



SUBJECT
PROPERTY

NE AMBERGLEN PKWY

NE WALKER RD

2.51-ACRE AMBERGLEN MIXED-USE DEVELOPMENT SITE

1875 NE AMBERGLEN PKWY, HILLSBORO, OR 97006

+2.51 ACRES, *UC-AC-ZONED* DEVELOPMENT OPPORTUNITY

As the last sizable undeveloped site in AmberGlen, the parcel is ideally positioned for multifamily, mixed-use, hotel, or activity center development.

PROPERTY INFORMATION

ADDRESS	1875 NE AmberGlen Pkwy Hillsboro, OR 97006
LAND AREA	±2.51 AC (109,336 SF)
PARCEL ID	R674871
COUNTY	Washington
ZONING	UC-AC (Urban Center or Activity Center)
SALE PRICE	\$3,000,000 (\$27.44/SF)

71WALK SCORE
(VERY WALKABLE)**83**BIKE SCORE
(VERY BIKEABLE)**±18**MINUTES TO
PORTLAND

UC-AC-ZONED, ±2.51-ACRE SITE

Urban Center - Activity Center (UC-AC) zoning is designed to establish a mixed-use, vibrant community feeling with a potential combination of retail, restaurants, entertainment, and recreation, all complemented by residential or office space.

The zoning type is designed to foster transit and active street frontage areas by connecting high-capacity routes with activity centers.

Multiple dwelling structures are permitted as long as the primary street frontage is retail-focused. The maximum size permitted for residential facilities is 150 persons, but larger facilities can be permitted with conditional use approval.

The zoning has a minimum FAR of 1.00 and a minimum residential density of 43 units per net acre (du/na). The maximum setback at the front is 20 feet and the minimum building height of 35 feet.

→ ADDITIONAL INFORMATION

ALLOWED USES

Residential (with retail)

Hotel

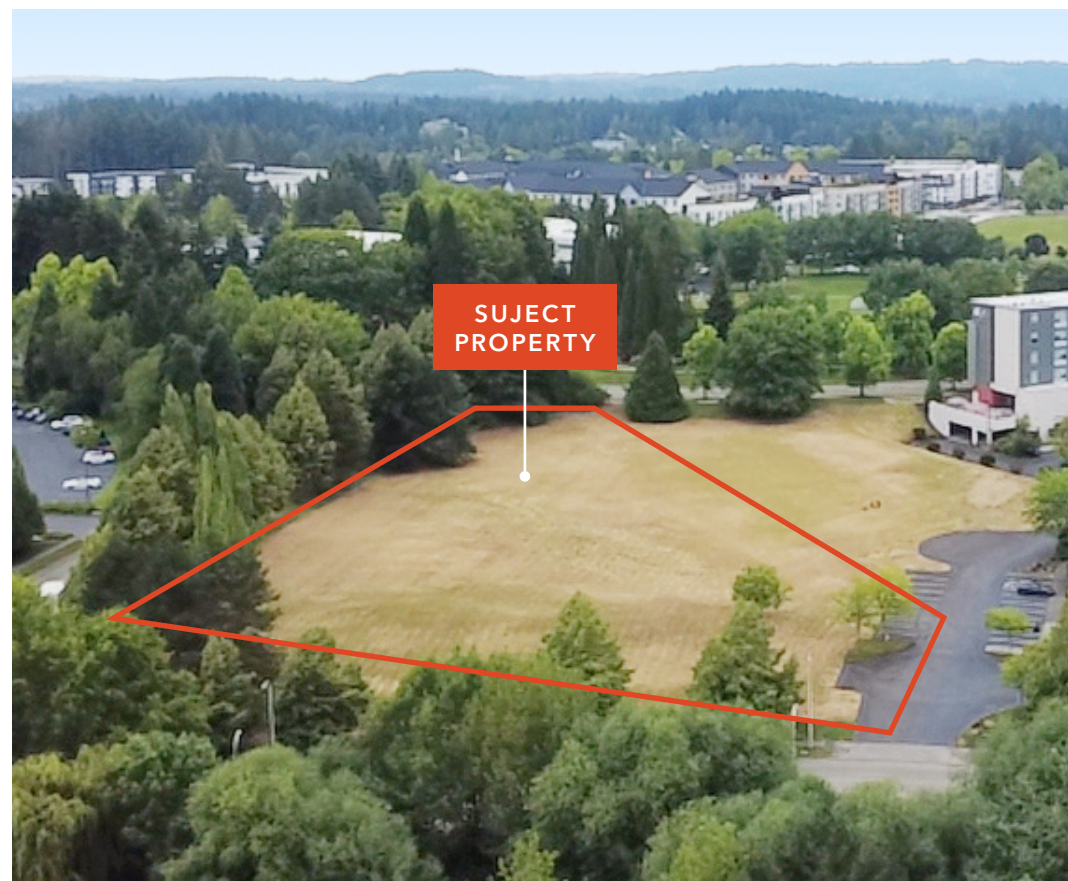
Restaurants

Indoor entertainment

Retail

Parks & recreation

Office



THE "AMBERGLEN CROSSROADS" PROJECT: WALKER ROAD REALIGNMENT

AMBERGLEN WALKER ROAD REALIGNMENT – PLANNING CONSIDERATION

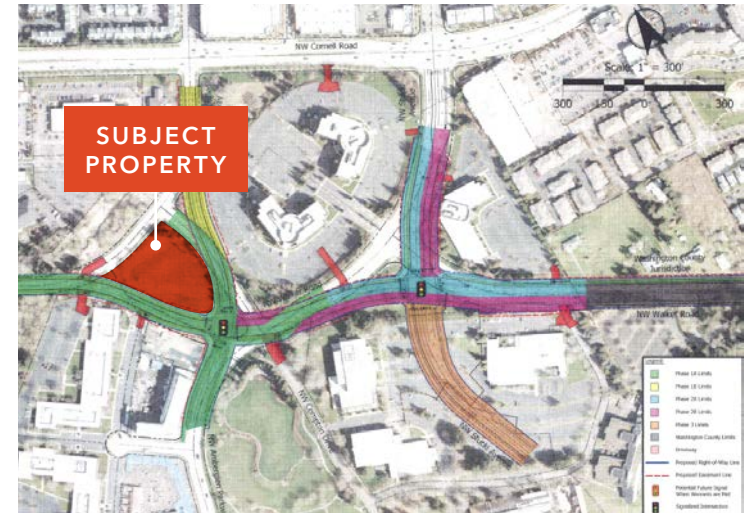
The City of Hillsboro has long planned to extend and realign NE Walker Road as a new east-west through-street across the AmberGlen district, creating a reconfigured signalized intersection with NE Stucki Ave and NE AmberGlen Pkwy – known as the AmberGlen "Crossroads" project. This has been part of Hillsboro's Transportation System Plan since 2012.

KEY POINTS

- A 2014 City engineering exhibit (AmberGlen Realignment, Option 2 – 35 MPH curve) illustrates one design alternative for the realignment, including estimated right-of-way dedication and frontage improvement lengths for an adjacent property (279 LF along Walker Rd / 358 LF along AmberGlen Pkwy in that example).
- A 2024 Walker Road Traffic Study (David Evans & Associates) reaffirmed Walker Rd as a planned 5-lane arterial and found the previously-studied Wilkins St extension is not needed.
- Related street cross-section updates for the AmberGlen Plan District were adopted by Hillsboro City Council in Ordinance 6505 (CDCA-003-25), effective September 18, 2025.
- Exact ROW/alignment impact on this parcel should be confirmed directly with the City prior to close.
- A road realignment may impact the useable square footage of the subject site, leaving approximately 1.56 acres usable for development, while gaining additional land on the north side of the site from vacating the current road.

The City has discussed this for several years but there are no immediate plans to make any changes in the near future. For more information, please visit:

→ AMBERGLEN COMMUNITY PLAN



City Contact:

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Reference Documents:

- AmberGlen Plan District Modification (project page): hillsboro-oregon.gov/Home/Components/News/News/15664
- Walker Road Traffic Study (2024): hillsboro-oregon.gov/home/showpublisheddocument/30788
- CDC Subchapter 12.64 - AmberGlen Plan District: ecode360.com/44409458

PROPERTY *HIGHLIGHTS*

Proximate to Intel's largest campus in the world only ± 2 miles away.

Prime location within the new OHSU/AmberGlen master planned development.

Located with easy access to HWY 26 and surrounded by an abundant number of retail and employment hubs.

At 2.51 acres, it is one of the last undeveloped pieces of land in the area.

Provides flexible zoning that is designed for housing, commercial, activity and mixed-use centers.

Transit oriented location that is a half mile to the Max Blue Line of TriMet's award-winning MAX light rail and situated on multiple bus lines.

Two blocks from The Streets at Tanasbourne shopping center and Whole Foods.

SURROUNDING INDUSTRIAL/RETAIL/OFFICE SF

2.1M SF

WITHIN $\frac{1}{2}$ MILE

16.5M SF

WITHIN 2 MILES



PROPERTY OVERVIEW



LOCATION OVERVIEW



BANANA REPUBLIC
Bath & Body Works
maunices

PF Chang's
Starbucks
LC LENS CRAFTERS

KREI
Killer Burger
Thirsty Lion

BJ's

SUBJECT PROPERTY

KAISER PERMANENTE

the old spaghetti factory

TRADER JOE'S

Jollibee

TARGET

BEST BUY

Chick-fil-A

Red Robin GOURMET BURGERS AND BEERS

SAFeway

NEW SEASONS MARKETS

Marshalls

TANASBOURNE TOWN CENTER

SAFeway

Starbucks

CHIPOTLE MEXICAN GRILL

Jamba Juice

McDonald's

Chevron

WinCo FOODS

Walgreens

HomeGoods

WHOLE FOODS MARKET

Applebee's GRILL & BAR

MARGARITA FACTORY

Krups Kreme DOUGHNUTS

DICK'S SPORTING GOODS

SONIC

DEL TACO

GROCERY OUTLET

Rite Aid

PET SMART

DOLLAR TREE

MIO SUSHI

Pizza Hut

Fred Meyer

Columbia Sportswear Company

26

HILLSBORO

NIKE

BEAVERTON

COSTCO WHOLESALE



AMBERGLEN *DISTRICT*

SIZE & DESIGNATION

Designated regional center encompassing approximately 1,200 acres at Hillsboro's east end

Approximately 1.25 million SF of existing commercial office space, from single-story parks to six-story towers

Surrounding employers include Intel, Nike, Columbia Sportswear, Applied Materials, and other medical, high-tech, and software companies

HISTORY & TIMELINE

Originally developed as a traditional suburban office/business park through the 1980s-1990s during Hillsboro's tech-sector expansion

Plan reimagined the district as a denser, more urban, pedestrian- and transit-friendly, mixed-use neighborhood

AmberGlen Central Park subsequently made public; new mixed-use buildings have continued to be added since adoption

WHAT'S IN THE DISTRICT

Employment / Office: 1.25M+ SF across single-story office parks to Class-A towers

Healthcare / Institutional: Kaiser Permanente Westside Medical Center; OHSU Oregon National Primate Research Center

Residential: Single-family, townhome, and apartment communities within walking distance of employment (Villas at AmberGlen West, Windsor at AmberGlen, Alta AmberGlen, and others)

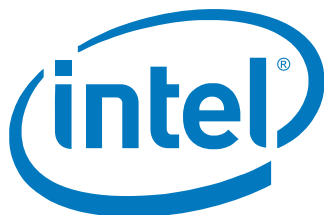
Retail / Hospitality: Several hotel properties; nationally-branded shopping, dining, and entertainment nearby at Tanasbourne Town Center

Parks / Open Space: AmberGlen Park (14 acres, ponds, fountains, public art), Evergreen Park, and wooded trail tracts

Transit: MAX Blue Line light rail (Quatama/205th and Willow Creek stations); proximity to US-26



EMPLOYMENT DRIVERS



Intel's Ronler Acres campus sits just minutes from the subject property and is undergoing a historic expansion.

Intel is Oregon's largest private employer and anchors the entire AmberGlen submarket. Its Hillsboro campus at Gordon Moore Park / Ronler Acres is the company's largest site in the world and the premier hub of leading-edge U.S. semiconductor research and development. Intel announced plans to invest more than \$36 billion at its Hillsboro operations, supported by a U.S. CHIPS Act award of up to \$7.865 billion – one of the largest private capital commitments in Oregon history.

Nike's world headquarters sits just east of AmberGlen, with a satellite presence inside the Tanasbourne/AmberGlen district itself.

Nike is one of the region's defining employers and a cornerstone of the Highway 26 tech-and-apparel corridor. Its world headquarters occupies a campus in neighboring Beaverton, minutes from the subject property, and the company maintains a satellite presence within the Tanasbourne/AmberGlen district. Nike's continued regional investment sustains high-income rooftop demand across the surrounding submarket.

Genentech's Hillsboro campus anchors the area's biotech base and sits within the same employment corridor as the subject property.

Genentech operates a major fill-finish and distribution campus in Hillsboro, part of the biotech and advanced-manufacturing cluster that has grown alongside the semiconductor base. The facility diversifies the submarket's employment beyond tech and apparel, adding stable, high-wage life-sciences jobs to the surrounding housing demand.

+17,600

TOTAL EMPLOYEES

2.3MI

TO SUBJECT PROPERTY

+10,500

TOTAL EMPLOYEES

3.8 MI

TO SUBJECT PROPERTY

+600

TOTAL EMPLOYEES

3.3 MI

TO SUBJECT PROPERTY

CITY OF HILLSBORO

Hillsboro is the fastest-growing economic engine in the Portland metro and AmberGlen is its next great neighborhood.

Located just 20 miles west of downtown Portland on the MAX Blue Line, Hillsboro is the heart of Oregon's "Silicon Forest."

The subject property sits directly on AmberGlen Parkway, inside the AmberGlen Plan District – a master-planned area the city has explicitly designated as a future "vibrant, regional activity center" built around the light rail. It is an established, affluent tech corridor already zoned and entitled for exactly this kind of high-density, mixed-use development.

GROWTH

Intel – Oregon's largest private employer, minutes away – announced plans to invest more than \$36 billion locally, one of the largest private capital commitments in state history. Moody's Analytics projects nearly 12% job growth in Hillsboro, anchored by 1.25 million square feet of office in the surrounding Tanasbourne/AmberGlen district.

RESIDENT LIVING

Urban convenience without Portland's cost or congestion – walkable to 368,000 SF of retail at the Streets of Tanasbourne, with an average commute under 19 minutes.

INVESTMENT OPPORTUNITY

Explosive, capital-backed job growth. A city that plans decades ahead. A site already entitled for the density that growth demands.



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