



FOR LEASE



## ANCHOR OPPORTUNITY IN TIGARD

**Building Size:** ± 24,920 SF - ± 36,270 SF | **Lot Size:** 2.54 Acres

**Building Rate:** \$14 psf + NNN

**12080 SW Main St, Tigard, OR 97223**

- Prominent Anchor Opportunity in the heart of Tigard, OR
- Located off of 99W near the intersection of HWY 217
- Downtown Tigard Main St. Connection
- Ability to deliver between 24,920 SF and 36,270 SF
- Former Rite Aid Location
- **Zoning:** Tigard-MU-CBD - Mixed Use - Central Business District
- **Parking:** 117 Parking Stalls + Shared + Cross Easements

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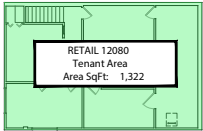
# FLOOR PLAN

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Clear Height: 15' 10"

1 EXISTING ENTRY LEVEL BOMA DIAGRAM



2 EXISTING UPPER LEVEL BOMA DIAGRAM

COLOR CODING LEGEND:

Grey	Tenant Area & Tenant Ancillary Area
Green	(ALTERNATE SHADES OF GREEN FOR INDIVIDUAL TENANTS/SUITES)





# SITE PLAN

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\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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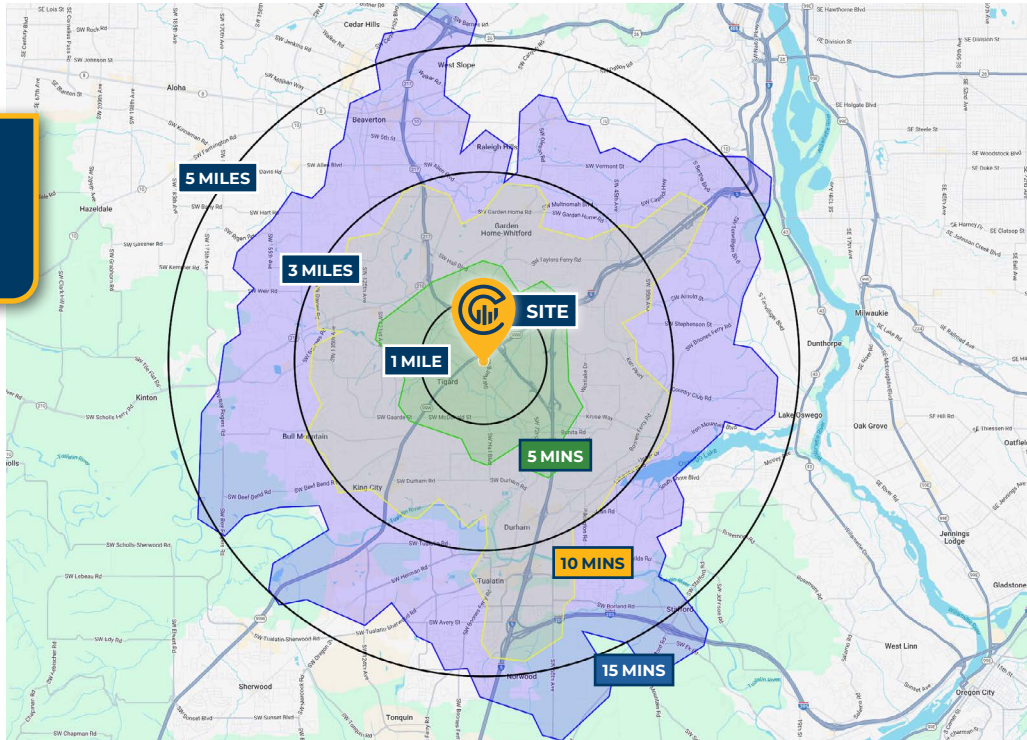
# LOCAL AERIAL MAP







# DRIVE TIMES & DEMOGRAPHICS



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**77**  
Walk Score®  
"Very Walkable"



**49**  
Transit Score®  
"Some Transit"

Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,320	128,958	303,099
2030 Projected Population	15,651	126,476	295,365
2020 Census Population	12,436	127,493	302,838
2010 Census Population	11,367	118,491	279,872
Projected Annual Growth 2025 to 2030	1.9%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	1.7%	0.6%	0.6%
<b>Households &amp; Income</b>			
2025 Estimated Households	6,036	55,580	126,480
2025 Est. Average HH Income	\$94,254	\$141,969	\$155,310
2025 Est. Median HH Income	\$75,371	\$112,652	\$118,429
2025 Est. Per Capita Income	\$39,841	\$61,296	\$64,932
<b>Businesses</b>			
2025 Est. Total Businesses	1,284	10,258	20,873
2025 Est. Total Employees	12,491	80,959	150,818

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,  
TIGER Geography - RS1

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