



FOR SUBLEASE



10540 SW HALL BLVD IN TIGARD

2nd-Generation Retail / Education Space

± 4,942 SF | Call for Pricing

10540 SW Hall Blvd, Tigard, OR 97223

- Centrally Located
- Fully Fenced Outdoor Space
- Ample Parking
- Easy Freeway Access

KAREN BUSTEED

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PROPERTY DETAILS

Address	10540 SW Hall Blvd, Tigard, OR 97223
Available Space	4,942 SF
Floors	1
Lease Rate	Call for Pricing
Use Type	Montessori, Day Care, Medical, Senior Care, Office
Zoning	C-P Professional Commercial
Availability	Now
Space Condition	Like-New Build-out of Space

Location Features

- Easy Access to I-5 and Hwy. 217
- Well situated to capitalize on daytime population between Washington Square and Kruse Way.
- Easily Accessible Site
- Fully Fenced Outdoor Space

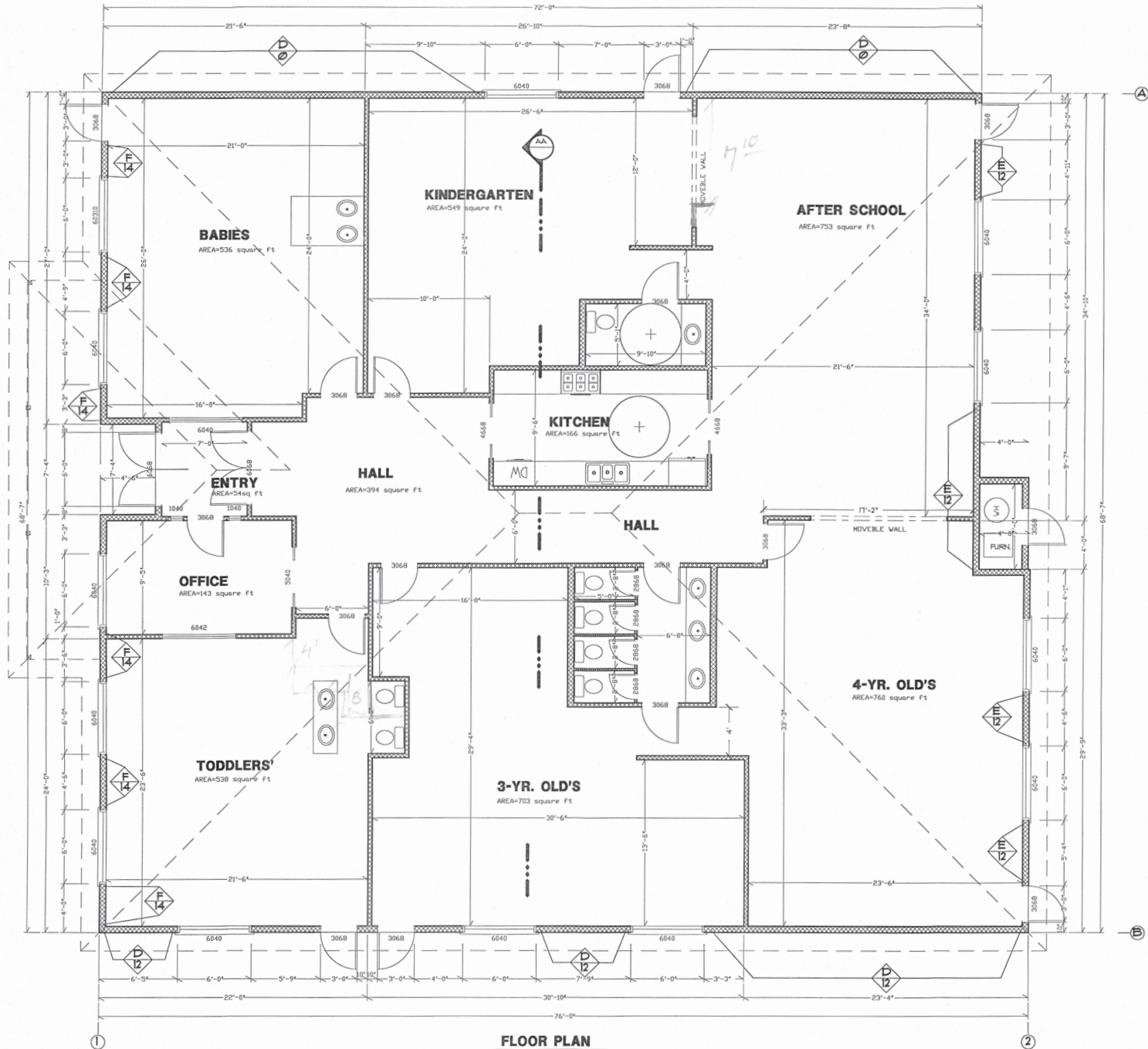
Nearby Highlights

- Washington Square Mall
- The Spot Sports Bar & Grill
- The Math Learning Center
- Toby's Sports Bar
- Oak Street Lofts
- Costco
- World Market
- Red Lobster
- Thirsty Lion
- Target
- Macy's
- Burlington
- Hobby Lobby
- Firehouse Subs
- Grocery Outlet
- RedTail Golf Center
- Fred Meyer



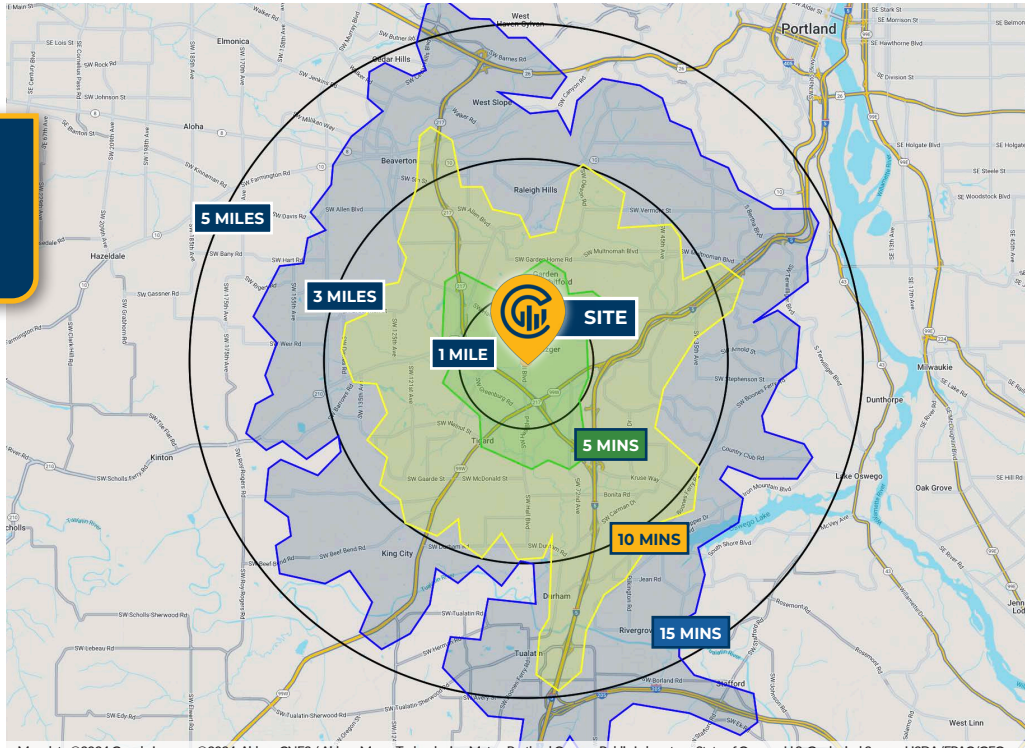
FLOOR PLAN

FLOOR PLAN





DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	14,046	132,896	322,537
2029 Projected Population	15,056	131,603	317,072
2020 Census Population	13,478	132,705	323,787
2010 Census Population	11,958	124,936	299,088
Projected Annual Growth 2024 to 2029	1.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.2%	0.5%	0.6%
Households & Income			
2024 Estimated Households	6,034	57,279	136,203
2024 Est. Average HH Income	\$104,965	\$140,621	\$152,018
2024 Est. Median HH Income	\$84,930	\$107,396	\$114,084
2024 Est. Per Capita Income	\$45,207	\$60,717	\$64,312
Businesses			
2024 Est. Total Businesses	1,409	9,720	21,565
2024 Est. Total Employees	12,202	75,628	159,889
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			

Neighborhood Scores

67

Walk Score®
"Somewhat Walkable"

80

Bike Score®
"Very Bikeable"

42

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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