

FOR LEASE

2,167 SF - 8,150 SF

FEATURED
IMPROVEMENTS
UNDERWAY!

HILLSBORO, OREGON

THE STREETS

AT TANASBOURNE

10050 NE Emma Way, Hillsboro, OR 97124



PRESENTED BY CAPACITY COMMERCIAL GROUP



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FOR LEASE



BE A PART OF THE STREETS

10050 NE Emma Way, Hillsboro, OR 97124

- The Streets is a premier open air center providing an essential shopping experience to Hillsboro and the surrounding communities
- In the heart of a vibrant community centrally located between a strong office/tech community and an ever-growing residential community, this center offers a high level of visibility and foot traffic, with a diverse mix of service and retail tenants to draw in a broad range of shoppers.
- Anchored by REI, the center boasts national and local retailers, outstanding food operators, and everyday services.
- 867 Space Parking Structure—free patron parking and grade level parking.
- Coming Soon: **Broadstone Tanasbourne** — A New Mixed-Use Housing Development with 308 Apartments and ±5,000 SF of Ground-Floor Retail - Delivery Summer 2028

PROPERTY SUMMARY



PROPERTY DETAILS

Address	10050 NE Emma Way, Hillsboro, OR 97124
Available Space	2,167 SF - 8,150 SF
N° of Suites Available	9 Suites
Lease Rate	Call for Rates
Use Type	Retail, Service, Restaurant
Availability	Now

SPACE	SIZE
Suite 255	3,517 SF
Suite 608	2,411 SF*
Suite 620	8,150 SF*
Suite 730	2,167 SF
Suite 750 [†]	2,496 SF
Suite 820	3,606 SF*
Suite 951	5,496 SF
Suite 1100	6,989 SF (2nd-Gen Restaurant Space)
Suite 1460	2,630 SF

[†]Do Not Disturb Tenant

*Demisable

Current Tenants

- REI
- Gap
- H&M
- Banana Republic
- Bath & Body Works
- Buffalo Wild Wings
- Color Me Mine
- Killer Burger
- Legends Barbershop
- P.F Changs
- Sephora
- Victoria's Secret
- Corner Bakery
- Yummy Time
- The Lash Lounge

SITE PLAN



Suite	Tenant	SF
255	Available	3,517
608	Available	2,411
620	Available	8,150
730	Available	2,167
750†	Available	2,496
820	Available	3,606
951	Available	5,496
1100	Available	6,989
1460	Available	2,630

†Do Not Disturb Tenant

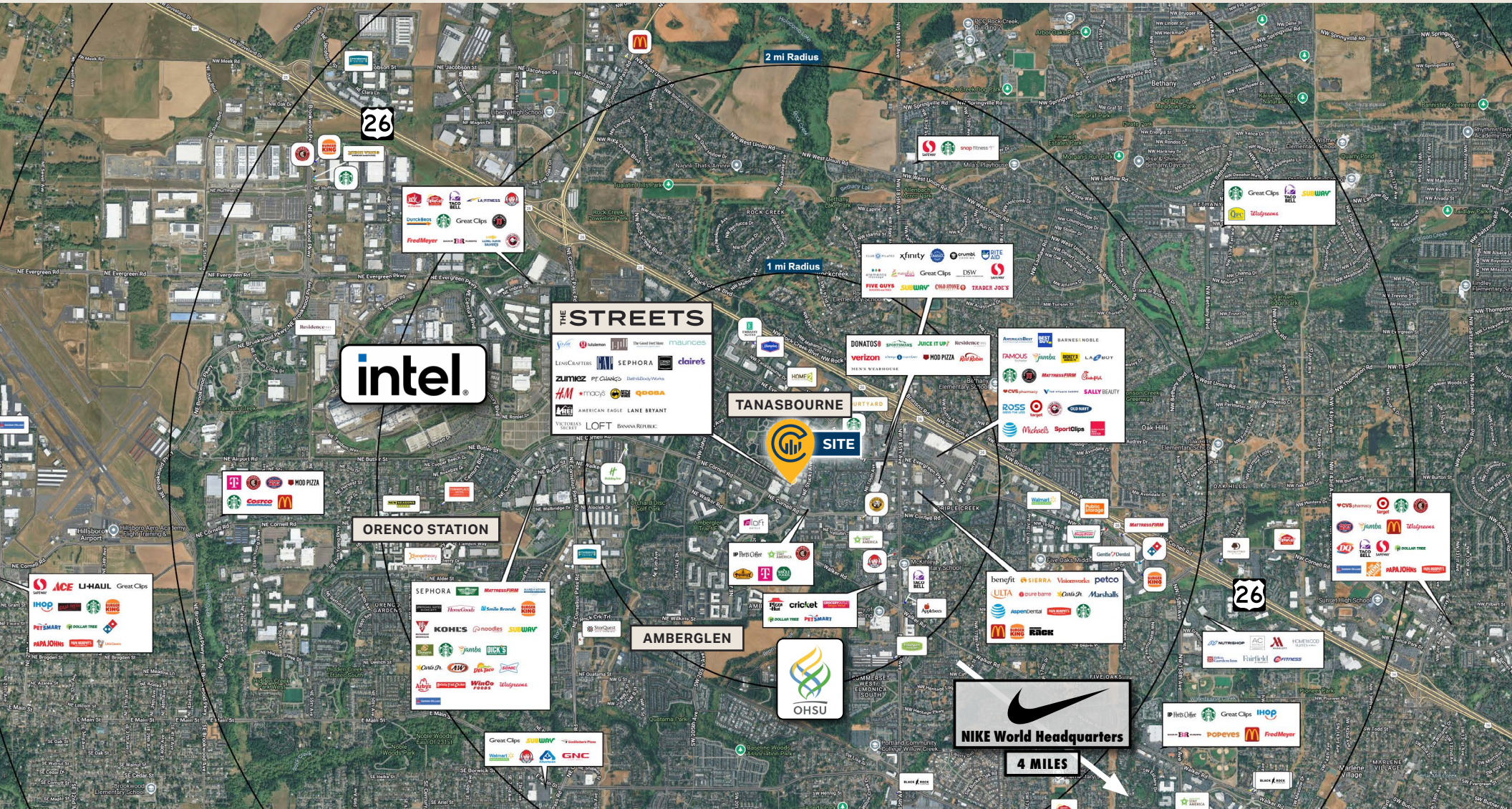


KAISER PERMANENTE®
Westside Medical Center
NAP

SITE AERIAL MAP



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

PORTLAND REGION: DEMOGRAPHICS



High-Income Trade Area

20%

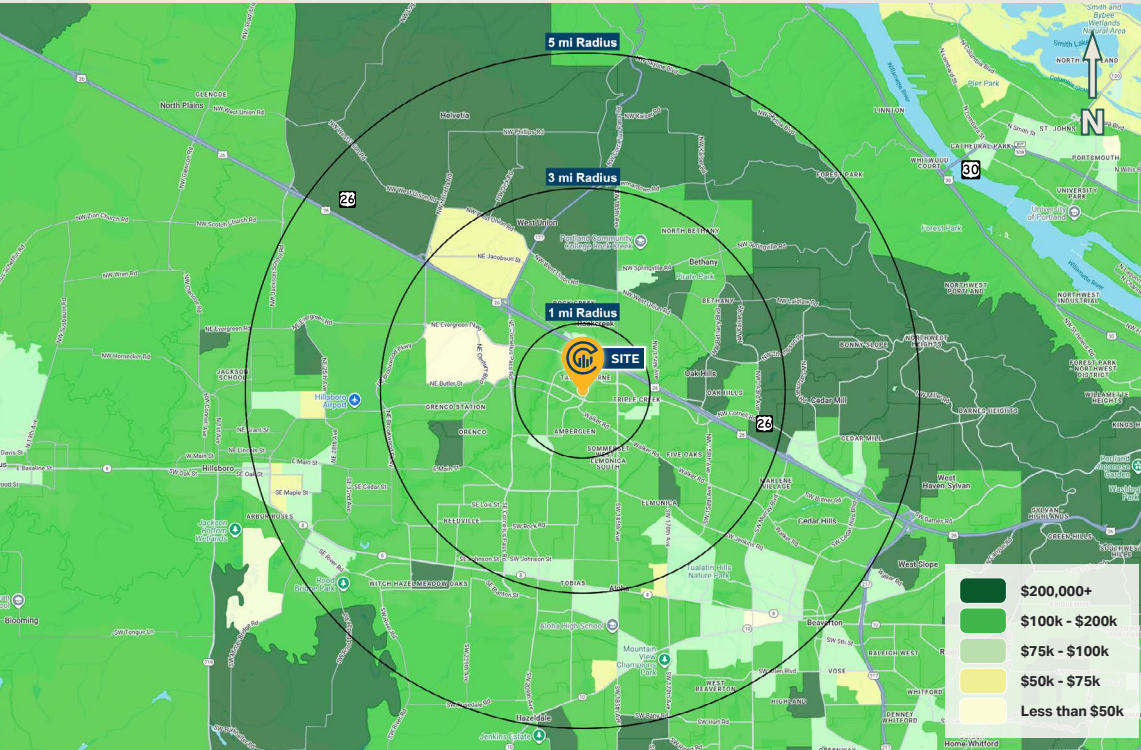
HH Income
Over **\$200,000**
(3-mile radius)

57%

HH Income
Over **\$100,000**
(3-mile radius)

\$149K

Average
HH Income
3-mile radius



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	19,714	142,049	290,989
2030 Projected Population	19,409	139,597	288,403
2020 Census Population	18,342	140,724	285,988
2010 Census Population	14,689	116,232	245,686
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	2.3%	1.5%	1.2%

Households & Income

2025 Estimated Households	9,695	57,816	114,133
2025 Est. Average HH Income	\$119,230	\$148,971	\$150,248
2025 Est. Median HH Income	\$97,968	\$120,998	\$122,251
2025 Est. Per Capita Income	\$58,636	\$60,674	\$58,997

Businesses

2025 Est. Total Businesses	1,204	5,410	11,111
2025 Est. Total Employees	12,377	46,464	86,800

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

Neighborhood Scores

82
Walk Score®
"Very Walkable"

87
Bike Score®
"Very Bikeable"

40
Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

PORTLAND REGION: MAJOR EMPLOYERS



Company	Employees
Intel	22,300
Tokyo Electron America	1,200
ASML	1,200
Hillsboro Medical Center (OHSU)	1,102
Kaiser Foundation Hospital - Westside	1,064
Thermo Fisher Scientific	1,062
First Tech Credit Union	805
Qorvo	600
Genetech	584
Nike World HQ in Beaverton	11,000

Source: Portland Business Journal, Database USA; City of Hillsboro - as of Q1 2024

The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports & outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many

California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.