



For Lease

Call For Rate

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6325 NE Cornelius Pass Rd
Hillsboro, OR 97124

**A Freestanding Retail Building Located
On A Key Signaled Hillsboro Intersection**

**This retail building is anchored by a McDonalds and a
convenience store / gas station off NW West Union Rd**

- ±4,200 SF with off-street parking
- Located between a pre-school, a McDonald's restaurant and an Arco AM/PM gas station/convenience store
- Offers easy access to Highway 26
- The key signalized intersection of NW Cornelius Pass and NW West Union Road serves both residential traffic and daytime business traffic that is otherwise underserved by other retail/restaurant amenities
- Zoned CG Commercial

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Property Gallery

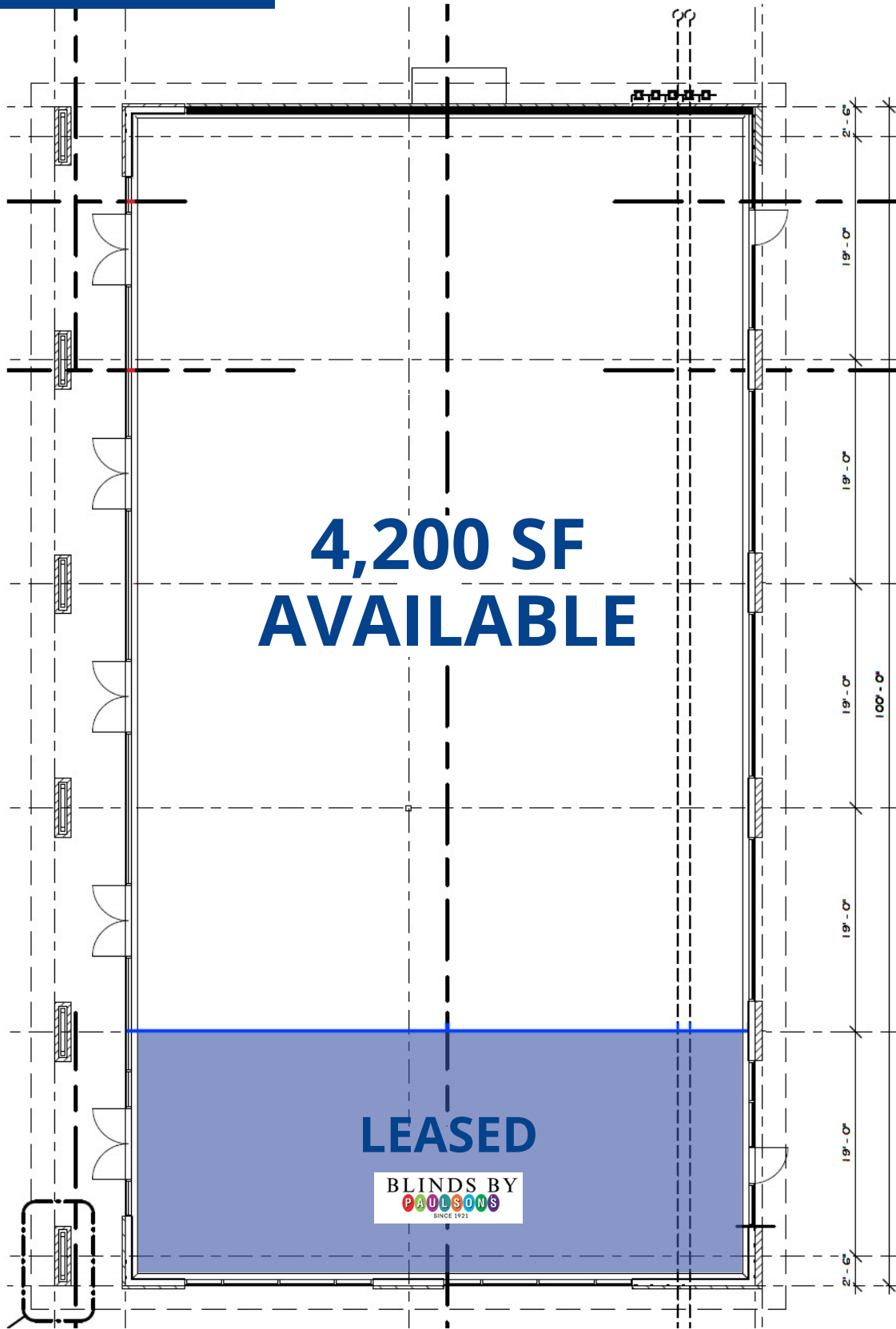


Property Gallery



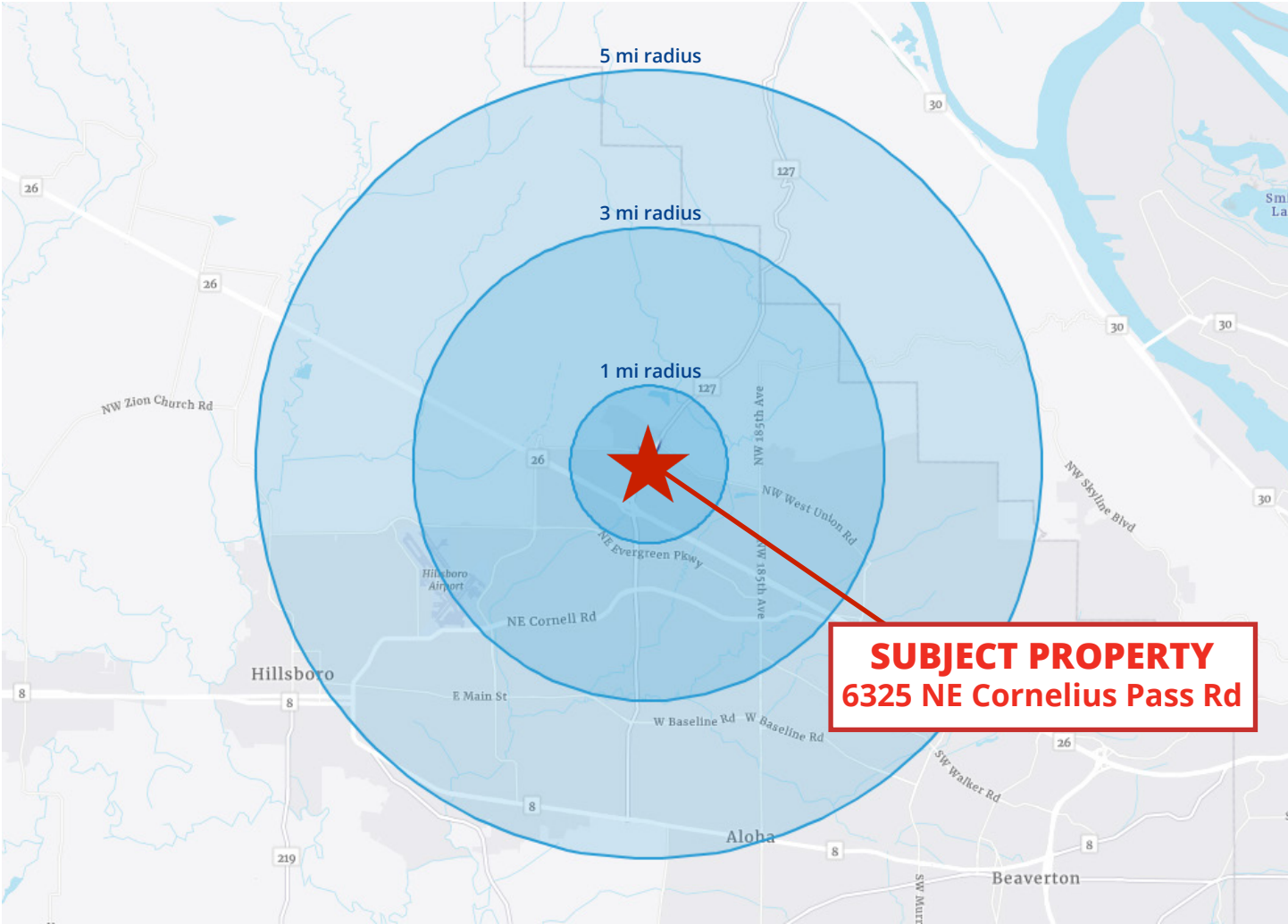
Floor Plan

PARKING



NW Cornelius Pass Road

Demographics



SUBJECT PROPERTY
6325 NE Cornelius Pass Rd

DEMOGRAPHIC SUMMARY

Source: Colliers (2025)	1 MILE	3 MILE	5 MILE
Estimated Population	3,590	71,158	210,648
Average HH Income (2025)	\$169,360	\$147,292	\$149,925
Medium HH Income (2025)	\$142,189	\$115,338	\$116,687
Total Employees	4,826	37,658	69,883
Some College or Higher	85.0%	84.8%	78.7%

TRAFFIC COUNTS

NW Cornelius Pass Rd	20,029 AADT (2021)
NW West Union Rd	5058 AADT (2022)

Location/Amenities Map

