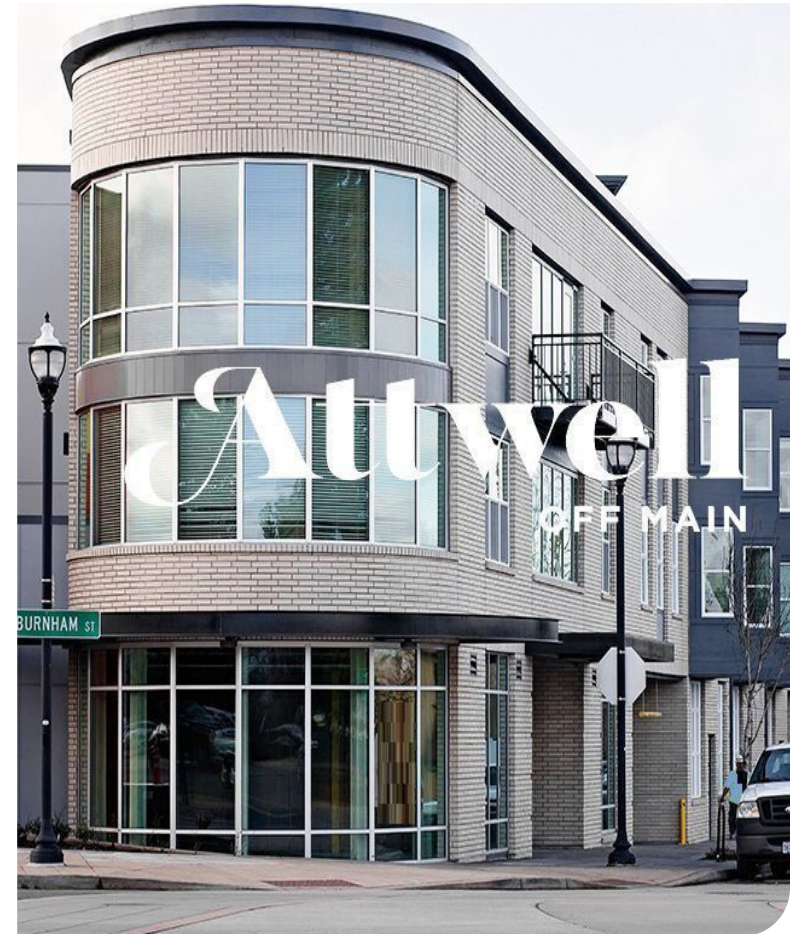




FOR
LEASE



ATTWELL OFF MAIN

Downtown Retail Space

947 SF (1 Suite)

\$21 psf + NNN

12850 SW Ash Ave, Tigard, OR

Now leasing Class-A retail space at [Attwell off Main](#) in Tigard's Downtown. Attwell off Main is a vital part of Tigard's downtown improvement initiative, bringing housing, retail, jobs and essential revitalization to the city. The complex is home to 165 apartment units, located one block from Main Street with over 11,000 VPD. This offering features large floor-to-ceiling windows in a high visibility corner retail space with great frontage facing out to a 4-way intersection.

IAN M. BIGGI

Senior Associate Broker

Licensed in OR

503-222-1683

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PROPERTY SUMMARY

FOR LEASE



Property Details

Address	12850 SW Ash Ave Tigard, OR 97223
Available Space	947 SF
N° of Suites Available	1 Suite
Lease Rate	\$21 psf + NNN
Use Type	Retail
Availability	With 30 Days' Notice
Space Condition	Vanilla Shell

Location Features

Attwell Off Main is a modern apartment community in the heart of downtown Tigard with retail opportunity on the ground floor. This presents an attractive choice for residents whom enjoy lively shops, restaurants, pubs, and music venues as well as convenient access to major employers.

Enjoy the serene sounds while exploring along Fanno Creek, bring your dog to work and check out Ash Avenue Dog Park or catch a game just a few blocks away at Max's Fanno Creek Brew Pub. This unbeatable location is just steps away from walkable downtown Tigard where restaurants, shopping, and public transportation are just outside your door. Attwell Off Main offers easy access to your business and helps create a space people want to spend time in.

Nearby Highlights

- Washington Square Mall
- Starbucks
- Fred Meyer
- Symposium Coffee
- Costco
- Thirsty Lion
- Scholls Business Center
- Sykart Indoor Racing
- 10 Barrel Brewing Co.
- Walmart
- Lowe's Home Improvement
- Consumer Cellular
- McDonald's
- Burgerville



FLOOR PLAN

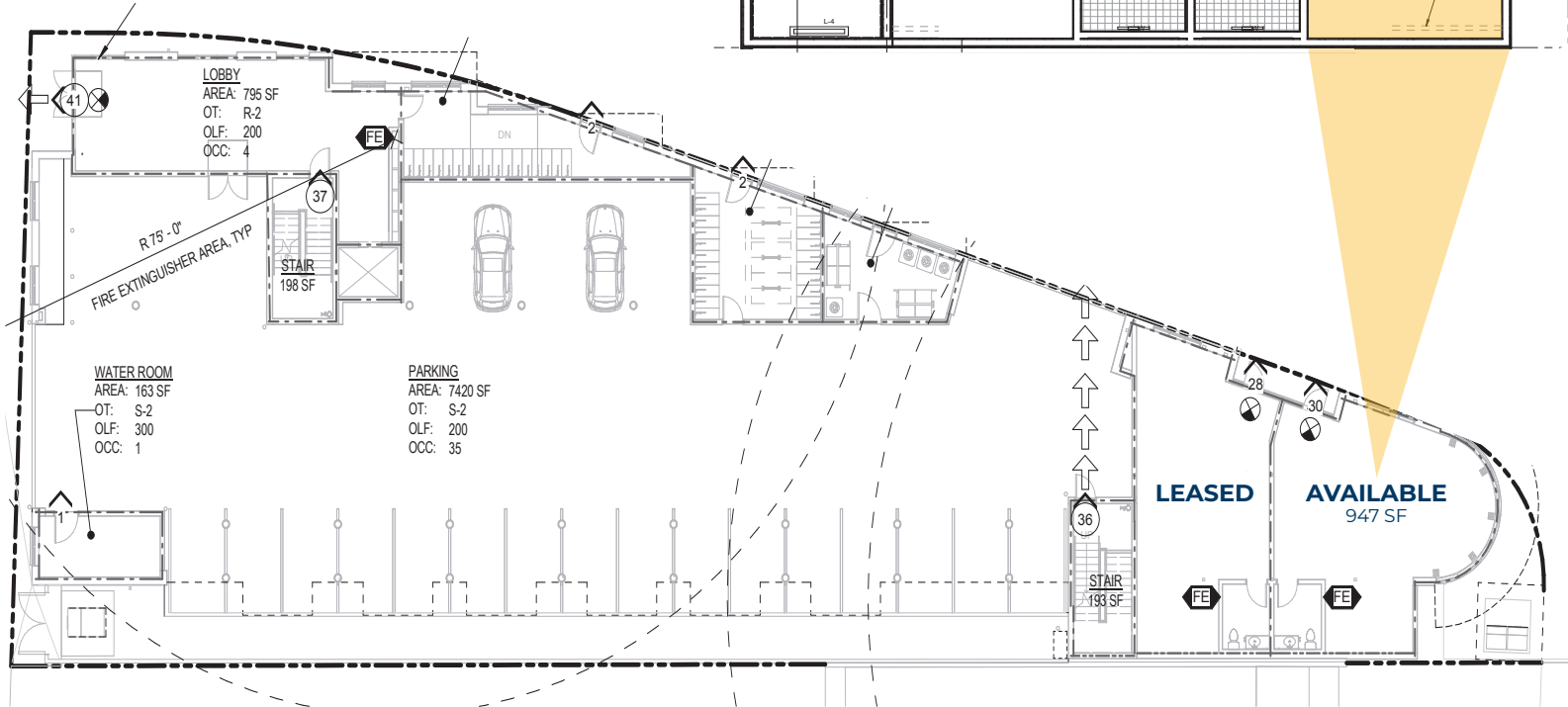
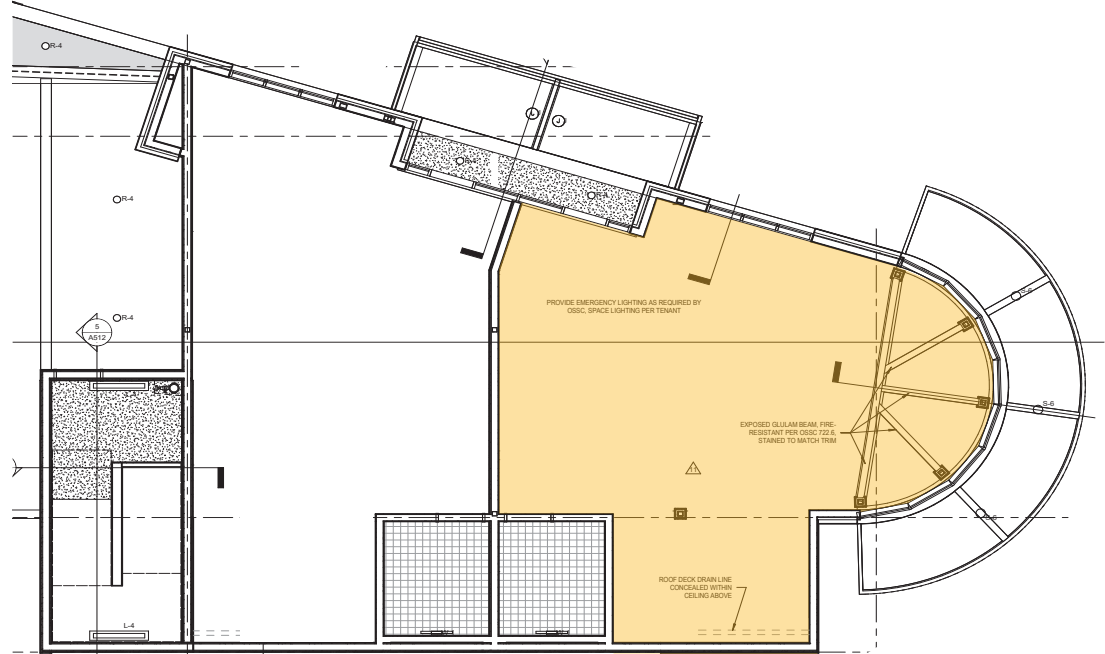




PHOTO
LIBRARY



FANNO CREEK TRAIL



MAIN STREET

DOWNTOWN
TIGARD



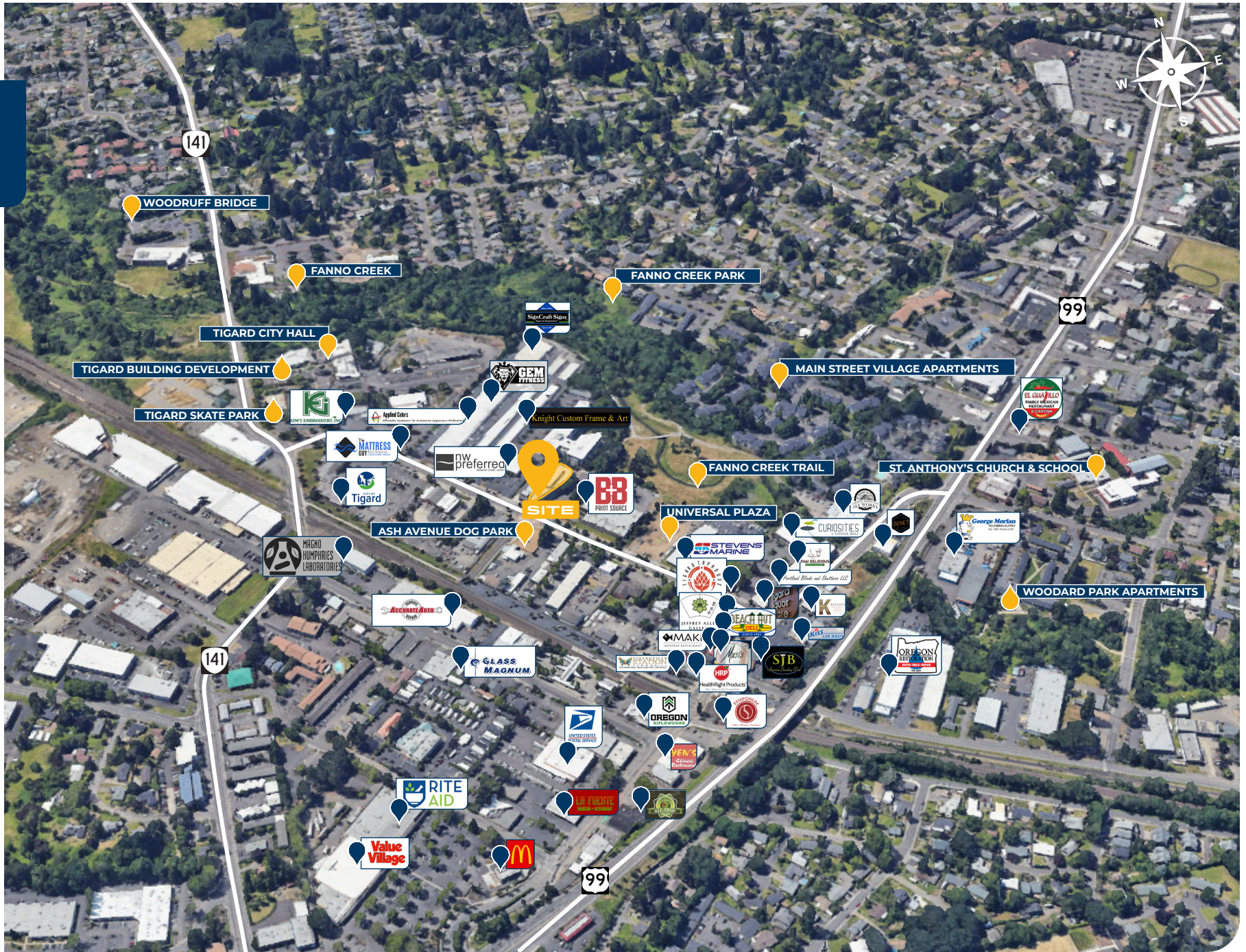
MAIN STREET



FANNO CREEK TRAIL

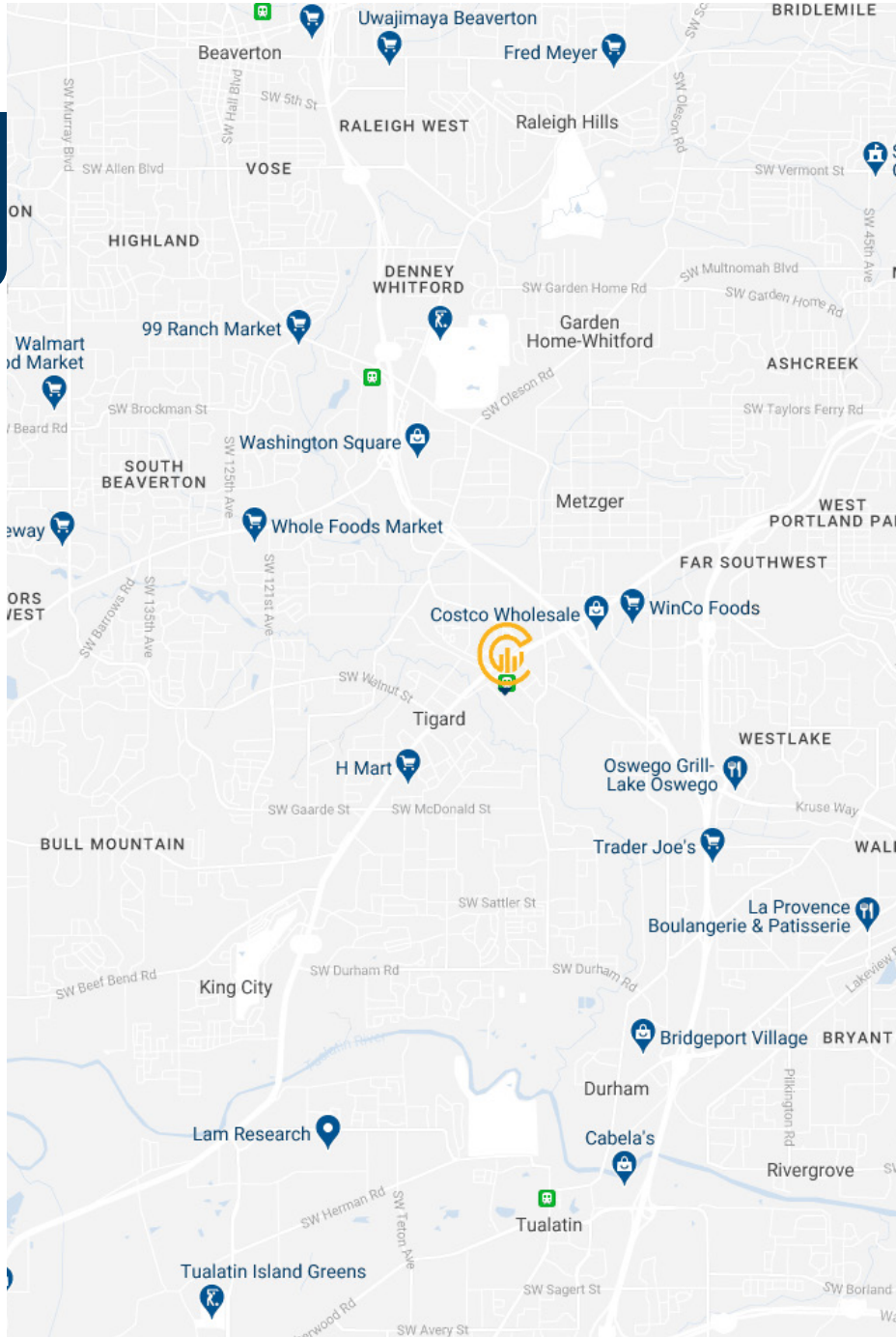


LOCAL AERIAL





AREA HIGHLIGHTS



AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2023 Population	14,772	135,128	294,782
2028 Projected Population	14,929	135,920	294,910
Projected Annual Growth 2023 to 2028	0.2%	0.1%	0%
Historical Annual Growth 2010 to 2023	1.3%	1.0%	0.7%
Households			
2023 Households	5,829	57,003	120,492
2028 Projected Households	5,891	57,261	120,298
2023 Est. Average HH Income	\$89,573	\$112,696	\$120,381
2023 Est. Median HH Income	\$69,089	\$87,595	\$93,362
Businesses			
2023 Est. Total Businesses	1,616	9,533	17,633
2023 Est. Total Employees	11,058	81,650	142,594

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com

94

 Walk Score

100

 Bike Score

49

 Transit Score

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ATTWELL OFF MAIN