



Tanasbourne Village

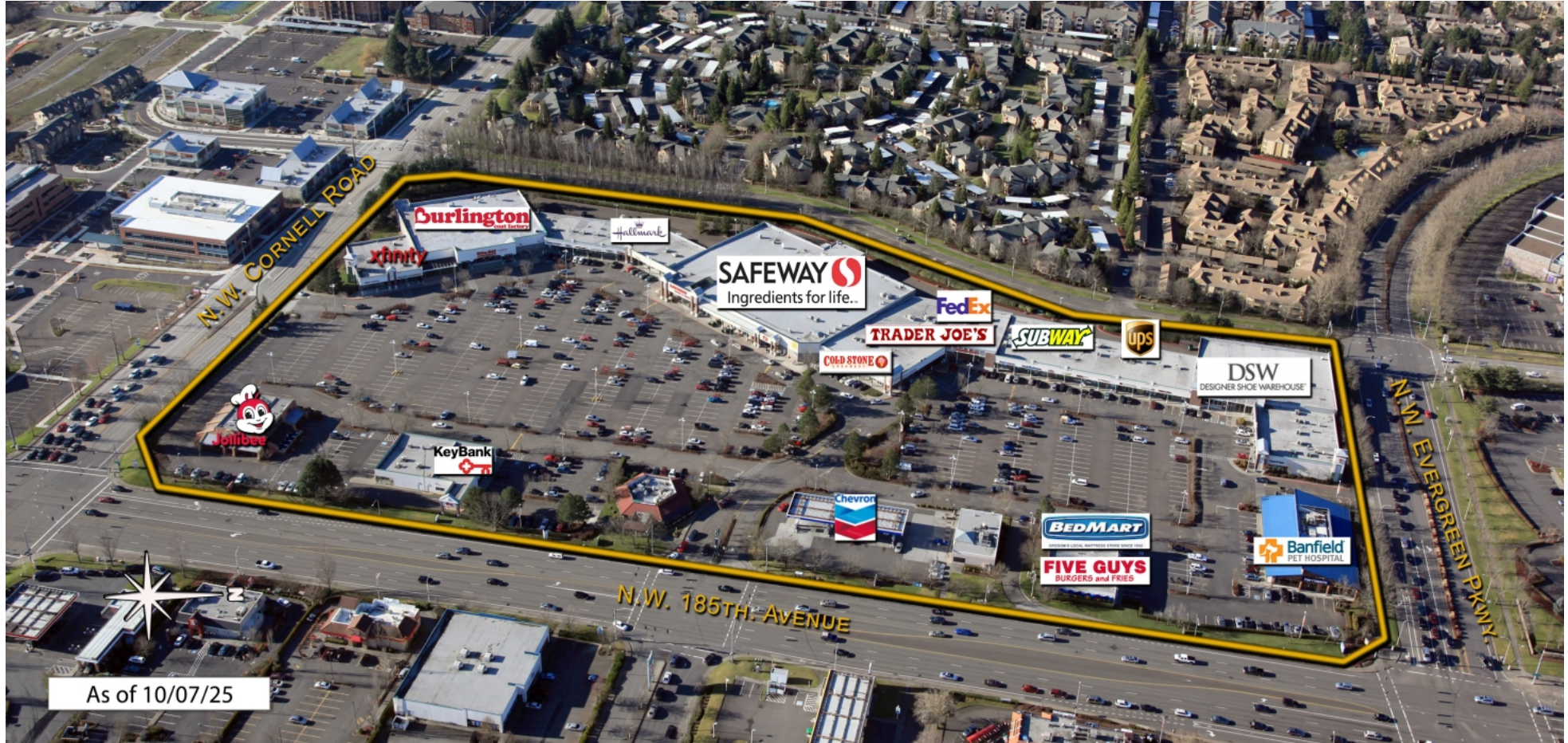
Hillsboro, OR

Portland-Vancouver-Hillsboro (OR-WA)

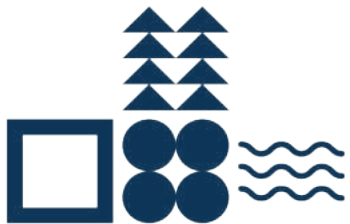


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AERIAL



GROSS LEASABLE AREA (GLA)

206,691 SF

PARKING SPACES

998

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www.kimcorealty.com/115330

■ Available ■ Non-Controlled ● Curbside Pick-up



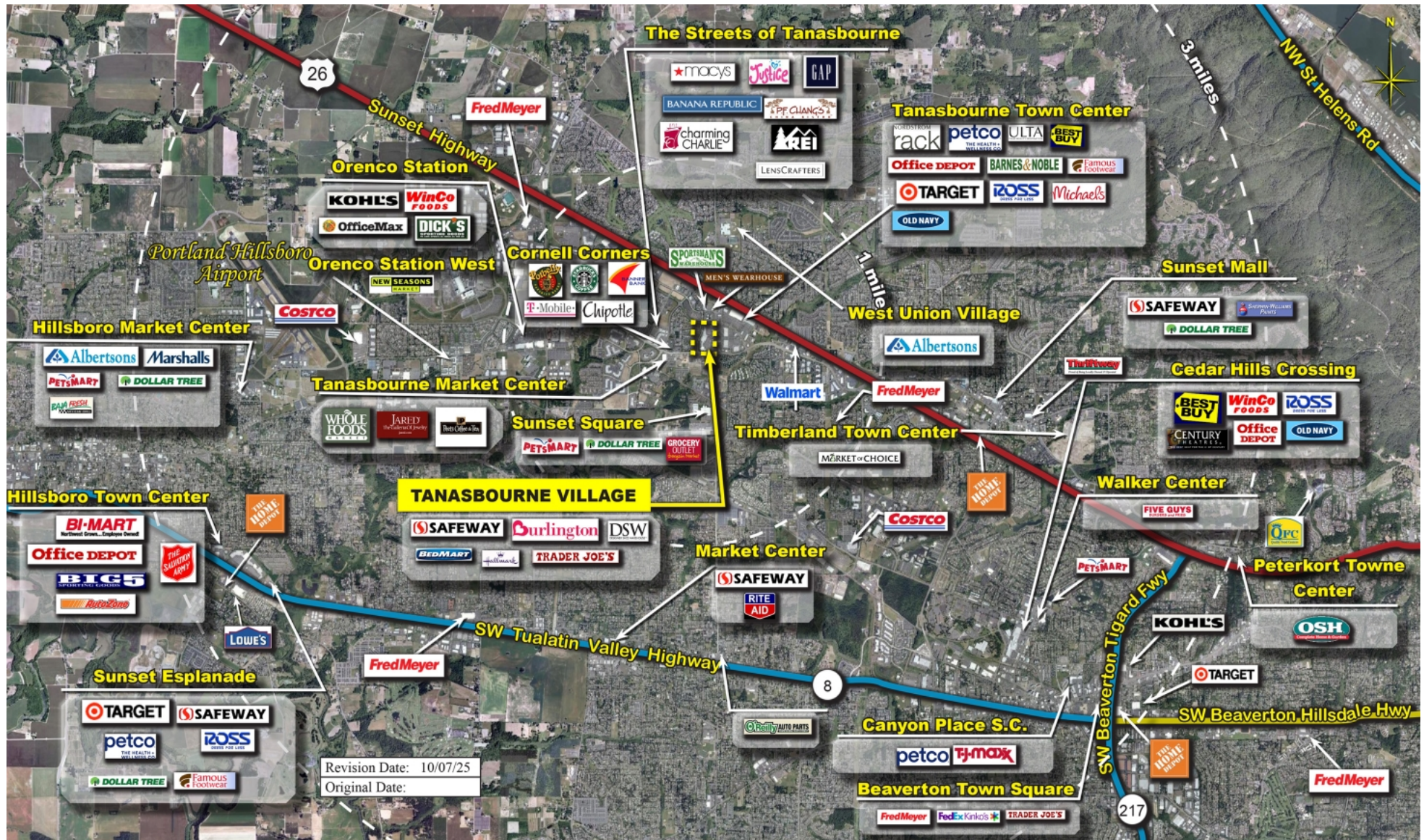
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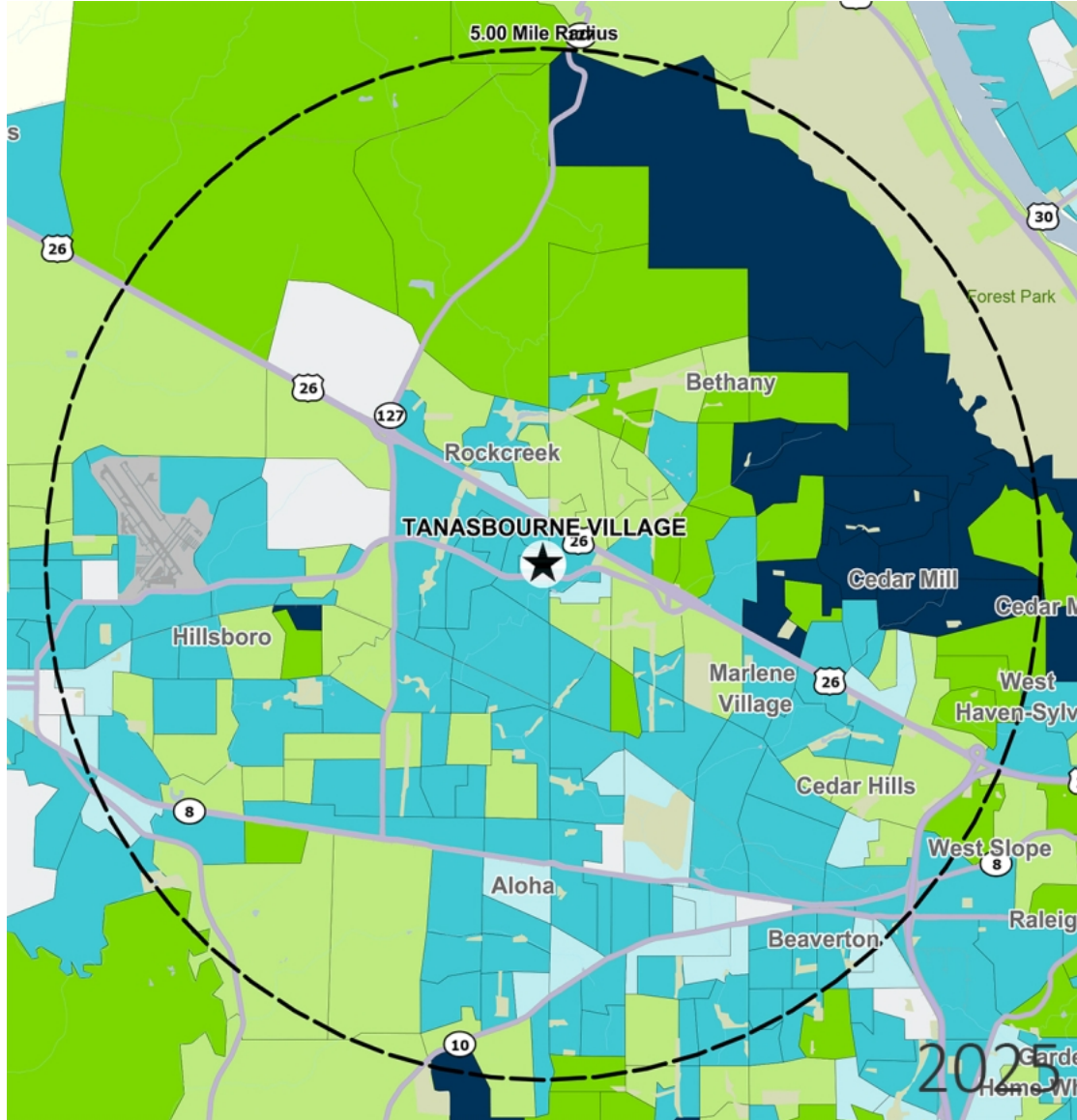


TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Jollibee	2,558	16 Elements Massage	3,448	31 Five Guys Burgers and Fries	2,250
2 Accent Eyewear	3,500	17 Safeway	53,000	32 Bach to Rock	2,400
3 Xfinity	4,268	18 Elmer's Restaurants	4,209	33 Club Pilates	2,000
4 Burlington	27,465	19 Cold Stone Creamery	1,462	34 The UPS Store	1,600
5 Nothing Bundt Cakes	2,068	20 Great Clips	1,000	35 Menchie's Frozen Yogurt	1,600
6 Available (Former Restaurant)	1,050	21 Crumbl	1,000	36 Available	1,600
7 Zen Teriyaki	1,260	22 AT&T	1,500	37 DSW Shoe Warehouse	19,949
8 Ariat Work	3,100	24 Trader Joe's	14,940	38 Vive Nails & Spa	2,000
9 Available (Former Hair Salon)	1,400	25 FedEx Office	5,850	39 Asian Kitchen Grill	2,000
10 Available (Former Restaurant)	1,400	26 Amazing Japan	3,000	40 Tanasbourne Dental Care	1,600
11 KeyBank	3,150	27 Bo Bo Tea House	1,500	41 Gang Nam Korean BBQ	3,200
12 Great Harvest Hillsboro	1,400	28 Subway	1,600	42 Banfield Pet Hospital	4,000
13 Rock Creek Cleaners	2,600	29 Pho Gabo Vietnamese Noodle	1,600	42A Sunset Liquor and More	5,973
14 Hallmark Gold Crown	3,411	30 BedMart	3,780		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP



by Block Group

Demographics

2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	22,163	150,974	299,442
Population Density	7,052	5,337	3,811
Daytime Pop	25,024	128,943	287,604
Households	9,784	58,686	113,149
Average HH Income	\$127,629	\$154,229	\$156,337
Median HH Income	\$104,653	\$121,372	\$120,277
Per Capita Income	\$56,384	\$60,021	\$59,209

Popstats, 4Q 2025, Kalibrate

Average Household Income

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



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