

**FOR LEASE**

# HUDSON PLAZA

12900 - 12950 SW PACIFIC HIGHWAY TIGARD, OREGON 97223



PRESENTED BY:



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# Executive Summary

ADDRESS 12900 - 21950 SW Pacific Highway, Tigard, Oregon 97223

MARKET Tigard

BUILDING SIZE 22,485 SF

LOT SIZE 1.35 Acres

YEAR BUILT 1975

PARKING 60 Spaces (2.81/1,000)

PROPERTY TYPE Retail/Office

ZONING C-G - General Commercial

Hudson Plaza is ideally located along Pacific Highway (Hwy 99) with approximately 43,000 households within 3 miles of the property. Located at a signalized intersection, this property is highly visible with monument signage and close proximity to Downtown Tigard.

## PROPERTY HIGHLIGHTS

- Great Visibility with 356' of Frontage on Pacific Highway
- Extremely Low NNN's
- Day time population within 3 miles is 148,000
- Strong median household income within 3 miles is \$83,000
- Located on a Signalized Intersection
- High Traffic Along Pacific Highway (46,600 ADT)
- Diverse Tenant Mix







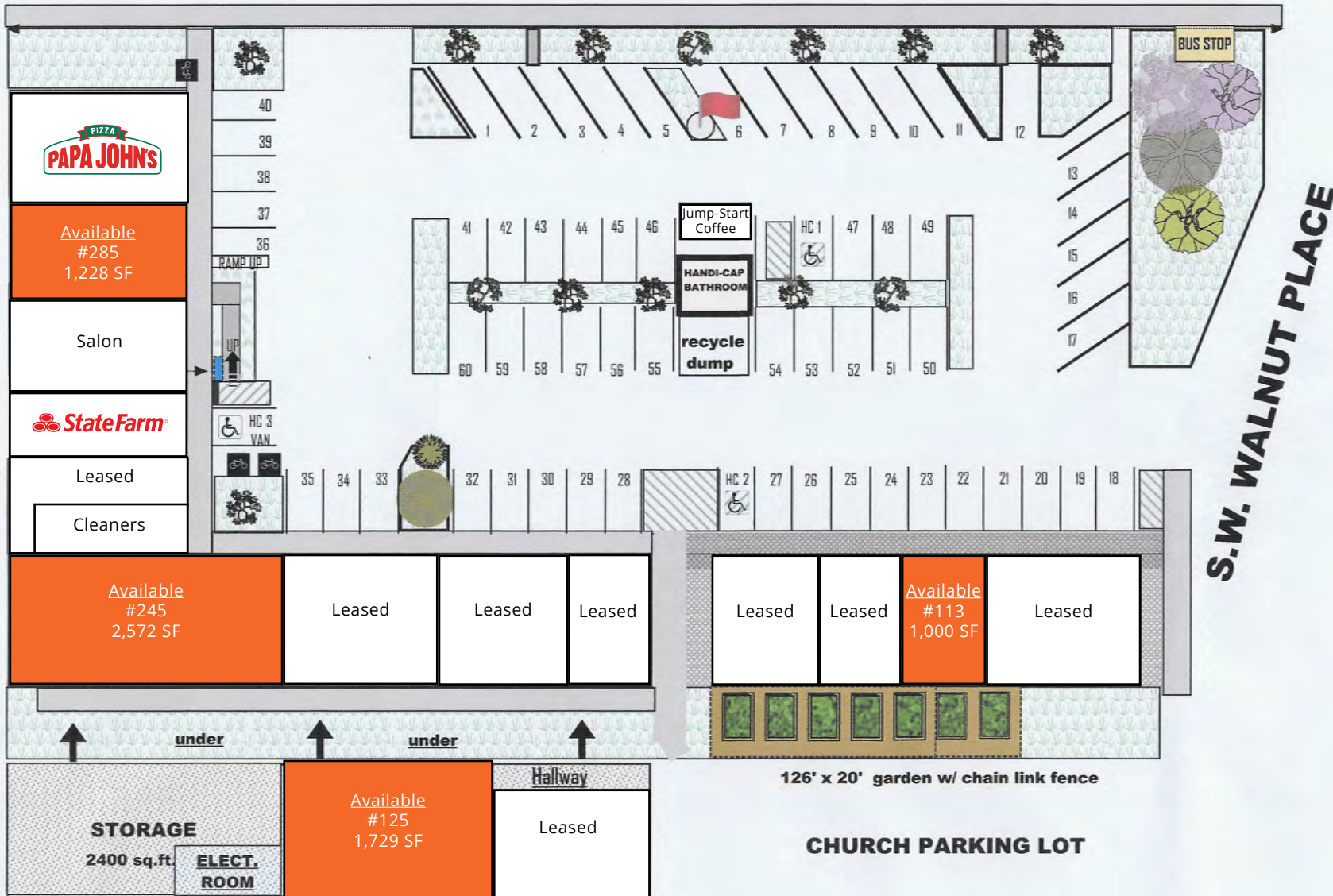


# PROPERTY SITE PLAN

S.W. PACIFIC HIGHWAY



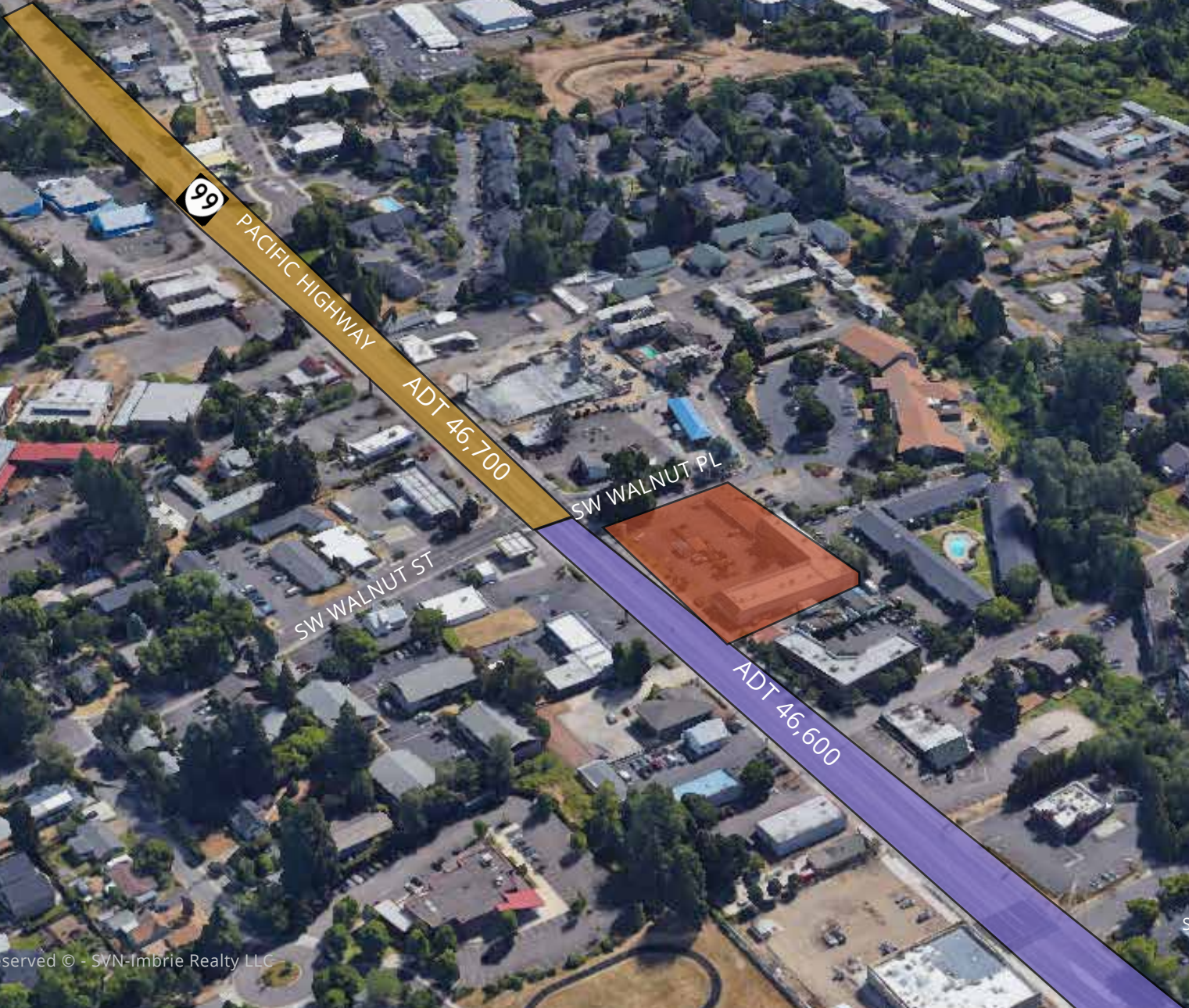
356' 7"



# SURROUNDING RETAILER MAP



# DAILY TRAFFIC COUNTS



# CITY OF TIGARD

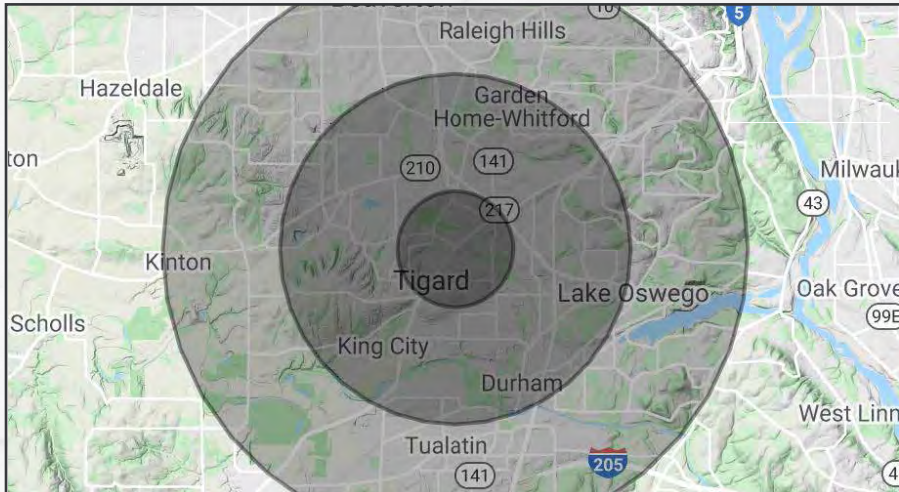
## MARKET INFORMATION

Tigard is a city in Washington County, Oregon. The population as of 2016 is 51,902. It is the state's 12th largest city and one of the fastest growing communities.

Incorporated in 1961, the city is located south of Beaverton and north of Tualatin, and is part of the Portland metropolitan area. Interstate 5 and Oregon Route 217 are the main freeways in the city, with Oregon Route 99W and Oregon Route 201 serving as other major highways. Public transit service is provided by TriMet, via several bus routes and the WES Commuter Rail line.

Tigard is officially divided into 13 geographic areas around elementary schools and major transportation routes. Each neighborhood has been assigned an area number, 1-13, however some of the neighborhoods carry unofficial names long associated with them prior to their current numeric designations.

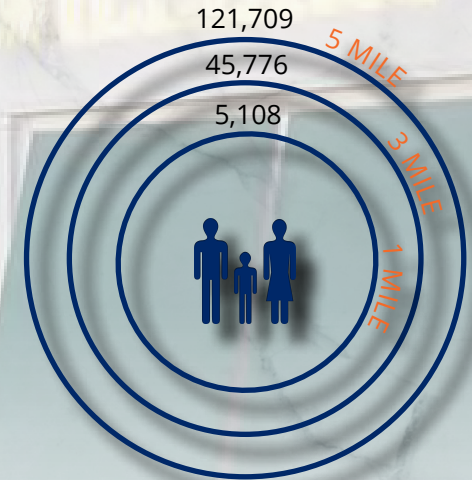
Companies based in Tigard include Consumer Cellular, Gerber Legendary Blades, LaCie, and Stash Tea Company, among others. The city is also home to the Washington Square mall, one of the largest in Oregon, and the northern part of Bridgeport Village. Medical Teams International is also based in Tigard.



## 2018 SUBMARKET DEMOGRAPHICS



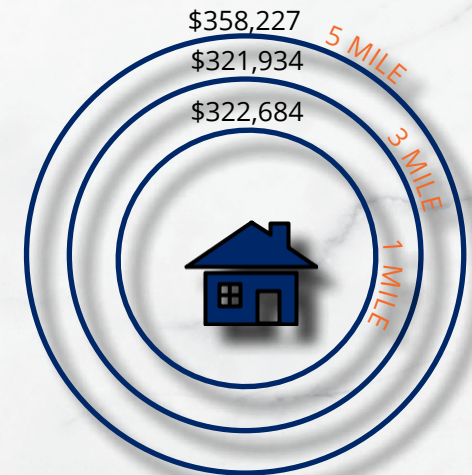
POPULATION



HOUSEHOLDS



AVERAGE HH INCOME



AVERAGE HOUSE VALUE

PORTLAND METRO

MAJOR EMPLOYERS



BY THE NUMBERS

2.4 M METRO POPULATION  
145.09 SQUARE MILES  
3.8% METRO UNEMPLOYMENT RATE

LOCAL SPORTS TEAMS



#1  
BEST FOODIE CITY  
(WALLET HUB)

#8  
BEST CITY TO LIVE  
(US NEWS)

HIGHER EDUCATION



#12  
MOVING DESTINATION  
(UPDATER)

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**- PRESENTED BY -**

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