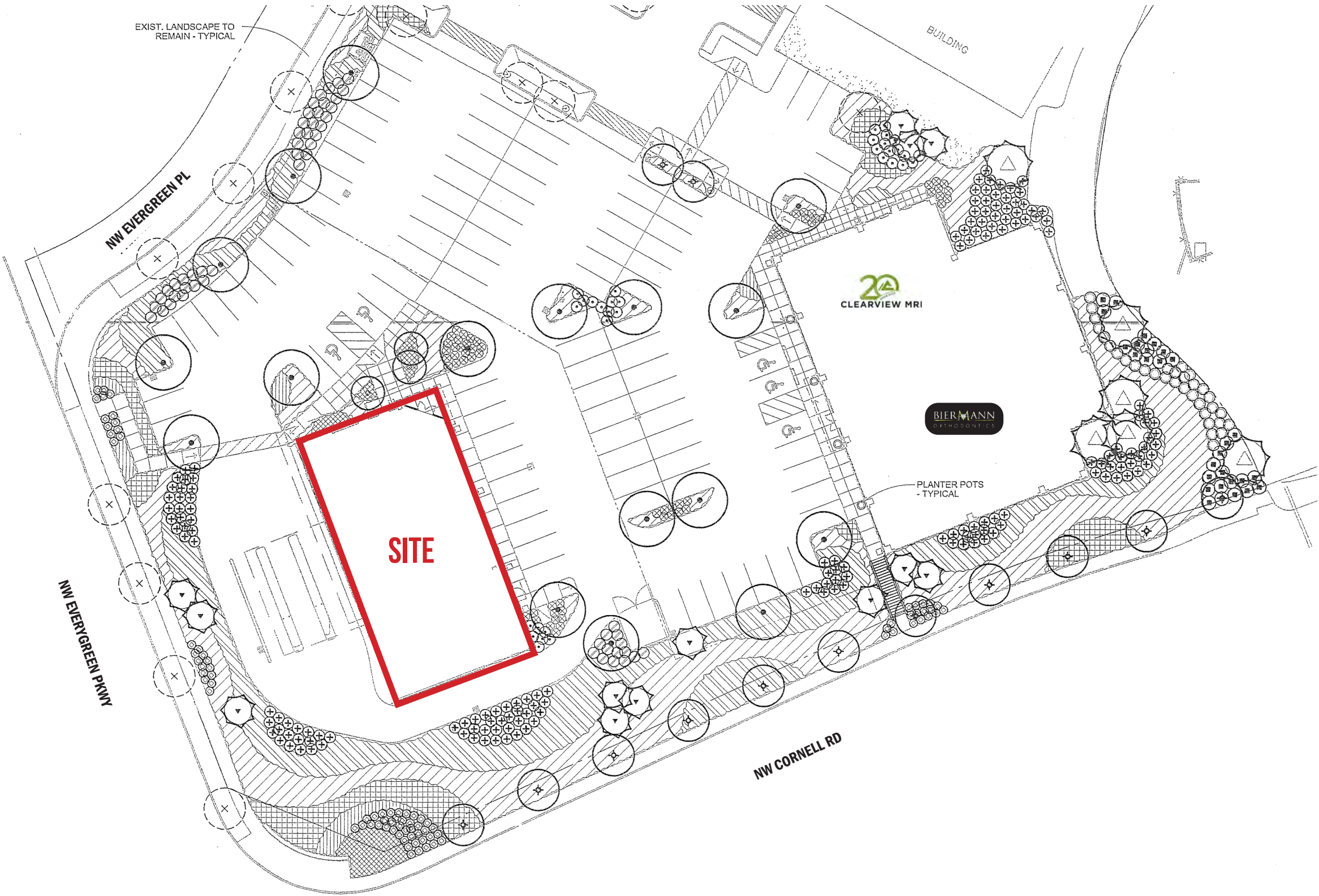
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SITE PLAN

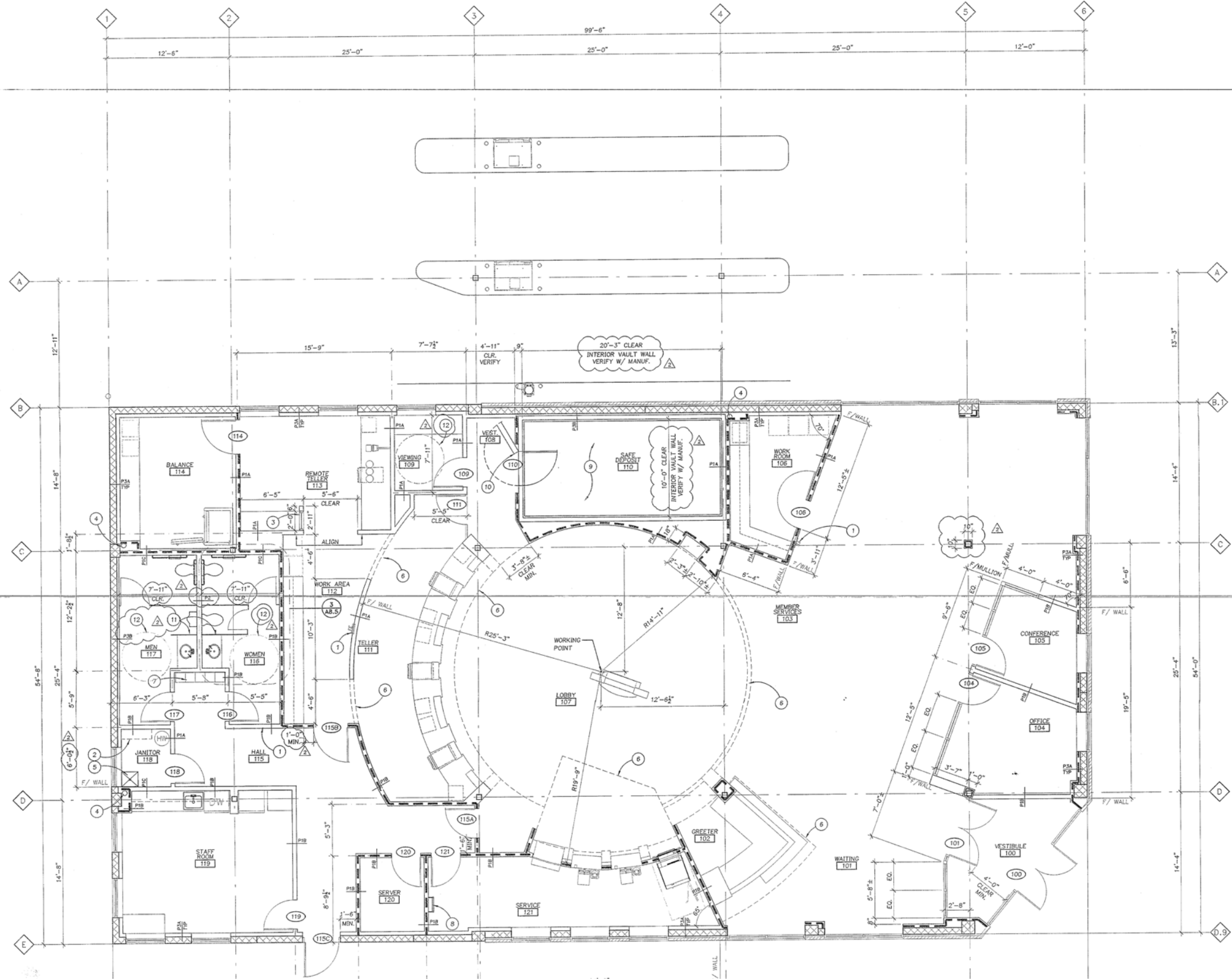
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FLOOR PLAN

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# TANASBOURNE BUILDING

## 17877 NE EVERGREEN PKWY

### DEMOGRAPHIC SUMMARY

Hillsboro, OR

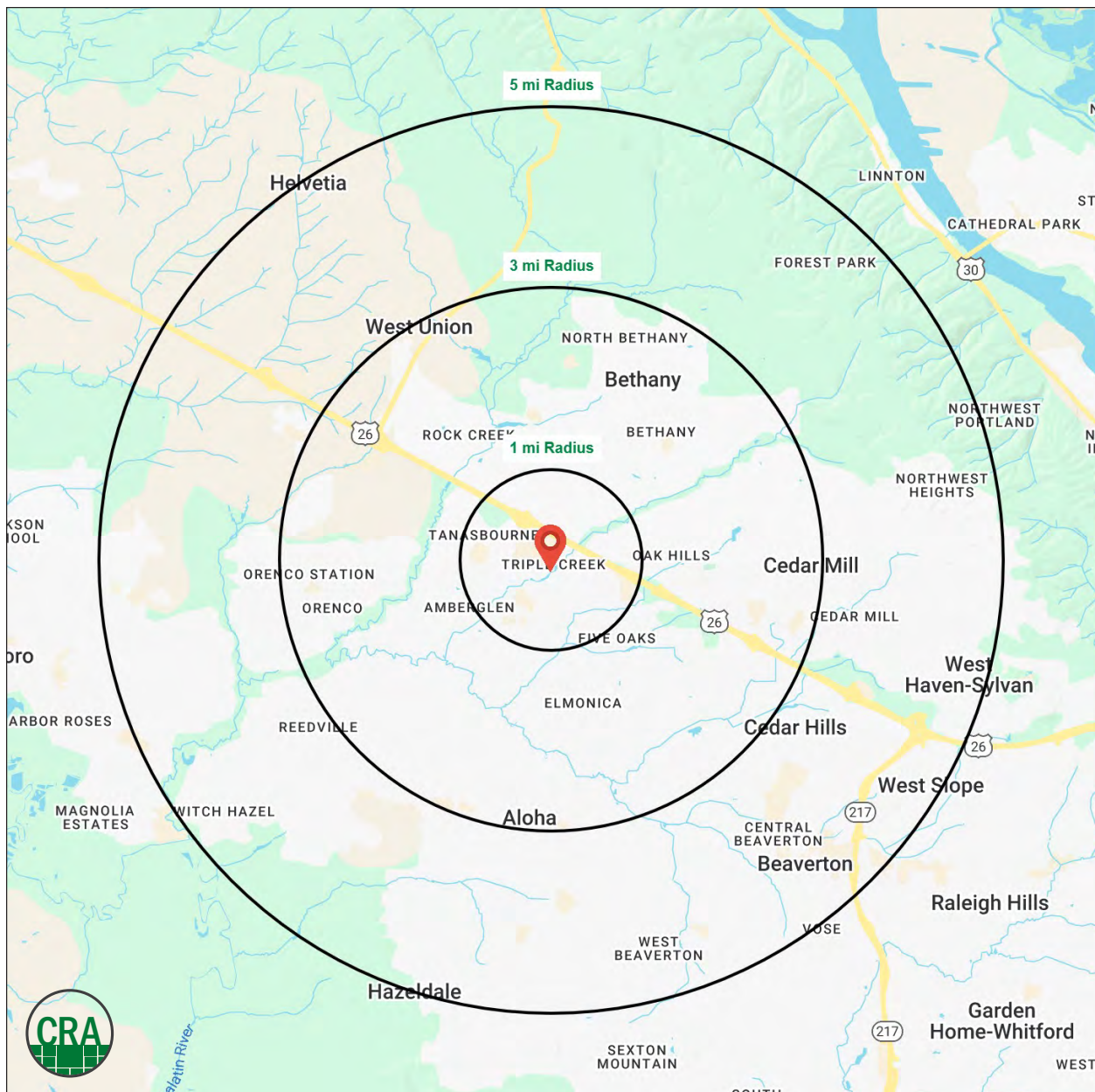
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	19,541	153,965	289,527
Estimated Households	8,370	62,545	114,810
Average HH Income	\$127,747	\$154,199	\$151,453
Median Home Value	\$581,100	\$597,735	\$600,287
Daytime Demographics 16+	16,055	80,023	168,925
Some College or Higher	80.1%	80.5%	77.7%

## \$127,747

Average Household Income  
1 MILE RADIUS

## 35.7

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5352/-122.8613

17877 NE Evergreen Pkwy Hillsboro, OR 97006	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	19,541	153,965	289,527
2029 Projected Population	18,946	151,521	286,380
2020 Census Population	18,547	154,886	289,539
2010 Census Population	17,372	126,457	247,577
Projected Annual Growth 2024 to 2029	-0.6%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	0.9%	1.6%	1.2%
2024 Median Age	35.7	36.2	36.9
<b>Households</b>			
2024 Estimated Households	8,370	62,545	114,810
2029 Projected Households	8,225	62,278	114,907
2020 Census Households	7,748	60,161	110,101
2010 Census Households	7,226	48,904	94,043
Projected Annual Growth 2024 to 2029	-0.3%	-	-
Historical Annual Growth 2010 to 2024	1.1%	2.0%	1.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	60.8%	56.8%	59.7%
2024 Estimated Black or African American	4.2%	4.0%	3.7%
2024 Estimated Asian or Pacific Islander	19.6%	23.1%	18.7%
2024 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2024 Estimated Other Races	14.7%	15.4%	17.1%
2024 Estimated Hispanic	15.0%	15.7%	17.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$127,747	\$154,199	\$151,453
2024 Estimated Median Household Income	\$105,736	\$123,592	\$121,160
2024 Estimated Per Capita Income	\$54,740	\$62,671	\$60,116
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	3.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.5%	2.9%
2024 Estimated High School Graduate	15.9%	14.1%	15.7%
2024 Estimated Some College	20.0%	17.5%	18.0%
2024 Estimated Associates Degree Only	7.7%	8.6%	8.8%
2024 Estimated Bachelors Degree Only	33.0%	30.5%	29.5%
2024 Estimated Graduate Degree	19.5%	23.9%	21.4%
<b>Business</b>			
2024 Estimated Total Businesses	1,190	5,450	11,901
2024 Estimated Total Employees	11,026	41,663	94,277
2024 Estimated Employee Population per Business	9.3	7.6	7.9
2024 Estimated Residential Population per Business	16.4	28.3	24.3



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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