

WASHINGTON GREEN

TIGARD, OR



FOR LEASE > 1,800 SF

LOCATION

SW Hall Blvd & SW Oleson Rd in Tigard, Oregon

AVAILABLE SPACE

1,800 SF

RENTAL RATE

\$32.00/SF/YR, NNN approx. \$6.30/SF

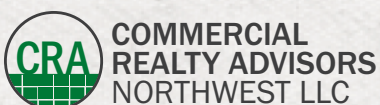
HIGHLIGHTS

- High visibility location on Hall Blvd adjacent to Washington Square Mall
- Co-tenants include John's Incredible Pizza, Banfield Pet Hospital, and Chipotle
- Excellent daytime employment and traffic
- Abundant parking available

TRAFFIC COUNTS

SW Hall Blvd @ Scholls Ferry – 30,713 ADT ('18)

Sw Hall Blvd @ Oleson Rd – 14,601 ADT ('20)

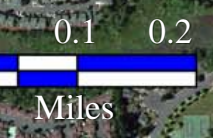


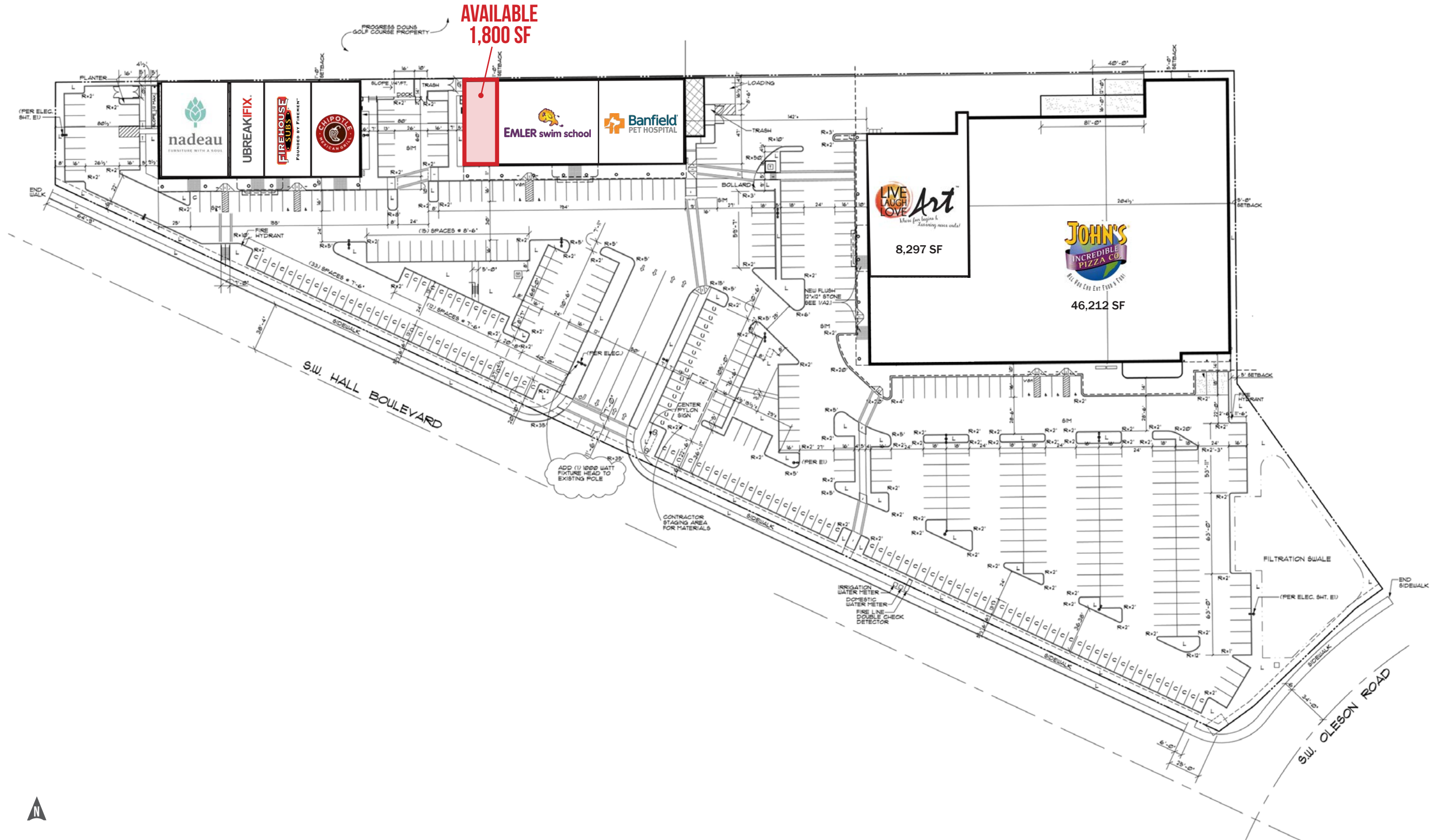
George Macoubray | george@cra-nw.com
Nick Stanton | nick@cra-nw.com

503.274.0211
www.cra-nw.com

WASHINGTON GREEN

9140 SW HALL BLVD
TIGARD, OR





WASHINGTON GREEN 9140 SW HALL BLVD TIGARD, OR

DEMOGRAPHIC SUMMARY

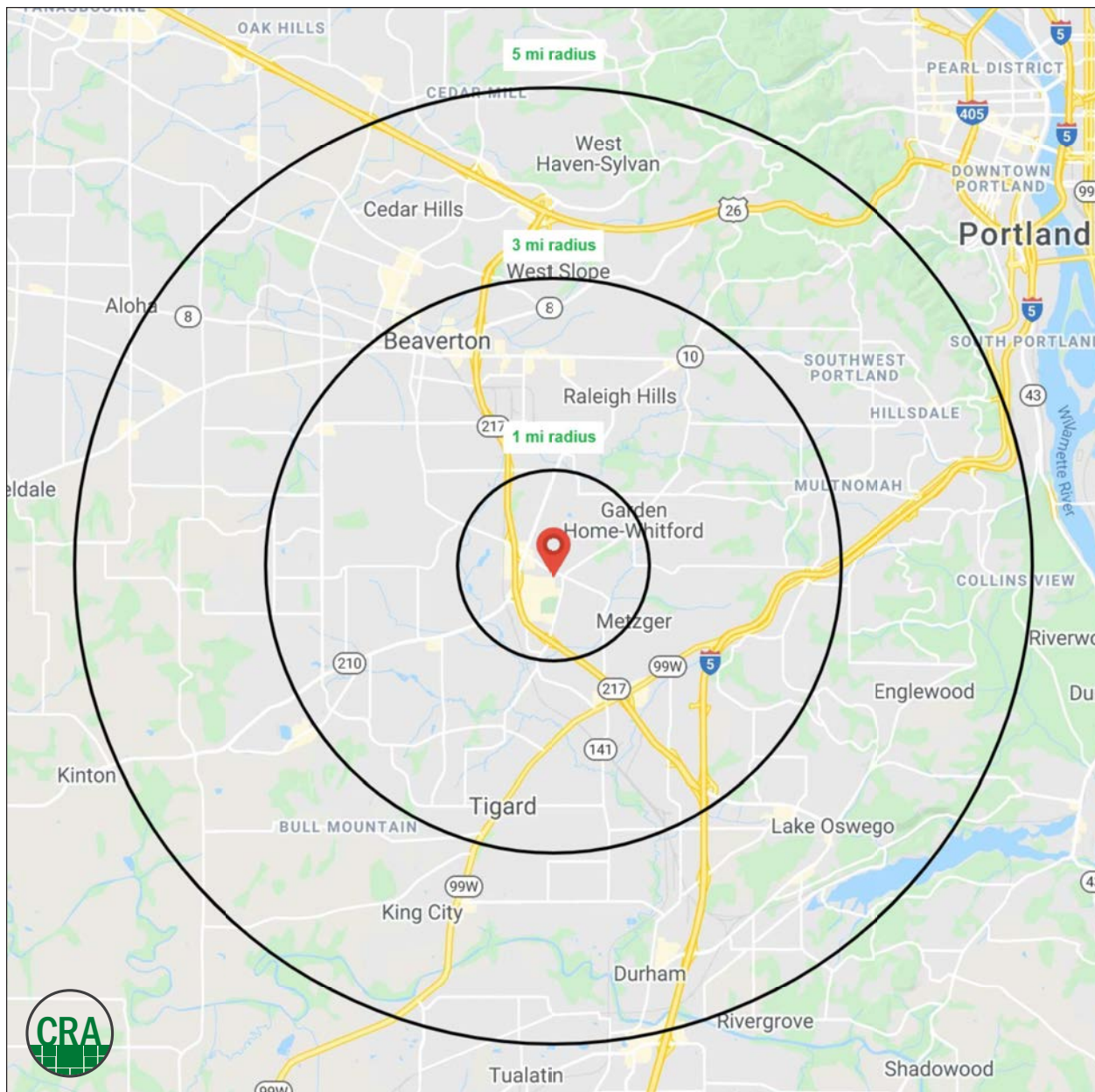
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,234	142,635	341,302
Projected Population 2025	9,735	149,272	356,441
Average HH Income	\$91,510	\$106,531	\$121,170
Median Home Value	\$430,007	\$440,948	\$470,847
Daytime Demographics 16+	16,660	74,371	157,427
Some College or Higher	73.6%	78.1%	80.3%

\$132,260

Average Family Income
3 MILE RADIUS

142,635

Estimated Population
3 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4548/-122.7762

RF1

Washington Green

Portland, OR 97223

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	9,234	142,635	341,302
	2025 Projected Population	9,735	149,272	356,441
	2010 Census Population	8,433	131,048	307,232
	2000 Census Population	7,328	121,413	279,857
	Projected Annual Growth 2020 to 2025	1.1%	0.9%	0.9%
	Historical Annual Growth 2000 to 2020	1.3%	0.9%	1.1%
HOUSEHOLDS	2020 Estimated Households	3,909	59,901	142,209
	2025 Projected Households	4,139	63,261	150,138
	2010 Census Households	3,553	54,801	127,406
	2000 Census Households	3,222	49,700	115,237
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.1%	1.0%	1.2%
AGE	2020 Est. Population Under 10 Years	10.7%	10.5%	10.6%
	2020 Est. Population 10 to 19 Years	9.5%	10.8%	11.0%
	2020 Est. Population 20 to 29 Years	13.0%	13.2%	12.8%
	2020 Est. Population 30 to 44 Years	21.1%	21.8%	21.7%
	2020 Est. Population 45 to 59 Years	19.7%	20.6%	20.6%
	2020 Est. Population 60 to 74 Years	16.7%	16.2%	16.4%
	2020 Est. Population 75 Years or Over	9.3%	6.9%	6.9%
	2020 Est. Median Age	41.4	39.9	40.2
MARITAL STATUS & GENDER	2020 Est. Male Population	48.3%	49.0%	48.8%
	2020 Est. Female Population	51.7%	51.0%	51.2%
	2020 Est. Never Married	31.8%	31.1%	30.3%
	2020 Est. Now Married	44.1%	47.8%	50.3%
	2020 Est. Separated or Divorced	19.9%	16.2%	14.8%
	2020 Est. Widowed	4.2%	4.9%	4.5%
INCOME	2020 Est. HH Income \$200,000 or More	8.2%	10.0%	13.0%
	2020 Est. HH Income \$150,000 to \$199,999	8.5%	9.8%	10.7%
	2020 Est. HH Income \$100,000 to \$149,999	18.5%	18.6%	18.7%
	2020 Est. HH Income \$75,000 to \$99,999	11.2%	13.1%	13.4%
	2020 Est. HH Income \$50,000 to \$74,999	14.6%	16.8%	15.8%
	2020 Est. HH Income \$35,000 to \$49,999	14.6%	11.8%	10.6%
	2020 Est. HH Income \$25,000 to \$34,999	6.7%	6.7%	6.1%
	2020 Est. HH Income \$15,000 to \$24,999	10.9%	7.2%	6.1%
	2020 Est. HH Income Under \$15,000	6.7%	5.8%	5.5%
	2020 Est. Average Household Income	\$91,510	\$106,531	\$121,170
	2020 Est. Median Household Income	\$66,650	\$83,102	\$91,922
	2020 Est. Per Capita Income	\$39,123	\$44,837	\$50,576
	2020 Est. Total Businesses	1,911	8,620	16,695
2020 Est. Total Employees	16,660	74,371	157,427	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4548/-122.7762

RF1

Washington Green		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97223				
RACE	2020 Est. White	77.9%	75.3%	76.3%
	2020 Est. Black	3.7%	3.1%	2.9%
	2020 Est. Asian or Pacific Islander	6.1%	9.0%	9.7%
	2020 Est. American Indian or Alaska Native	0.5%	0.6%	0.6%
	2020 Est. Other Races	11.8%	11.9%	10.6%
HISPANIC	2020 Est. Hispanic Population	1,287	21,367	44,131
	2020 Est. Hispanic Population	13.9%	15.0%	12.9%
	2025 Proj. Hispanic Population	14.6%	15.6%	13.4%
	2010 Hispanic Population	12.6%	13.3%	11.5%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,849	103,917	248,338
	2020 Est. Elementary (Grade Level 0 to 8)	4.4%	3.3%	2.8%
	2020 Est. Some High School (Grade Level 9 to 11)	4.4%	4.2%	3.4%
	2020 Est. High School Graduate	17.6%	14.4%	13.5%
	2020 Est. Some College	22.9%	21.5%	19.8%
	2020 Est. Associate Degree Only	8.3%	8.1%	8.0%
	2020 Est. Bachelor Degree Only	26.5%	31.5%	32.0%
	2020 Est. Graduate Degree	15.9%	17.1%	20.5%
HOUSING	2020 Est. Total Housing Units	4,002	61,146	145,329
	2020 Est. Owner-Occupied	52.2%	54.8%	58.7%
	2020 Est. Renter-Occupied	45.5%	43.1%	39.2%
	2020 Est. Vacant Housing	2.3%	2.0%	2.1%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	7.2%	4.5%	5.2%
	2020 Homes Built 2000 to 2009	8.1%	9.2%	10.5%
	2020 Homes Built 1990 to 1999	13.2%	17.1%	19.3%
	2020 Homes Built 1980 to 1989	9.8%	17.8%	16.1%
	2020 Homes Built 1970 to 1979	27.1%	24.1%	21.5%
	2020 Homes Built 1960 to 1969	16.6%	11.0%	10.3%
	2020 Homes Built 1950 to 1959	9.5%	7.5%	7.5%
	2020 Homes Built Before 1949	6.1%	6.8%	7.4%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.5%	1.1%	1.9%
	2020 Home Value \$500,000 to \$999,999	28.9%	32.5%	39.0%
	2020 Home Value \$400,000 to \$499,999	30.9%	28.7%	27.1%
	2020 Home Value \$300,000 to \$399,999	29.7%	30.1%	27.3%
	2020 Home Value \$200,000 to \$299,999	10.6%	9.9%	8.9%
	2020 Home Value \$150,000 to \$199,999	2.4%	2.2%	1.9%
	2020 Home Value \$100,000 to \$149,999	1.6%	1.4%	1.1%
	2020 Home Value \$50,000 to \$99,999	0.5%	0.6%	0.7%
	2020 Home Value \$25,000 to \$49,999	1.2%	0.7%	0.9%
	2020 Home Value Under \$25,000	0.7%	0.9%	0.8%
	2020 Median Home Value	\$430,007	\$440,948	\$470,847
	2020 Median Rent	\$1,142	\$1,191	\$1,228

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4548/-122.7762

RF1

Washington Green

Portland, OR 97223

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,720	118,243	281,735
	2020 Est. Civilian Employed	69.4%	67.8%	67.6%
	2020 Est. Civilian Unemployed	1.9%	2.5%	2.2%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	28.7%	29.6%	30.2%
	2020 Labor Force Males	47.8%	48.5%	48.3%
	2020 Labor Force Females	52.2%	51.5%	51.7%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	5,356	80,194	190,313
	2020 Mgmt, Business, & Financial Operations	25.1%	19.4%	20.7%
	2020 Professional, Related	21.5%	27.5%	29.0%
	2020 Service	17.4%	13.6%	13.4%
	2020 Sales, Office	20.1%	23.1%	21.9%
	2020 Farming, Fishing, Forestry	1.6%	0.4%	0.3%
	2020 Construction, Extraction, Maintenance	6.5%	6.5%	5.4%
	2020 Production, Transport, Material Moving	7.9%	9.6%	9.3%
	2020 White Collar Workers	66.6%	69.9%	71.6%
	2020 Blue Collar Workers	33.4%	30.1%	28.4%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	68.3%	70.5%
2020 Drive to Work in Carpool		6.2%	7.8%	8.2%
2020 Travel to Work by Public Transportation		8.8%	7.7%	6.8%
2020 Drive to Work on Motorcycle		0.2%	0.3%	0.2%
2020 Walk or Bicycle to Work		6.9%	4.7%	4.4%
2020 Other Means		0.3%	0.4%	0.5%
2020 Work at Home		9.3%	8.6%	8.9%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	25.4%	22.1%
	2020 Travel to Work in 15 to 29 Minutes	48.3%	43.1%	43.4%
	2020 Travel to Work in 30 to 59 Minutes	25.4%	32.3%	32.9%
	2020 Travel to Work in 60 Minutes or More	5.4%	5.6%	5.1%
	2020 Average Travel Time to Work	20.6	22.9	23.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$259.22 M	\$4.41 B	\$11.47 B
	2020 Est. Apparel	\$9.14 M	\$156.58 M	\$409.96 M
	2020 Est. Contributions, Gifts	\$14.92 M	\$258.65 M	\$690.42 M
	2020 Est. Education, Reading	\$8.4 M	\$147.85 M	\$399.2 M
	2020 Est. Entertainment	\$14.65 M	\$251.43 M	\$660.18 M
	2020 Est. Food, Beverages, Tobacco	\$39.68 M	\$670.68 M	\$1.73 B
	2020 Est. Furnishings, Equipment	\$9.09 M	\$156.08 M	\$409.06 M
	2020 Est. Health Care, Insurance	\$23.68 M	\$399.02 M	\$1.03 B
	2020 Est. Household Operations, Shelter, Utilities	\$84.24 M	\$1.42 B	\$3.69 B
	2020 Est. Miscellaneous Expenses	\$4.93 M	\$83.75 M	\$218.49 M
	2020 Est. Personal Care	\$3.48 M	\$59.21 M	\$154.06 M
	2020 Est. Transportation	\$47.01 M	\$800.57 M	\$2.08 B

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

GEORGE MACOUBRAY 503.504.2957 | george@cra-nw.com

NICK STANTON 503.784.0407 | nick@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.