



TIGARD PROMENADE | Tigard, Oregon
Total Square Feet - 106,570

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Tigard Promenade offers all the conveniences of a community shopping center with its broad selection of tenants. It serves a desirable trade area of over 100,000 with an approximate average household income in excess of \$75,700. Tigard Promenade is centrally located with easy access from the heavily traveled Highway 99 and Royalty Parkway.

TIGARD AREA HIGHLIGHTS

Located in Washington County, Oregon, Tigard is the state's 12th largest city. Tigard strives to blend the amenities of a modern city with the friendliness and community spirit of a small town. This vital city is focused on improving the quality of life today and for the future, with local government and school leaders, citizen's groups, businesses and individuals working hard to build upon Tigard's significant community attributes. Community activity revolves around close-knit, family-oriented neighborhoods.

SITE PLAN SUMMARY

Building Area	106,570 Square Feet
Parking	438 Spaces
Traffic Count	SW Pacific Highway and Beefbend Road: 40,900 ADT
Anchors	Petco, Safeway
Other Notable Tenants	Carl's Jr., Postal Annex, Sally Beauty Supply, Supercuts

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,845	96,910	229,601
Average HH Income	\$73,955	\$75,718	\$85,093

Site plan shown is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



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SUITE	TENANT	SQ FT
A1-A2	Petco	9,065
A3	AVAILABLE	2,174
A4	AVAILABLE	1,993
A5	AVAILABLE	1,083
A 6-7	Wu's Open Kitchen	3,500
A8	AVAILABLE	2,000
B	Safeway	54,142
C1A	AVAILABLE	1,337
C1B	Postal Annex	1,763
C2	Cambridge Cleaners	1,600
C3	Supercuts	1,600
C4	Sally Beauty Supply	1,600
C5	Nails For You	1,295
C6	Sun's Up Tanning	1,500
C7	AVAILABLE	2,025
D	Carl's Jr. (N.A.P.)	3,032
E	Washington Federal (N.A.P.)	2,830
F	Valvoline	1,487
G	Les Schwab (N.A.P.)	12,544
TOTAL		106,570

