

FOR LEASE

THE SHOPPES AT WASHINGTON SQUARE

10108 SW Washington Sq Rd,
Tigard, OR 97223



PRESENTED BY CAPACITY COMMERCIAL GROUP



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PROPERTY SUMMARY



FOR LEASE

Conceptual Rendering - For Illustrative Purposes Only

PROPERTY DETAILS

Address	10108 SW Washington Sq Rd, Tigard, OR 97223
Available Space	1,938 SF - 10,158 SF
N° of Suites Available	3 Suites
Lease Rate	\$35 - \$45 psf + NNN
Use Type	Retail, Service, Restaurant

SPACE	SIZE	USE TYPE
A07A	4,350 SF	Retail / Service
B01A	1,938 SF	Restaurant
C03A	10,158 SF	Retail / Service



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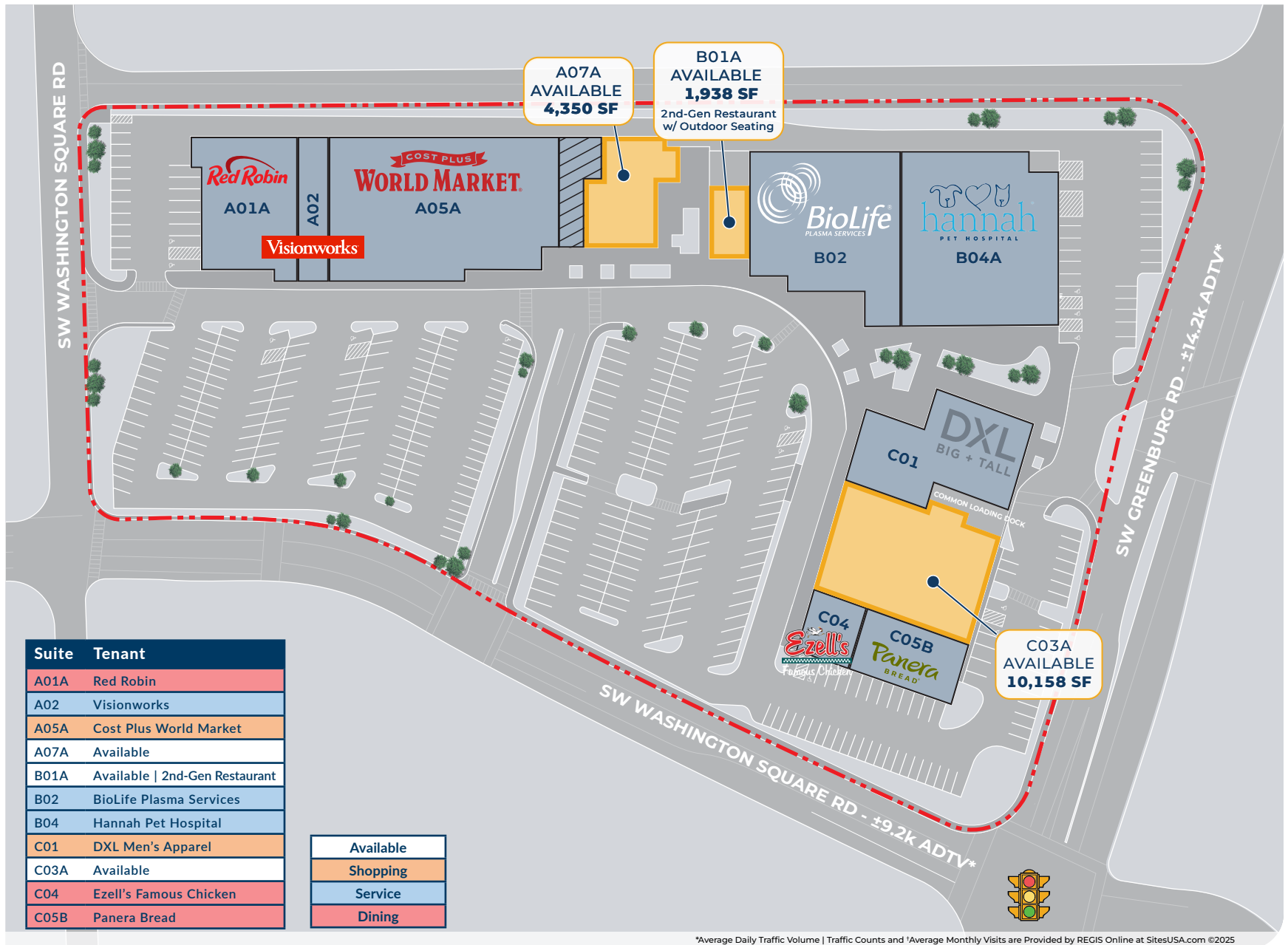


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SITE PLAN

SITE PLAN



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025



WASHINGTON SQUARE



WASHINGTON SQUARE



About Washington Square

Washington Square is Oregon's premier shopping destination, anchored with the state's largest Nordstrom, Macy's, JCPenney, and Dicks Sporting Goods, with a diverse selection of over 170 premier apparel and popular digitally native brands including Apple, Arc'teryx, Aritzia, Coach, Lego, Blue Nile, Nespresso, Pandora, lululemon, the North Face, Williams Sonoma, YETI and many others. Co-Tenants at Washington Square include restaurants like Din Tai Fung, The Cheesecake Factory, 85C Bakery Cafe, Nordstrom Marketplace Cafe.

Source: <https://www.shopwashingtonsquare.com>

About the Area

Washington Square is ideally located on the Hwy 217 corridor which provides direct access to I-5 and Hwy 26. Hwy 217 is the main west side connector between I-5 and large employers such as Nike, Intel, Columbia Sportswear and others in Tigard, Beaverton and Hillsboro. The shopping center itself draws millions of visitors a year, providing a unique opportunity to showcase a development in a high-visibility location.



Oregon's largest shopping collection of elite and exclusive brands.

1.3M SF
of Retail Space

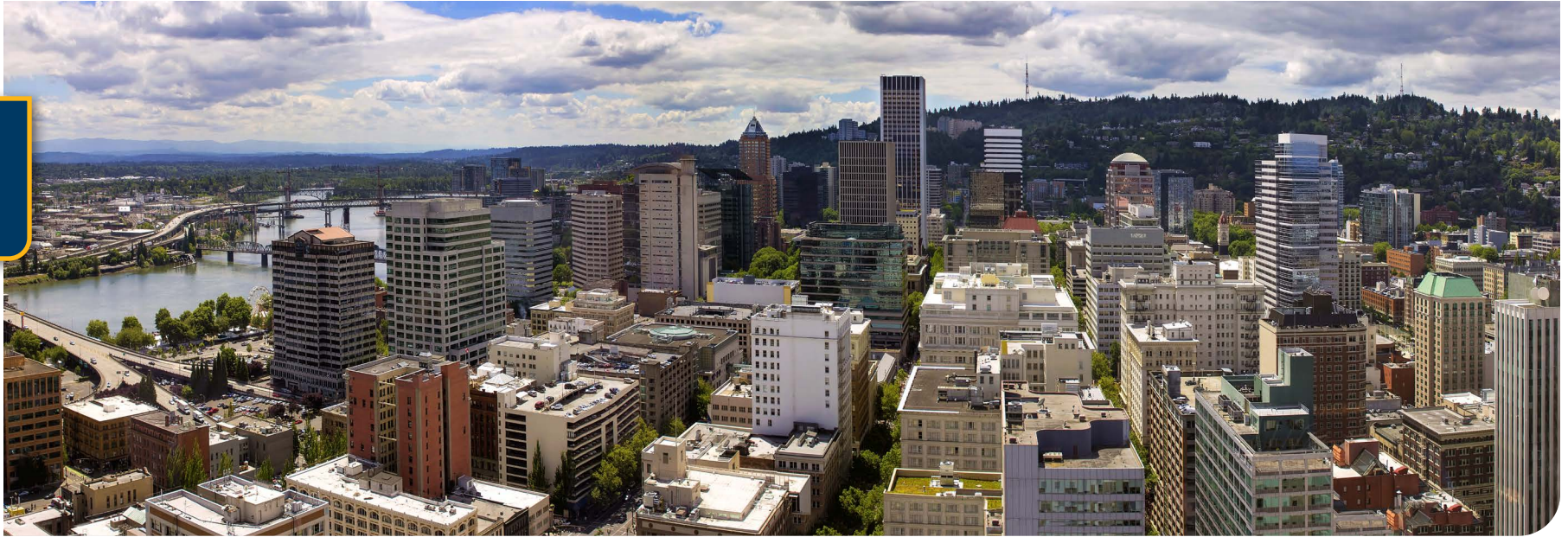
Over 170
Retailers

*Visits are Provided by PlacerAI ©2025





WHY PORTLAND



Portland's geographic beauty, economic vibrancy, commitment to sustainability, and rich cultural scene, makes it a superb place to work and live.

Its diverse neighborhoods, collaborative spirit, and accessibility makes it a prime destination for both residents and businesses. These factors collectively make Portland a compelling choice for future investment.

Geography

Nestled at the confluence of the Willamette and Columbia Rivers in the Pacific Northwest, Portland, Oregon, is a city of diverse nicknames—*Bridgetown*, *the City of Roses*, *Stumptown*—all indicative of its unique character, rich history, and stunning geographic beauty.

Portland stands out as the largest economic and population center on the West Coast between San Francisco and Seattle. Ranked as the nation's 26th largest Metropolitan Statistical Area (MSA), Portland's vibrant downtown and waterfront serve as the core of a metropolitan region hosting more than 2.5 million people.

Economy

The city has attracted an impressive in-migration of technology-centric firms such as **Microsoft**, **Google**, **Mozilla**, and **Squarespace**, alongside organic growth from local giants like **Nike**, **Adidas**, **Intel**, and **Mentor Graphics**. This influx has fueled economic growth and contributed to record-low unemployment rates.

Known for encouraging entrepreneurship, fostering diversity, and promoting sustainability, Portland's eclectic culture draws in talented people who often become long-term residents.

Esteemed educational institutions, including **Oregon Health & Science University (OSHU)**, **Portland State University** and **Reed College**, contribute to the city's intellectual capital and education hub identity.

Transit

The city's compact footprint and commitment to urban design provide convenient proximity to downtown, easy access to **Portland International Airport (PDX)**, and a plethora of outstanding amenities.

An extensive streetcar network and bike lanes, in addition to TriMet buses and MAX light rail, contribute to the overall accessibility of the city. These alternative commute options, a preference among young professionals, ultimately save time and money for both employers and employees in the region.

Life & Culture

Livability and affordability are hallmarks of the Portland area, making it an ideal destination for those seeking a high quality of life. The region boasts abundant natural beauty, a mild climate, and a wide variety of housing options. The city's commitment to sustainability, seen in its extensive public transportation system and eco-friendly urban planning, further enhances its overall appeal.

Portland shines as a cultural and artistic hub. A thriving artisan culture celebrated through craft breweries, distilleries, and coffee roasters emphasizes local and handmade products. The city hosts numerous theaters, galleries, and music venues, with the **Portland Art Museum** standing as a testament to its commitment to the arts.

Culinary Scene

Culinary excellence and a thriving food scene, aptly earning Portland the nickname "*Beervana*," further contribute to its vibrant cultural identity. And let's not forget the food cart culture—Portland's food carts offer a diverse array of culinary delights, representing flavors from around the world scattered across the city in food cart pods. Strong community engagement is a hallmark, evident in various events, farmers' markets, and festivals that foster a close-knit atmosphere.

MAJOR EMPLOYERS IN THE REGION



PORTLAND REGION



The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

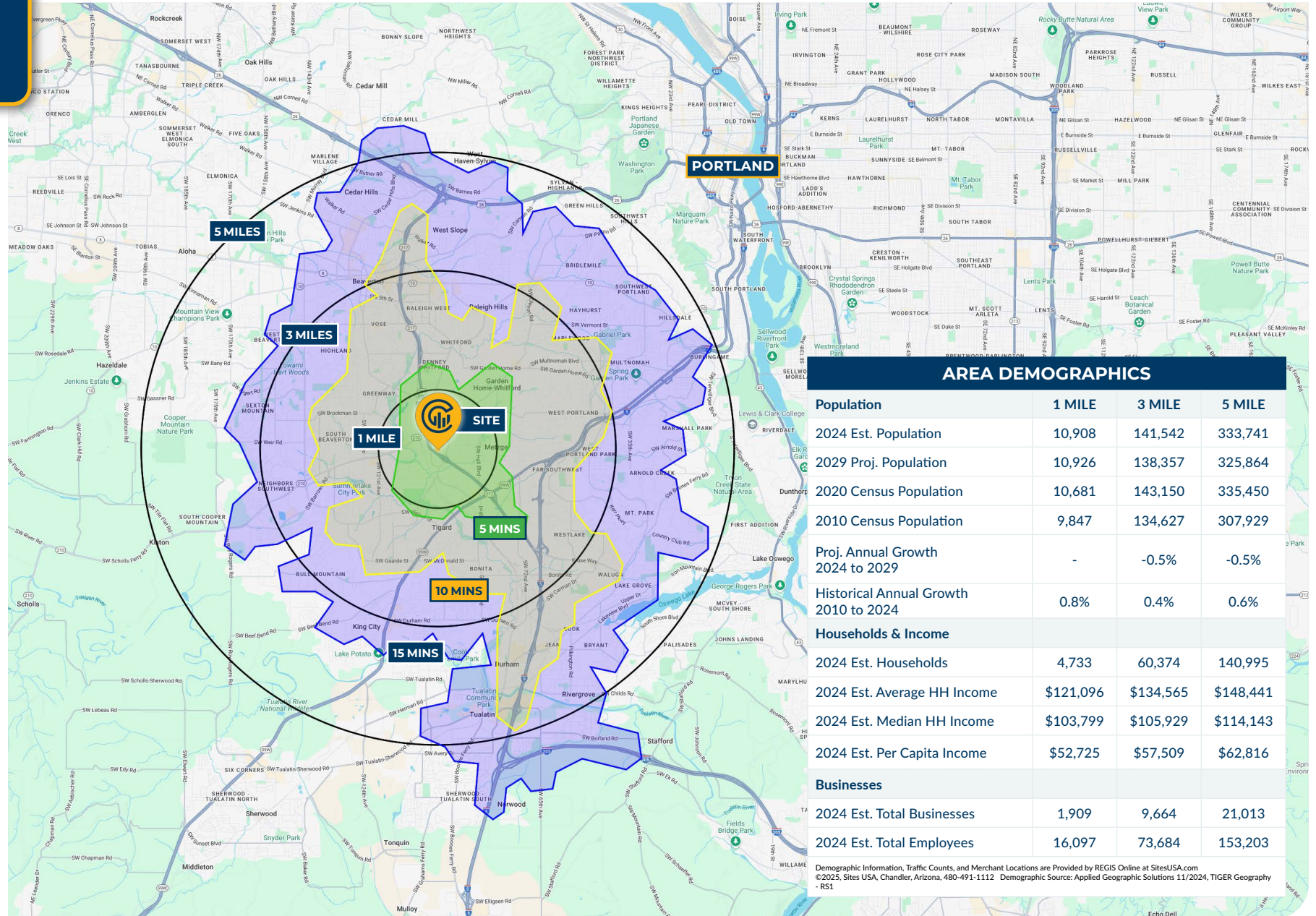
Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>

PROPERTY DRIVE-TIME & DEMOGRAPHICS



DRIVE TIMES & DEMOGRAPHICS



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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.