

# CASCADE CENTER

## ANCHOR LOCATION NEAR WASHINGTON SQUARE



### LOCATION

10329 SW Cascade Blvd in Tigard, OR

### AVAILABLE SPACE

24,482 SF

### RENTAL RATE

\$20.00/SF/YR, NNN (NNN = \$3.82/SF)

### TRAFFIC COUNTS

Hwy 217 - 113,193 ADT ('22)

SW Cascade Ave - 6,264 ADT ('22)

SW Greenburg Rd - 24,986 ADT ('22)

SW Scholls Ferry Rd - 40,246 ADT ('22)

### HIGHLIGHTS

- Mid-box retail space available, adjacent to Fisherman's Marine and Mor Furniture.
- Ample parking available in a shared lot with more than 400 stalls.
- Located on a frontage road along Hwy 217 with easy access and good visibility.
- Desirable area with high employment and excellent shopping options.
- Across from Washington Square (Macy's, Nordstrom, Williams-Sonoma, JCPenney) and near Nordstrom Rack, Office Depot, Ross Dress for Less and more.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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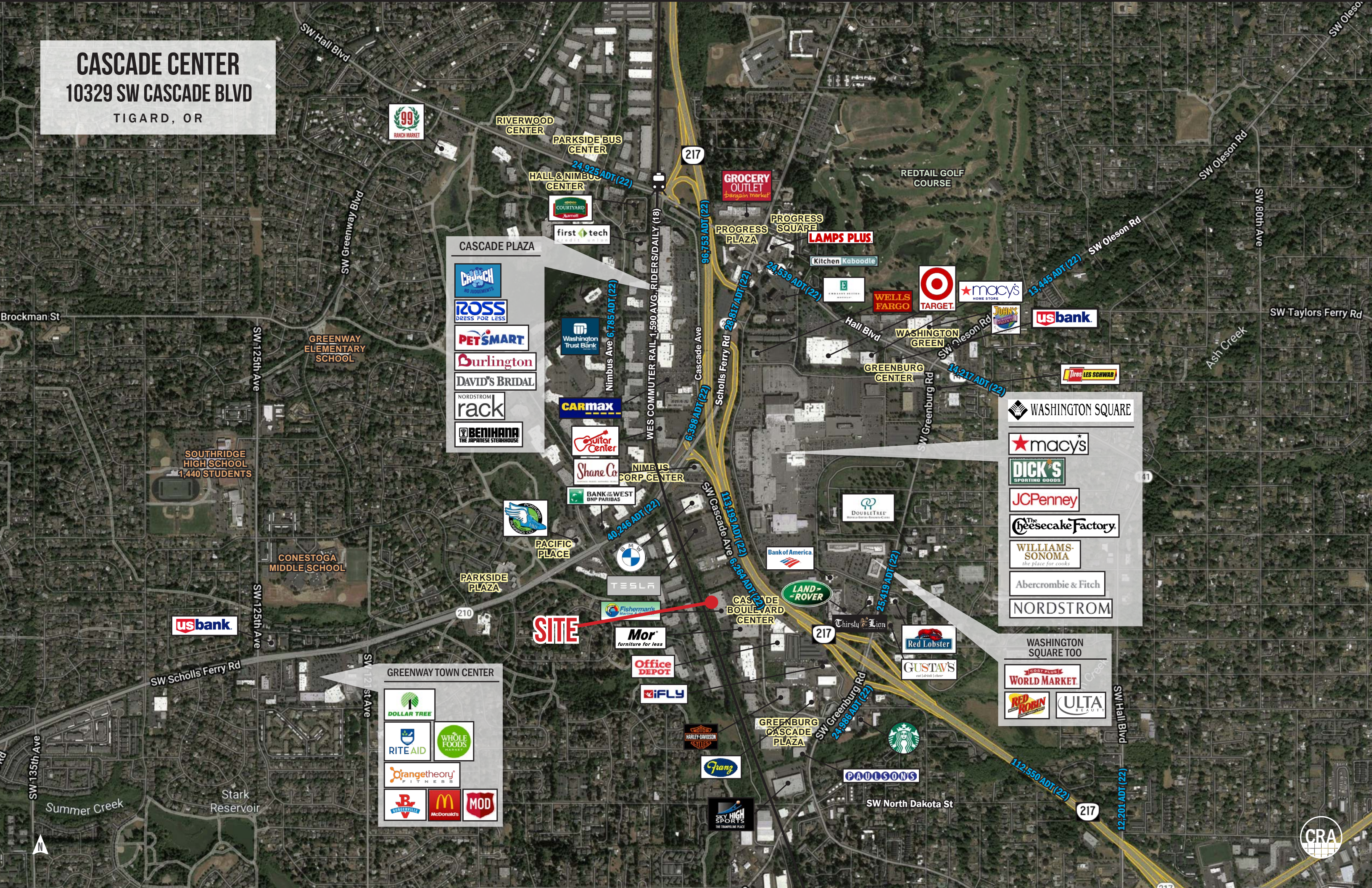
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www.cra-nw.com



# CASCADE CENTER

10329 SW CASCADE BLVD  
TIGARD, OR



**CASCADE PLAZA**

- CRUNCH
- ROSS DRESS FOR LESS
- PETSMART
- Burlington
- DAVID'S BRIDAL
- NORDSTROM
- rack
- BENIHANA THE JAPANESE STEAKHOUSE

**WASHINGTON SQUARE**

- macy's
- DICK'S SPORTING GOODS
- JCPenney
- The Cheesecake Factory
- WILLIAMS-SONOMA the place for cooks
- Abercrombie & Fitch
- NORDSTROM

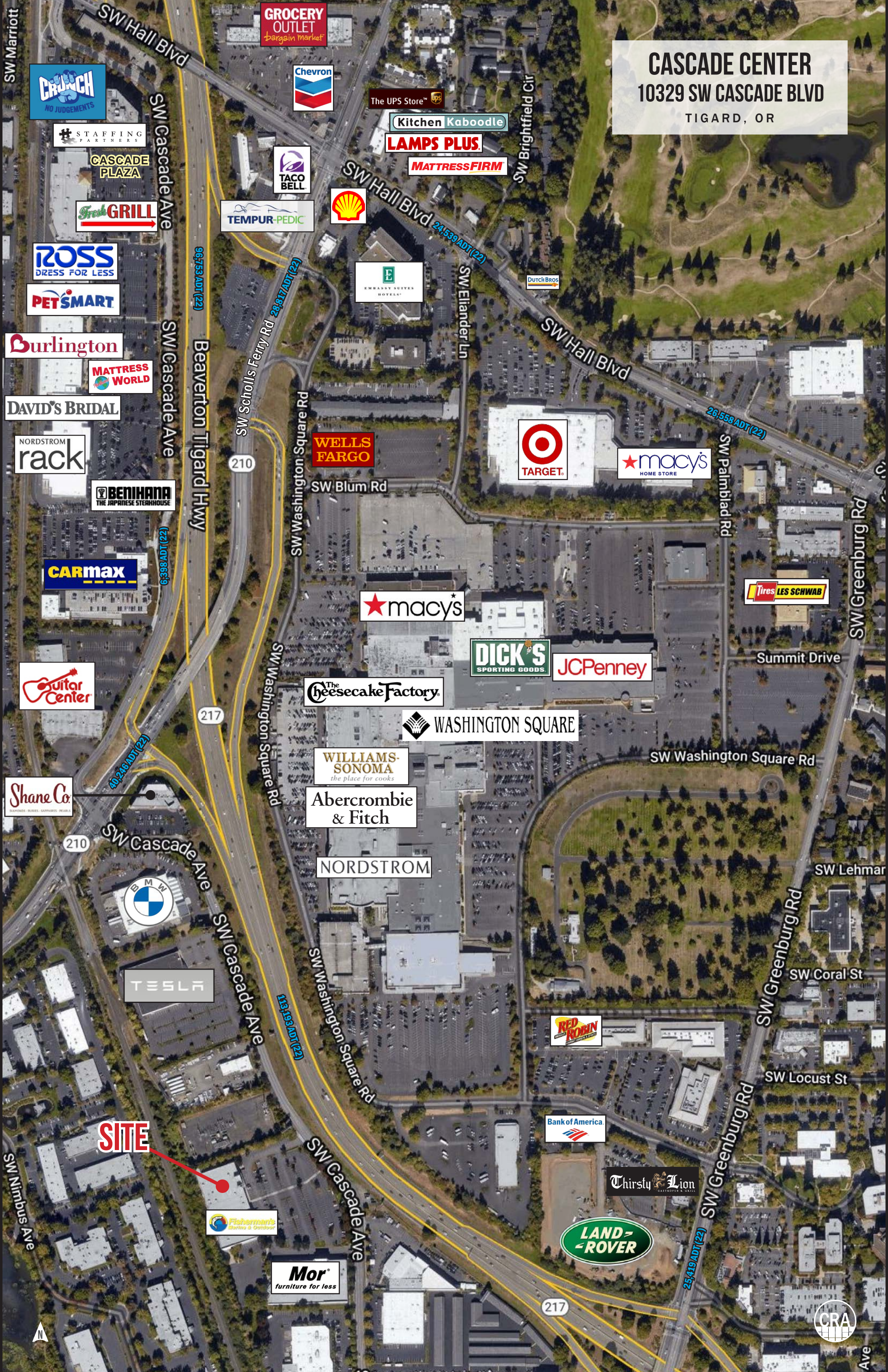
**GREENWAY TOWN CENTER**

- DOLLAR TREE
- RITEAID
- WHOLE FOODS MARKET
- OrangeTheory FITNESS
- BASKETBALL
- McDonald's
- MOD

**SITE**



**CASCADE CENTER**  
10329 SW CASCADE BLVD  
TIGARD, OR



**GROCERY OUTLET**  
bargain Market

**CRUNCH**  
NO JUDGEMENTS

STAFFING PARTNERS

CASCADE PLAZA

**Fresh GRILL**

**ROSS**  
DRESS FOR LESS

**PET SMART**

**Burlington**

**MATTRESS WORLD**

DAVID'S BRIDAL

NORDSTROM  
**rack**

**BENIHANA**  
THE JAPANESE STEAKHOUSE

**CARmax**

**Guitar Center**

**Shane Co.**  
DIAMONDS - RUBIES - SAPPHIRES - PEARLS

**BMW**

**TESLA**

**SITE**

**Fisherman's**  
Marina & Outdoor

**Mor**  
furniture for less

**Chevron**

**TACO BELL**

**TEMPUR-PEDIC**

**Shell**

The UPS Store™ **UPS**

**Kitchen Kaboodle**

**LAMPS PLUS**

**MATTRESS FIRM**

**EMBASSY SUITES**  
HOTELS

**Dutch Bros**

**WELLS FARGO**

**TARGET**

**macy's**  
HOME STORE

**macy's**

**DICK'S**  
SPORTING GOODS

**JCPenney**

**Tires LES SCHWAB**

**The Cheesecake Factory**

**WASHINGTON SQUARE**

**WILLIAMS-SONOMA**  
the place for cooks

**Abercrombie & Fitch**

**NORDSTROM**

**RED ROBIN**  
HONEY BEE BURGERS

**Bank of America**

**Thirsty Lion**  
GASTROPUB & GRILL

**LAND-ROVER**

**CRA**



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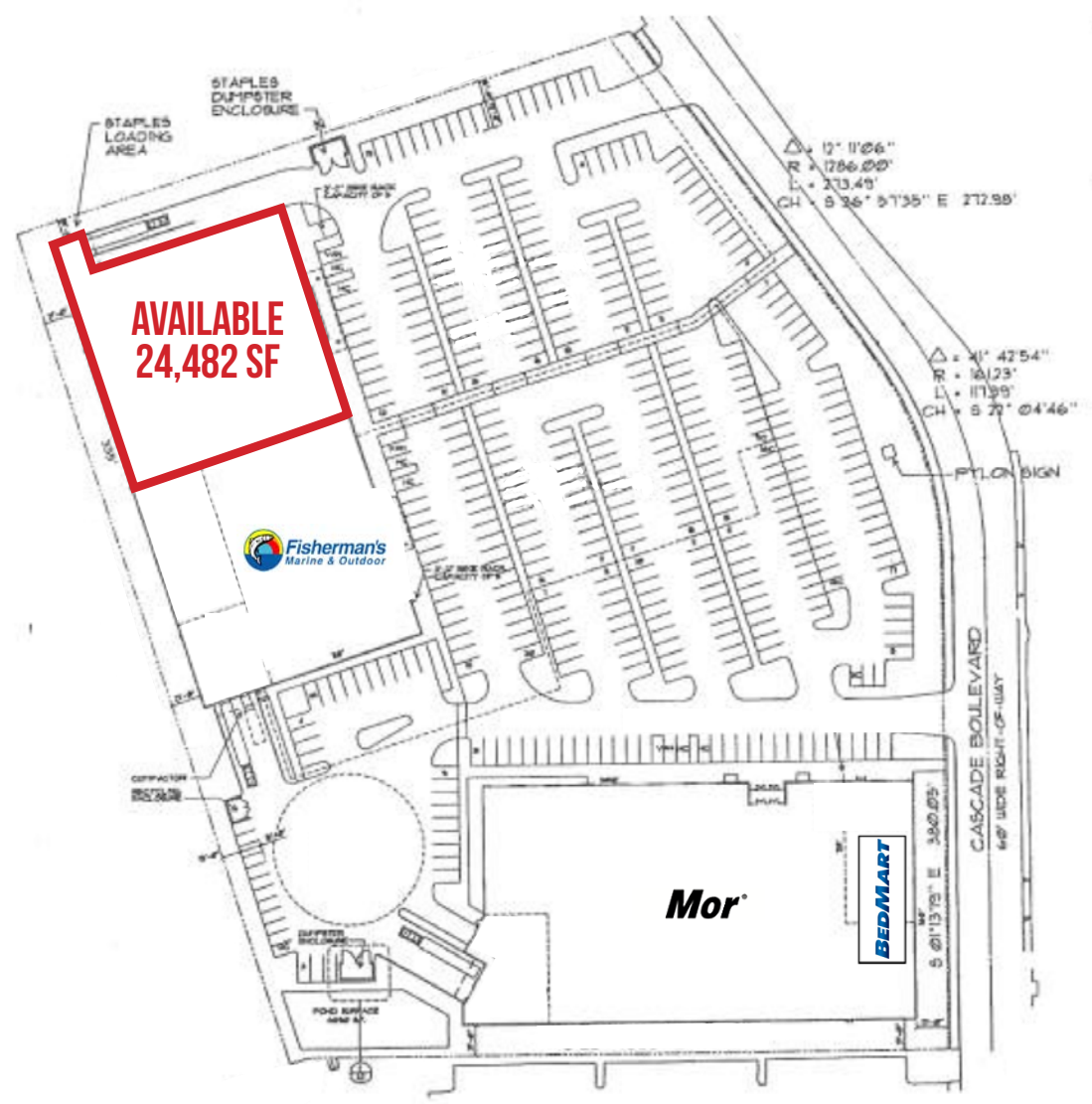
CLOSE-IN AERIAL





# CASCADE CENTER 10329 SW CASCADE BLVD TIGARD, OR

## SITE PLAN



A1 ZOHNI

# CASCADE CENTER

## 10329 SW CASCADE BLVD

TIGARD, OR

### DEMOGRAPHIC SUMMARY

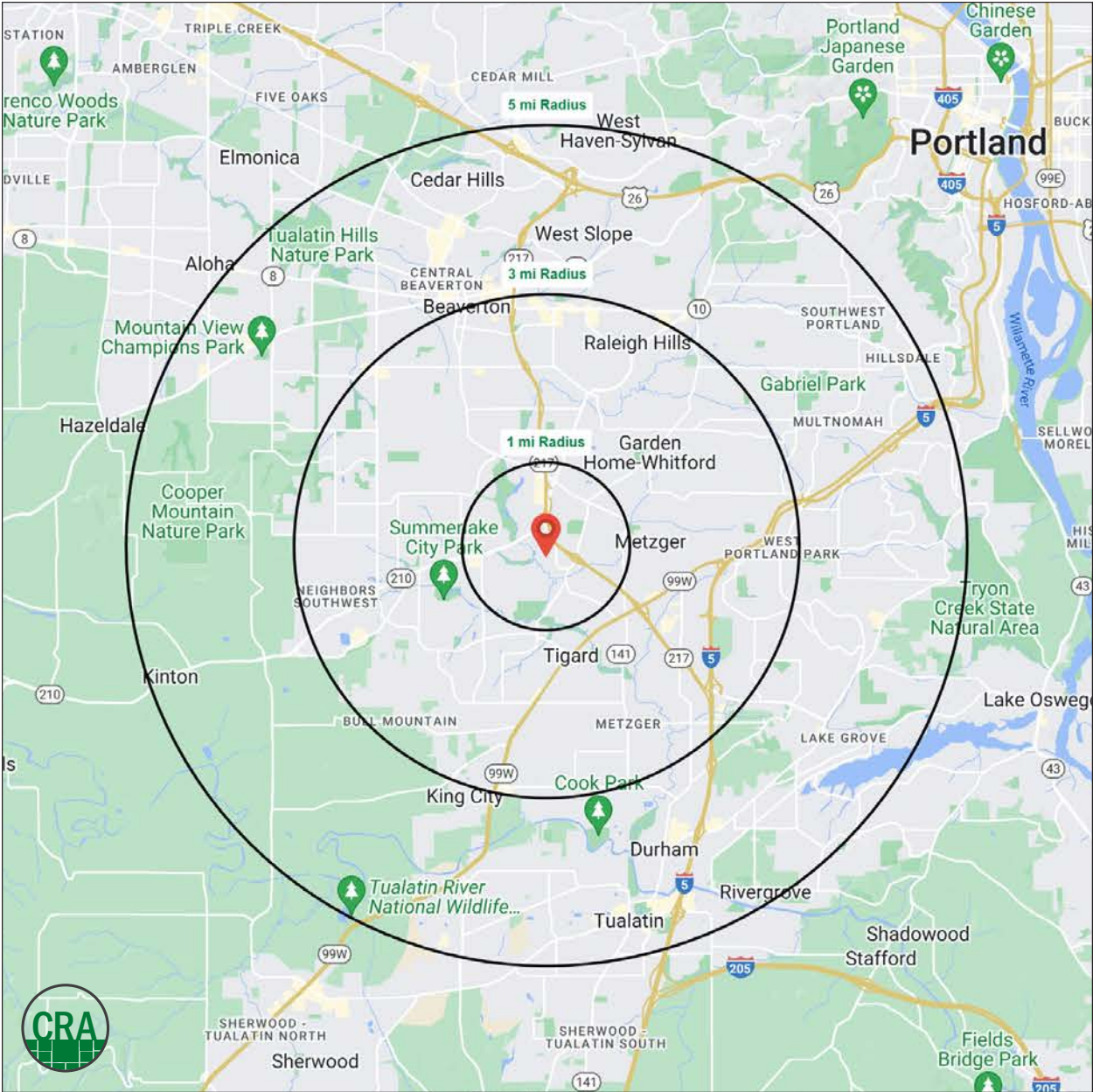
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	14,289	142,811	323,401
Projected Population 2027	14,801	145,384	330,324
Average HH Income	\$93,263	\$111,430	\$119,892
Median Home Value	\$394,848	\$462,823	\$490,926
Daytime Demographics 16+	19,697	114,887	257,814
Some College or Higher	68.6%	78.6%	79.7%

**\$111,430**

Average Household Income  
3 MILE RADIUS

**39.4**

Median Age  
3 MILE RADIUS





## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4455/-122.7841

<b>10329 SW Cascade Ave</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Tigard, OR 97223</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2022 Estimated Population	14,289	142,811	323,401
2027 Projected Population	14,801	145,384	330,324
2020 Census Population	14,301	143,382	323,465
2010 Census Population	13,116	134,214	298,534
Projected Annual Growth 2022 to 2027	0.7%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	0.7%	0.5%	0.7%
2022 Median Age	34.7	39.4	39.4
<b>Households</b>			
2022 Estimated Households	5,643	58,790	132,218
2027 Projected Households	6,004	61,431	138,252
2020 Census Households	5,645	58,947	132,223
2010 Census Households	5,140	55,511	123,463
Projected Annual Growth 2022 to 2027	1.3%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	0.8%	0.5%	0.6%
<b>Race and Ethnicity</b>			
2022 Estimated White	66.0%	70.5%	70.4%
2022 Estimated Black or African American	2.7%	2.3%	2.3%
2022 Estimated Asian or Pacific Islander	7.0%	8.8%	8.7%
2022 Estimated American Indian or Native Alaskan	1.5%	0.8%	0.8%
2022 Estimated Other Races	22.7%	17.6%	17.9%
2022 Estimated Hispanic	21.9%	14.4%	14.7%
<b>Income</b>			
2022 Estimated Average Household Income	\$93,263	\$111,430	\$119,892
2022 Estimated Median Household Income	\$77,689	\$89,117	\$93,391
2022 Estimated Per Capita Income	\$36,916	\$45,960	\$49,108
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.4%	2.8%
2022 Estimated Some High School (Grade Level 9 to 11)	6.8%	3.2%	2.7%
2022 Estimated High School Graduate	20.9%	15.9%	14.7%
2022 Estimated Some College	24.7%	21.9%	20.5%
2022 Estimated Associates Degree Only	9.6%	7.8%	7.9%
2022 Estimated Bachelors Degree Only	25.0%	31.3%	31.3%
2022 Estimated Graduate Degree	9.3%	17.6%	20.1%
<b>Business</b>			
2022 Estimated Total Businesses	1,679	9,072	20,785
2022 Estimated Total Employees	16,883	76,711	170,838
2022 Estimated Employee Population per Business	10.1	8.5	8.2
2022 Estimated Residential Population per Business	8.5	15.7	15.6

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
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