

RETAIL SPACE FOR LEASE

Hedges Greene Shopping Center

8615 SW TUALATIN-SHERWOOD ROAD / TUALATIN, OR 97062



Established shopping center with convenient access to I-5

AVAILABLE SPACE

- 1,650 SF
- 2,000 SF (Available 3/1/25)
- 3,750 SF
- 4,800 SF
- 5,700 SF
- 15,000 SF - Do not disturb

TRAFFIC COUNTS

- SW Tualatin-Sherwood Rd – 33,620 ADT ('22)
- SW Boones Ferry Rd – 11,610 ADT ('22)

HIGHLIGHTS

- Area retailers include Fred Meyer, New Seasons, Best Buy, Home Goods, Cabela's and Old Navy.
- Co-tenants include TJ Maxx, Staples, Outback Steakhouse, Buffalo Wild Wings, and many more.
- Affluent neighborhood with the average income over \$123,000 per household within a 3-mile radius.

LEASE RATES

Please call for details

CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / nstanton@naielliott.com

NAI Elliott



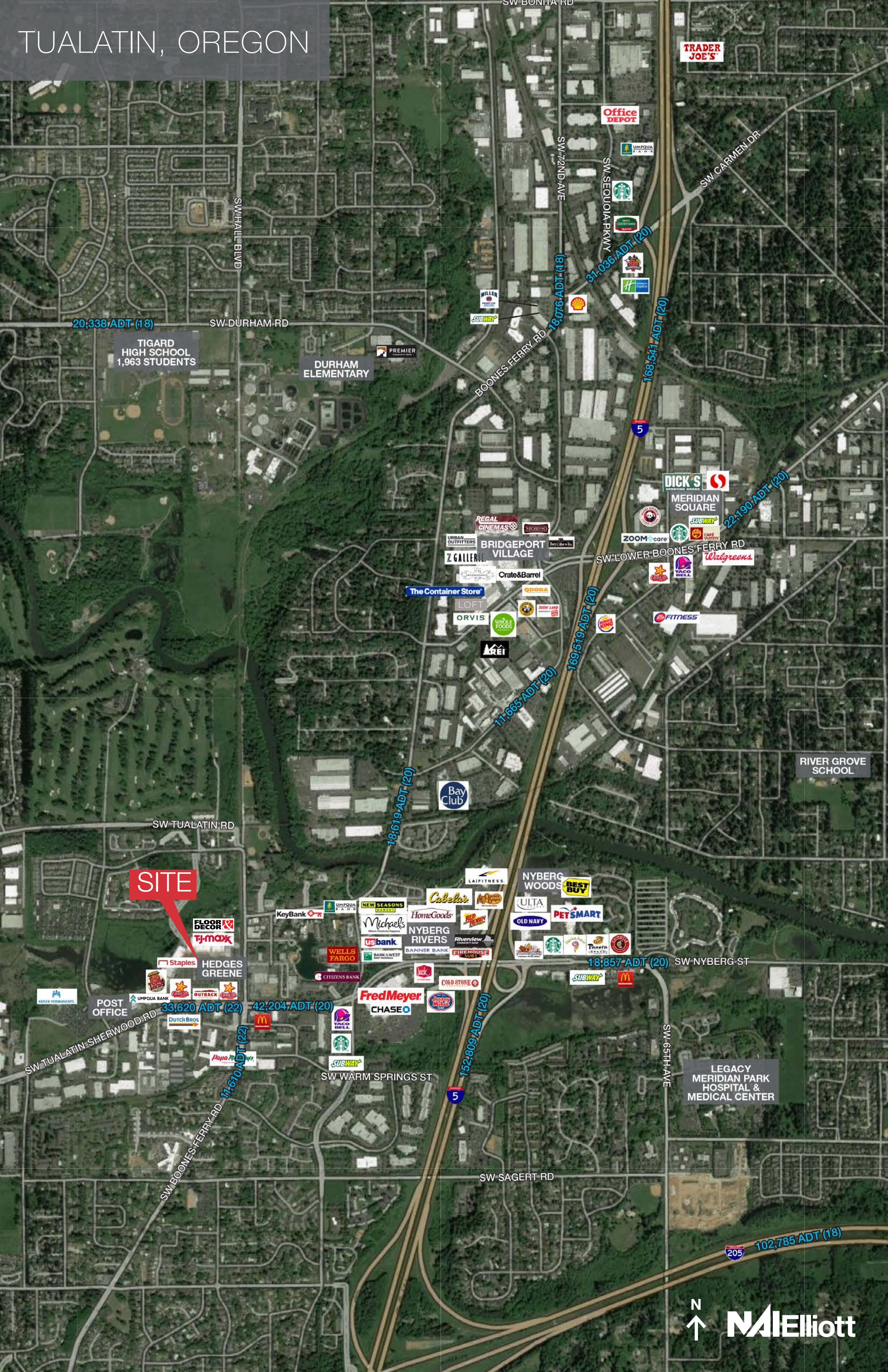
CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / nstanton@naielliott.com

NAIElliott

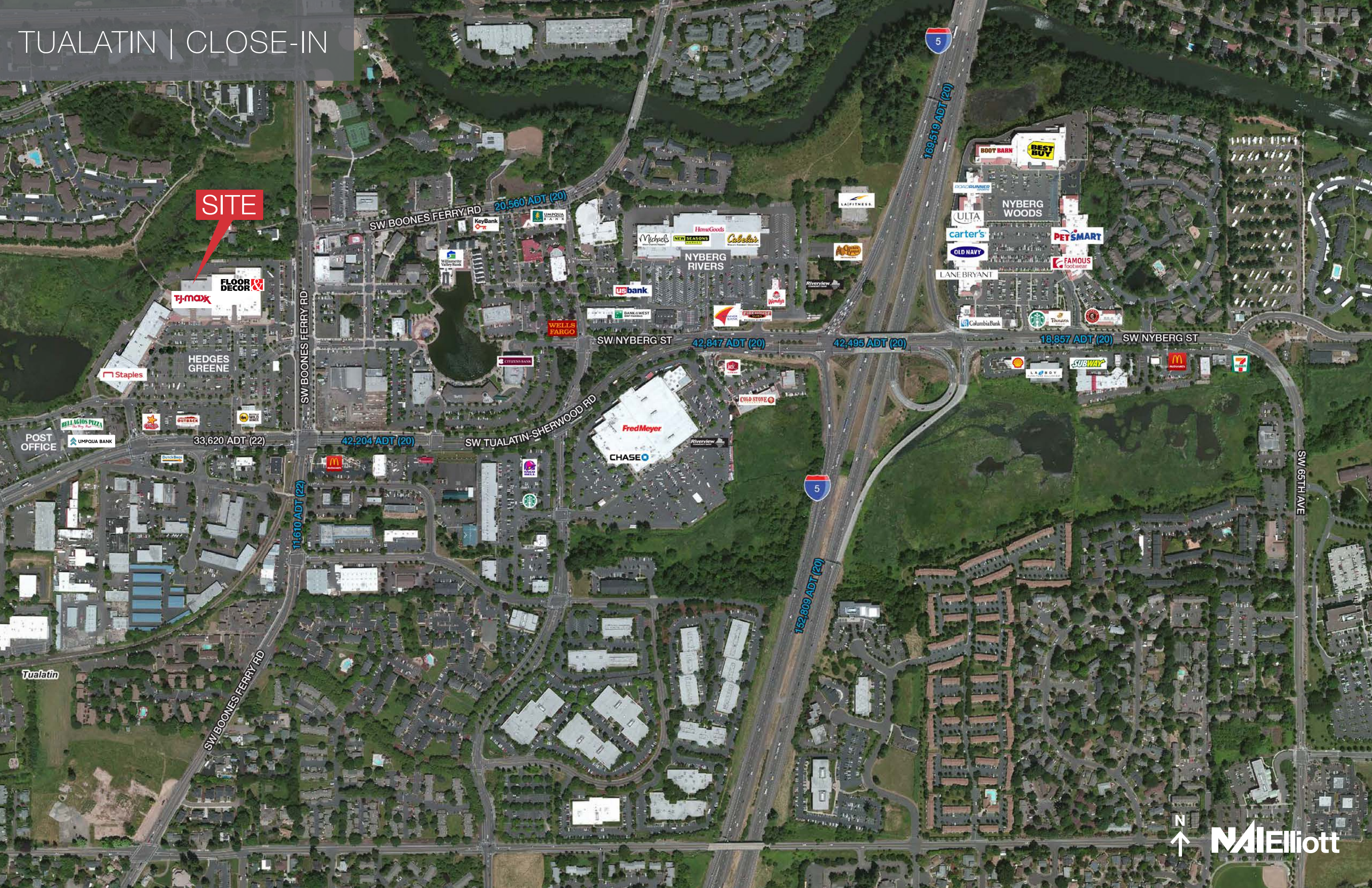
The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

TUALATIN, OREGON



TUALATIN | CLOSE-IN

SITE



FLOOR DECOR
TJ-MAXX

SW BOONES FERRY RD 20,560 ADT (20)

SW NYBERG ST 42,847 ADT (20)

42,495 ADT (20)

18,857 ADT (20)

33,620 ADT (22)

42,204 ADT (20)

SW TUALATIN-SHERWOOD RD

152,809 ADT (20)

169,519 ADT (20)

POST OFFICE

Tualatin

Site Plan

1	Floor & Decor	60,075 SF
2	TJ MAXX*	29,968 SF
3	VACANT	1,650 SF
4	VACANT - Available 3/1/25	2,000 SF
5	VACANT	3,750 SF
6	HALLMARK	3,750 SF
7	VACANT	5,700 SF
8	PETCO	15,000 SF
9	VACANT	4,800 SF
10	STAPLES	23,715 SF
11 - Pad 1	BUFFALO WINGS	6,000 SF
12 - Pad 2	OUTBACK	6,300 SF
13 - Pad 3	CARL'S JR.	3,138 SF
14 - Pad 4	UMPQUA BANK	3,037 SF
14 - Pad 4	BELLAGIO'S PIZZA	1,609 SF
14 - Pad 4	BIG TOWN HERO	1,200 SF



CONTACT

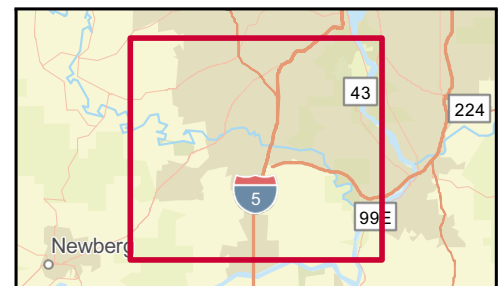
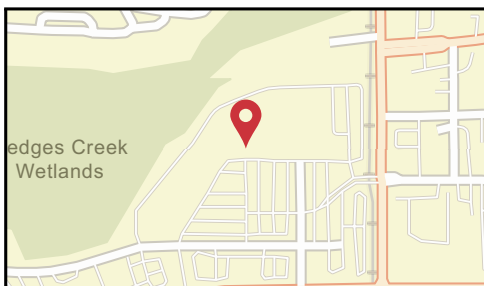
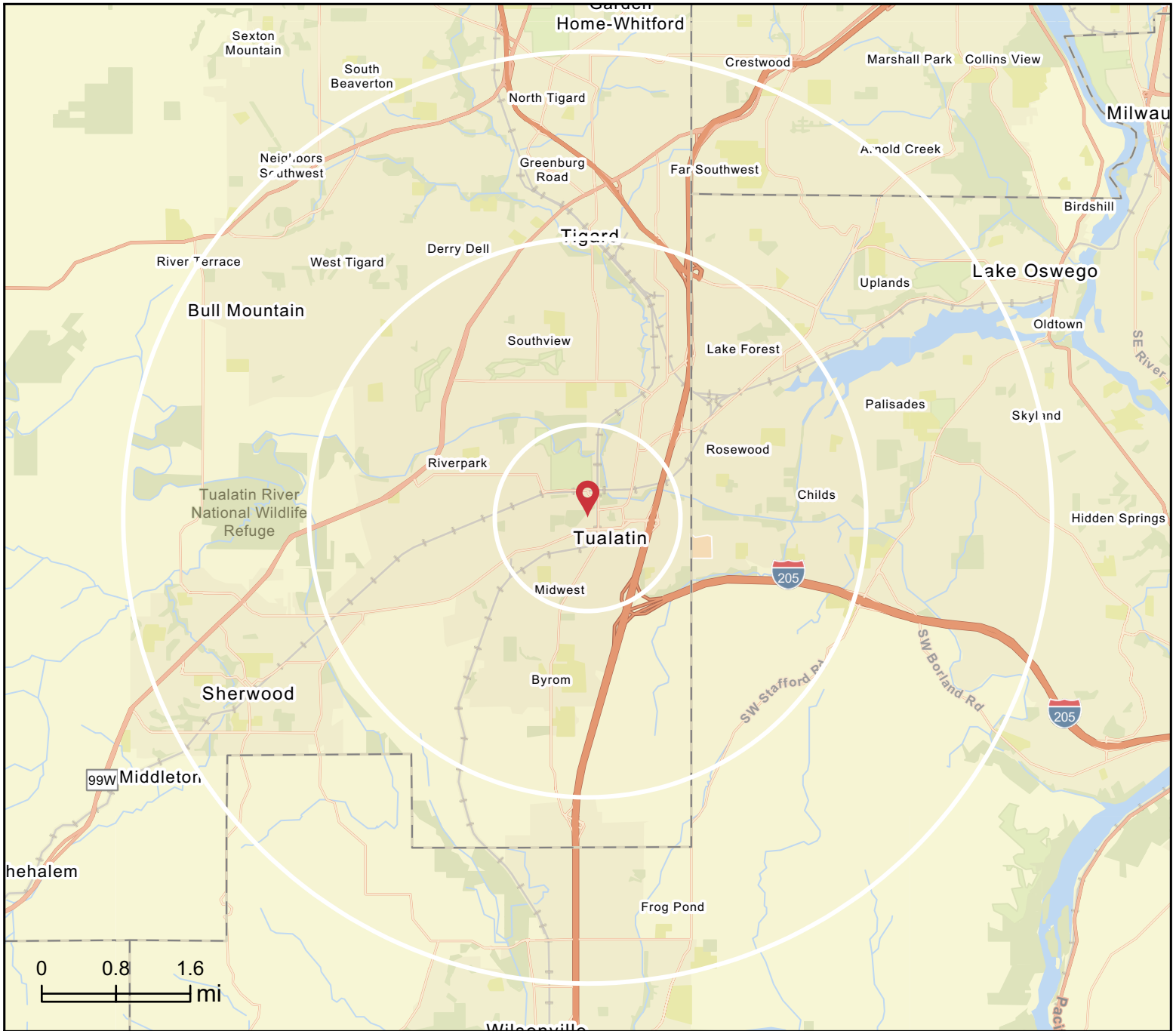
George Macoubray 503 504 2957 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0407 / nstanton@naielliott.com

NAIElliott

Site Map

8639 SW Tualatin Sherwood Rd, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.38303
Longitude: -122.76667



	1 mile	3 miles	5 miles
Population			
2010 Population	11,108	67,989	175,524
2020 Population	12,203	75,845	196,579
2024 Population	12,256	76,334	199,871
2029 Population	12,310	77,294	203,507
2010-2020 Annual Rate	0.94%	1.10%	1.14%
2020-2024 Annual Rate	0.10%	0.15%	0.39%
2024-2029 Annual Rate	0.09%	0.25%	0.36%
2020 Male Population	48.4%	47.9%	48.4%
2020 Female Population	51.6%	52.1%	51.6%
2020 Median Age	34.3	40.9	39.8
2024 Male Population	49.1%	48.8%	49.3%
2024 Female Population	50.9%	51.2%	50.7%
2024 Median Age	34.8	41.5	40.5

In the identified area, the current year population is 199,871. In 2020, the Census count in the area was 196,579. The rate of change since 2020 was 0.39% annually. The five-year projection for the population in the area is 203,507 representing a change of 0.36% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	60.1%	71.7%	71.4%
2024 Black Alone	1.7%	1.7%	1.9%
2024 American Indian/Alaska Native Alone	1.3%	0.8%	0.8%
2024 Asian Alone	3.9%	6.5%	8.1%
2024 Pacific Islander Alone	2.2%	1.0%	0.8%
2024 Other Race	16.2%	6.8%	5.7%
2024 Two or More Races	14.7%	11.6%	11.3%
2024 Hispanic Origin (Any Race)	29.8%	14.8%	12.9%

Persons of Hispanic origin represent 12.9% 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 58.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	75	141	143
2010 Households	4,657	27,907	70,236
2020 Households	5,142	30,741	77,290
2024 Households	5,133	31,055	78,968
2029 Households	5,200	31,713	80,918
2010-2020 Annual Rate	1.00%	0.97%	0.96%
2020-2024 Annual Rate	-0.04%	0.24%	0.51%
2024-2029 Annual Rate	0.26%	0.42%	0.49%
2024 Average Household Size	2.36	2.43	2.50

The household count in this area has changed from 77,290 in 2020 to 78,968 in the current year, a change of 0.51% annually. The five-year projection of households is 80,918, a change of 0.49% annually from the current year total. Average household size is currently 2.50, compared to 2.51 in the year 2020. The number of families in the current year is 50,447 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

8639 SW Tualatin Sherwood Rd, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.38303
Longitude: -122.76667

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	47.2%	38.8%	38.3%
Median Household Income			
2024 Median Household Income	\$76,929	\$104,985	\$109,363
2029 Median Household Income	\$91,408	\$117,826	\$123,677
2024-2029 Annual Rate	3.51%	2.33%	2.49%
Average Household Income			
2024 Average Household Income	\$99,162	\$148,208	\$153,220
2029 Average Household Income	\$115,395	\$169,154	\$175,830
2024-2029 Annual Rate	3.08%	2.68%	2.79%
Per Capita Income			
2024 Per Capita Income	\$40,765	\$60,220	\$60,695
2029 Per Capita Income	\$47,849	\$69,325	\$70,110
2024-2029 Annual Rate	3.26%	2.86%	2.93%
GINI Index			
2024 Gini Index	38.5	36.8	35.6
Households by Income			

Current median household income is \$109,363 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$123,677 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$153,220 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$175,830 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$60,695 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$70,110 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	52	63	64
2010 Total Housing Units	4,927	29,442	74,172
2010 Owner Occupied Housing Units	1,742	17,712	44,565
2010 Renter Occupied Housing Units	2,915	10,195	25,671
2010 Vacant Housing Units	270	1,535	3,936
2020 Total Housing Units	5,308	32,053	80,931
2020 Owner Occupied Housing Units	1,788	19,248	48,400
2020 Renter Occupied Housing Units	3,354	11,493	28,890
2020 Vacant Housing Units	174	1,324	3,630
2024 Total Housing Units	5,292	32,369	82,659
2024 Owner Occupied Housing Units	1,814	19,567	50,005
2024 Renter Occupied Housing Units	3,319	11,488	28,963
2024 Vacant Housing Units	159	1,314	3,691
2029 Total Housing Units	5,360	33,047	84,686
2029 Owner Occupied Housing Units	1,862	20,056	51,655
2029 Renter Occupied Housing Units	3,339	11,657	29,263
2029 Vacant Housing Units	160	1,334	3,768
Socioeconomic Status Index			
2024 Socioeconomic Status Index	47.2	55.1	56.0

Currently, 60.5% of the 82,659 housing units in the area are owner occupied; 35.0%, renter occupied; and 4.5% 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 80,931 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.50%. Median home value in the area is \$669,041, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.29% annually to \$713,382.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.