

RETAIL SPACE 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

LEASE RATE

Call for details

TRAFFIC COUNTS

NW 185th Ave – 55,397 ADT ('20)

Hwy 26 – 114,699 ADT ('20)

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

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Photo Gallery



CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Additional photos - Second Floor

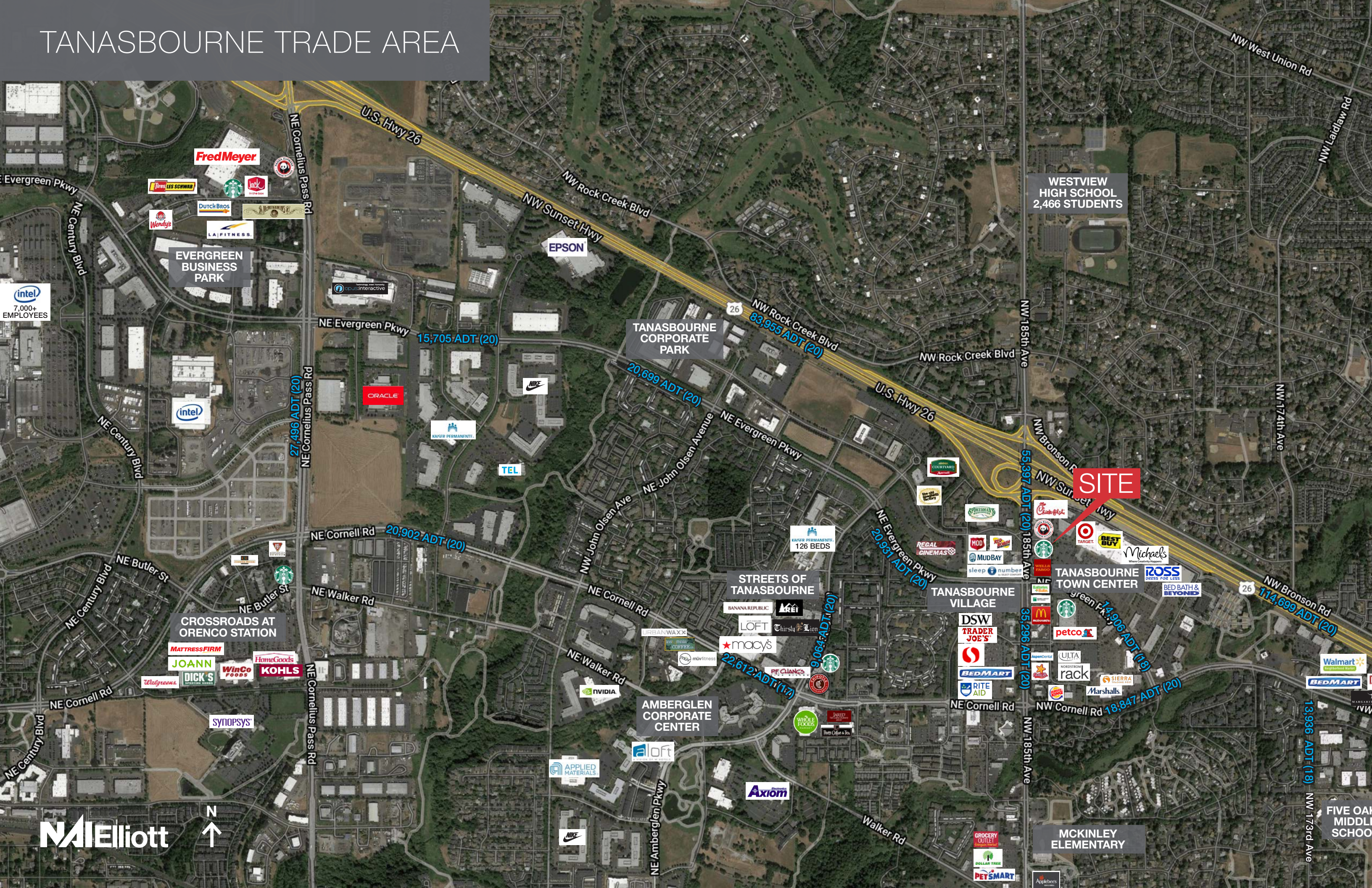


CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



TANASBOURNE TRADE AREA



Fred Meyer

LES SCHWARZ

Wendy's

LA FITNESS

EVERGREEN BUSINESS PARK

intel
7,000+ EMPLOYEES

intel

NE Cornelius Pass Rd
27,496 ADT (20)

NE Evergreen Pkwy
15,705 ADT (20)

ORACLE

KAUFER PERMANENT

TEL

TANASBOURNE CORPORATE PARK

NW Rock Creek Blvd
83,955 ADT (20)

NE Evergreen Pkwy
20,699 ADT (20)

NE Cornell Rd
20,902 ADT (20)

STREETS OF TANASBOURNE

NE Evergreen Pkwy
20,951 ADT (20)

SITE

WESTVIEW HIGH SCHOOL
2,466 STUDENTS

TANASBOURNE TOWN CENTER

NW Bronson Rd
114,699 ADT (20)

CROSSROADS AT ORENCO STATION

MATTRESS FIRM

JOANN

HomeGoods

WinCo FOODS

KOHL'S

DICK'S

SYNOPSIS

AMBERGLEN CORPORATE CENTER

NE Walker Rd
22,612 ADT (17)

NE Cornell Rd
9,064 ADT (17)

TANASBOURNE VILLAGE

DSW

TRADER JOE'S

BEDMART

RITE AID

petco

rack

Marshall's

MCKINLEY ELEMENTARY

FIVE OAK MIDDLE SCHOOL

NA Elliott



TANASBOURNE TOWN CENTER



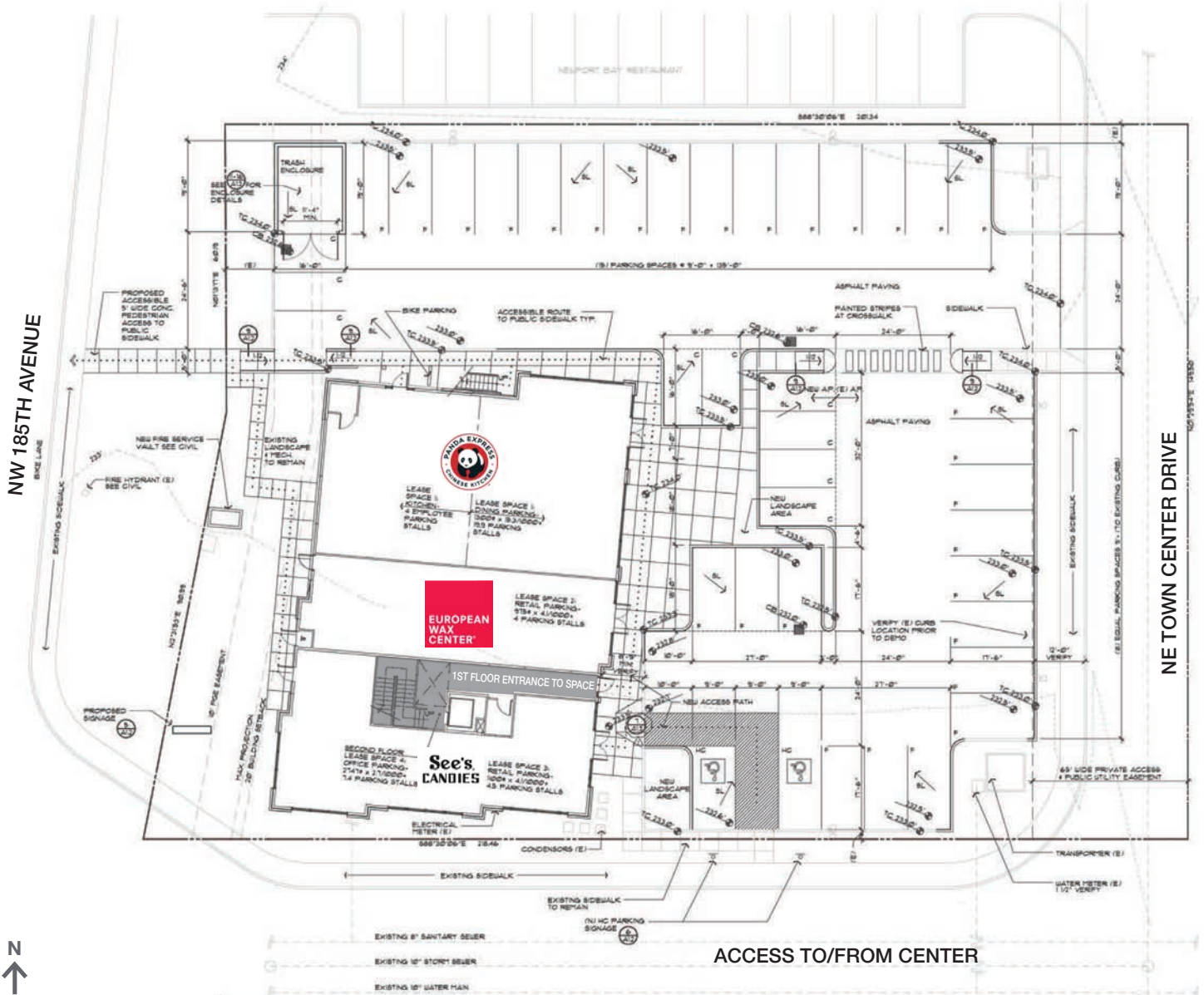
SITE

TANASBOURNE TOWN CENTER

TANASBOURNE VILLAGE



Site Plan



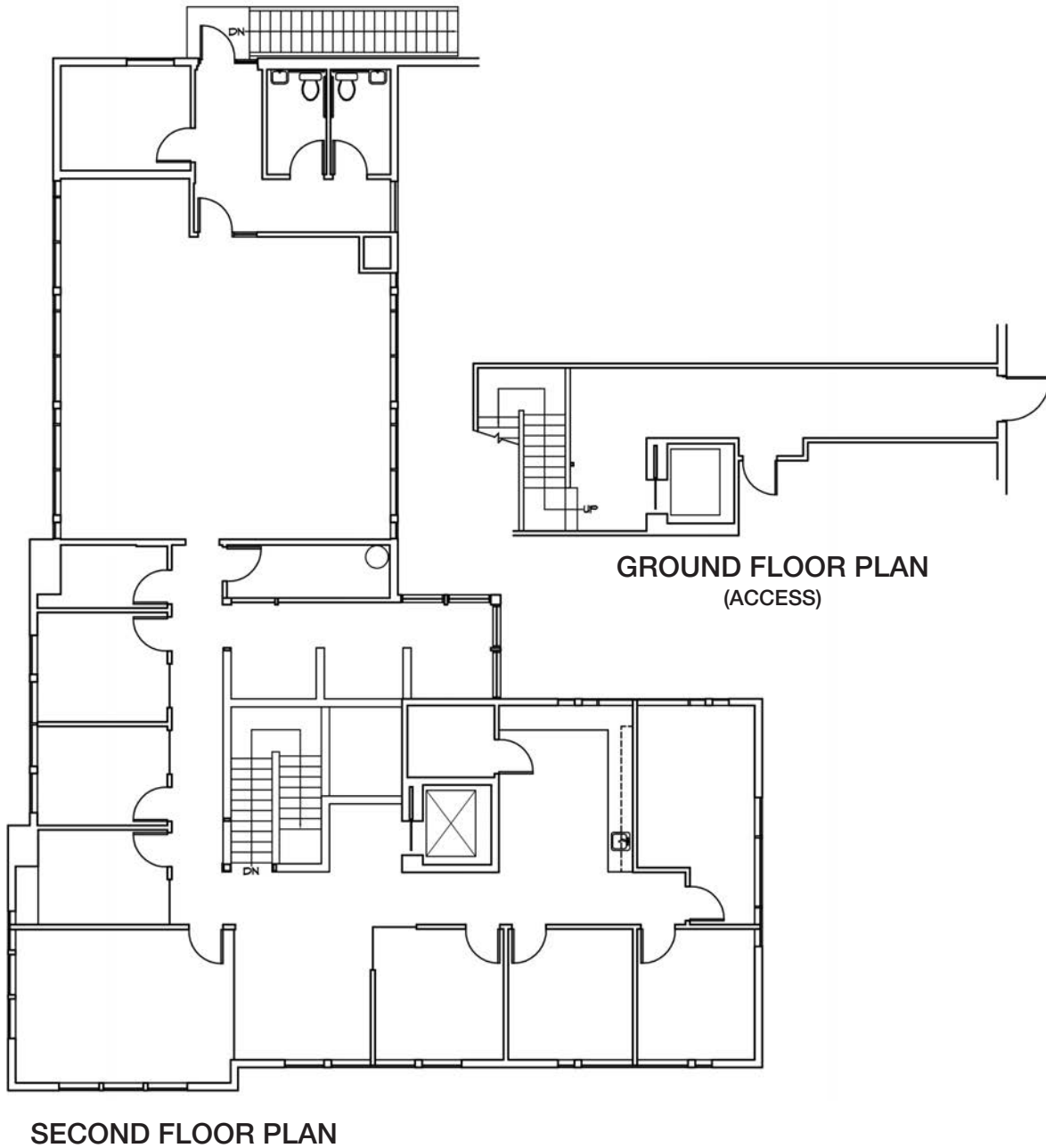
CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.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.naielliott.com/agencydisclosures

Second Floor Plan – 3,877 SF

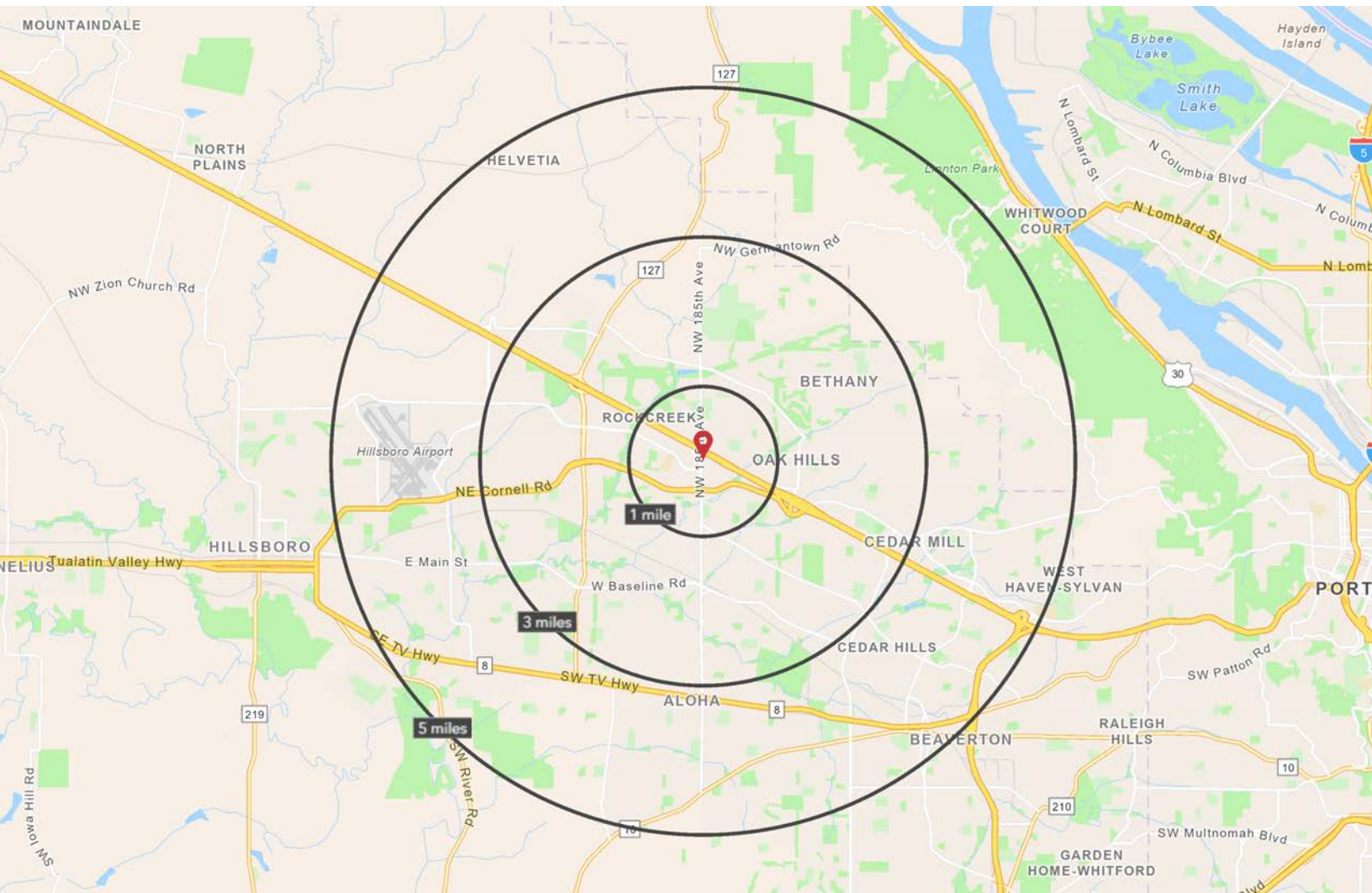


CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

NAI Elliott

Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	20,842	145,971	285,828
2030 Projected Total Population	20,960	151,489	294,246
2025 Average HH Income	\$121,441	\$148,744	\$147,778
2025 Median Home Value	\$596,311	\$640,290	\$641,651
2025 Estimated Total Households	8,822	57,441	109,631
2025 Daytime Demographics 16+	15,712	82,485	145,847
2025 Some College or Higher	79%	82%	78%

Source: ESRI (2025)

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

2785 NE Town Center Dr, Beaverton, Oregon, 97006
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.53972
 Longitude: -122.86688

	1 mile	3 miles	5 miles
Population			
2010 Population	18,800	114,879	235,740
2020 Population	20,872	142,783	276,918
2025 Population	20,842	145,971	285,828
2030 Population	20,960	151,489	294,246
2010-2020 Annual Rate	1.05%	2.20%	1.62%
2020-2024 Annual Rate	-0.03%	0.42%	0.61%
2024-2029 Annual Rate	0.11%	0.74%	0.58%
2020 Male Population	50.2%	49.7%	49.7%
2020 Female Population	49.8%	50.3%	50.3%
2020 Median Age	33.2	34.9	35.8
2025 Male Population	50.8%	50.3%	50.3%
2025 Female Population	49.2%	49.7%	49.7%
2025 Median Age	34.3	36.3	37.2

In the identified area, the current year population is 20,842. In 2020, the Census count in the area was 20,872. The rate of change since 2020 was -0.03% annually. The five-year projection for the population in the area is 20,960 representing a change of 0.11% annually from 2025 to 2030. Currently, the population is 50.8% male and 49.2% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	55.9%	50.6%	54.1%
2025 Black Alone	3.9%	3.5%	3.2%
2025 American Indian/Alaska Native Alone	0.9%	0.8%	0.9%
2025 Asian Alone	20.7%	25.7%	19.6%
2025 Pacific Islander Alone	0.5%	0.6%	0.6%
2025 Other Race	6.4%	7.2%	9.3%
2025 Two or More Races	11.7%	11.6%	12.3%
2025 Hispanic Origin (Any Race)	14.2%	15.3%	18.6%

Persons of Hispanic origin represent 14.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	88	119	123
2010 Households	8,085	44,560	89,187
2020 Households	8,778	55,626	105,199
2025 Households	8,822	57,441	109,631
2030 Households	8,902	59,941	113,489
2010-2020 Annual Rate	0.83%	2.24%	1.66%
2020-2024 Annual Rate	0.10%	0.61%	0.79%
2024-2029 Annual Rate	0.18%	0.86%	0.69%
2025 Average Household Size	2.36	2.54	2.60

The household count in this area has changed from 8,778 in 2020 to 8,822 in the current year, a change of 0.10% annually. The five-year projection of households is 8,902, a change of 0.18% annually from the current year total. Average household size is currently 2.36, compared to 2.38 in the year 2020. The number of families in the current year is 4,915 in the specified area.

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

2785 NE Town Center Dr, Beaverton, Oregon, 97006
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.53972
 Longitude: -122.86688

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	37.5%	34.4%	35.6%
Median Household Income			
2025 Median Household Income	\$99,609	\$116,469	\$112,896
2030 Median Household Income	\$106,043	\$133,422	\$129,212
2024-2029 Annual Rate	1.26%	2.76%	2.74%
Average Household Income			
2025 Average Household Income	\$121,441	\$148,744	\$147,778
2030 Average Household Income	\$132,995	\$165,107	\$164,056
2024-2029 Annual Rate	1.83%	2.11%	2.11%
Per Capita Income			
2025 Per Capita Income	\$51,550	\$58,581	\$56,612
2030 Per Capita Income	\$56,651	\$65,383	\$63,199
2024-2029 Annual Rate	1.91%	2.22%	2.23%
GINI Index			
2025 Gini Index	37.9	38.8	40.3

Households by Income

Current median household income is \$99,609 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,043 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$121,441 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$132,995 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$51,550 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$56,651 in five years, compared to \$51,203 for all U.S. households.

Housing

2025 Housing Affordability Index	64	70	67
2010 Total Housing Units	8,811	47,412	94,643
2010 Owner Occupied Housing Units	2,728	25,329	52,614
2010 Renter Occupied Housing Units	5,357	19,231	36,574
2010 Vacant Housing Units	726	2,852	5,456
2020 Total Housing Units	9,174	58,042	109,808
2020 Owner Occupied Housing Units	2,706	28,272	58,433
2020 Renter Occupied Housing Units	6,072	27,354	46,766
2020 Vacant Housing Units	397	2,468	4,562
2025 Total Housing Units	9,204	59,873	114,711
2025 Owner Occupied Housing Units	2,784	30,146	62,624
2025 Renter Occupied Housing Units	6,038	27,295	47,007
2025 Vacant Housing Units	382	2,432	5,080
2030 Total Housing Units	9,312	62,328	118,549
2030 Owner Occupied Housing Units	2,838	31,330	64,567
2030 Renter Occupied Housing Units	6,065	28,611	48,922
2030 Vacant Housing Units	410	2,387	5,060

Socioeconomic Status Index

2025 Socioeconomic Status Index	53.6	54.5	52.2
---------------------------------	------	------	------

Currently, 30.2% of the 9,204 housing units in the area are owner occupied; 65.6%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 9,174 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.06%. Median home value in the area is \$596,311, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.88% annually to \$623,127.

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

