



**COLDWELL
BANKER
COMMERCIAL**

MOUNTAIN WEST REAL ESTATE

TANASBOURNE MARKET CENTER - ANCHORED BY WHOLE FOODS

9940 NE Cornell Road
Hillsboro, OR 97124

AVAILABLE SPACE - 8,807
8,807 SF



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COLDWELL BANKER COMMERCIAL
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FOR LEASE

CBCRE.COM



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9940 NE Cornell Road, Hillsboro, OR 97124

LEASE



OFFERING SUMMARY

Available SF: 8,807

Lease Rate: Call Listing Broker

Lot Size: 2.49 Acres

Year Built: 2007

Building Size: 56,678 SF

Zoning: Mixed Use
Commercial

PROPERTY OVERVIEW

The space to be leased is adjacent to Whole Foods Market and is a sub-lease opportunity from Whole Foods.

PROPERTY HIGHLIGHTS

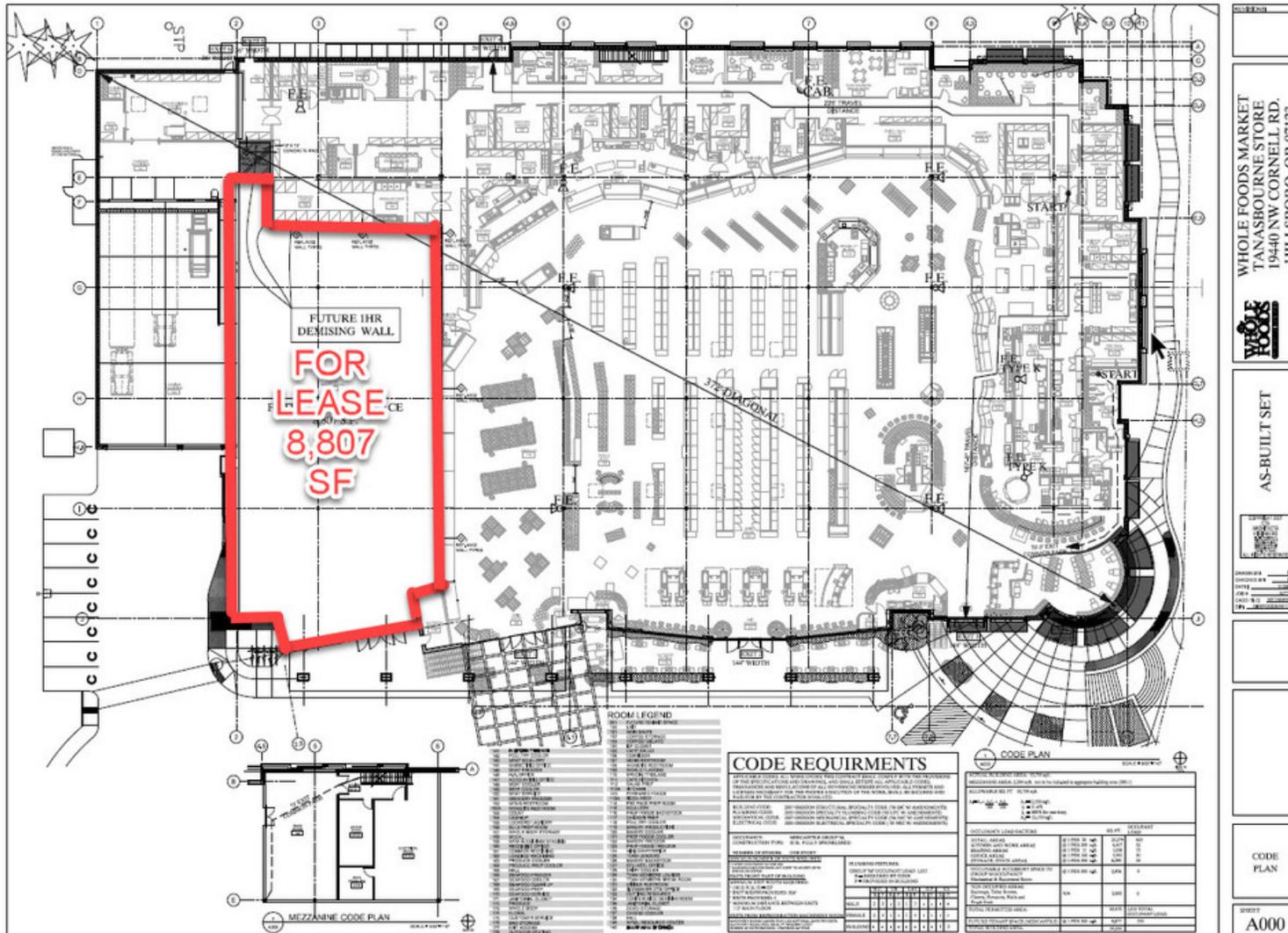
- Anchored by Whole Foods Market
- Signalized intersection
- Located within a major retail hub in a dense, affluent area
- Excellent ingress/egress
- Great mix of co-tenants
- Ample parking
- Pylon signage
- Covered loading dock
- ADT counts in excess of 33,800 - Cornell Road & Amberglen Parkway



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,879	123,293	253,080
Average age	31.0	32.6	33.3
Average age (Male)	30.6	31.6	32.4
Average age (Female)	31.4	33.6	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,226	47,766	95,258
# of persons per HH	2.2	2.6	2.7
Average HH income	\$64,524	\$75,713	\$79,307
Average house value	\$225,665	\$292,092	\$312,276

* Demographic data derived from 2010 US Census

