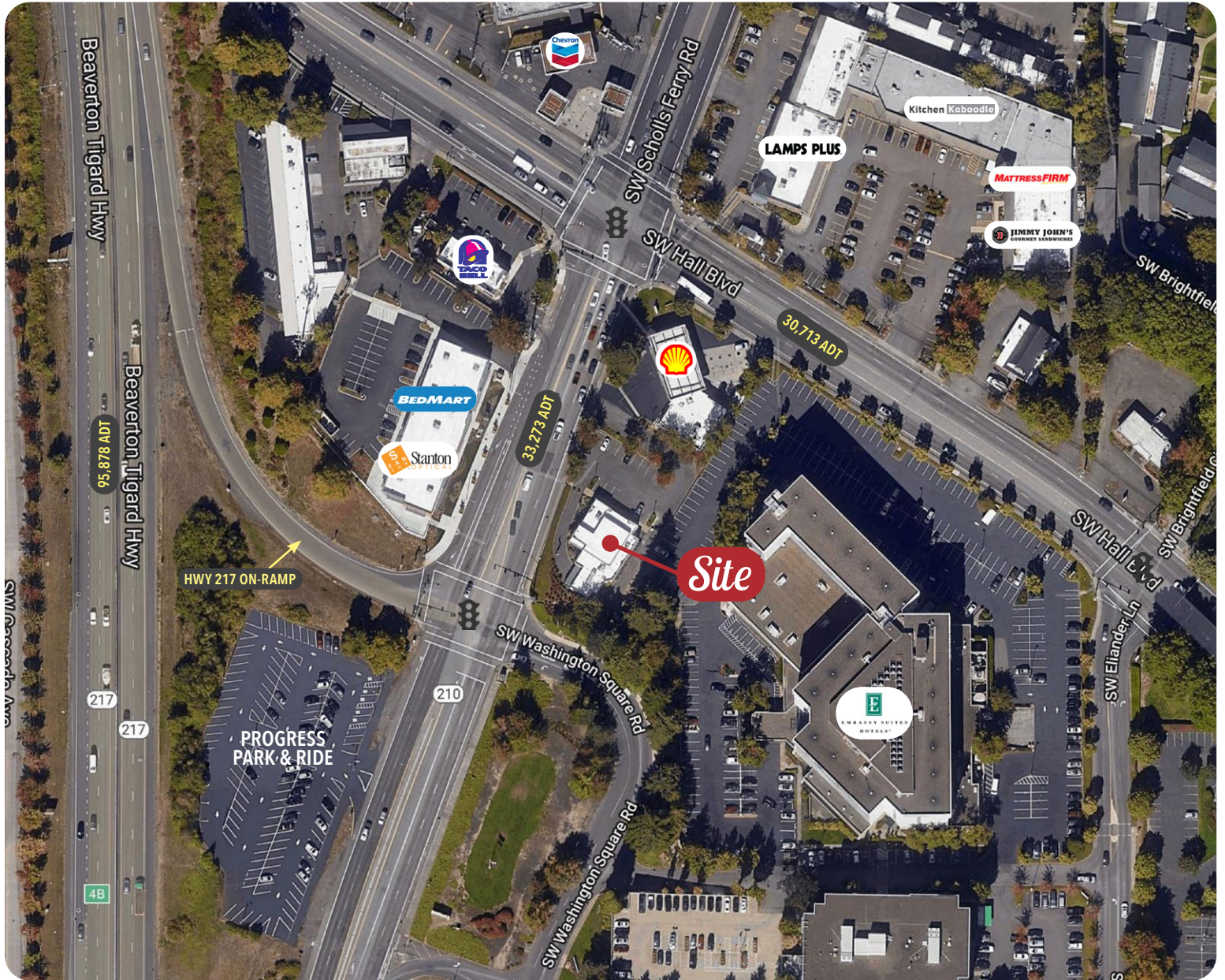


FOR SALE OR LEASE

# Freestanding Building

8880 SW SCHOLLS FERRY RD, TIGARD, OREGON



4,389 SF FREESTANDING BUILDING AVAILABLE OFF HALL BLVD AND SCHOLLS FERRY RD (HWY 210). SCHOLLS FERRY RD AND HALL BLVD ARE MAIN ARTERIALS FOR DAILY DRIVERS. THE PROPERTY ALSO SITS ALONG WASHINGTON SQUARE RD WHICH IS AN ACCESS ROAD TO WASHINGTON SQUARE MALL. SITE IS SURROUNDED BY DENSE EMPLOYMENT AND REGIONAL RETAILERS.

FOR LEASE - ASKING \$40 PER SF + NNN | FOR SALE - ASKING PRICE \$2,400,000

Matt Martinez | matt@hsmwashington.com

Candice Kelly | candice@hsmwashington.com

360-946-4241



222 N PARK PLAZA DR, SUITE 116, VANCOUVER, WA 98684  
0612 SW IDAHO ST, SUITE 2, PORTLAND, OREGON 97239





# Demographics

8880 SW Scholls Ferry Rd

Portland, OR 97223

1 mi radius

3 mi radius

5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2019 Estimated Population	10,952	147,945	344,840
	2024 Projected Population	11,585	155,596	361,671
	2010 Census Population	10,026	134,811	309,418
	2000 Census Population	9,048	123,999	280,763
	Projected Annual Growth 2019 to 2024	1.2%	1.0%	1.0%
	Historical Annual Growth 2000 to 2019	1.1%	1.0%	1.2%
2019 Median Age	40.1	38.6	39.2	
<b>HOUSEHOLDS</b>	2019 Estimated Households	4,624	61,399	143,557
	2024 Projected Households	4,923	65,195	152,423
	2010 Census Households	4,209	55,706	128,002
	2000 Census Households	3,913	50,445	115,372
	Projected Annual Growth 2019 to 2024	1.3%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	1.0%	1.1%	1.3%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	75.4%	73.8%	75.6%
	2019 Estimated Black or African American	3.8%	3.3%	2.9%
	2019 Estimated Asian or Pacific Islander	7.1%	9.6%	10.0%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.6%
	2019 Estimated Other Races	13.1%	12.6%	10.9%
	2019 Estimated Hispanic	15.7%	15.9%	13.2%
<b>INCOME</b>	2019 Estimated Average Household Income	\$79,959	\$98,614	\$113,190
	2019 Estimated Median Household Income	\$71,796	\$83,294	\$90,718
	2019 Estimated Per Capita Income	\$34,083	\$41,032	\$47,207
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	4.8%	3.9%	3.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.1%	3.5%
	2019 Estimated High School Graduate	17.5%	15.3%	13.9%
	2019 Estimated Some College	23.5%	21.5%	20.2%
	2019 Estimated Associates Degree Only	8.3%	8.0%	8.0%
	2019 Estimated Bachelors Degree Only	27.7%	30.8%	31.5%
	2019 Estimated Graduate Degree	13.5%	16.4%	19.8%
<b>BUSINESS</b>	2019 Estimated Total Businesses	1,853	8,295	16,733
	2019 Estimated Total Employees	17,380	74,399	158,340
	2019 Estimated Employee Population per Business	9.4	9.0	9.5
	2019 Estimated Residential Population per Business	5.9	17.8	20.6