

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

Tanasbourne Pad

1960 NW 192nd Ave, Hillsboro, OR 97006

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With Video
Tours:



This property is a prime corner lot on a lighted intersection at the South East corner of 192nd and Cornell Road. The pad is adjacent to The Springs at Tanasbourne, a high end retirement community offering independent living, assisted living and memory care in a resort like setting. The Springs at Tanasbourne is home to 260 residents and the doors are always open to friend and family visitors. Average daily traffic on this stretch of Cornell is 23,461 cars per day.



Total lot size approximately 41,000 SF +/-

Buildable

21,780 Square Feet

.5 Acre

Minimum 75% FAR

Example: 15,000 SF single story or
7,500 SF 2 story

Adjacent additional shared parking
easement with The Springs,
approximately .5 acres

\$120,000 per year ground lease
Owner will consider selling

Demographics

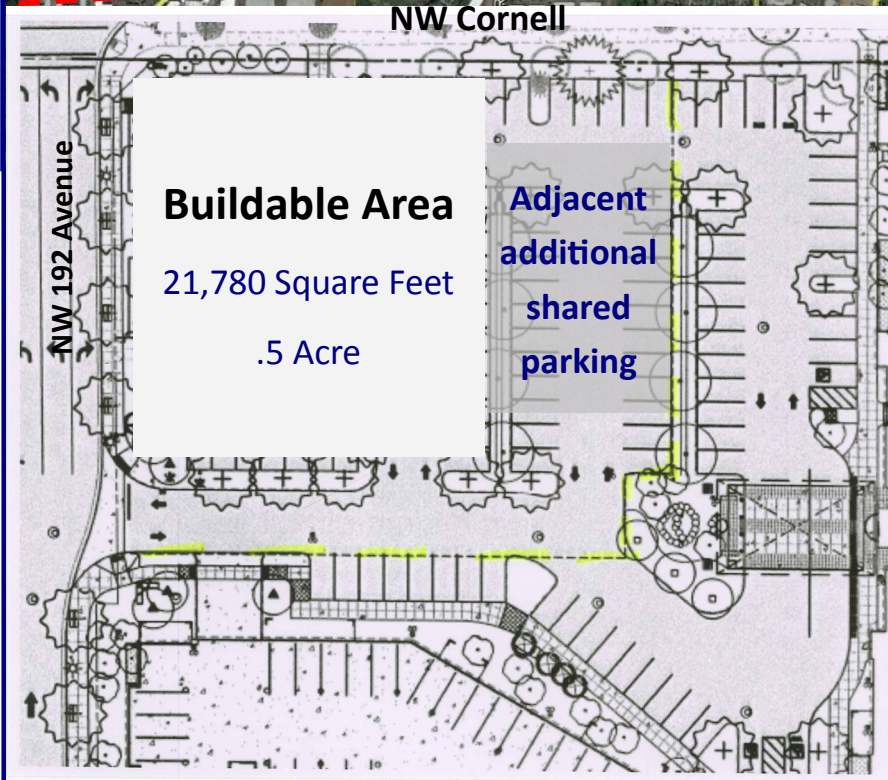
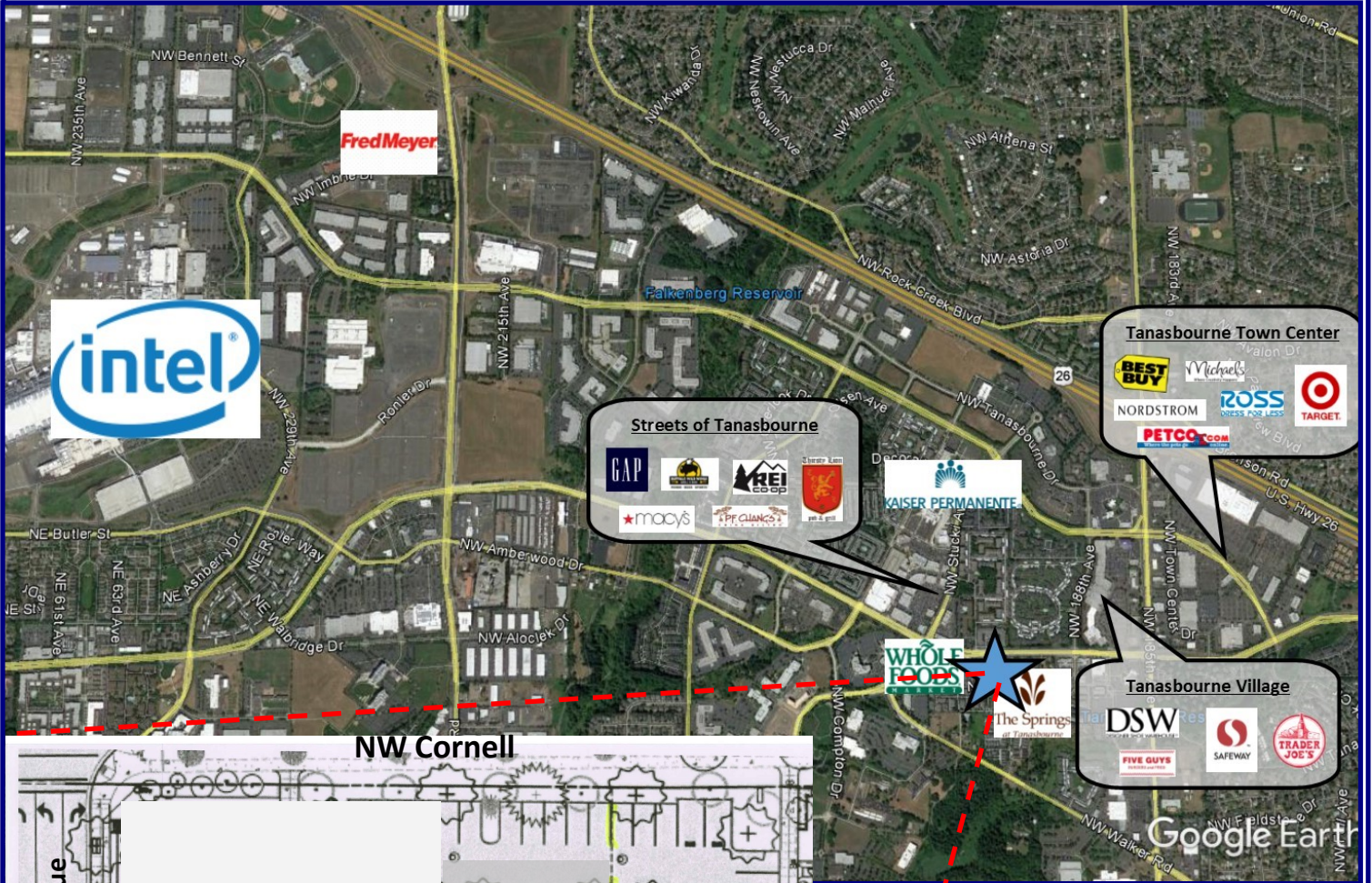
2016 Estimate	1 Mile	3 Mile	5 Mile
Population:	19,918	133,657	277,170
Average HH Income:	\$39,275	\$86,649	\$88,490

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