

TIGARD RETAIL LEASING OPPORTUNITY

TIGARD RETAIL
11606 SW PACIFIC HWY
TIGARD, OR 97223

BRAD MACOMBER

Senior Director, Leasing
503.218.4380
brad.macomber@cinw.com
OR 200908061 | WA 95748

JUSTIN POOR

Principal Advisor
(503) 218-4380
justin.poor@cinw.com
OR 200705229 | WA 109251



**\$25 PSF
+ NNN**

TIGARD RETAIL

11606 SW PACIFIC HWY, TIGARD, OR

NRSF	6,800 SF	Stories	2
Price	\$25 PSF + NNN	Construction	Masonry
Tenancy	Single/Multi	Parcel	R0285211



PRIME LOCATION



TIGARD RETAIL SUBMARKET



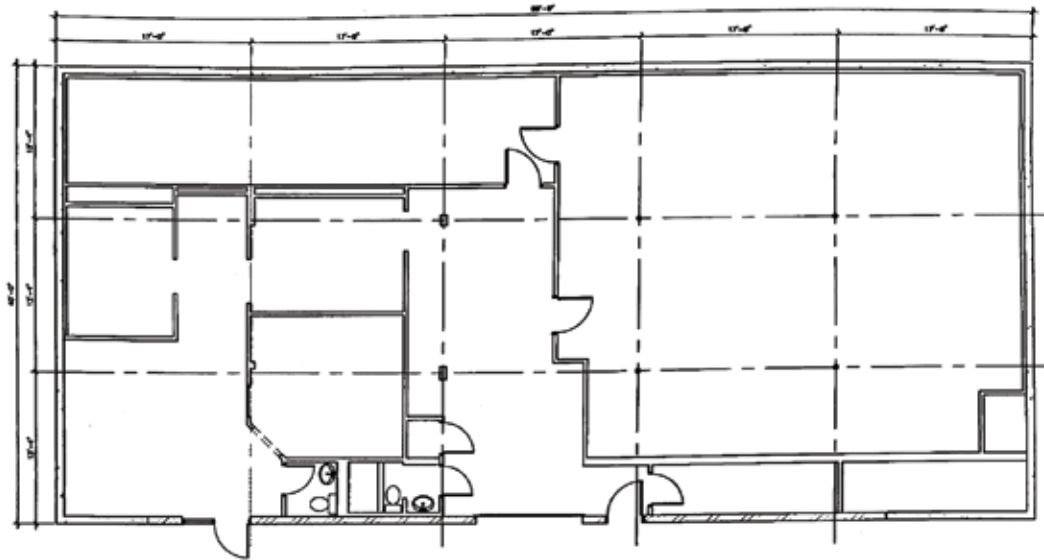
The Tigard retail submarket has a vacancy rate of 2.8% as of the fourth quarter of 2024. This time last year, the submarket had the same rate of vacancy. The year over year change in the Tigard vacancy rate was a result of 44,000 SF of net delivered space and 46,000 SF of net absorption over the past year.

Tigard's vacancy rate of 2.8% compares to the submarket's five-year average of 3.5% and the 10-year average of 3.3%.

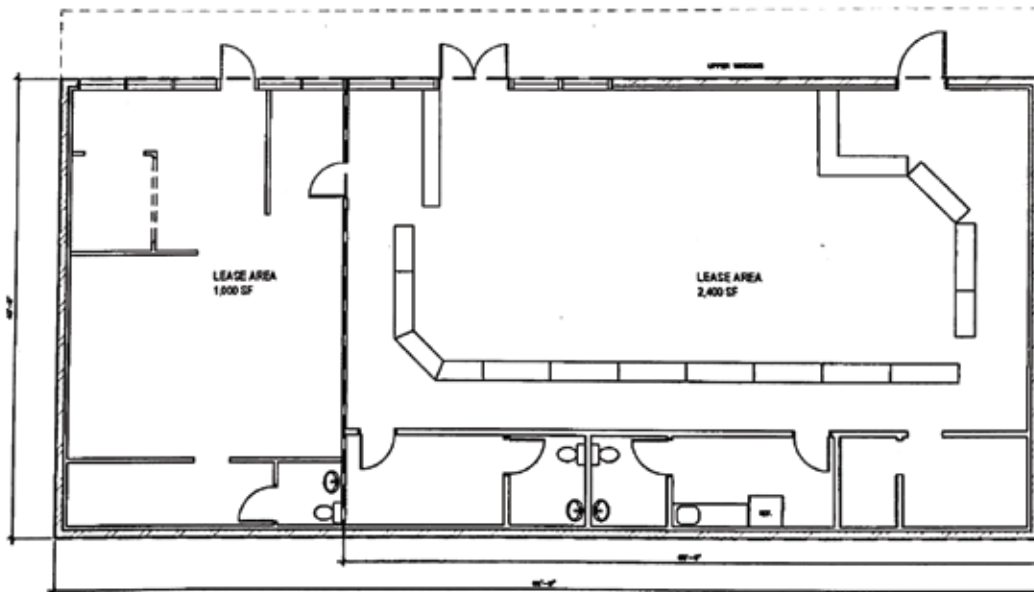
The Tigard retail submarket has roughly 230,000 SF of space listed as available, for an availability rate of 3.3%.

As of the fourth quarter of 2024, there is 58,000 SF of retail space under construction in Tigard. In comparison, the submarket has averaged 51,000 SF of under construction inventory over the past 10 years. The Tigard retail submarket contains roughly 6.9 million SF of inventory.

Market rents in Tigard are \$23.00/SF. Rents have changed by -0.3% year over year in Tigard, compared to a change of -0.1% across the wider Portland market. Annual rent growth of -0.3% in Tigard compares to the submarket's five-year average of 2.5% and its 10-year average of 2.9%.



C3 LOWER LEVEL FLOOR PLAN
VP-1-3



F3 MAIN LEVEL FLOOR PLAN
VP-1-2

541

NO. OF SPACES
NO. OF SPACES
NO. OF SPACES

**PACIFIC HWY
BUILDING**

11406 SW PACIFIC HIGHWAY
TIGARD, OR 97223

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FLOOR PLANS

A201

AREA DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,491	121,952	333,174
HOUSEHOLDS	5,211	50,974	136,886
HH INCOME	\$119K	\$141.1K	\$146.7K
CONSUMER SPENDING	\$339.8M	\$3.8B	\$7.9B

TRAFFIC

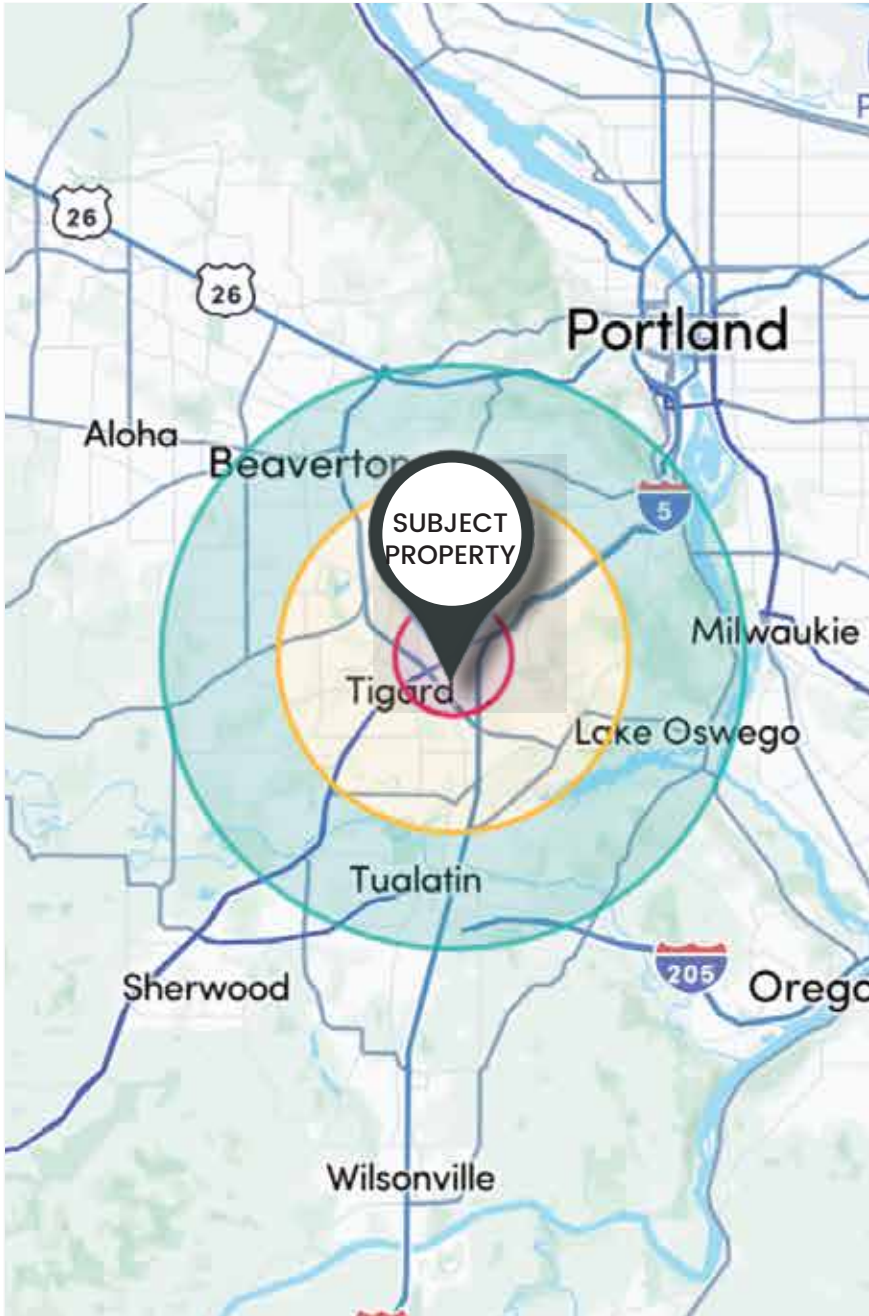
SW PACIFIC HWY & SW 72ND AVE NE	45,488 VPD
SW PACIFIC HWY & SW 72ND AVE SW	53,305 VPD

TRANSPORTATION

WALKSCORE: 65 (SOMEWHAT WALKABLE) TRANSITSORE: 41 (SOME TRANSIT)
TRANSIT: 6 MINUTE DRIVE TO TIGARD TRANSIT CENTER WESTSIDE EXPRESS
AIRPORT: 31 MINUTE DRIVE TO PORTLAND INTERNATIONAL (PDX)

POPULATION

STATE	OREGON	4.18M
COUNTY	WASHINGTON	598,865
MSA	PORTLAND METRO	2.5M
CITY	TIGARD	55,590



ADVISOR TEAM

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Principal Advisor
(503) 218-4380
justin.poor@cinw.com
OR 200705229 | WA 109251

BEN MURPHY

Director, Multifamily
(503) 218-4387
ben.murphy@cinw.com
OR 201208978

RICK BRODY

Associate
(503) 218-4383
rick.brody@cinw.com
OR 201255232

GABRIEL MABROUK

Associate
(503) 218-4386
gabe.mabrouk@cinw.com
OR 201255266