

FOR LEASE > WASHINGTON SQUARE MALL OUTPARCEL AT MACY'S



LOCATION

Macy's parking lot at Washington Square Mall, Tigard, Oregon

AVAILABLE SPACES

New pad site available for Ground Lease or Build to Suit.
Flexible size(s)/configuration(s) – see site plans for more information

RENTAL RATE

Please call for details

TRAFFIC COUNT

Hwy 217 – 96,753 ADT ('22) | SW Greenburg – 24,539 ADT ('22)
SW Scholls Ferry – 43,188 ADT ('22) | SW Hall – 25,419 ADT ('22)

HIGHLIGHTS

- Newly available pad at Washington Square Mall offering prime exposure and easy access at Oregon's #1 mall!
- Available for ground lease or build to suit.
- Washington Square is anchored by Macy's, Nordstrom, Dick's Sporting Goods, Cheesecake Factory and Tesla.
- See Proposed Redevelopment Project for Sears Box on page 6.



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OUTPARCEL AT MACY'S WASHINGTON SQUARE MALL

TIGARD, OR



HALL CENTER
7,326 SF

WASHINGTON
CENTRE
45,000 SF

PARKSIDE
BUSINESS
CENTER
156,750 SF

PARKSIDE
BUSINESS
CENTER
162,375 SF

WHITFORD
MIDDLE SCHOOL

2,604 SF

RIVERWOOD
CENTER

PARKSIDE
BUSINESS
CENTER
133,801 SF

PARKSIDE
BUSINESS
CENTER
113,739 SF

217

CREEKSIDE
CORPORATE PARK
53,164 SF

CREEKSIDE
CORPORATE PARK
103,529 SF

PARKSIDE
BUSINESS
CENTER
119,950 SF

WES COMMUTER RAIL
8,044 AVG. RIDERS/WK (12)

CASCADE PLACE AT
CASCADE PLAZA
31,981 SF

PROGRESS
PLAZA

REDTAIL GOLF
COURSE

CREEKSIDE
CORPORATE PARK
197,115 SF

CREEKSIDE
CORPORATE PARK
75,215 SF

CREEKSIDE
CORPORATE
PARK
72,222 SF

CASCADE PLACE
CASCADE PLAZA
93,410 SF

PROGRESS
SQUARE

CREEKSIDE
CORPORATE PARK
22,187 SF

CREEKSIDE
CORPORATE PARK
40,406 SF

CREEKSIDE
CORPORATE PARK
31,330 SF

CREEKSIDE
CORPORATE PARK
46,033 SF

NIMBUS
CORPORATE
CENTER
419,599 SF

NIMBUS
OAKS
171,828 SF

CASCADE
PLAZA

ONE EMBASSY
CENTRE
86,676 SF

WELLS
FARGO

WASHINGTON
CIRCLE PLAZA

FAIRWAY CENTER
OFFICE PARK
46,879 SF

Banfield
PET HOSPITAL

THE PORTLAND
CLINIC
44,676 SF

NIMBUS
CORPORATE
CENTER
104,851 SF

NIMBUS
CORPORATE
CENTER
163,857 SF

rack

CARMAX

WASHINGTON
SQUARE MALL

JCPenney

THE COMMONS
55,090 SF

PACIFIC PLACE
CENTER

NIMBUS
CENTER

NORDSTROM

SEARS REDEVELOPMENT PROJECT
RETAIL, ENTERTAINMENT AND
FUTURE RESIDENTIAL

COLUMBIA
BUSINESS
CENTER
48,929 SF

MARTIN
BUILDING
18,000 SF

11,848 SF

33,610 SF

PARKSIDE
PLAZA

210

CASCADE
BOULEVARD
CENTER

217

WASHINGTON
SQUARE TOO

11,876 SF

4,536 SF

2,933 SF

2,630 SF

LAND ROVER
JAGUAR
DEALERSHIP

Red Lobster

LINCOLN
CENTER
713,626 SF

7,395 SF

5,973 SF

Mor
Furniture for less

iFLY

PLAZA WEST
BUILDING
67,187 SF

TIGARD
MEDICAL MALL
26,870 SF

GREENBURG
CASCADE
PLAZA

SHADY LANE
OFFICES
12,976 SF

SW North Dakota St

SW Tigard St

SW Greenburg Rd

SW Tiedeman Ave

FOWLER
MIDDLE SCHOOL

8,037 SF

12,194 SF

7,182 SF

9,400 SF

5,978 SF

1,840 SF

1,285 SF

2,500 SF

4,300 SF

TIGARD
PLAZA

3,132 SF

PACIFIC
PLAZA

5,947 SF

TIGARD
PAYLESS
CENTER

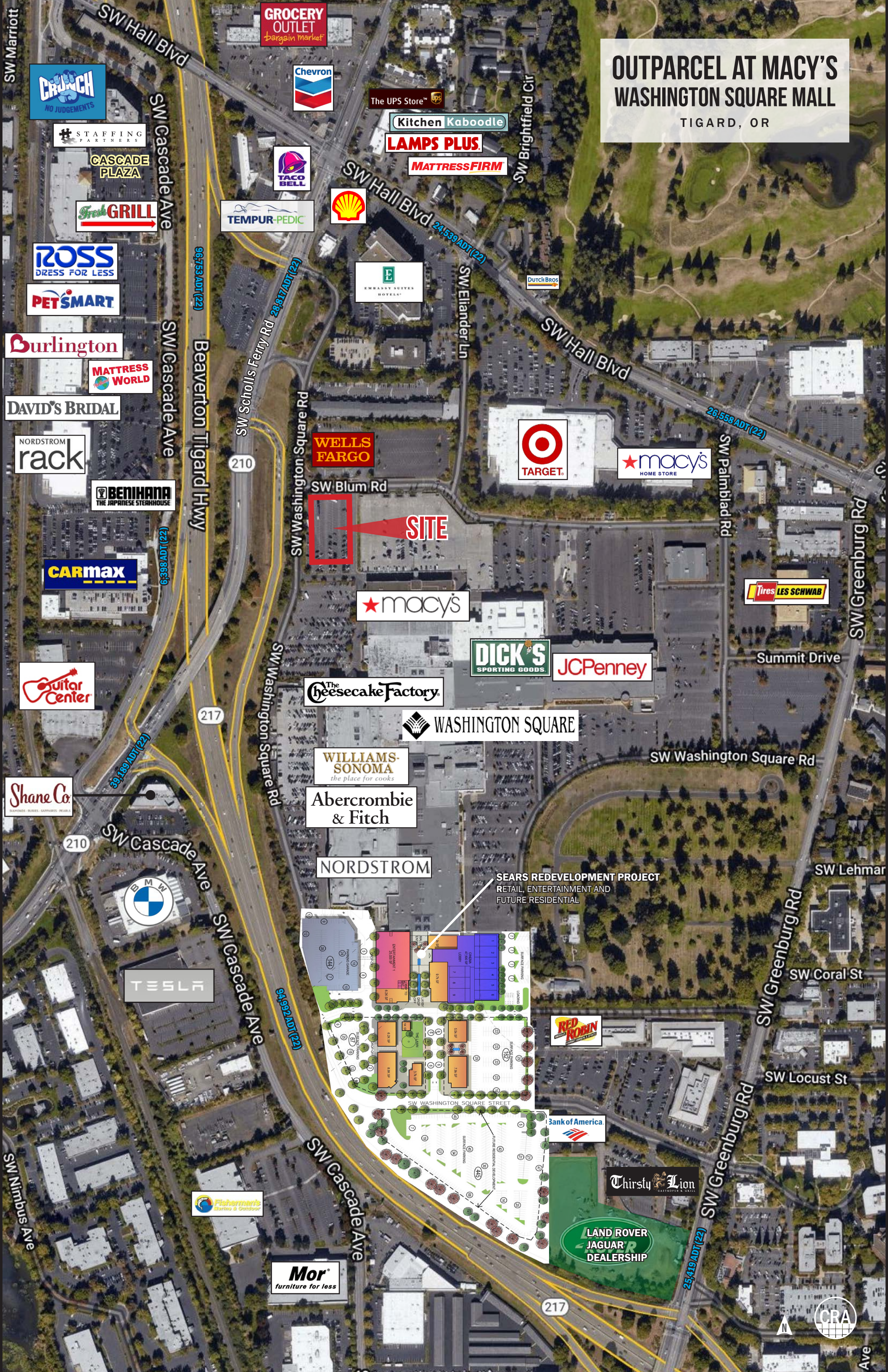
10,000 SF

99W



OUTPARCEL AT MACY'S WASHINGTON SQUARE MALL

TIGARD, OR



SITE

SEARS REDEVELOPMENT PROJECT
RETAIL, ENTERTAINMENT AND
FUTURE RESIDENTIAL



LAND ROVER
JAGUAR
DEALERSHIP

Mor
furniture for less

Thirsty Lion
GASTROPUB & GRILL

Bank of America

RED ROBIN
HONEY BEEBBLE BURGERS

CRA



CRUNCH
NO JUDGEMENTS

STAFFING PARTNERS

CASCADE PLAZA

Fresh GRILL

ROSS
DRESS FOR LESS

PET SMART

Burlington

MATTRESS WORLD

DAVID'S BRIDAL

NORDSTROM
rack

BENIHANA
THE JAPANESE STEAKHOUSE

CARmax

Guitar Center

Shane Co.
DIAMONDS - RUBIES - SAPPHIRES - PEARLS

BMW

TESLA

Fisherman's
Marina & Outdoor

GROCERY OUTLET
bargain Market

Chevron

The UPS Store™ UPS

Kitchen Kaboodle

LAMPS PLUS

MATTRESS FIRM

TEMPUR-PEDIC

Shell

EMBASSY SUITES
HOTELS

Dutch Bros

WELLS FARGO

TARGET

macy's
HOME STORE

Tires LES SCHWAB

DICK'S
SPORTING GOODS

JCPenney

The Cheesecake Factory

WASHINGTON SQUARE

WILLIAMS-SONOMA
the place for cooks

Abercrombie & Fitch

NORDSTROM

SW Locust St

SW Coral St

SW Lehmar

SW Greenburg Rd

Summit Drive

SW Washington Square Rd

SW Cascade Ave

Beaverton Tigard Hwy

SW Cascade Ave

SW Hall Blvd

SW Brightfield Cir

SW Eliander Ln

SW Washington Square Rd

SW Scholls Ferry Rd

Beaverton Tigard Hwy

SW Cascade Ave

SW Cascade Ave

SW Cascade Ave

SW Nimbus Ave

SW Greenburg Rd

SW Greenburg Rd

Ave

96,753 ADT (22)

28,817 ADT (22)

24,559 ADT (22)

26,558 ADT (22)

59,189 ADT (22)

94,992 ADT (22)

25,419 ADT (22)

217

210

217

210







GLA SUMMARY	SQ. FT
CINEMA	47,500
ENTERTAINMENT 1	25,000
ENTERTAINMENT 2	33,000
F&B SOUTH	33,000
F&B NORTH	21,200
TOTAL	159,700

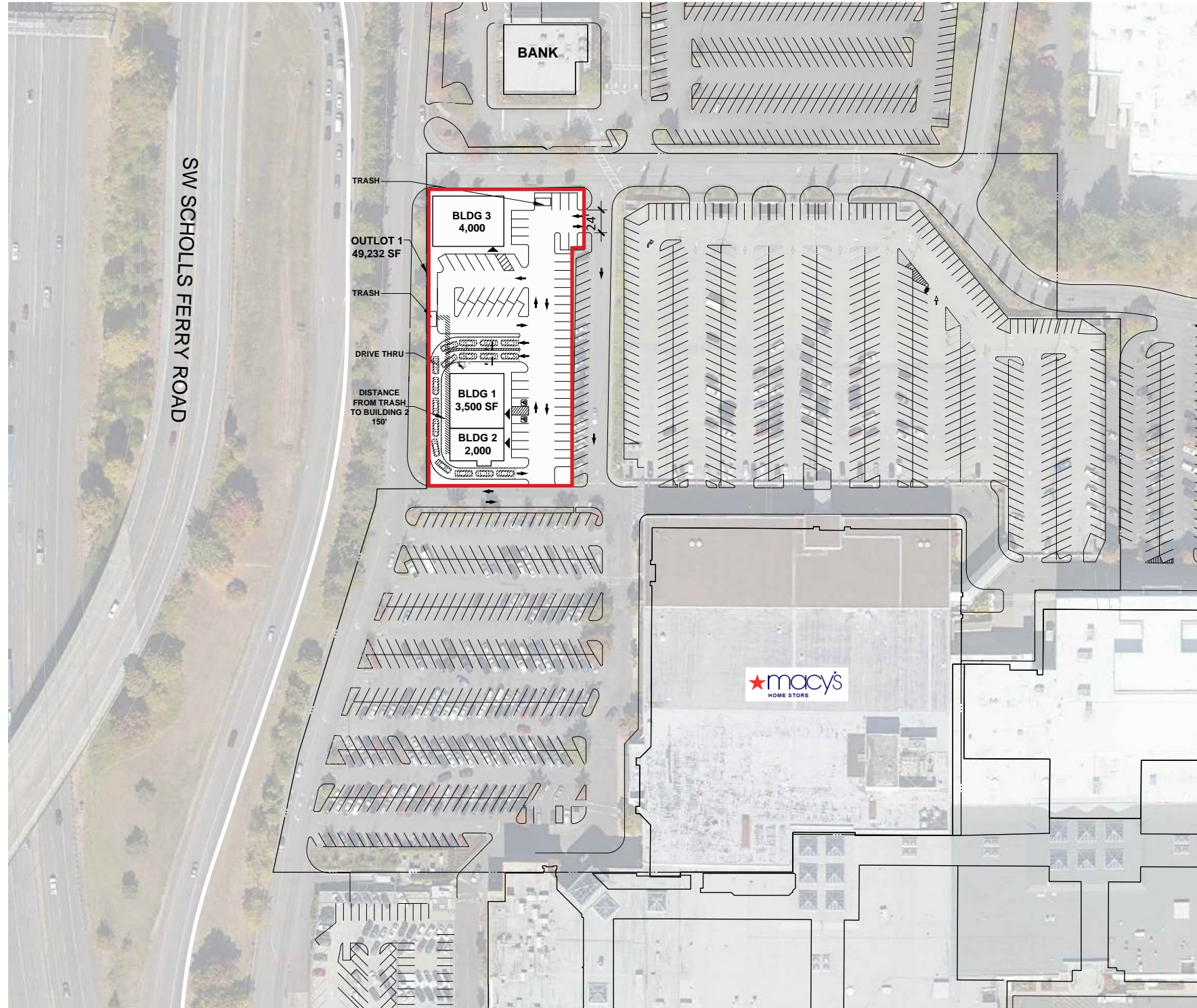
CAR SUMMARY	
NORTH PARCEL (NEW DEVELOPMENT)	281
FUTURE SOUTH (RES PARCEL)	445
TOTAL CARS	726



OUTPARCEL AT MACY'S WASHINGTON SQUARE MALL

TIGARD, OR

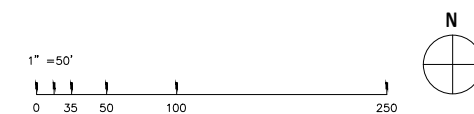
SITE PLAN



PROJECT DATA

EXISTING CONDITIONS:	
TOTAL BUILDING AREA:	1,344,898 sf
TOTAL PARKING PROVIDED:	5,904 spaces
PARKING RATIO:	4.4/sf
MACY'S SITE AREA:	
MACY'S BUILDING AREA:	244,341 sf
PARKING PROVIDED:	1,241 spaces
Less 96 spaces for PBA	
PARKING RATIO:	5.1 spaces / 1,000 sf
PROPOSED SITE LAYOUT:	
MACY'S	
NEW SITE AREA:	637,957 sf
BUILDING AREA:	244,341 sf
PARKING SPACE REDUCTION:	(201) spaces
REMAINING PARKING PROVIDED:	1,040 spaces
PARKING RATIO:	4.3 spaces / 1,000 sf
NEW LOT 1:	
SITE AREA:	49,232 sf
BUILDING AREA (BSR 1):	9,500 sf
OLD PARKING SPACE REDUCTION:	(201) spaces
NEW PARKING PROVIDED:	62 spaces
PARKING RATIO:	6.5 spaces / 1,000 sf
PROPOSED MACY'S + 1 LOT LAYOUT SUMMARY:	
AGGREGATE BUILDING AREA:	253,841 sf
AGGREGATE PARKING COUNT:	1,102 spaces
AGGREGATE PARKING RATIO:	4.3 spaces / 1,000 sf
NET PARKING SPACE REDUCTION:	
	(201) spaces
PROPOSED TOTAL LAYOUT SUMMARY:	
AGGREGATE TOTAL BUILDING AREA:	1,354,398 sf
AGGREGATE TOTAL PARKING:	5,703 spaces
AGGREGATE PARKING RATIO:	4.3 spaces / 1,000 sf

DISCLAIMERS: THIS DOCUMENT WAS PREPARED WITHOUT VERIFICATION OF A CA LICENSED SURVEYOR, THEREFOR THE PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY. IN ADDITION, THE PARKING LAYOUTS HAVE NOT BEEN VERIFIED IN THE FIELD FOR COMPLIANCE WITH EXISTING MUNICIPAL CODE. THE PARKING COUNTS REPRESENTED HERE ARE APPROXIMATED. A PARKING ANALYST SHOULD STUDY THE USES PROPOSED TO ASSESS IMPACTS.



SITE PLAN - SCHEME 03
9300 SW Washington Square Rd., Tigard, OR 97223
03/29/2022

A1



OUTPARCEL AT MACY'S WASHINGTON SQUARE MALL

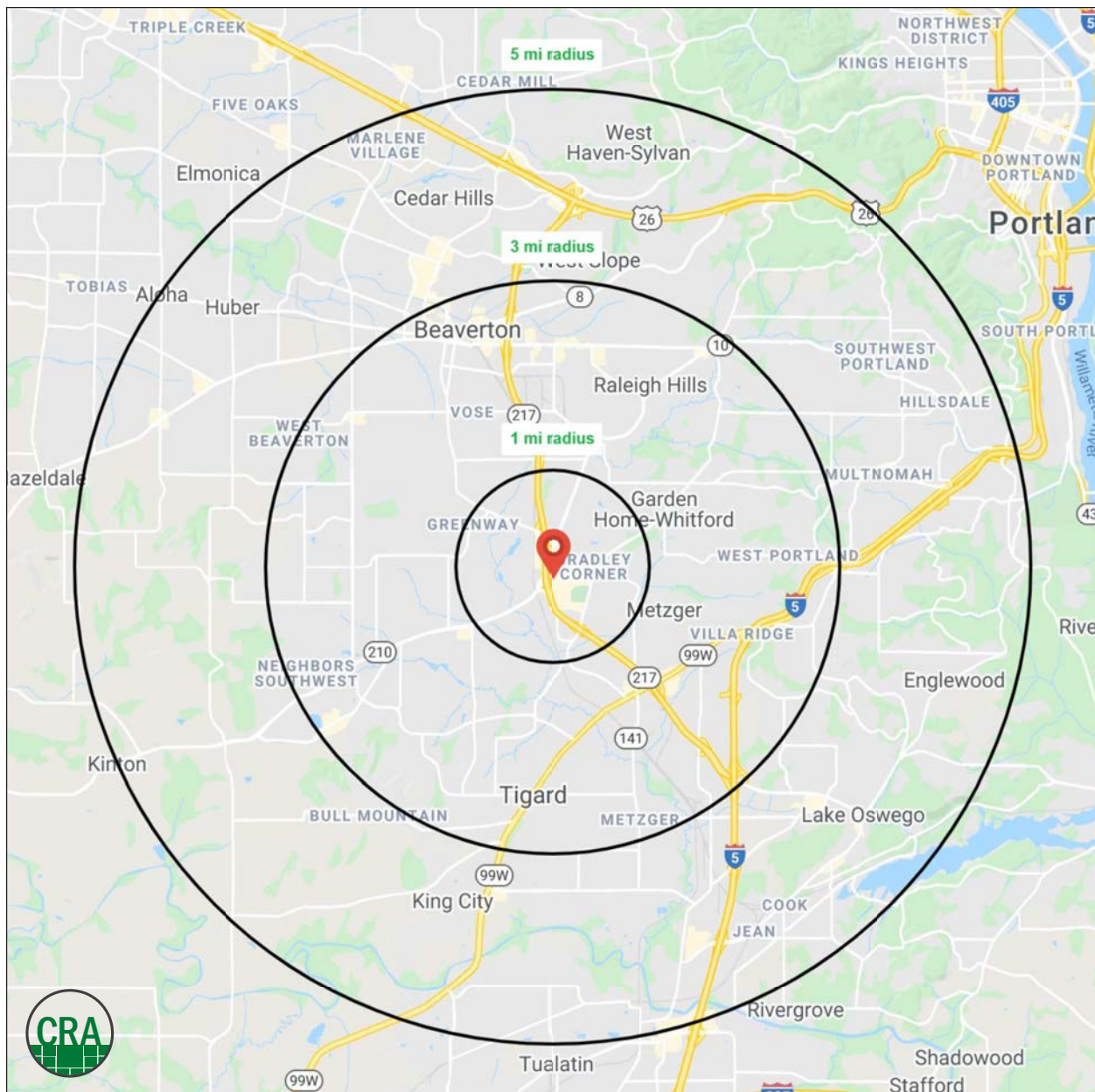
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,319	146,028	337,133
Projected Population 2026	11,720	149,764	347,110
Average HH Income	\$85,940	\$108,389	\$120,435
Median Home Value	\$415,400	\$458,775	\$484,804
Daytime Demographics 16+	23,217	120,625	259,106
Some College or Higher	69.2%	76.9%	79.3%

\$120,435
Average Household Income
5 MILE RADIUS

37.7
Median Age
1 MILE RADIUS



Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4529/-122.7831

9329 SW Washington Square Rd Portland, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	11,319	146,028	337,133
2026 Projected Population	11,720	149,764	347,110
2020 Census Population	10,849	144,988	333,814
2010 Census Population	10,053	135,383	305,799
Projected Annual Growth 2021 to 2026	0.7%	0.5%	0.6%
Historical Annual Growth 2010 to 2021	1.1%	0.7%	0.9%
Households			
2021 Estimated Households	4,585	59,795	138,644
2026 Projected Households	4,777	61,973	144,665
2020 Census Households	4,407	59,371	137,270
2010 Census Households	4,100	55,853	126,729
Projected Annual Growth 2021 to 2026	0.8%	0.7%	0.9%
Historical Annual Growth 2010 to 2021	0.4%	-	-
Age			
2021 Est. Population Under 10 Years	11.6%	10.8%	10.7%
2021 Est. Population 10 to 19 Years	11.2%	11.5%	11.3%
2021 Est. Population 20 to 29 Years	14.9%	13.4%	13.1%
2021 Est. Population 30 to 44 Years	22.0%	22.1%	21.9%
2021 Est. Population 45 to 59 Years	18.6%	20.2%	20.0%
2021 Est. Population 60 to 74 Years	15.2%	15.5%	16.0%
2021 Est. Population 75 Years or Over	6.6%	6.6%	6.9%
2021 Est. Median Age	37.7	39.0	39.8
Marital Status & Gender			
2021 Est. Male Population	49.3%	49.1%	48.9%
2021 Est. Female Population	50.7%	50.9%	51.1%
2021 Est. Never Married	38.3%	34.6%	32.9%
2021 Est. Now Married	35.9%	45.0%	47.6%
2021 Est. Separated or Divorced	20.8%	15.6%	15.0%
2021 Est. Widowed	4.9%	4.7%	4.5%
Income			
2021 Est. HH Income \$200,000 or More	6.0%	11.6%	14.1%
2021 Est. HH Income \$150,000 to \$199,999	10.1%	10.0%	10.5%
2021 Est. HH Income \$100,000 to \$149,999	19.0%	18.5%	19.2%
2021 Est. HH Income \$75,000 to \$99,999	12.0%	14.0%	14.5%
2021 Est. HH Income \$50,000 to \$74,999	19.1%	17.5%	15.7%
2021 Est. HH Income \$35,000 to \$49,999	13.9%	9.7%	9.3%
2021 Est. HH Income \$25,000 to \$34,999	5.9%	6.4%	6.0%
2021 Est. HH Income \$15,000 to \$24,999	6.8%	5.7%	4.6%
2021 Est. HH Income Under \$15,000	7.2%	6.5%	6.0%
2021 Est. Average Household Income	\$85,940	\$108,389	\$120,435
2021 Est. Median Household Income	\$75,913	\$86,680	\$95,127
2021 Est. Per Capita Income	\$34,948	\$44,475	\$49,616
2021 Est. Total Businesses	1,872	9,336	20,028
2021 Est. Total Employees	20,395	79,600	162,146

Full Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4529/-122.7831

9329 SW Washington Square Rd Portland, OR 97223		1 mi radius	3 mi radius	5 mi radius
Race				
2021 Est. White		66.6%	67.8%	69.9%
2021 Est. Black		3.2%	2.6%	2.4%
2021 Est. Asian or Pacific Islander		6.2%	9.5%	9.4%
2021 Est. American Indian or Alaska Native		1.6%	0.9%	0.8%
2021 Est. Other Races		22.5%	19.1%	17.4%
Hispanic				
2021 Est. Hispanic Population		2,338	23,514	48,373
2021 Est. Hispanic Population		20.7%	16.1%	14.3%
2026 Proj. Hispanic Population		21.8%	16.8%	15.0%
2020 Hispanic Population		19.4%	15.9%	15.2%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		7,966	104,656	243,372
2021 Est. Elementary (Grade Level 0 to 8)		4.1%	3.4%	2.9%
2021 Est. Some High School (Grade Level 9 to 11)		5.6%	3.5%	2.9%
2021 Est. High School Graduate		21.1%	16.1%	14.8%
2021 Est. Some College		22.4%	21.3%	19.8%
2021 Est. Associate Degree Only		9.7%	8.1%	8.0%
2021 Est. Bachelor Degree Only		24.8%	30.4%	31.1%
2021 Est. Graduate Degree		12.3%	17.1%	20.4%
Housing				
2021 Est. Total Housing Units		4,805	62,167	144,798
2021 Est. Owner-Occupied		46.1%	54.1%	56.7%
2021 Est. Renter-Occupied		49.3%	42.1%	39.1%
2021 Est. Vacant Housing		4.6%	3.8%	4.2%
Homes Built by Year				
2021 Homes Built 2010 or later		4.9%	5.0%	6.1%
2021 Homes Built 2000 to 2009		5.7%	10.5%	11.1%
2021 Homes Built 1990 to 1999		13.3%	18.4%	18.6%
2021 Homes Built 1980 to 1989		14.1%	16.0%	15.0%
2021 Homes Built 1970 to 1979		33.8%	21.6%	19.6%
2021 Homes Built 1960 to 1969		13.5%	11.4%	10.3%
2021 Homes Built 1950 to 1959		6.2%	7.3%	7.9%
2021 Homes Built Before 1949		4.0%	6.0%	7.1%
Home Values				
2021 Home Value \$1,000,000 or More		0.9%	1.4%	2.8%
2021 Home Value \$500,000 to \$999,999		24.9%	34.2%	38.3%
2021 Home Value \$400,000 to \$499,999		27.6%	27.5%	25.2%
2021 Home Value \$300,000 to \$399,999		33.7%	26.4%	23.9%
2021 Home Value \$200,000 to \$299,999		8.2%	6.8%	6.1%
2021 Home Value \$150,000 to \$199,999		1.6%	1.1%	0.9%
2021 Home Value \$100,000 to \$149,999		1.3%	0.9%	0.8%
2021 Home Value \$50,000 to \$99,999		0.4%	0.4%	0.5%
2021 Home Value \$25,000 to \$49,999		0.7%	0.6%	0.8%
2021 Home Value Under \$25,000		0.6%	0.7%	0.7%
2021 Median Home Value		\$415,400	\$458,775	\$484,804
2021 Median Rent		\$1,161	\$1,266	\$1,302

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4529/-122.7831

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	9,253	119,960	277,193
2021 Est. Civilian Employed	69.5%	65.4%	64.8%
2021 Est. Civilian Unemployed	5.0%	4.4%	4.2%
2021 Est. in Armed Forces	-	0.4%	0.2%
2021 Est. not in Labor Force	25.5%	29.8%	30.7%
2021 Labor Force Males	48.8%	48.7%	48.4%
2021 Labor Force Females	51.2%	51.3%	51.6%
Occupation			
2021 Occupation: Population Age 16 Years or Over	6,430	78,421	179,623
2021 Mgmt, Business, & Financial Operations	18.4%	19.6%	20.7%
2021 Professional, Related	19.4%	26.8%	28.7%
2021 Service	21.0%	15.8%	14.8%
2021 Sales, Office	21.6%	21.5%	20.4%
2021 Farming, Fishing, Forestry	0.8%	0.3%	0.3%
2021 Construction, Extraction, Maintenance	6.9%	5.6%	4.8%
2021 Production, Transport, Material Moving	12.0%	10.3%	10.2%
2021 White Collar Workers	59.3%	67.9%	69.8%
2021 Blue Collar Workers	40.7%	32.1%	30.2%
Transportation to Work			
2021 Drive to Work Alone	71.6%	72.1%	71.4%
2021 Drive to Work in Carpool	9.4%	8.5%	8.5%
2021 Travel to Work by Public Transportation	7.2%	7.4%	7.2%
2021 Drive to Work on Motorcycle	-	0.1%	0.1%
2021 Walk or Bicycle to Work	4.3%	3.2%	3.2%
2021 Other Means	0.8%	1.0%	1.0%
2021 Work at Home	6.6%	7.7%	8.5%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	26.0%	23.2%	22.6%
2021 Travel to Work in 15 to 29 Minutes	42.7%	43.3%	43.5%
2021 Travel to Work in 30 to 59 Minutes	25.7%	28.2%	29.0%
2021 Travel to Work in 60 Minutes or More	5.6%	5.3%	5.0%
2021 Average Travel Time to Work	21.3	22.2	22.3
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$289.55 M	\$4.45 B	\$11.14 B
2021 Est. Apparel	\$10.27 M	\$158.79 M	\$398.84 M
2021 Est. Contributions, Gifts	\$16.42 M	\$263.56 M	\$673.65 M
2021 Est. Education, Reading	\$9.39 M	\$152.05 M	\$391.03 M
2021 Est. Entertainment	\$16.39 M	\$254.83 M	\$641.72 M
2021 Est. Food, Beverages, Tobacco	\$44.43 M	\$675.93 M	\$1.68 B
2021 Est. Furnishings, Equipment	\$10.2 M	\$158.07 M	\$397.61 M
2021 Est. Health Care, Insurance	\$26.3 M	\$400.94 M	\$998.29 M
2021 Est. Household Operations, Shelter, Utilities	\$93.93 M	\$1.43 B	\$3.58 B
2021 Est. Miscellaneous Expenses	\$5.49 M	\$84.52 M	\$211.91 M
2021 Est. Personal Care	\$3.9 M	\$59.78 M	\$149.57 M
2021 Est. Transportation	\$52.84 M	\$807.55 M	\$2.01 B

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EXPERIENCE



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