

RETAIL SPACE FOR LEASE

Greenburg Corners

9225 SW HALL BLVD / TIGARD, OR 97223



Retail center with convenient access to
and from Hwy 217

AVAILABLE SPACE

- 1,507 SF (Suites can be combined for 3,611 SF)
- 2,104 SF (Suites can be combined for 3,611 SF)
- 3,500 SF

LEASE RATE

Call for details

TRAFFIC COUNTS

SW Hall Blvd – 25,490 ADT ('23)

SW Greenburg Rd & Oleson Rd – 27,919 ADT ('23)

HIGHLIGHTS

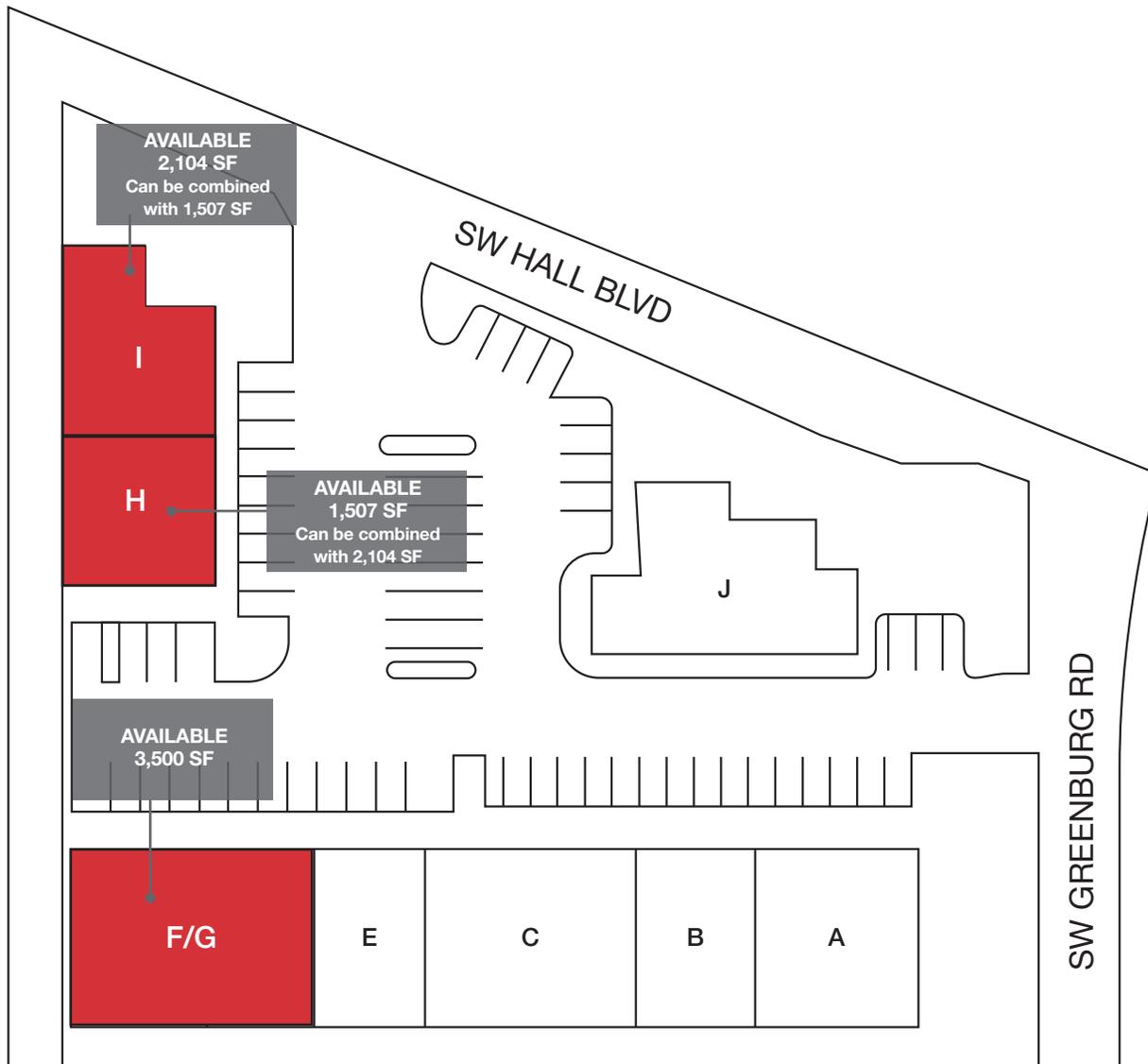
- Increased draw provided by adjacent Washington Square Mall, Oregon's largest shopping mall, and proximity to Target.
- High-traffic location with easy access to/from Hwy 217.
- Shopping center with great visibility, exposed to a combined traffic count of over 40,000 VPD.

CONTACT

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Site plan



TENANT	SF	
A	Portland Dancewear	2,500
B	10th Planet Jiu Jitsu	2,000
C	America's Best	4,000
E	Washington Square Dental	1,500

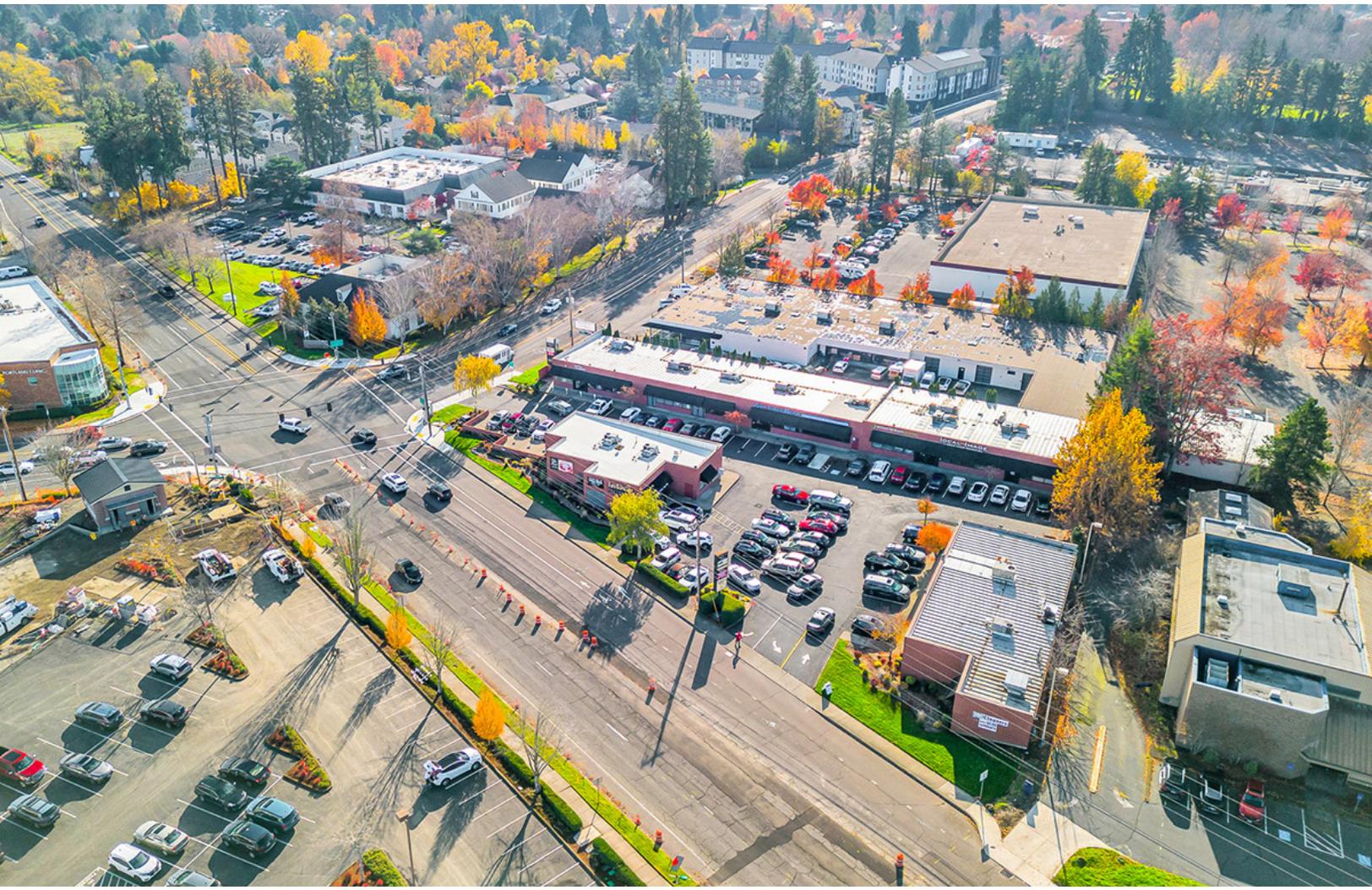
TENANT	SF	
F/G	VACANT	3,500
H	VACANT	1,507
I	VACANT	2,104
J	Joseph K Jewelers	2,875

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Photos



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Trade Area



SITE

WASHINGTON SQUARE

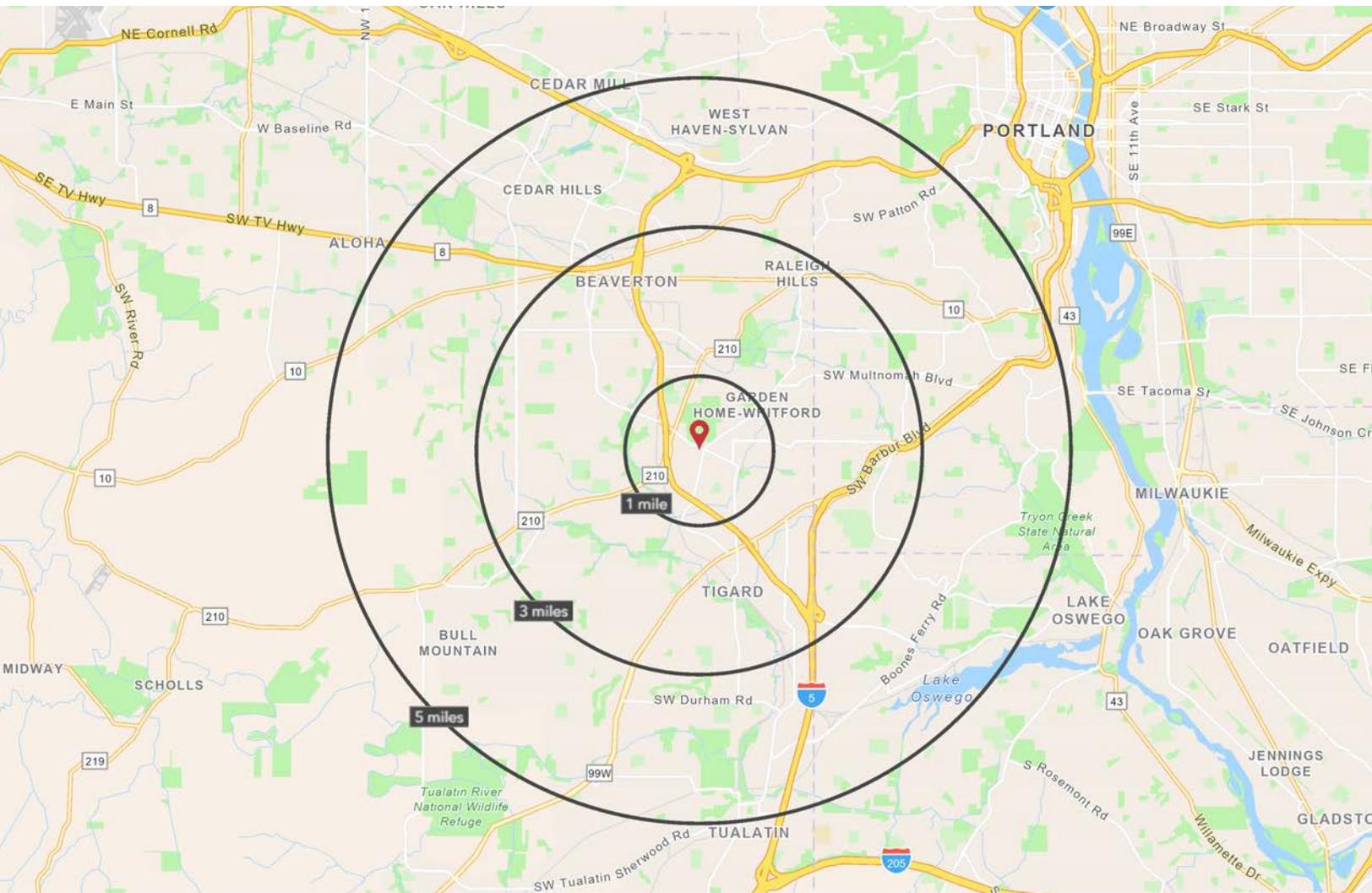
RETAIL GOLF COURSE

SOUTHRIDGE HIGH SCHOOL

METZGER ELEMENTARY SCHOOL



Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	10,913	139,068	341,091
2030 Projected Total Population	11,098	141,089	347,086
2025 Average HH Income	\$119,975	\$137,449	\$152,011
2025 Median Home Value	\$626,933	\$644,870	\$675,375
2025 Estimated Total Households	4,670	57,925	139,377
2025 Daytime Demographics 16+	20,880	98,256	208,420
2025 Some College or Higher	76%	82%	83%

Source: ESRI (2025)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

9225 SW Hall Blvd, Portland, Oregon, 97223
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.45303
 Longitude: -122.77537

	1 mile	3 miles	5 miles
Population			
2010 Population	10,041	130,872	304,447
2020 Population	10,925	138,633	333,612
2025 Population	10,913	139,068	341,091
2030 Population	11,098	141,089	347,086
2010-2020 Annual Rate	0.85%	0.58%	0.92%
2020-2024 Annual Rate	-0.02%	0.06%	0.42%
2024-2029 Annual Rate	0.34%	0.29%	0.35%
2020 Male Population	48.7%	48.8%	48.7%
2020 Female Population	51.3%	51.2%	51.3%
2020 Median Age	39.7	39.2	39.5
2025 Male Population	49.4%	49.5%	49.4%
2025 Female Population	50.6%	50.5%	50.6%
2025 Median Age	41.0	40.5	40.7

In the identified area, the current year population is 10,913. In 2020, the Census count in the area was 10,925. The rate of change since 2020 was -0.02% annually. The five-year projection for the population in the area is 11,098 representing a change of 0.34% annually from 2025 to 2030. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	70.0%	68.3%	68.2%
2025 Black Alone	2.6%	2.7%	2.6%
2025 American Indian/Alaska Native Alone	1.4%	0.9%	0.8%
2025 Asian Alone	5.1%	7.7%	9.0%
2025 Pacific Islander Alone	1.3%	0.7%	0.6%
2025 Other Race	8.4%	7.4%	6.6%
2025 Two or More Races	11.3%	12.2%	12.1%
2025 Hispanic Origin (Any Race)	16.7%	15.6%	14.5%

Persons of Hispanic origin represent 16.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	97	121	139
2010 Households	4,264	54,666	126,634
2020 Households	4,605	57,273	135,879
2025 Households	4,670	57,925	139,377
2030 Households	4,782	58,985	142,153
2010-2020 Annual Rate	0.77%	0.47%	0.71%
2020-2024 Annual Rate	0.27%	0.22%	0.49%
2024-2029 Annual Rate	0.48%	0.36%	0.40%
2025 Average Household Size	2.29	2.38	2.43

The household count in this area has changed from 4,605 in 2020 to 4,670 in the current year, a change of 0.27% annually. The five-year projection of households is 4,782, a change of 0.48% annually from the current year total. Average household size is currently 2.29, compared to 2.32 in the year 2020. The number of families in the current year is 2,607 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	39.4%	39.2%	38.6%
Median Household Income			
2025 Median Household Income	\$99,687	\$102,990	\$109,548
2030 Median Household Income	\$107,198	\$114,204	\$124,472
2024-2029 Annual Rate	1.46%	2.09%	2.59%
Average Household Income			
2025 Average Household Income	\$119,975	\$137,449	\$152,011
2030 Average Household Income	\$131,064	\$153,219	\$169,886
2024-2029 Annual Rate	1.78%	2.20%	2.25%
Per Capita Income			
2025 Per Capita Income	\$50,591	\$57,349	\$62,042
2030 Per Capita Income	\$55,651	\$64,163	\$69,495
2024-2029 Annual Rate	1.92%	2.27%	2.29%
GINI Index			
2025 Gini Index	42.7	44.5	44.5

Households by Income

Current median household income is \$99,687 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$107,198 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$119,975 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$131,064 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$50,591 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$55,651 in five years, compared to \$51,203 for all U.S. households.

Housing

	1 mile	3 miles	5 miles
2025 Housing Affordability Index	61	61	62
2010 Total Housing Units	4,548	57,685	133,804
2010 Owner Occupied Housing Units	2,306	31,045	76,366
2010 Renter Occupied Housing Units	1,958	23,621	50,268
2010 Vacant Housing Units	284	3,019	7,170
2020 Total Housing Units	4,954	60,056	142,321
2020 Owner Occupied Housing Units	2,452	32,346	81,781
2020 Renter Occupied Housing Units	2,153	24,927	54,098
2020 Vacant Housing Units	337	2,811	6,516
2025 Total Housing Units	5,014	60,973	146,500
2025 Owner Occupied Housing Units	2,571	33,232	85,353
2025 Renter Occupied Housing Units	2,099	24,693	54,024
2025 Vacant Housing Units	344	3,048	7,123
2030 Total Housing Units	5,124	62,200	149,714
2030 Owner Occupied Housing Units	2,700	33,876	87,474
2030 Renter Occupied Housing Units	2,082	25,108	54,679
2030 Vacant Housing Units	342	3,215	7,561

Socioeconomic Status Index

	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	51.8	53.3	54.2

Currently, 51.3% of the 5,014 housing units in the area are owner occupied; 41.9%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 4,954 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is \$626,933, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.30% annually to \$668,892.

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