

**RETAIL PROPERTY FOR LEASE**

# Washington Green

**9120 SW HALL BLVD, PORTLAND, OR 97223**



High visibility location on Hall Blvd adjacent to Washington Square Mall

## CONTACT

**George Macoubrey** 503 504 2957 / 503 224 6791 / [gmacoubrey@naielliott.com](mailto:gmacoubrey@naielliott.com)  
**Nick Stanton** 503 784 0407 / 503 224 6791 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)

**NAI Elliott**



Close proximity to Hwy 217 and OR 210

## AVAILABLE SPACE

9120 SW Hall Blvd  
NNN / 4,803 SF @ Call for details

## TRAFFIC COUNTS

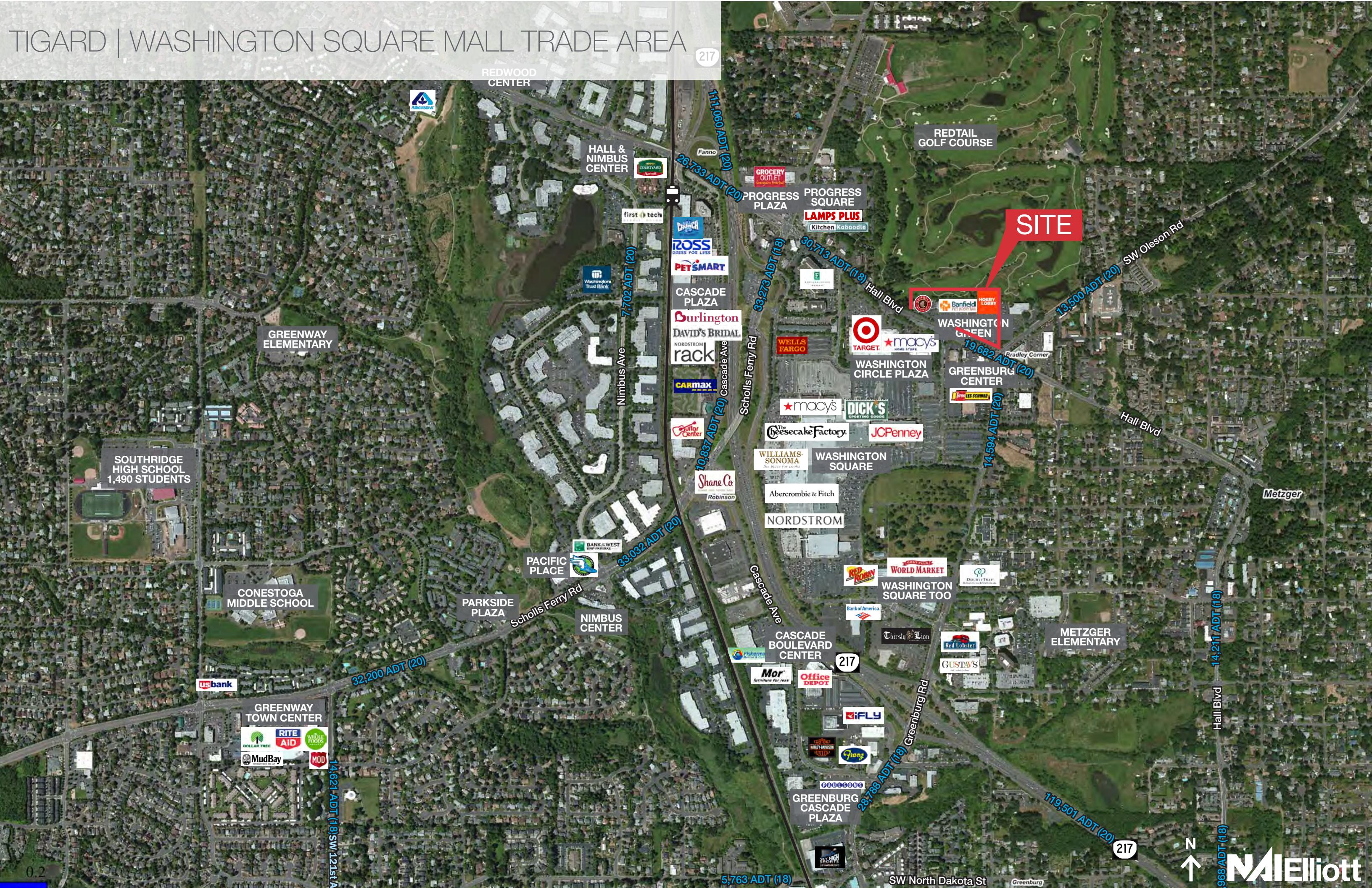
SW Hall Blvd @ Scholls Ferry = 26,708 ADT ('22)  
SW Hall Blvd @ Oleson Rd = 18,233 ADT ('22)

## HIGHLIGHTS

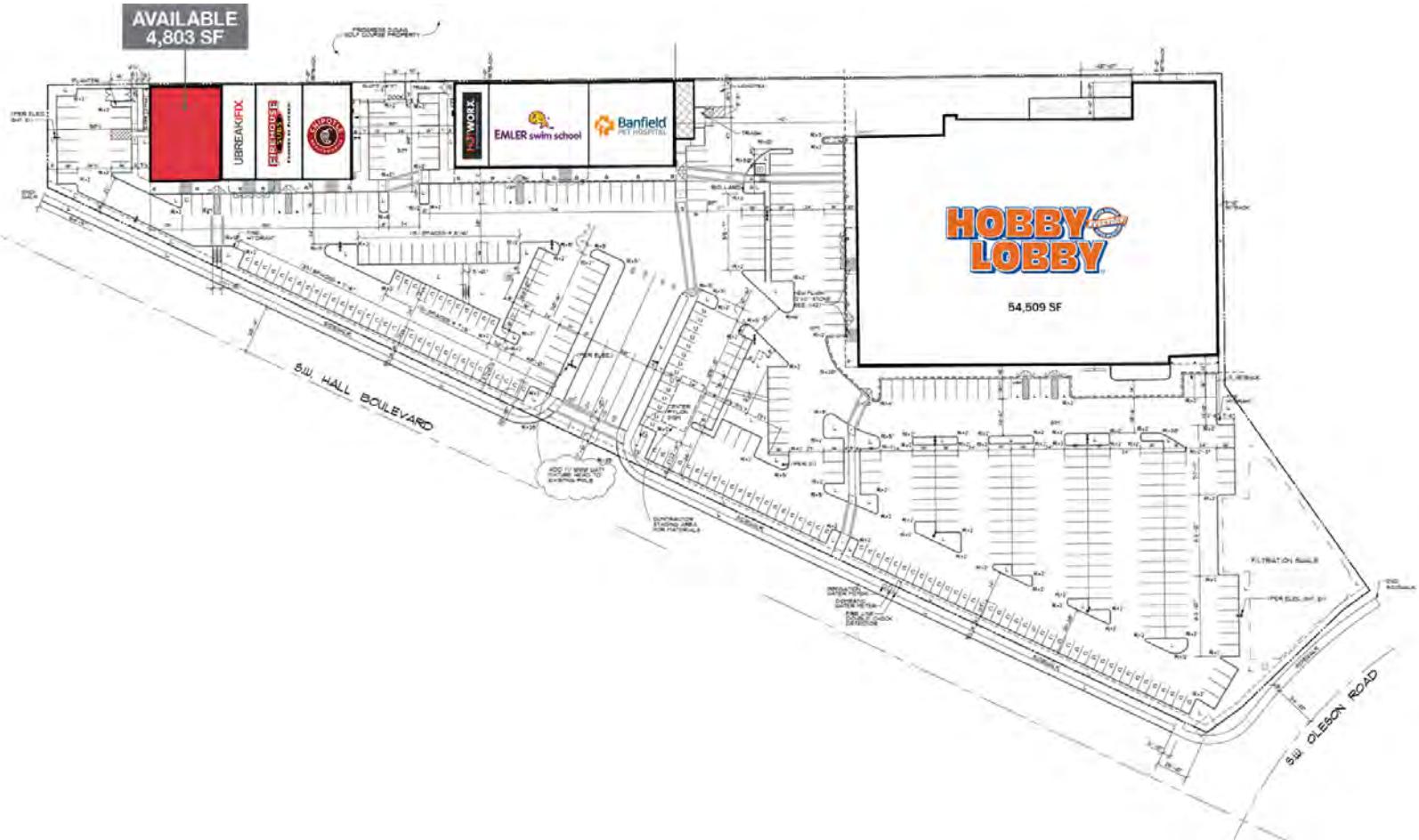
- Co-tenants include Banfield Pet Hospital and Chipotle.
- Excellent daytime employment and traffic.
- Abundant parking available.



# TIGARD | WASHINGTON SQUARE MALL TRADE AREA



# Site plan

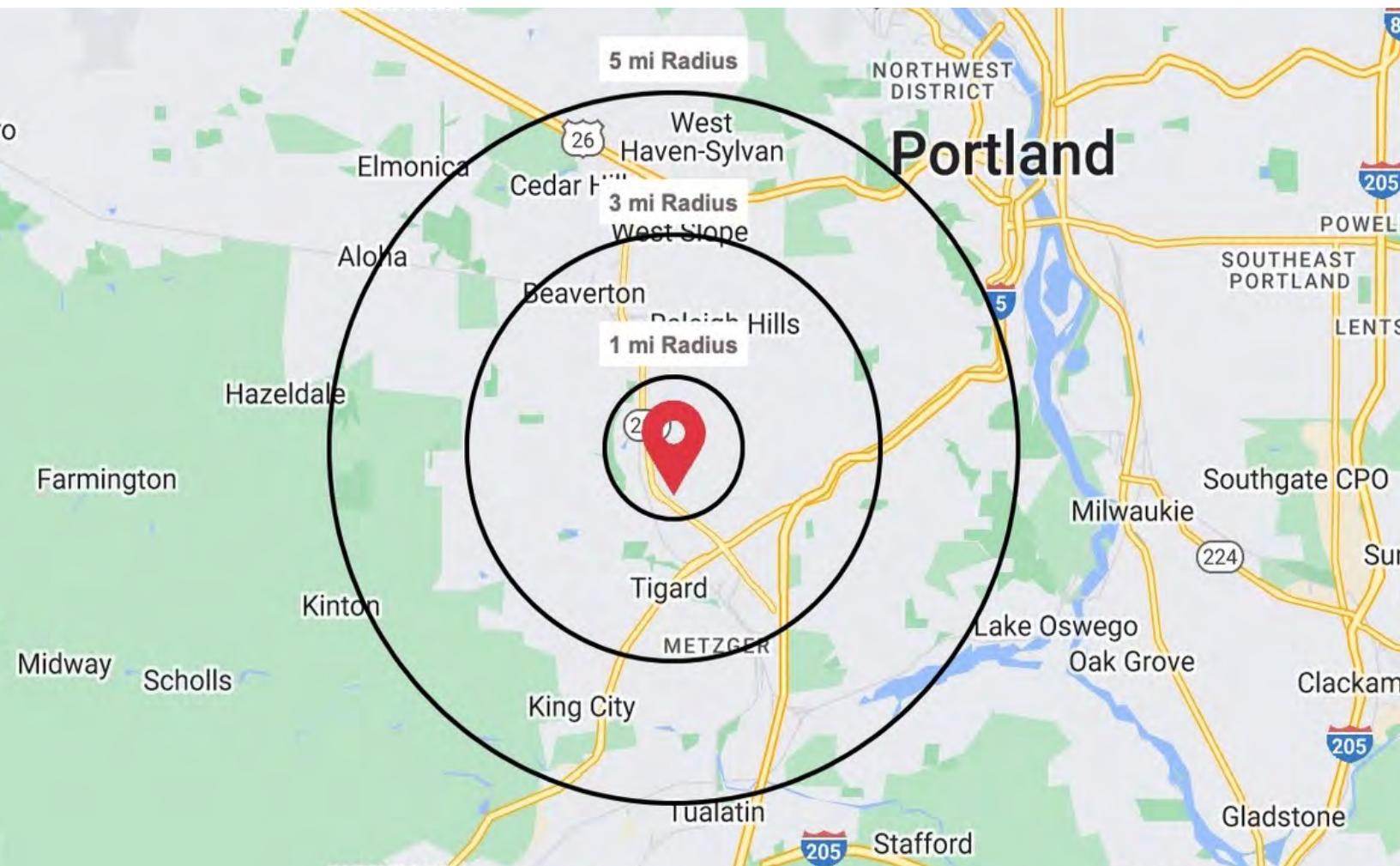


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# Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	10,032	137,793	334,093
Projected Total Population 2027	9,870	139,391	341,546
Average HH Income	\$98,319	\$113,313	\$122,767
Median Home Value	\$453,769	\$468,696	\$499,592
Estimated Total Households	3,975	57,229	136,969
Daytime Demographics 16+	20,944	117,894	256,554
Some College or Higher	75.4%	78.7%	80.4%

Source: Regis – SitesUSA (2022)

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# Demographics–full profile

2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4548/-122.7763

9140 SW Hall Blvd Portland, OR 97223	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	9,560	137,793	334,093
2027 Projected Population	10,032	139,391	341,546
2020 Census Population	9,528	138,243	334,208
2010 Census Population	8,595	130,753	307,488
Projected Annual Growth 2022 to 2027	1.0%	0.2%	0.4%
Historical Annual Growth 2010 to 2022	0.9%	0.4%	0.7%
<b>Households</b>			
2022 Estimated Households	3,975	57,229	136,969
2027 Projected Households	4,280	59,345	143,395
2020 Census Households	3,959	57,367	137,027
2010 Census Households	3,627	54,683	127,540
Projected Annual Growth 2022 to 2027	1.5%	0.7%	0.9%
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	11.3%	11.0%	10.9%
2022 Est. Population 10 to 19 Years	9.6%	10.9%	11.4%
2022 Est. Population 20 to 29 Years	13.2%	13.3%	13.0%
2022 Est. Population 30 to 44 Years	22.0%	22.2%	21.8%
2022 Est. Population 45 to 59 Years	19.1%	19.9%	19.8%
2022 Est. Population 60 to 74 Years	16.5%	16.1%	16.4%
2022 Est. Population 75 Years or Over	8.3%	6.5%	6.7%
2022 Est. Median Age	40.2	39.2	39.6
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	48.7%	49.2%	49.0%
2022 Est. Female Population	51.3%	50.8%	51.0%
2022 Est. Never Married	33.8%	33.8%	32.1%
2022 Est. Now Married	38.2%	45.6%	48.7%
2022 Est. Separated or Divorced	22.3%	15.9%	14.8%
2022 Est. Widowed	5.7%	4.7%	4.5%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	8.8%	11.5%	14.1%
2022 Est. HH Income \$150,000 to \$199,999	9.5%	9.4%	10.2%
2022 Est. HH Income \$100,000 to \$149,999	17.8%	19.7%	19.8%
2022 Est. HH Income \$75,000 to \$99,999	14.1%	14.8%	14.7%
2022 Est. HH Income \$50,000 to \$74,999	18.2%	17.2%	15.7%
2022 Est. HH Income \$35,000 to \$49,999	10.7%	9.4%	9.0%
2022 Est. HH Income \$25,000 to \$34,999	5.7%	6.0%	5.8%
2022 Est. HH Income \$15,000 to \$24,999	5.4%	5.3%	4.4%
2022 Est. HH Income Under \$15,000	9.7%	6.7%	6.2%
2022 Est. Average Household Income	\$98,319	\$113,313	\$122,767
2022 Est. Median Household Income	\$75,676	\$87,910	\$95,483
2022 Est. Per Capita Income	\$41,116	\$47,170	\$50,439
2022 Est. Total Businesses	1,976	9,766	20,886
2022 Est. Total Employees	18,566	81,912	166,047

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<b>Race</b>			
2022 Est. White	73.6%	70.6%	70.7%
2022 Est. Black	2.3%	2.4%	2.3%
2022 Est. Asian or Pacific Islander	5.8%	7.8%	8.8%
2022 Est. American Indian or Alaska Native	1.1%	0.9%	0.8%
2022 Est. Other Races	17.1%	18.3%	17.4%
<b>Hispanic</b>			
2022 Est. Hispanic Population	1,427	21,003	47,269
2022 Est. Hispanic Population	14.9%	15.2%	14.1%
2027 Proj. Hispanic Population	15.4%	15.3%	14.3%
2020 Hispanic Population	15.7%	15.6%	14.7%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	7,034	99,663	241,018
2022 Est. Elementary (Grade Level 0 to 8)	3.4%	2.7%	2.7%
2022 Est. Some High School (Grade Level 9 to 11)	4.6%	3.2%	2.6%
2022 Est. High School Graduate	16.6%	15.5%	14.2%
2022 Est. Some College	19.2%	22.2%	20.0%
2022 Est. Associate Degree Only	7.4%	7.7%	7.7%
2022 Est. Bachelor Degree Only	31.9%	31.5%	31.7%
2022 Est. Graduate Degree	16.9%	17.4%	21.0%
<b>Housing</b>			
2022 Est. Total Housing Units	4,195	59,904	143,962
2022 Est. Owner-Occupied	56.8%	56.6%	60.0%
2022 Est. Renter-Occupied	37.9%	38.9%	35.2%
2022 Est. Vacant Housing	5.2%	4.5%	4.9%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	10.0%	4.8%	5.7%
2022 Homes Built 2000 to 2009	9.6%	9.6%	11.0%
2022 Homes Built 1990 to 1999	10.9%	15.4%	17.5%
2022 Homes Built 1980 to 1989	7.3%	16.0%	14.6%
2022 Homes Built 1970 to 1979	23.5%	22.0%	19.8%
2022 Homes Built 1960 to 1969	13.8%	12.4%	11.0%
2022 Homes Built 1950 to 1959	12.4%	8.4%	8.1%
2022 Homes Built Before 1949	7.3%	6.8%	7.4%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	0.3%	1.4%	3.3%
2022 Home Value \$500,000 to \$999,999	35.4%	35.7%	40.4%
2022 Home Value \$400,000 to \$499,999	25.6%	27.7%	24.0%
2022 Home Value \$300,000 to \$399,999	29.1%	24.1%	21.9%
2022 Home Value \$200,000 to \$299,999	6.0%	7.2%	6.4%
2022 Home Value \$150,000 to \$199,999	0.7%	1.3%	1.1%
2022 Home Value \$100,000 to \$149,999	0.7%	1.1%	0.8%
2022 Home Value \$50,000 to \$99,999	0.8%	0.3%	0.5%
2022 Home Value \$25,000 to \$49,999	1.1%	0.4%	0.8%
2022 Home Value Under \$25,000	0.2%	0.9%	0.7%
2022 Median Home Value	\$453,769	\$468,696	\$499,592
2022 Median Rent	\$1,199	\$1,263	\$1,310

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	7,919	113,332	273,796
2022 Est. Civilian Employed	70.0%	67.9%	66.8%
2022 Est. Civilian Unemployed	4.3%	2.5%	2.4%
2022 Est. in Armed Forces	-	0.4%	0.2%
2022 Est. not in Labor Force	25.8%	29.3%	30.6%
2022 Labor Force Males	48.4%	48.7%	48.5%
2022 Labor Force Females	51.6%	51.3%	51.5%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	5,540	76,936	182,794
2022 Mgmt, Business, & Financial Operations	20.2%	19.7%	20.6%
2022 Professional, Related	30.0%	28.7%	29.8%
2022 Service	14.6%	14.3%	14.4%
2022 Sales, Office	17.5%	21.2%	20.1%
2022 Farming, Fishing, Forestry	2.2%	0.5%	0.4%
2022 Construction, Extraction, Maintenance	6.2%	5.7%	4.6%
2022 Production, Transport, Material Moving	9.3%	9.9%	10.2%
2022 White Collar Workers	67.7%	69.6%	70.4%
2022 Blue Collar Workers	32.3%	30.4%	29.6%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	71.0%	71.3%	71.7%
2022 Drive to Work in Carpool	9.1%	8.8%	8.4%
2022 Travel to Work by Public Transportation	7.7%	8.0%	7.4%
2022 Drive to Work on Motorcycle	-	0.2%	0.1%
2022 Walk or Bicycle to Work	3.2%	3.5%	3.4%
2022 Other Means	0.5%	1.0%	1.1%
2022 Work at Home	8.6%	7.2%	7.9%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	22.6%	22.9%	22.4%
2022 Travel to Work in 15 to 29 Minutes	53.1%	44.3%	44.0%
2022 Travel to Work in 30 to 59 Minutes	19.7%	27.5%	28.9%
2022 Travel to Work in 60 Minutes or More	4.6%	5.2%	4.7%
2022 Average Travel Time to Work	20.1	22.1	22.2
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$278.79 M	\$4.39 B	\$11.14 B
2022 Est. Apparel	\$9.88 M	\$156.47 M	\$398.7 M
2022 Est. Contributions, Gifts	\$16.11 M	\$260.83 M	\$675.29 M
2022 Est. Education, Reading	\$9.2 M	\$149.72 M	\$391.03 M
2022 Est. Entertainment	\$15.86 M	\$251.74 M	\$642.73 M
2022 Est. Food, Beverages, Tobacco	\$42.62 M	\$666.82 M	\$1.68 B
2022 Est. Furnishings, Equipment	\$9.85 M	\$156.29 M	\$398.38 M
2022 Est. Health Care, Insurance	\$25.37 M	\$396.42 M	\$1 B
2022 Est. Household Operations, Shelter, Utilities	\$90.23 M	\$1.41 B	\$3.58 B
2022 Est. Miscellaneous Expenses	\$5.29 M	\$83.43 M	\$212.05 M
2022 Est. Personal Care	\$3.75 M	\$59.06 M	\$149.69 M
2022 Est. Transportation	\$50.65 M	\$797.74 M	\$2.02 B

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