

CASCADE CENTER

ANCHOR LOCATION NEAR WASHINGTON SQUARE



LOCATION

10355 SW Cascade Blvd in Tigard, OR

AVAILABLE SPACE

25,640 SF

RENTAL RATE

\$18.00/SF/YR, NNN (NNN = \$4.82/SF)

TRAFFIC COUNTS

Hwy 217 – 112,332 ADT ('25)

SW Cascade Ave – 7,063 ADT ('25)

SW Greenburg Rd – 24,865 ADT ('25)

SW Scholls Ferry Rd – 40,718 ADT ('25)

HIGHLIGHTS

- Mid-box retail space available, adjacent to Cascade Moto 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.
- Dock high loading and truck circulation at side of building.
- Across from Washington Square (Macy's, Nordstrom, Williams-Sonoma, JCPenney) and near Nordstrom Rack, Office Depot, Ross Dress for Less and more.
- Ceiling Heights 18'10" to bottom of truss; 23' to bottom of roof.

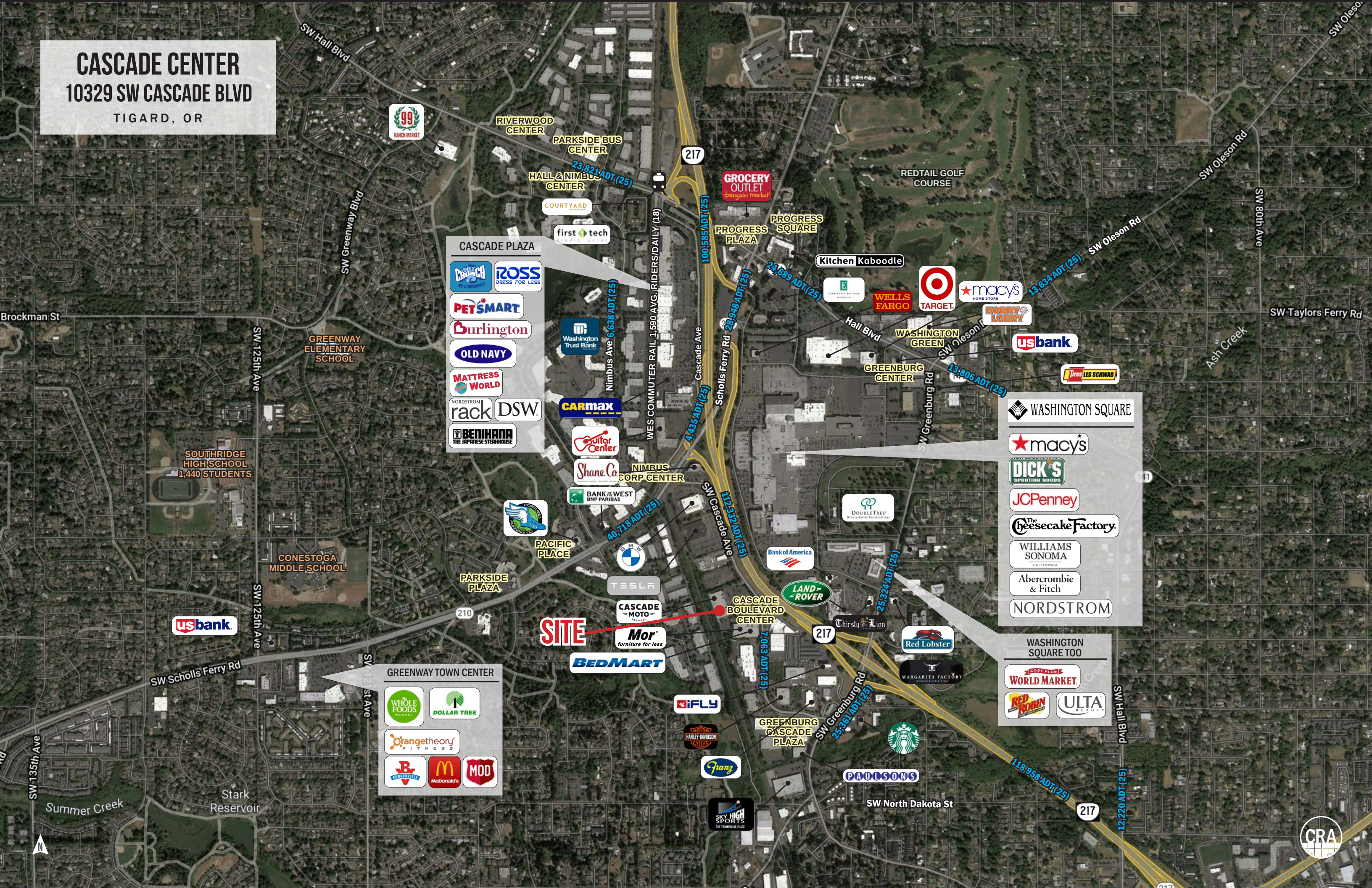


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CASCADE CENTER
10329 SW CASCADE BLVD
TIGARD, OR



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SITE

**WASHINGTON
SQUARE**

NORDSTROM

SEPHORA

lululemon

**Abercrombie
& Fitch**

**POTTERY
BARN**

**WILLIAMS
SONOMA**

The Cheesecake Factory

GameStop

JCPenney

**DICK'S
SPORTING GOODS**

★ macy's

Tires LES SCHWAB

Summit Dr

SW Locust St

SW Lehn

SW Greenburg Rd

SW Washington Square Rd

SW Blum Rd

SW Eliander Ln

SW Brightfield Cir

SW Cascade Ave

SW Cascade Ave

SW Washington Square Rd

SW Cascade Ave

217

210

217

20,045 ADT (25)

24,639 ADT (24)

28,948 ADT (25)

7,063 ADT (25)

40,748 ADT (23)

112,332 ADT (25)

24,865 ADT (25)

93,766 ADT (25)

CASCADE PLAZA

GROCERY OUTLET
bargain Market

Chevron

The UPS Store™

Kitchen Kaboodle

LAMPS PLUS

MATTRESS FIRM

TACO BELL

Shell

TEMPUR-PEDIC

**EMBASSY SUITES
HOTELS**

Dutch Bros

**FIREHOUSE
SUBS**

CHIPOTLE

**Banfield
PET HOSPITAL**

HOBBY LOBBY

**macy's
HOME STORE**

TARGET

**WELLS
FARGO**

**NORDSTROM
rack**

**BENIHANA
THE JAPANESE STEAKHOUSE**

CARmax

CORT

Guitar Center

Shane Co.

BMW

TESLA

**CASCADE
MOTO**

BEDMART

**Mor
furniture for less**

Bank of America

RED ROBIN

**COST PLUS
WORLD MARKET**

**ULTA
BEAUTY**

Thirsty Lion

Red Lobster

LAND-ROVER

MARGARITA FACTORY

CRA

SITE PLAN

CASCADE CENTER
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TIGARD, OR



CLOSE-IN AERIAL

CASCADE CENTER

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TIGARD, OR

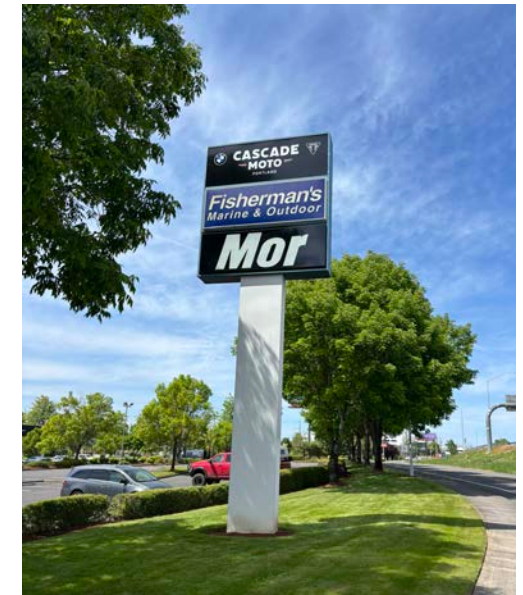
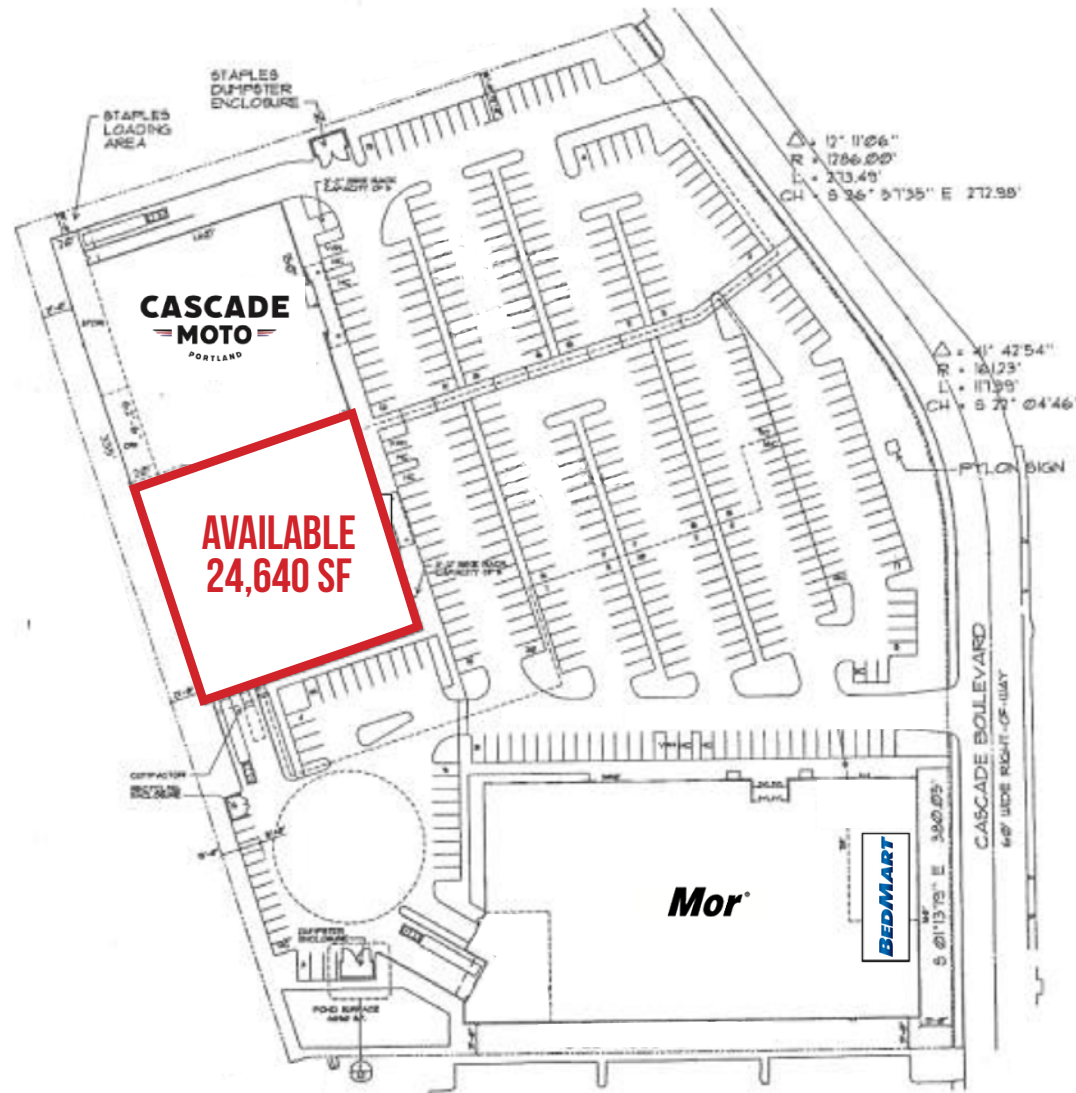


CASCADE CENTER

10329 SW CASCADE BLVD

TIGARD, OR

SITE PLAN



A1 ZONING

CASCADE CENTER

10329 SW CASCADE BLVD

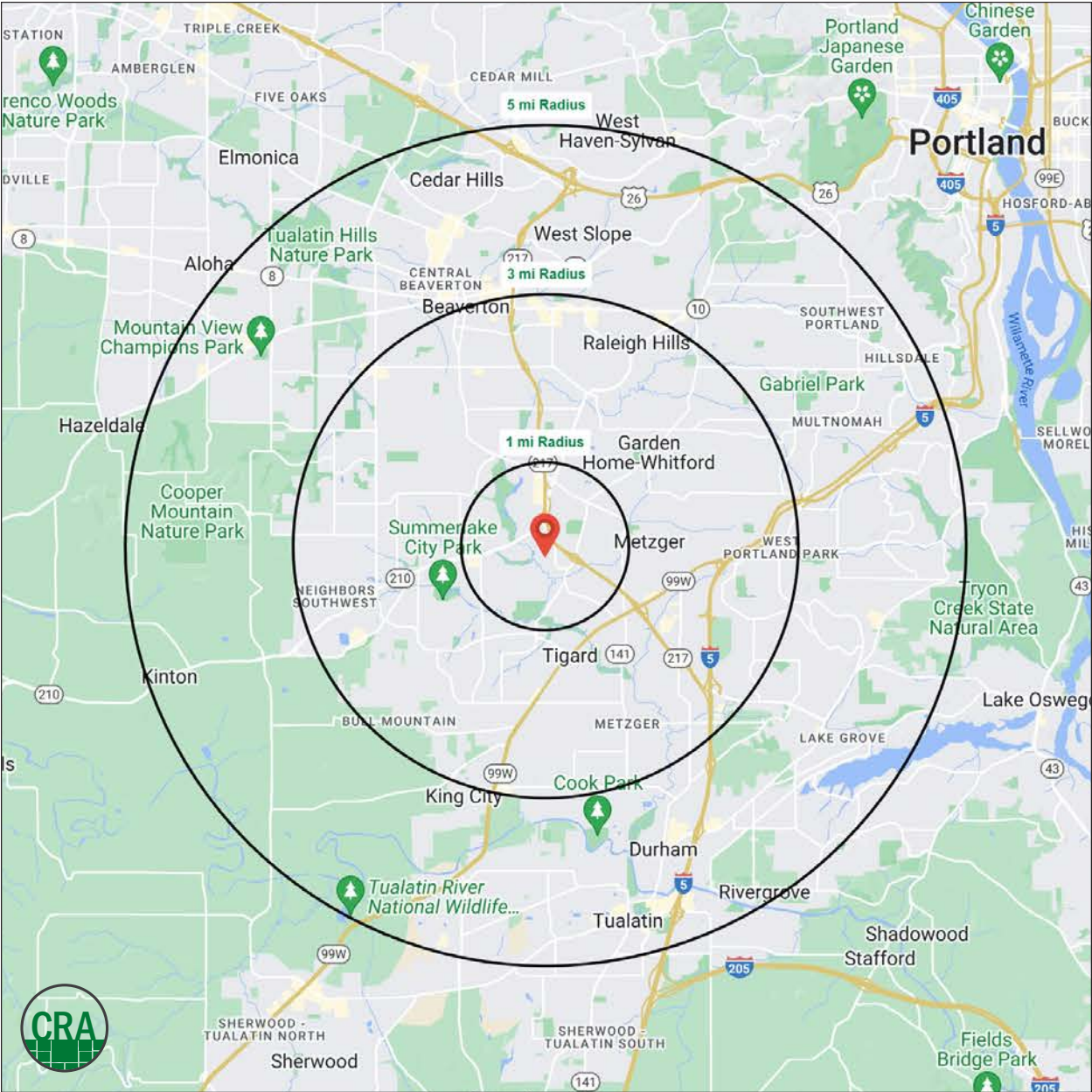
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,499	141,923	321,905
Estimated Households 2024	6,212	60,517	135,894
Average HH Income	\$113,972	\$134,868	\$147,062
Median Home Value	\$509,384	\$592,472	\$630,276
Daytime Demographics 16+	18,070	109,263	247,089
Some College or Higher	73.5%	80.7%	81.2%

\$134,868
Average Household Income
3 MILE RADIUS

36.5
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4455/-122.7841

10329 SW Cascade Ave Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,499	141,923	321,905
2029 Projected Population	14,750	139,061	314,709
2020 Census Population	14,476	143,382	324,120
2010 Census Population	13,269	134,214	298,962
Projected Annual Growth 2024 to 2029	0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.7%	0.4%	0.5%
2024 Median Age	36.5	40.4	40.2
Households			
2024 Estimated Households	6,212	60,517	135,894
2029 Projected Households	6,400	59,986	134,239
2020 Census Households	5,725	58,947	132,472
2010 Census Households	5,212	55,511	123,682
Projected Annual Growth 2024 to 2029	0.6%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	1.4%	0.6%	0.7%
Race and Ethnicity			
2024 Estimated White	66.3%	70.5%	70.8%
2024 Estimated Black or African American	3.6%	3.1%	3.1%
2024 Estimated Asian or Pacific Islander	9.0%	10.5%	10.2%
2024 Estimated American Indian or Native Alaskan	1.3%	0.7%	0.7%
2024 Estimated Other Races	19.8%	15.2%	15.2%
2024 Estimated Hispanic	21.3%	15.4%	15.3%
Income			
2024 Estimated Average Household Income	\$113,972	\$134,868	\$147,062
2024 Estimated Median Household Income	\$95,379	\$107,383	\$112,814
2024 Estimated Per Capita Income	\$48,912	\$57,597	\$62,185
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.1%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	2.7%	2.3%
2024 Estimated High School Graduate	19.4%	14.5%	13.7%
2024 Estimated Some College	23.0%	20.1%	19.0%
2024 Estimated Associates Degree Only	10.1%	8.4%	8.0%
2024 Estimated Bachelors Degree Only	29.3%	34.5%	33.9%
2024 Estimated Graduate Degree	11.1%	17.7%	20.2%
Business			
2024 Estimated Total Businesses	1,675	9,065	20,898
2024 Estimated Total Employees	14,780	69,623	157,166
2024 Estimated Employee Population per Business	8.8	7.7	7.5
2024 Estimated Residential Population per Business	8.7	15.7	15.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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