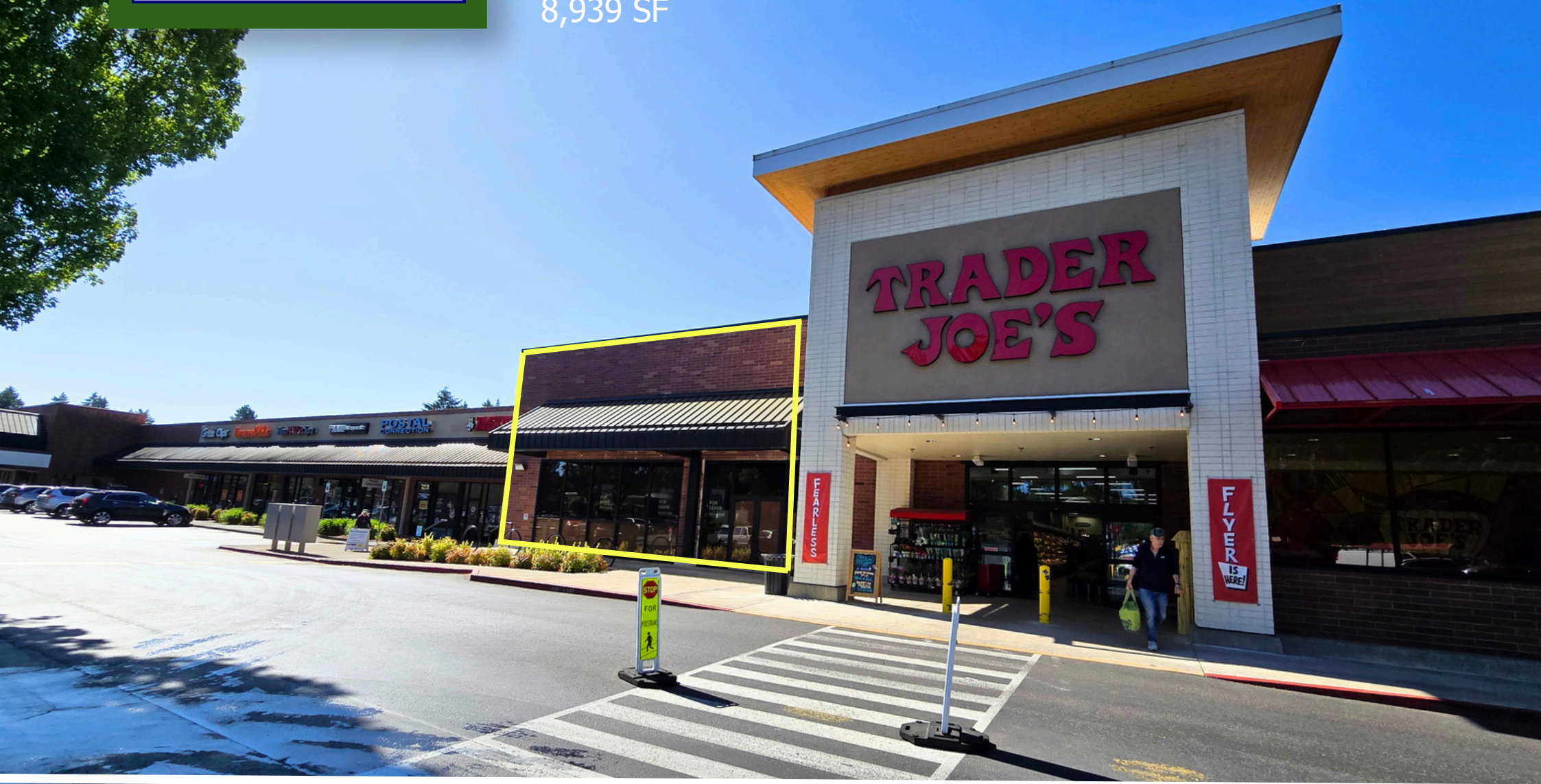


FOR LEASE

Barnard Commercial
Real Estate

Tigard Towne Square

8,939 SF



ASHLEY RHEA
ASHLEY@BARNARDCOMMERCIAL.COM

5200 Meadows Road, Suite 150, Lake Oswego, OR 97035
503.675.0900
barnardcommercial.com

FOR LEASE

Barnard Commercial
Real Estate

Tigard Towne Square

16200 SW Pacific Hwy, #L, Tigard, OR 97224

ABOUT TIGARD TOWNE SQUARE

8,939 SF junior anchor opportunity available **directly adjacent to Trader Joes** at Tigard Towne Square, one of Southwest Portland's premier grocery-anchored shopping centers. Located at the **signalized intersection** of SW Pacific Highway (Highway 99W) and Durham Road, this space benefits from exceptional visibility, convenient access, and exposure to more than 55,000 vehicles per day. The center features a strong co-tenancy mix including Trader Joe's, Marshalls, Planet Fitness, Ace Hardware, and Dollar Tree, generating consistent daily customer traffic from across Tigard, Tualatin, Lake Oswego, Sherwood and King City. Serving a dense and affluent trade area with more than 237,000 residents within five miles and **average household incomes exceeding \$115,000** in the immediate market, this highly visible location offers an outstanding opportunity with strong demographics and established consumer draw.



AVAILABLE

8,939 SF

\$25.00 PSF, NNN
Approx. \$4.64 NNN

ASHLEY RHEA
ASHLEY@BARNARDCOMMERCIAL.COM

Page 2

5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

503.675.0900

barnardcommercial.com

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

FOR LEASE

Barnard Commercial
Real Estate

Tigard Towne Square

16200 SW Pacific Hwy, #L, Tigard, OR 97224

INTERIOR



STOREFRONT



ASHLEY RHEA
ASHLEY@BARNARDCOMMERCIAL.COM

FOR LEASE

Barnard Commercial
Real Estate

Tigard Towne Square

16200 SW Pacific Hwy, #L, Tigard, OR 97224

PROPERTY HIGHLIGHTS

- **Adjacent to Trader Joe's** – One of the nation's most recognized specialty grocers.
- **Premier Co-Tenancy Mix** – Join established retailers including Marshalls, Planet Fitness, Ace Hardware, Dollar Tree, Starbucks, McDonald's, Chipotle and Chase Bank.
- **Exceptional Visibility & Access** – Located at the signalized intersection of Highway 99W and Durham Road, more than 55,000 vehicles per day.
- **Affluent & Dense Trade Area** – More than 237,000 residents within a 5-mile radius, strong household incomes and a large daytime employment population.



Planet Fitness, Wildwood Taphouse, Tigard Pet Supply, America's Best



Ace Hardware

NEIGHBORING TENANTS



Chipotle



McDonald's



Starbucks



Chase Bank

ASHLEY RHEA
ASHLEY@BARNARDCOMMERCIAL.COM

FOR LEASE

Barnard Commercial
Real Estate

Tigard Towne Square

16200 SW Pacific Hwy, #L, Tigard, OR 97224



ABOUT TIGARD

Located in the heart of the Southwest Portland metropolitan area, Tigard, Oregon is one of the region's **premier destinations for commerce, retail, and professional services**. Positioned at the crossroads of Interstate 5, Highway 217, and Pacific Highway (OR-99W), Tigard provides exceptional regional connectivity and access to a large consumer base throughout Washington County and the greater Portland market. The city's established retail corridors, strong daytime population, and **business-friendly environment** have attracted a diverse mix of national retailers, restaurants, and service-oriented businesses, creating a highly trafficked commercial marketplace.

Tigard provides an exceptional quality of life, making it a sought after community in the Portland suburbs. Residents benefit from highly rated schools, abundant parks and recreation, and convenient access to major employment centers. Supported by a well-educated, affluent population with strong household incomes and purchasing power, the city continues to experience **residential growth and sustained consumer demand**. These demographic fundamentals, coupled with Tigard's strategic location and strong regional draw, make it an ideal market for retailers, restaurants, medical users, and service providers seeking long-term success.