

# ActiveEDGE

PHYSICAL THERAPY

**LEASE**

**19150 SW 90th Ave**

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Tualatin, OR 97062

**PRESENTED BY:**

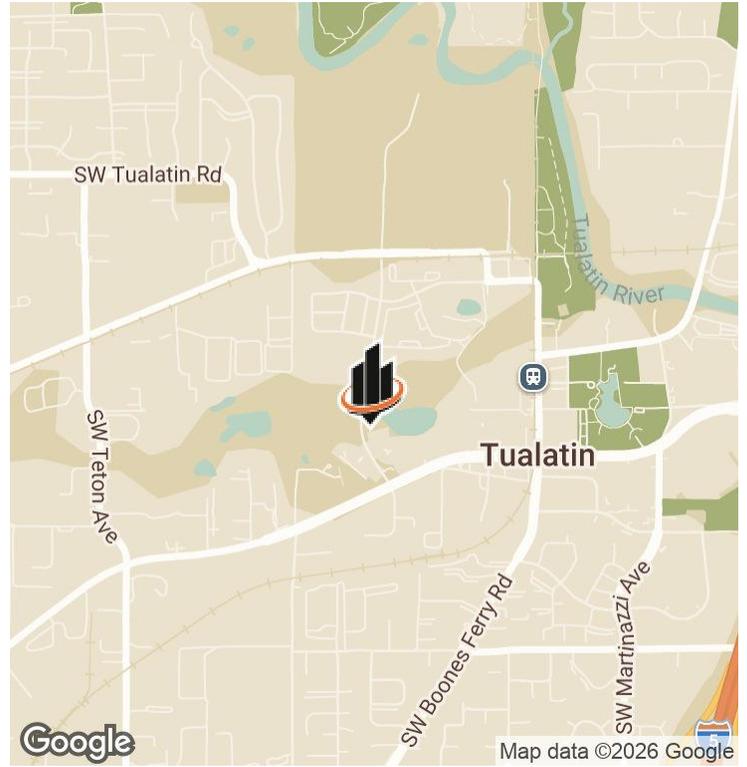
**SHANE STOERTZ**

O: 360.749.2457

shane.stoertz@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$26.00 - 27.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	3,502 SF
<b>LOT SIZE:</b>	56,836 SF
<b>BUILDING SIZE:</b>	7,250 SF
<b>ZONING:</b>	CO

## PROPERTY DESCRIPTION

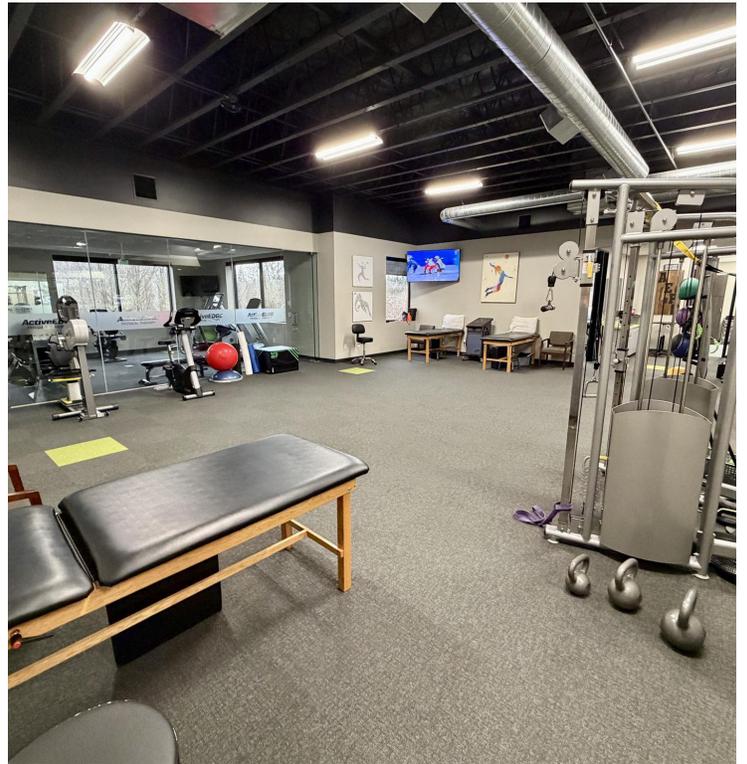
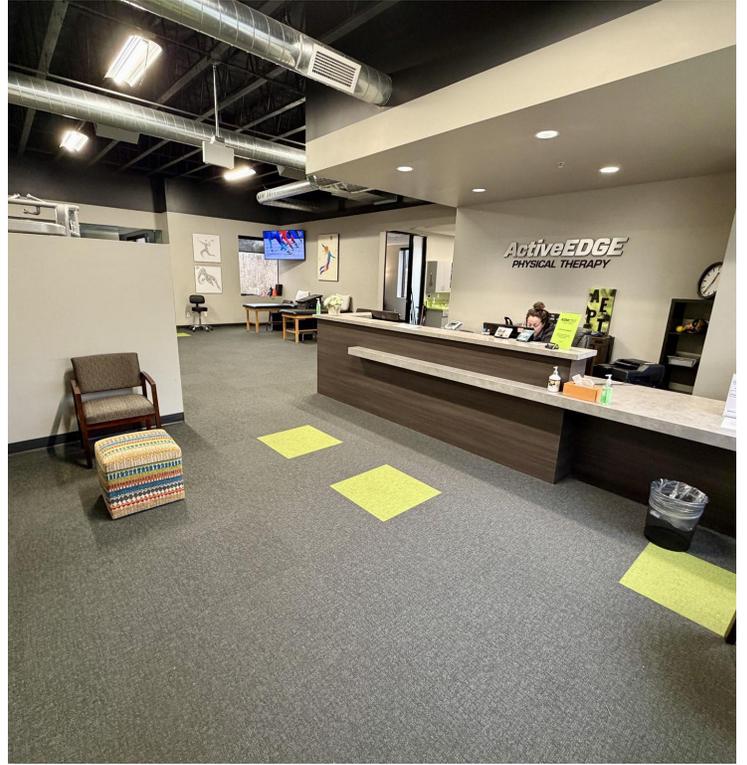
Discover the vibrant community surrounding the location in Tualatin, OR. Situated in a prime area, the property offers easy access to numerous amenities and attractions. Enjoy the convenience of nearby dining options such as Hayden's Lakefront Grill and La Sen Vietnamese Grill. Take advantage of fitness and recreational opportunities at Tualatin Hills Nature Park and Cook Park. With a range of shopping destinations including Bridgeport Village, tenants at the property will appreciate the diverse experiences available in this dynamic locale.

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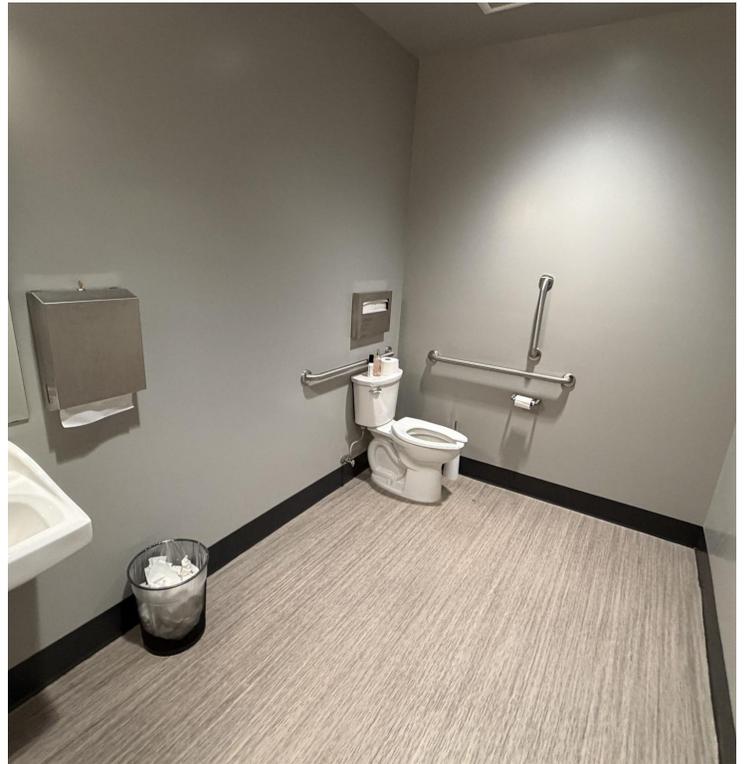
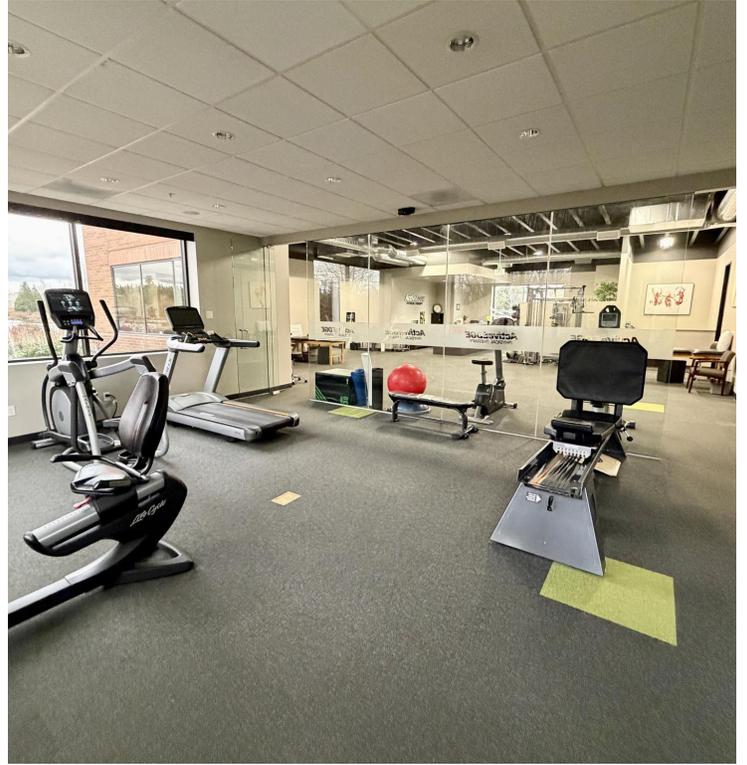
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## ADDITIONAL PHOTOS



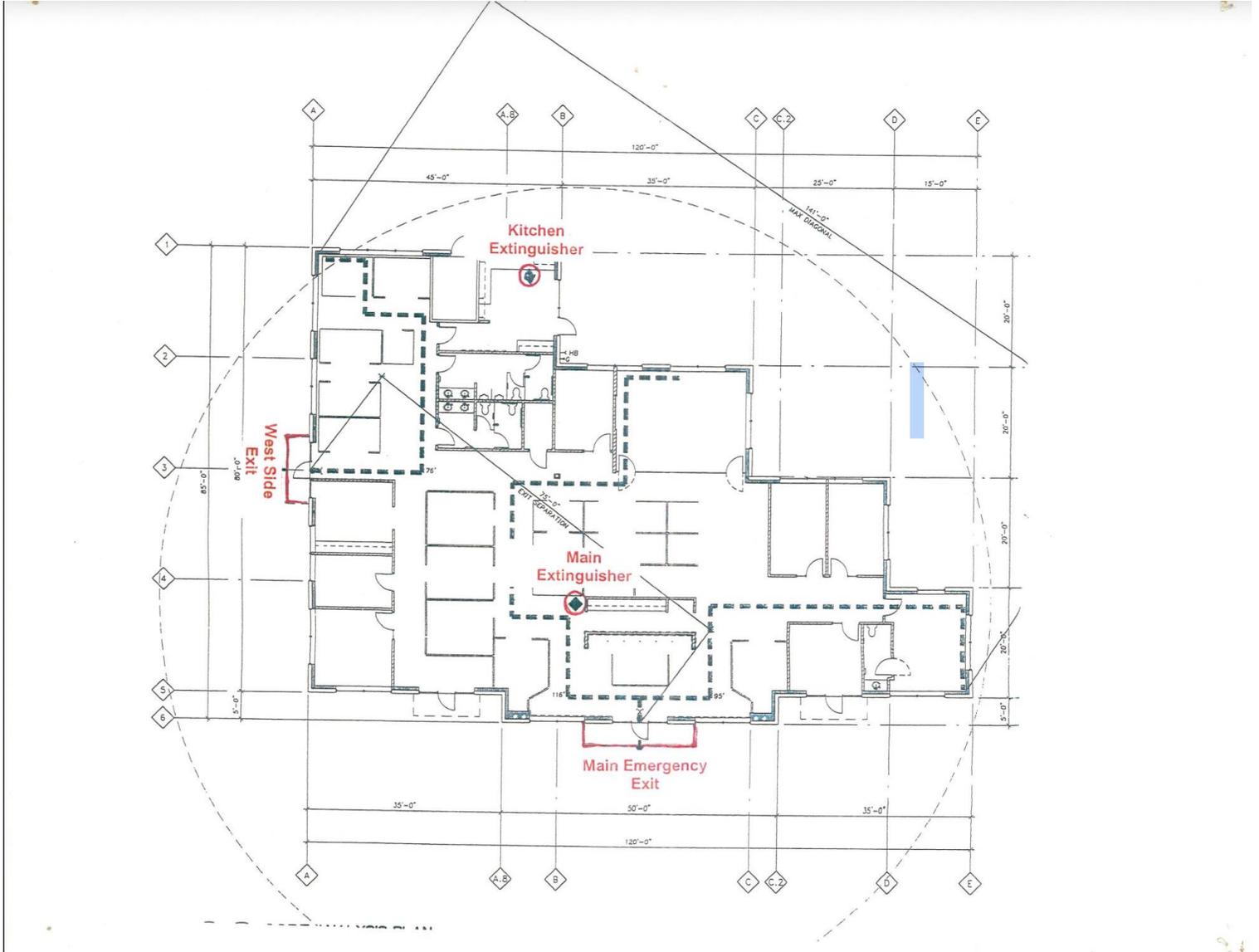
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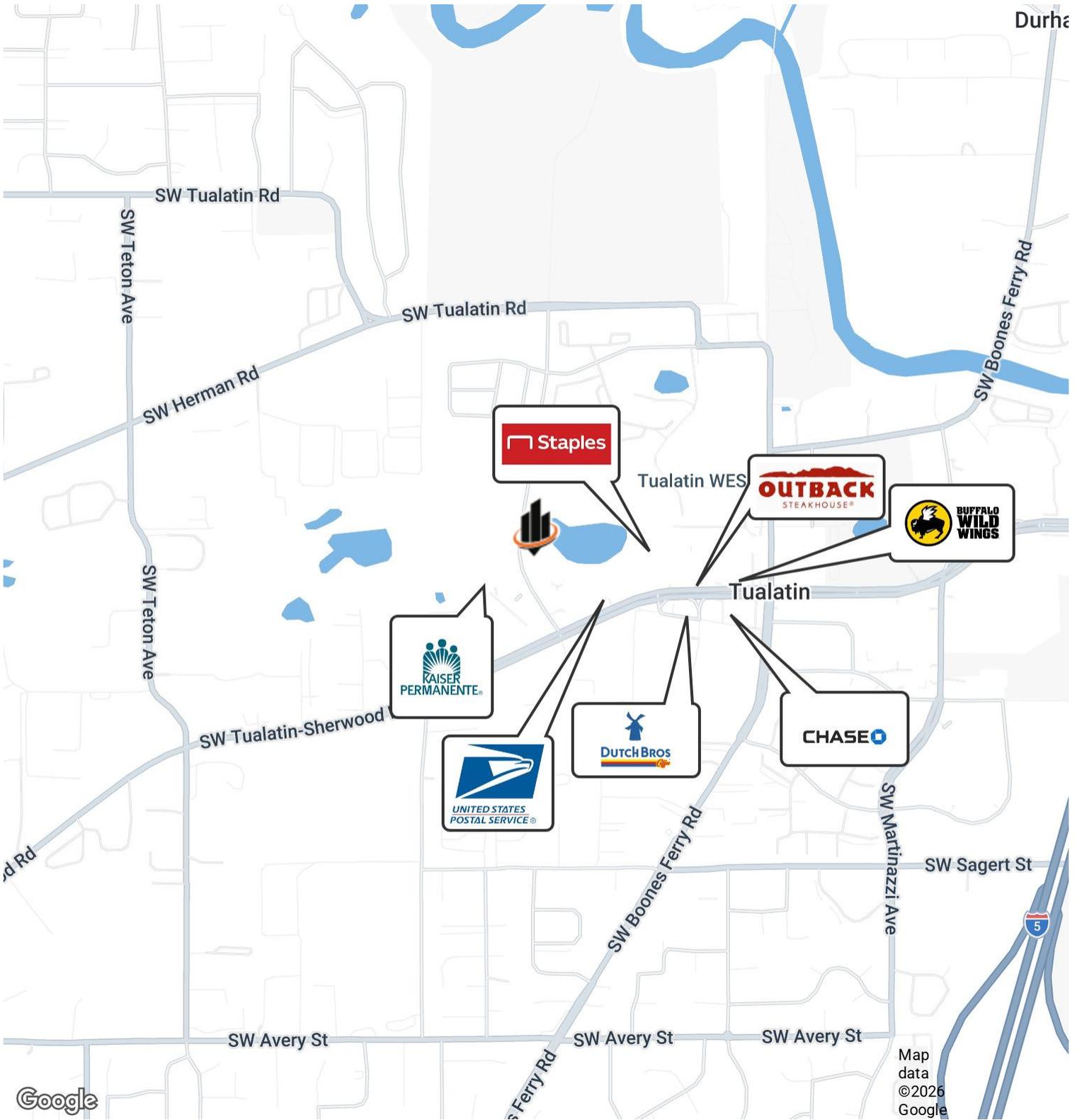
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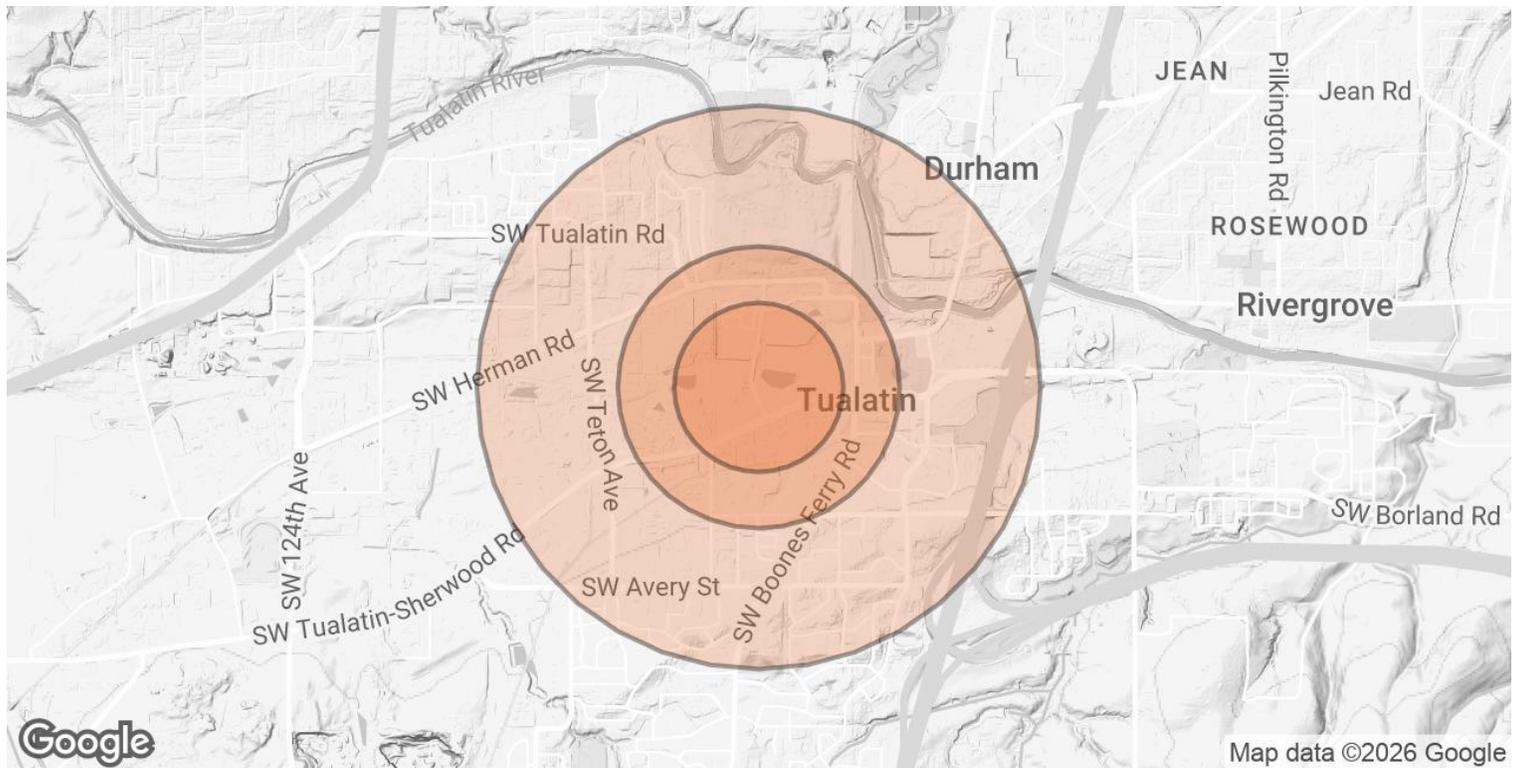
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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	1,190	3,292	10,460
<b>AVERAGE AGE</b>	36	38	38
<b>AVERAGE AGE (MALE)</b>	35	36	37
<b>AVERAGE AGE (FEMALE)</b>	37	39	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	547	1,406	4,250
<b># OF PERSONS PER HH</b>	2.2	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$79,872	\$78,667	\$103,220
<b>AVERAGE HOUSE VALUE</b>	\$444,914	\$481,058	\$519,460

Demographics data derived from AlphaMap

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