

HILLSBORO PROMENADE

2500 SW BASELINE RD., HILLSBORO, OR 97123



PROPERTY HIGHLIGHTS

- 1,260 SF / 3,750 SF / 6,000 SF Available
- Quintessential Neighborhood shopping center serving the surrounding trade area
- Easy access via Baseline Rd and Cornelius Pass Rd.
- Call for Rates

ANCHORED BY



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	25,344	139,350	286,034
2024 AVG. H.H. INCOME	\$147,335	\$133,334	\$140,681
2024 DAYTIME POPULATION	2,310	42,192	89,534

CONTACT



DOUG MAGNUSEN
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CHAINLINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
4260 Galewood St Ste B
Lake Oswego, OR 97035

WWW.HSMPACIFIC.COM

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CORNELIUS PASS RD & BASELINE RD, HILLSBORO, OR



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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5149/-122.9034

7486 E Main St Hillsboro, OR 97123	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	25,344	139,350	286,034
2028 Projected Population	24,544	136,668	280,809
2020 Census Population	25,515	139,007	286,664
2010 Census Population	20,596	118,260	250,968
Projected Annual Growth 2023 to 2028	-0.6%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	1.8%	1.4%	1.1%
Households			
2023 Estimated Households	9,409	54,890	109,279
2028 Projected Households	9,101	53,818	107,208
2020 Census Households	9,244	53,445	106,777
2010 Census Households	7,281	44,444	92,590
Projected Annual Growth 2023 to 2028	-0.7%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	2.2%	1.8%	1.4%
Age			
2023 Est. Population Under 10 Years	11.9%	11.5%	11.4%
2023 Est. Population 10 to 19 Years	12.0%	11.6%	11.9%
2023 Est. Population 20 to 29 Years	15.7%	17.0%	14.8%
2023 Est. Population 30 to 44 Years	28.4%	26.3%	25.4%
2023 Est. Population 45 to 59 Years	17.4%	16.9%	18.3%
2023 Est. Population 60 to 74 Years	11.0%	12.3%	13.2%
2023 Est. Population 75 Years or Over	3.7%	4.4%	4.9%
2023 Est. Median Age	34.3	34.5	36.1
Marital Status & Gender			
2023 Est. Male Population	50.0%	50.5%	50.4%
2023 Est. Female Population	50.0%	49.5%	49.6%
2023 Est. Never Married	35.4%	34.4%	32.6%
2023 Est. Now Married	49.6%	47.0%	49.5%
2023 Est. Separated or Divorced	12.8%	14.6%	14.1%
2023 Est. Widowed	2.2%	4.0%	3.9%
Income			
2023 Est. HH Income \$200,000 or More	16.5%	14.4%	17.4%
2023 Est. HH Income \$150,000 to \$199,999	15.6%	13.6%	13.5%
2023 Est. HH Income \$100,000 to \$149,999	23.7%	22.4%	21.7%
2023 Est. HH Income \$75,000 to \$99,999	14.2%	15.7%	14.1%
2023 Est. HH Income \$50,000 to \$74,999	16.1%	14.9%	13.9%
2023 Est. HH Income \$35,000 to \$49,999	5.1%	8.2%	7.8%
2023 Est. HH Income \$25,000 to \$34,999	3.8%	4.0%	4.3%
2023 Est. HH Income \$15,000 to \$24,999	2.3%	3.3%	3.3%
2023 Est. HH Income Under \$15,000	2.7%	3.5%	3.9%
2023 Est. Average Household Income	\$147,335	\$133,334	\$140,681
2023 Est. Median Household Income	\$115,569	\$105,850	\$111,496
2023 Est. Per Capita Income	\$54,719	\$52,586	\$53,850
2023 Est. Total Businesses	373	4,787	11,007
2023 Est. Total Employees	2,310	42,192	89,534

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Race				
2023 Est. White		59.4%	60.0%	61.1%
2023 Est. Black		4.0%	4.1%	3.6%
2023 Est. Asian or Pacific Islander		19.1%	16.1%	16.1%
2023 Est. American Indian or Alaska Native		0.8%	0.9%	0.9%
2023 Est. Other Races		16.8%	19.0%	18.3%
Hispanic				
2023 Est. Hispanic Population		4,424	28,152	56,037
2023 Est. Hispanic Population		17.5%	20.2%	19.6%
2028 Proj. Hispanic Population		17.5%	20.2%	19.5%
2020 Hispanic Population		21.6%	24.9%	23.1%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		17,608	97,334	200,866
2023 Est. Elementary (Grade Level 0 to 8)		4.0%	3.6%	4.3%
2023 Est. Some High School (Grade Level 9 to 11)		3.3%	3.5%	3.1%
2023 Est. High School Graduate		18.4%	18.4%	16.8%
2023 Est. Some College		19.9%	21.4%	20.2%
2023 Est. Associate Degree Only		10.2%	9.5%	8.8%
2023 Est. Bachelor Degree Only		28.0%	26.5%	28.1%
2023 Est. Graduate Degree		16.1%	17.0%	18.6%
Housing				
2023 Est. Total Housing Units		9,720	56,967	113,407
2023 Est. Owner-Occupied		58.2%	56.0%	57.0%
2023 Est. Renter-Occupied		38.5%	40.3%	39.3%
2023 Est. Vacant Housing		3.2%	3.6%	3.6%
Homes Built by Year				
2023 Homes Built 2010 or later		21.4%	16.8%	15.1%
2023 Homes Built 2000 to 2009		24.7%	23.1%	18.9%
2023 Homes Built 1990 to 1999		27.5%	17.3%	18.3%
2023 Homes Built 1980 to 1989		7.8%	11.5%	12.9%
2023 Homes Built 1970 to 1979		8.1%	17.8%	17.6%
2023 Homes Built 1960 to 1969		2.5%	5.0%	6.6%
2023 Homes Built 1950 to 1959		2.1%	2.4%	3.3%
2023 Homes Built Before 1949		2.7%	2.5%	3.6%
Home Values				
2023 Home Value \$1,000,000 or More		2.1%	2.2%	2.9%
2023 Home Value \$500,000 to \$999,999		36.3%	36.9%	42.4%
2023 Home Value \$400,000 to \$499,999		29.0%	29.0%	26.9%
2023 Home Value \$300,000 to \$399,999		19.4%	19.4%	16.8%
2023 Home Value \$200,000 to \$299,999		6.8%	6.3%	5.3%
2023 Home Value \$150,000 to \$199,999		0.8%	1.2%	1.1%
2023 Home Value \$100,000 to \$149,999		1.2%	0.6%	0.6%
2023 Home Value \$50,000 to \$99,999		2.6%	2.4%	1.7%
2023 Home Value \$25,000 to \$49,999		0.5%	0.7%	0.9%
2023 Home Value Under \$25,000		1.3%	1.3%	1.4%
2023 Median Home Value		\$464,051	\$463,831	\$490,745
2023 Median Rent		\$1,507	\$1,460	\$1,454

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	20,436	113,391	232,124
2023 Est. Civilian Employed	70.6%	69.6%	67.3%
2023 Est. Civilian Unemployed	3.1%	2.3%	2.6%
2023 Est. in Armed Forces	-	0.2%	0.1%
2023 Est. not in Labor Force	26.3%	27.9%	29.9%
2023 Labor Force Males	49.6%	50.2%	50.1%
2023 Labor Force Females	50.4%	49.8%	49.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	14,418	78,932	156,189
2023 Mgmt, Business, & Financial Operations	18.0%	17.0%	17.8%
2023 Professional, Related	33.2%	32.6%	32.8%
2023 Service	13.9%	15.7%	15.2%
2023 Sales, Office	17.1%	18.2%	17.7%
2023 Farming, Fishing, Forestry	0.1%	0.2%	0.3%
2023 Construction, Extraction, Maintenance	4.0%	5.7%	5.4%
2023 Production, Transport, Material Moving	13.6%	10.7%	10.8%
2023 White Collar Workers	68.4%	67.8%	68.3%
2023 Blue Collar Workers	31.6%	32.2%	31.7%
Transportation to Work			
2023 Drive to Work Alone	54.3%	57.0%	55.5%
2023 Drive to Work in Carpool	8.7%	7.1%	6.3%
2023 Travel to Work by Public Transportation	2.7%	2.6%	2.5%
2023 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
2023 Walk or Bicycle to Work	2.2%	2.7%	2.5%
2023 Other Means	0.9%	0.8%	0.9%
2023 Work at Home	31.1%	29.7%	32.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	33.7%	33.5%	30.2%
2023 Travel to Work in 15 to 29 Minutes	38.0%	37.6%	39.8%
2023 Travel to Work in 30 to 59 Minutes	23.8%	24.3%	25.3%
2023 Travel to Work in 60 Minutes or More	4.5%	4.6%	4.7%
2023 Average Travel Time to Work	17.7	18.5	19.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$872.94 M	\$4.76 B	\$9.87 B
2023 Est. Apparel	\$31.7 M	\$171.67 M	\$357.37 M
2023 Est. Contributions, Gifts	\$53.12 M	\$287.1 M	\$606.85 M
2023 Est. Education, Reading	\$31.75 M	\$169.04 M	\$359.74 M
2023 Est. Entertainment	\$50.88 M	\$275.59 M	\$574.01 M
2023 Est. Food, Beverages, Tobacco	\$131.26 M	\$717.71 M	\$1.48 B
2023 Est. Furnishings, Equipment	\$31.51 M	\$170.84 M	\$355.17 M
2023 Est. Health Care, Insurance	\$76.94 M	\$422.24 M	\$872.16 M
2023 Est. Household Operations, Shelter, Utilities	\$278.9 M	\$1.52 B	\$3.16 B
2023 Est. Miscellaneous Expenses	\$16.58 M	\$90.37 M	\$187.86 M
2023 Est. Personal Care	\$11.75 M	\$64.01 M	\$132.63 M
2023 Est. Transportation	\$158.58 M	\$864.09 M	\$1.79 B

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