

ATTWELL OFF MAIN

Downtown Retail Space 947 SF (1 Suite) \$21 psf + NNN

IAN M. BIGGI

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12850 SW Ash Ave, Tigard, OR

Now leasing Class-A retail space at <u>Attwell off Main</u> in Tigard's Downtown. Atwell off Main is a vital part of Tigard's downtown improvement initiative, bringing housing, retail, jobs and essential revitalization the 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.



SUMMARY





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 gound 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

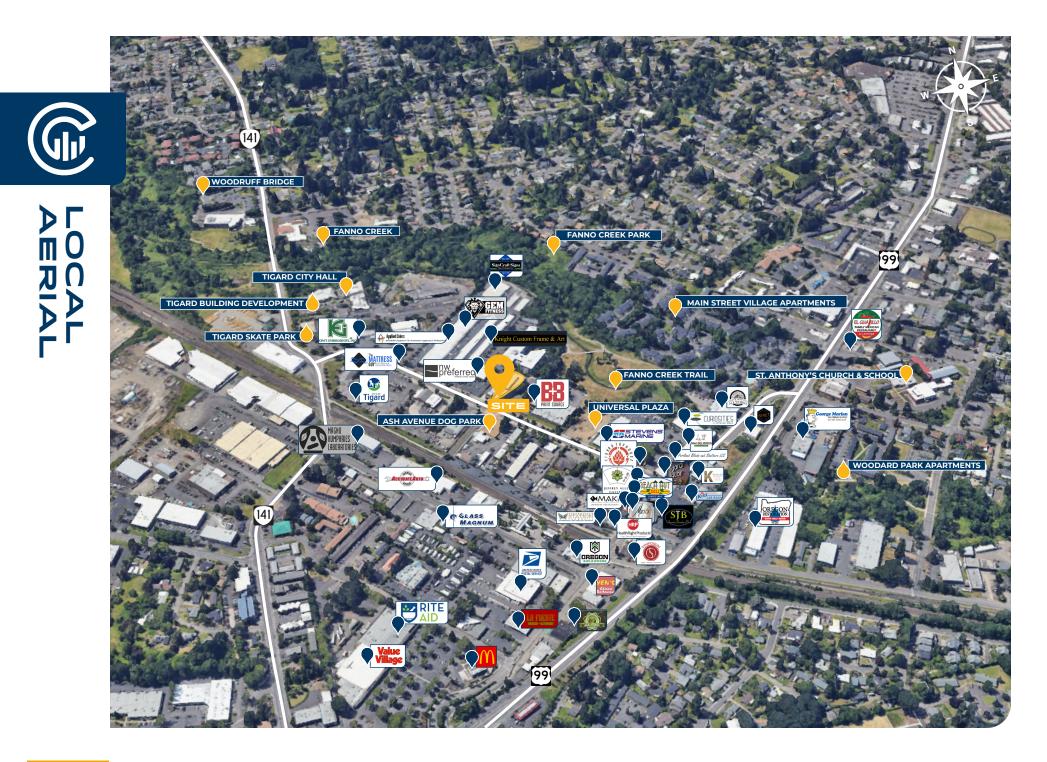
- Washington Square Mall
- Starbucks
- Fred Meyer
- Symposium Coffee
- Costco
- Thirsty Lion
- Scholls Business Center

- Sykart Indoor Racing
- 10 Barrel Brewing Co.
- Walmart
- Lowe's Home Improvement
- Consumer Cellular
- McDonald's
- Burgerville



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BRIDLEMILE . 0 Uwajimaya Beaverton 1 Fred Meyer 뎧 Beaverton SW 5th St RALEIGH WEST Raleigh Hills C S SW Allen Blvd VOSE SW Vermont St ON HIGHLAND DENNEY -w Multnomah Blvd M SW Garden Home Rd SW Garden Home Rd Garden 99 Ranch Market Home-Whitford Walmart d Market ASHCREEK œ Q SW Brockman St SW Taylors Ferry Rd Washington Square 😂 SOUTH Metzger WEST eway 🕞 PORTLAND PAR Whole Foods Market FAR SOUTHWEST ORS /EST Costco Wholesale 😂 WinCo Foods SW Web Tigard WESTLAKE H Mart Oswego Grill-Kruse Way SW Gaarde St SW McDonald St BULL MOUNTAIN Trader Joe's 😼 WALL La Provence SW Sattler St Boulangerie & Patisserie SW Beef Bend Rd SW Durhan King City Bridgeport Village BRYANT Durham Lam Research 오 Cabela's Θ Rivergrove Tualatin **Tualatin Island Greens** SW Borland R SW Sagert St 3

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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

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Walk Score

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100

Bike Score

Transit Score

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