

Cascade Plaza

WASHINGTON SQUARE'S REGIONAL POWER CENTER



RARE WASHINGTON SQUARE ANCHOR BOX OPPORTUNITY AVAILABLE

8905 SW CASCADE AVE IN BEAVERTON, OREGON | 44,982 SF ANCHOR SPACE AVAILABLE

- Excellent Retail Synergy: Exposure to Hwy 217 and located directly across from Washington Sq. Mall, #1 Regional Mall in Oregon.
- #1 Power Center in the Trade Area: Co-Tenants include: Nordstrom Rack, Crunch Fitness, Burlington Coat & Ross Dress For Less
- Excellent Trade Area Dynamics: #1 West Portland Trade Area for: Population, Daytime Employment, Total Retail GLA & Total Household Expenditures (3 mile radius).
- Over 115,000 cars per day on Hwy 217.
- Washington Sq. is a must-consideration for any national/regional retail strategy for West Portland submarkets.
- Call for details.

FOR LEASING INFORMATION, CONTACT:

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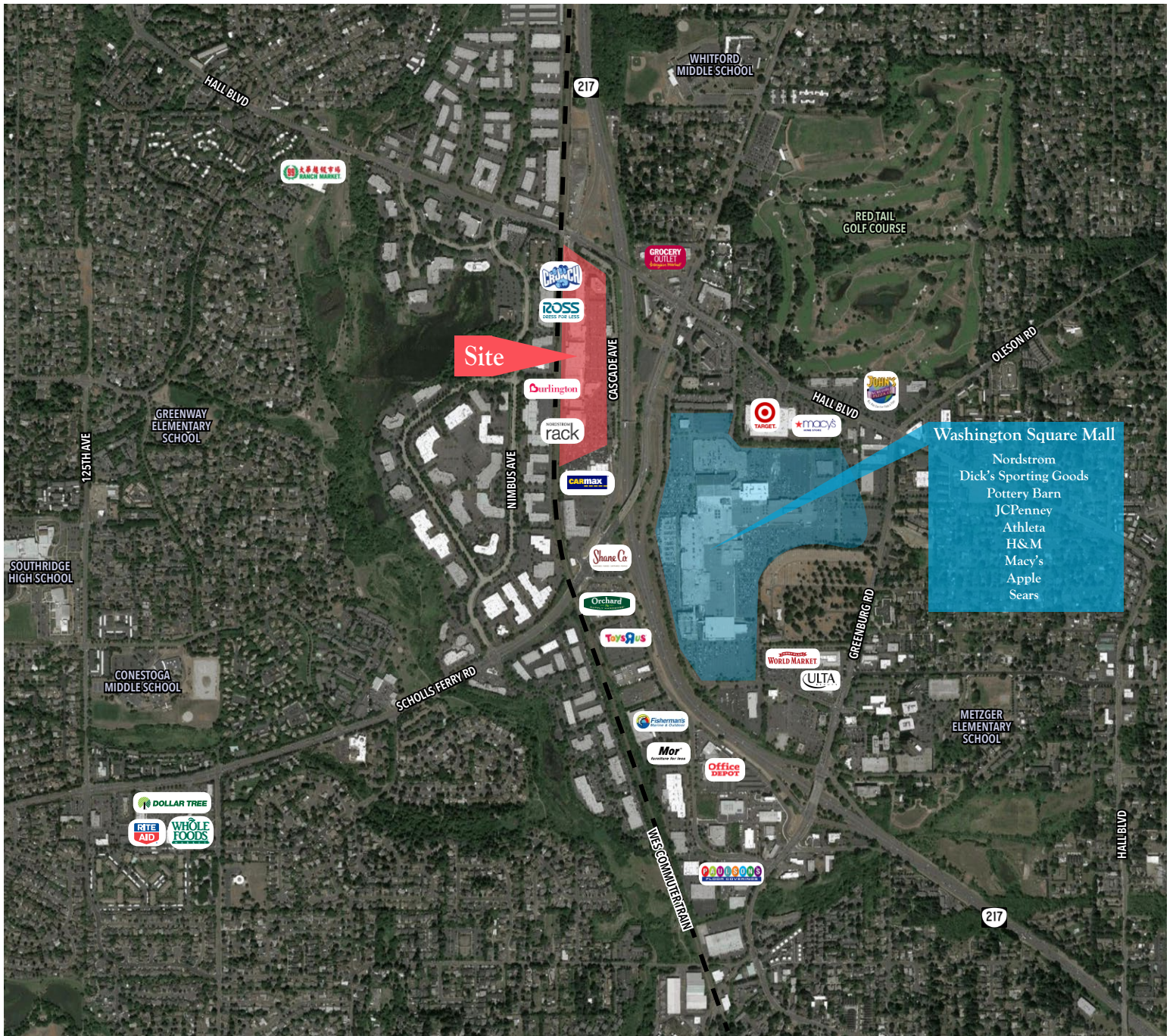
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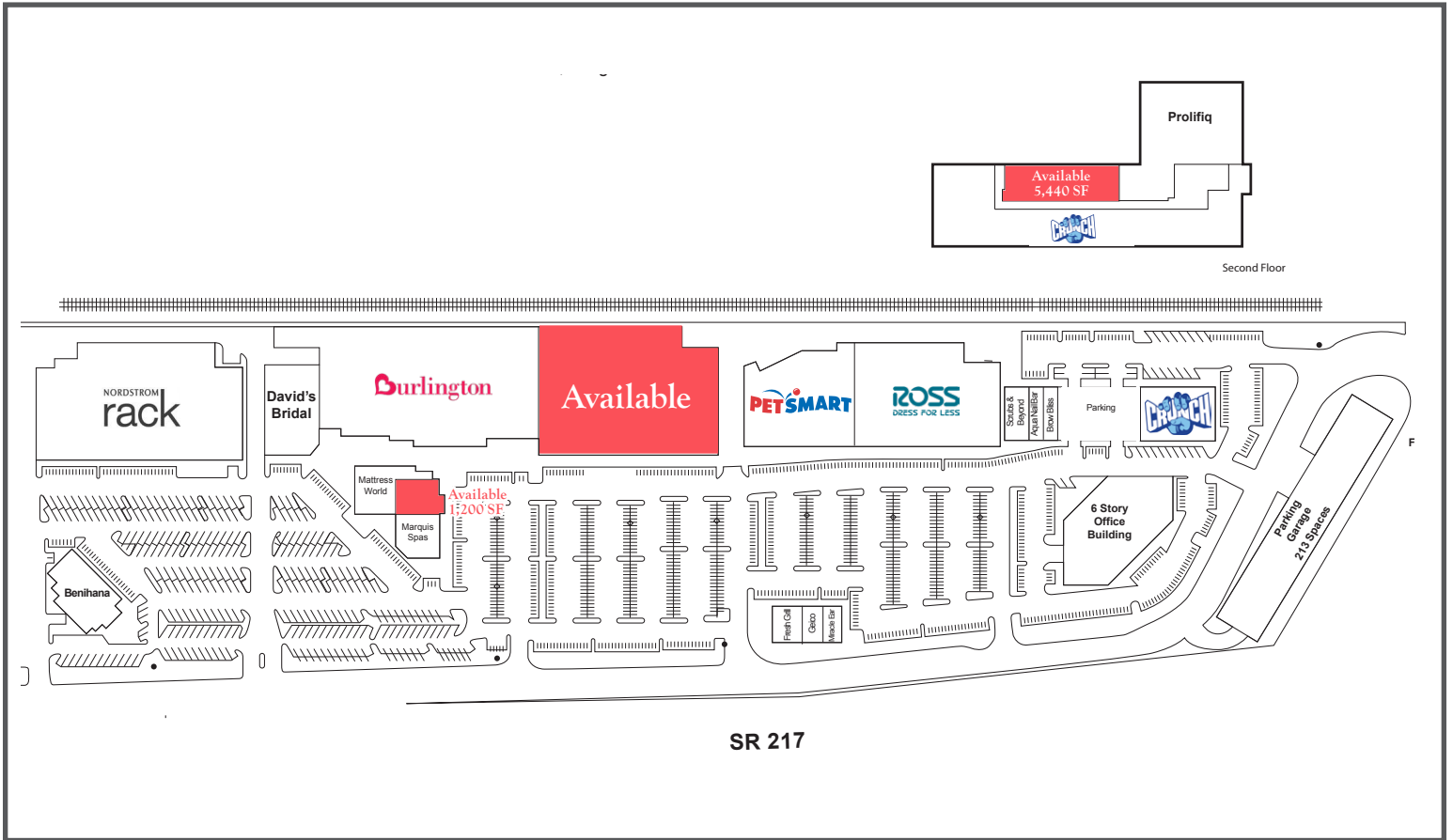
503-245-1400 | www.hsmpacific.com | 0612 SW Idaho Street, Portland, Oregon 97239



Trade Area Aerial



Shopping Center Site Plan



Tanasbourne

Population: 130,224
Daytime Employment: 48,817
Avg. H.H. Income: \$96,279
H.H. Total Expenditures: \$3.46 Billion
Total Class A Retail GLA: 1.5 million SF

Cedar Hills

Population: 118,071
Daytime Employment: 64,646
Avg. H.H. Income: \$102,895
H.H. Total Expenditures: \$3.40 Billion
Total Class A Retail GLA: 1.1 million SF

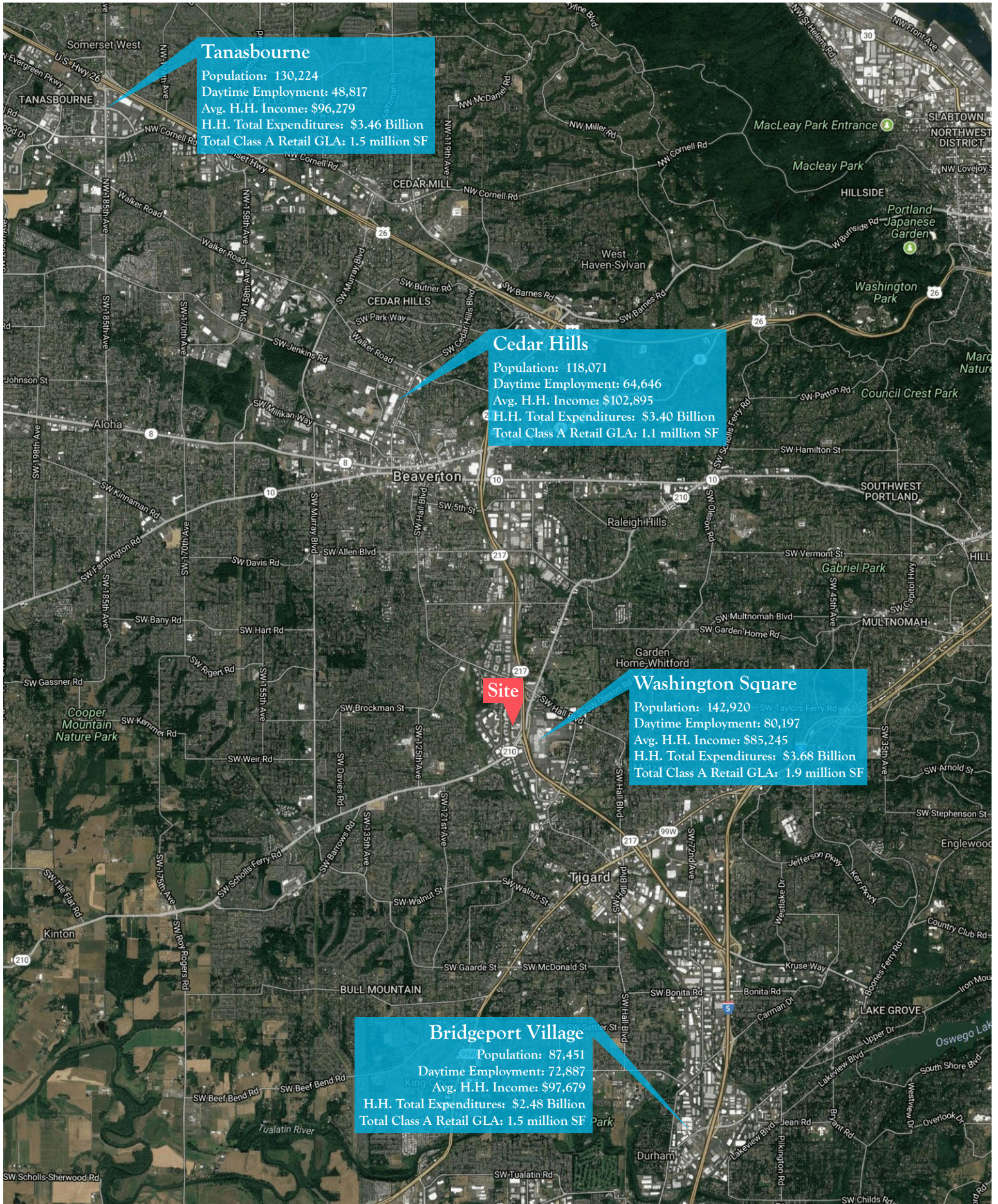
Washington Square

Population: 142,920
Daytime Employment: 80,197
Avg. H.H. Income: \$85,245
H.H. Total Expenditures: \$3.68 Billion
Total Class A Retail GLA: 1.9 million SF

Bridgeport Village

Population: 87,451
Daytime Employment: 72,887
Avg. H.H. Income: \$97,679
H.H. Total Expenditures: \$2.48 Billion
Total Class A Retail GLA: 1.5 million SF

Site



Oblique Aerial Looking South



Demographics

POPULATION	DAYTIME POPULATION	AVG. HH INCOME	MEDIAN INCOME	TOTAL HH EXPENDITURES
3 MILE - 143,766	3 MILE - 111,901	3 MILE - \$85,845	3 MILE - \$72,774	3 MILE - \$3.7B
5 MILE - 336,652	5 MILE - 252,663	5 MILE - \$94,711	5 MILE - \$79,340	5 MILE - \$9.31B

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