

FOR SALE OR LEASE

Freestanding Building

8880 SW SCHOLLS FERRY RD, TIGARD, OREGON



4,267 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 \$35 PER SF + NNN | FOR SALE - ASKING PRICE \$2,200,000 —————

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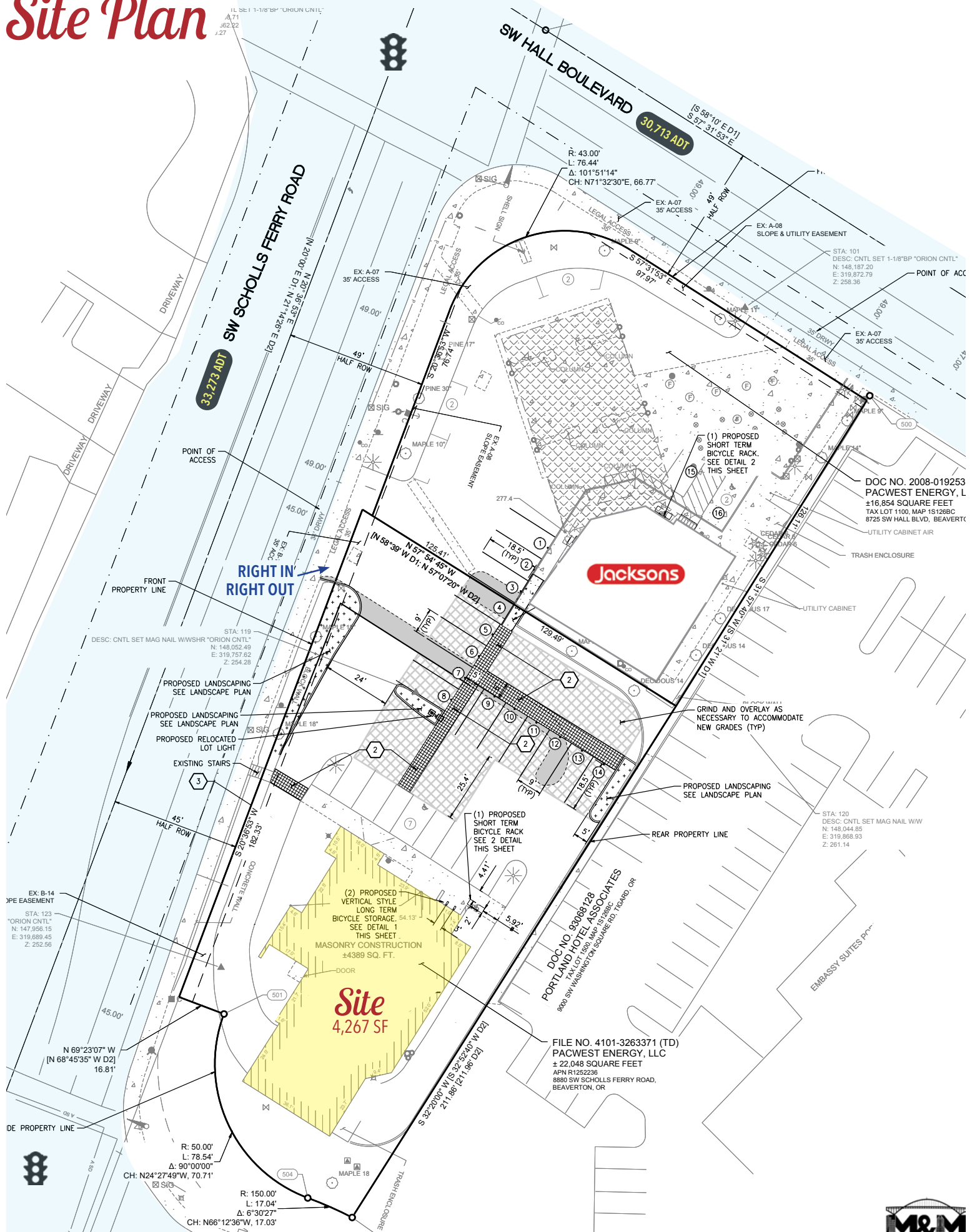
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16703 SE MCGILLIVRAY BLVD, SUITE 120, VANCOUVER, WASHINGTON

Site Plan

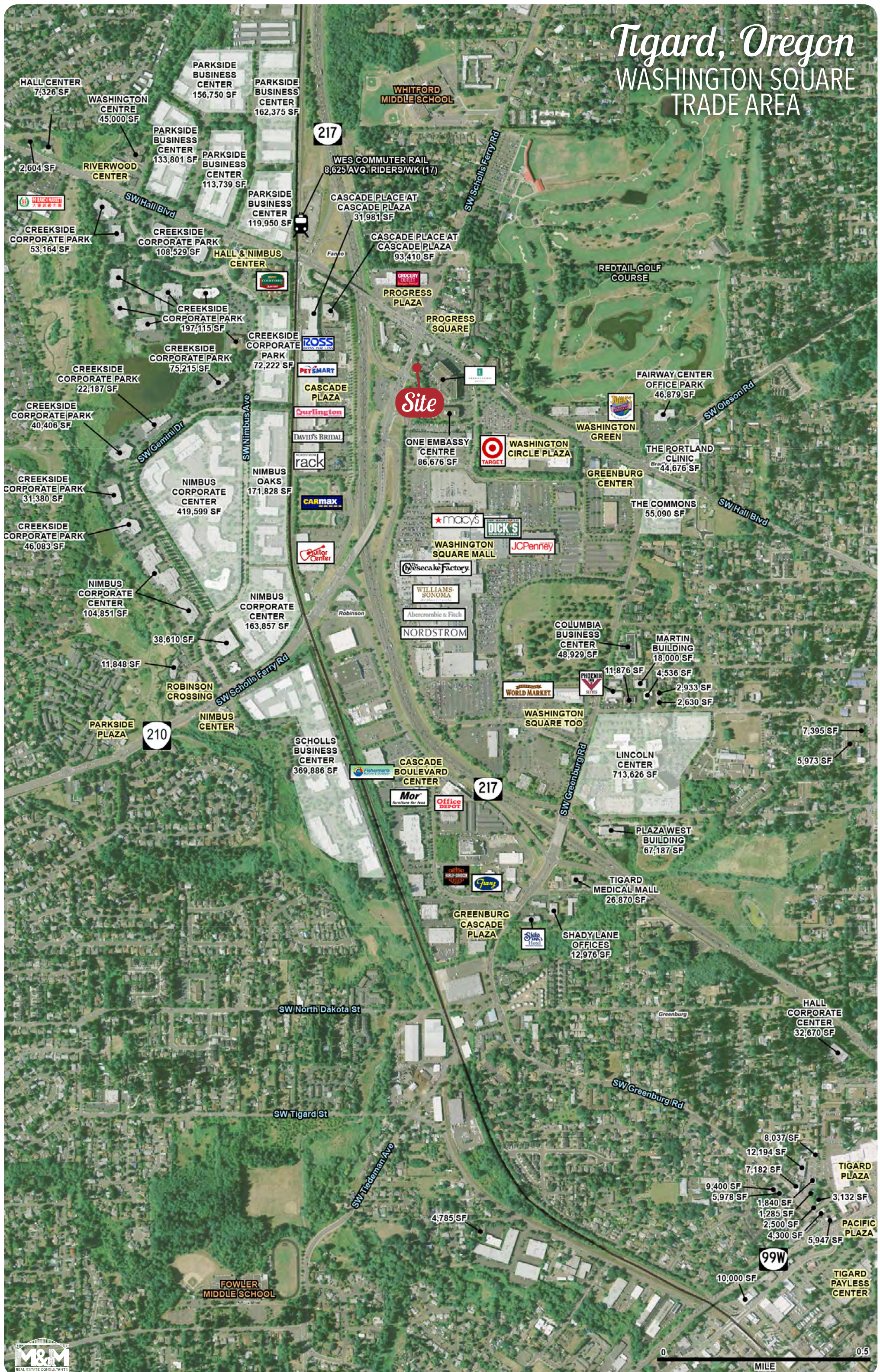


Floor Plan & Property Photos





Tigard, Oregon
WASHINGTON SQUARE
TRADE AREA



Demographics

8880 SW Scholls Ferry Rd

Portland, OR 97223

1 mi
radius

3 mi
radius

5 mi
radius

Population

2021 Estimated Population	10,752	144,357	341,108
2026 Projected Population	11,059	147,892	351,267
2020 Census Population	10,708	143,561	338,106
2010 Census Population	10,026	134,811	309,384
Projected Annual Growth 2021 to 2026	0.6%	0.5%	0.6%
Historical Annual Growth 2010 to 2021	0.7%	0.6%	0.9%
2021 Median Age	39.9	39.1	39.7

Households

2021 Estimated Households	4,477	59,322	140,034
2026 Projected Households	4,630	61,436	146,121
2020 Census Households	4,479	58,928	138,790
2010 Census Households	4,209	55,706	127,992
Projected Annual Growth 2021 to 2026	0.7%	0.7%	0.9%
Historical Annual Growth 2010 to 2021	0.6%	0.6%	0.9%

Race and Ethnicity

2021 Estimated White	69.7%	67.6%	69.7%
2021 Estimated Black or African American	2.9%	2.7%	2.4%
2021 Estimated Asian or Pacific Islander	6.1%	8.9%	9.6%
2021 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.8%
2021 Estimated Other Races	20.0%	19.9%	17.4%
2021 Estimated Hispanic	18.0%	17.1%	14.3%

Income

2021 Estimated Average Household Income	\$83,648	\$107,569	\$121,211
2021 Estimated Median Household Income	\$74,006	\$85,136	\$95,711
2021 Estimated Per Capita Income	\$35,001	\$44,303	\$49,848

Education (Age 25+)

2021 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.6%	2.9%
2021 Estimated Some High School (Grade Level 9 to 11)	4.5%	3.6%	3.0%
2021 Estimated High School Graduate	21.5%	16.5%	14.7%
2021 Estimated Some College	22.1%	21.3%	19.6%
2021 Estimated Associates Degree Only	8.8%	8.1%	8.0%
2021 Estimated Bachelors Degree Only	26.5%	30.2%	31.2%
2021 Estimated Graduate Degree	13.0%	16.7%	20.6%

Business

2021 Estimated Total Businesses	1,799	9,254	19,858
2021 Estimated Total Employees	19,907	78,582	158,893
2021 Estimated Employee Population per Business	11.1	8.5	8.0
2021 Estimated Residential Population per Business	6.0	15.6	17.2