

HEDGES GREEN SHOPPING CENTER

8785 SW TUALATIN SHERWOOD RD • TUALATIN • OR • 97062



PROPERTY HIGHLIGHTS

- 1,600 SF & 3,750 SF available
- Great Co-Tenancies in successful Community Shopping Center
- Centrally located to effectively service Tualatin and Sherwood
- Plentiful parking and high traffic counts.

ANCHORED BY:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	14,002	72,389	186,411
2017 AVG. HH INCOME	\$70,535	\$92,297	\$101,153
2017 DAYTIME POPULATION	20,635	52,263	115,410

CONTACT



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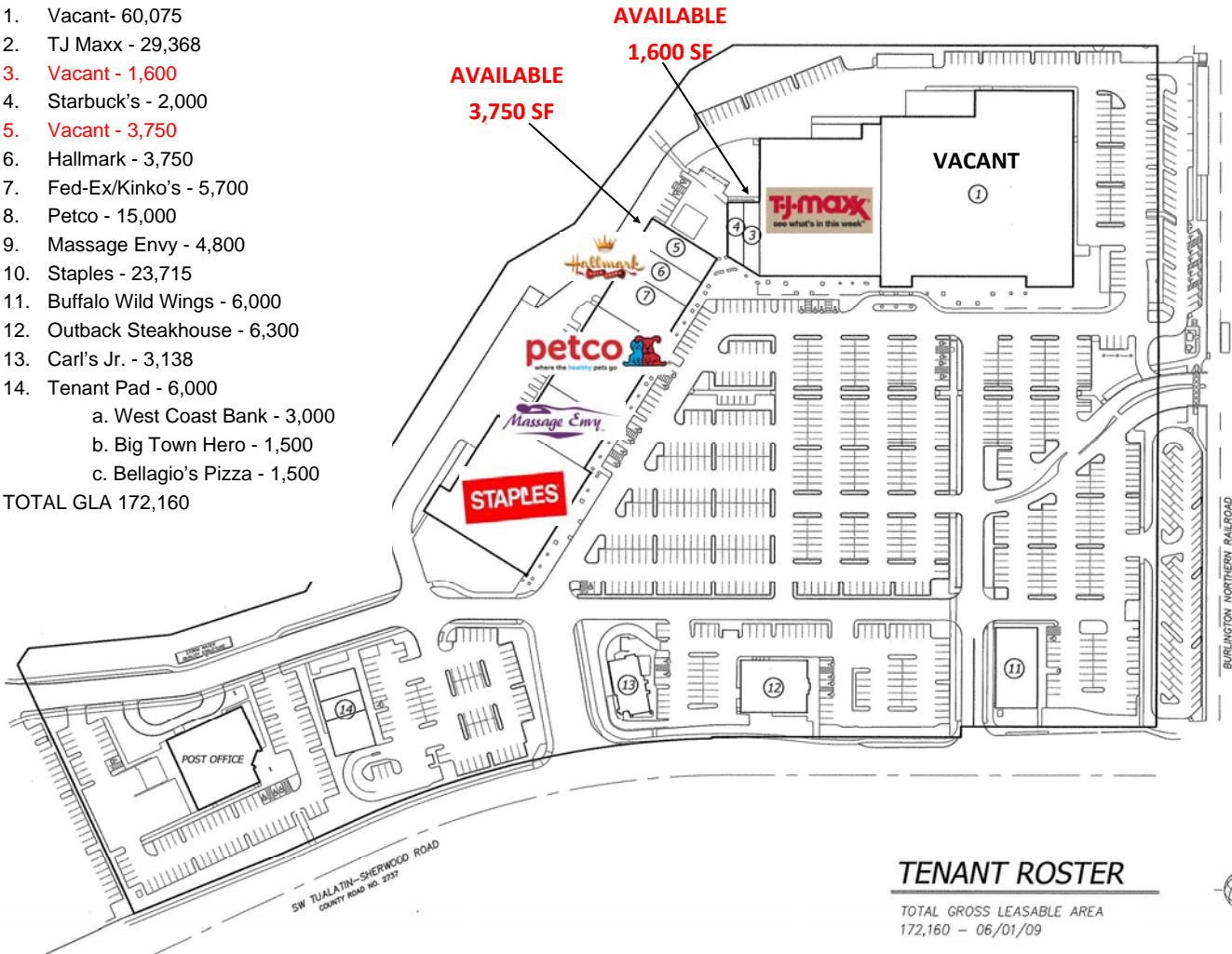
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TENANT ROSTER

1. Vacant - 60,075
2. TJ Maxx - 29,368
3. Vacant - 1,600
4. Starbucks - 2,000
5. Vacant - 3,750
6. Hallmark - 3,750
7. Fed-Ex/Kinko's - 5,700
8. Petco - 15,000
9. Massage Envy - 4,800
10. Staples - 23,715
11. Buffalo Wild Wings - 6,000
12. Outback Steakhouse - 6,300
13. Carl's Jr. - 3,138
14. Tenant Pad - 6,000
 - a. West Coast Bank - 3,000
 - b. Big Town Hero - 1,500
 - c. Bellagio's Pizza - 1,500

TOTAL GLA 172,160



TENANT ROSTER

TOTAL GROSS LEASABLE AREA
172,160 - 06/01/09

CONTACT



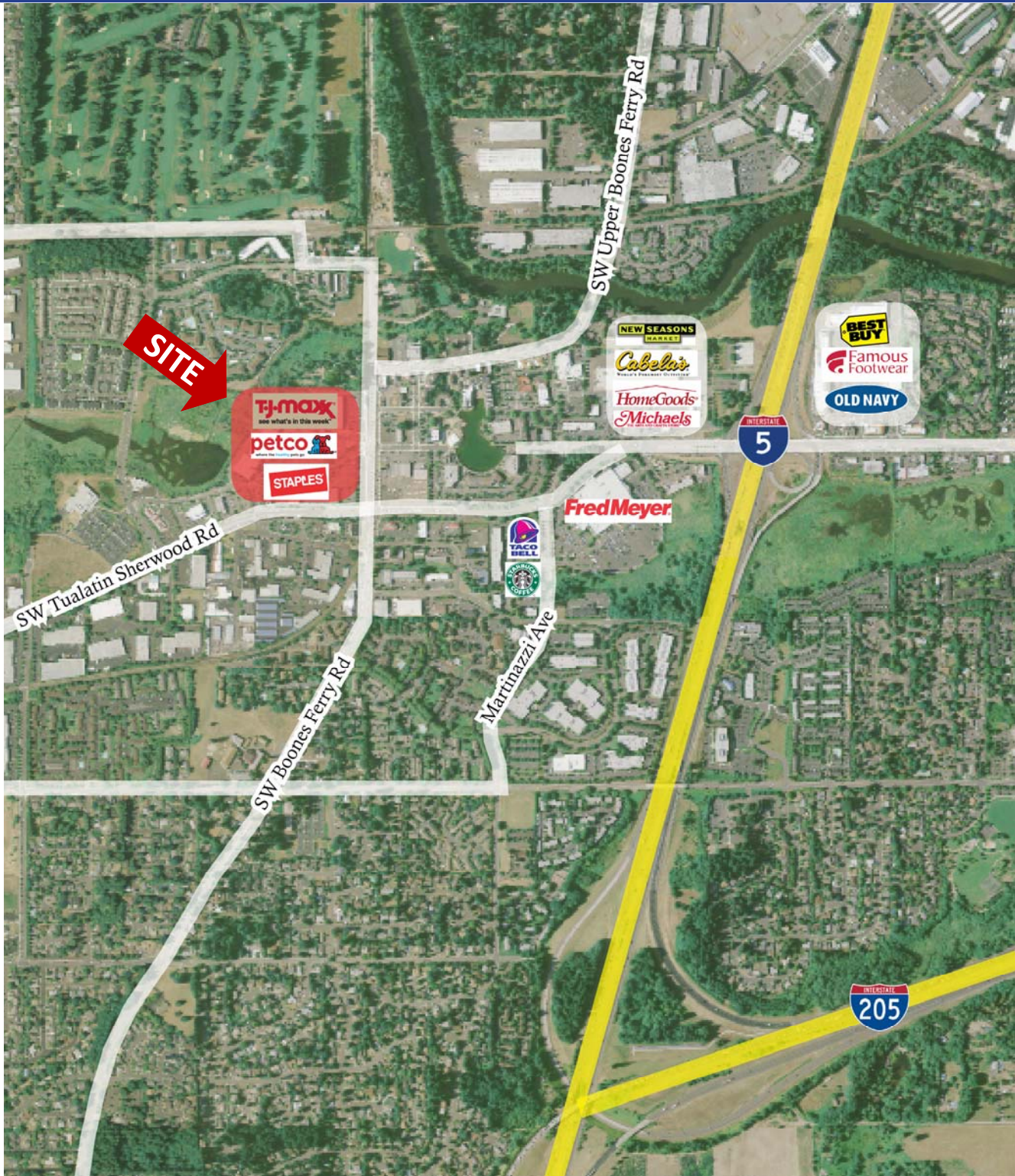
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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3808/-122.7671

RF1

8785 SW Tualatin Sherwood Rd

Tualatin, OR

	1 Mile	3 Miles	5 Miles	
POPULATION	2017 Estimated Population	14,002	72,389	186,411
	2022 Projected Population	15,270	78,895	203,156
	2010 Census Population	12,275	67,186	172,300
	2000 Census Population	11,493	58,818	148,677
	Projected Annual Growth 2017 to 2022	1.8%	1.8%	1.8%
	Historical Annual Growth 2000 to 2017	1.3%	1.4%	1.5%
	HOUSEHOLDS	2017 Estimated Households	5,619	29,019
2022 Projected Households		6,031	31,079	78,827
2010 Census Households		4,991	27,238	68,806
2000 Census Households		4,577	24,022	59,325
Projected Annual Growth 2017 to 2022		1.5%	1.4%	1.4%
Historical Annual Growth 2000 to 2017		1.3%	1.2%	1.4%
AGE	2017 Est. Population Under 10 Years	13.4%	11.1%	11.7%
	2017 Est. Population 10 to 19 Years	12.6%	11.8%	12.6%
	2017 Est. Population 20 to 29 Years	17.3%	11.7%	11.7%
	2017 Est. Population 30 to 44 Years	24.2%	20.2%	21.1%
	2017 Est. Population 45 to 59 Years	18.8%	20.9%	21.4%
	2017 Est. Population 60 to 74 Years	10.9%	16.3%	15.4%
	2017 Est. Population 75 Years or Over	2.7%	7.9%	6.1%
	2017 Est. Median Age	33.9	41.4	39.9
MARITAL STATUS & GENDER	2017 Est. Male Population	49.9%	47.6%	48.3%
	2017 Est. Female Population	50.1%	52.4%	51.7%
	2017 Est. Never Married	37.3%	26.9%	27.2%
	2017 Est. Now Married	40.3%	49.4%	51.7%
	2017 Est. Separated or Divorced	18.7%	18.2%	16.5%
	2017 Est. Widowed	3.7%	5.5%	4.6%
INCOME	2017 Est. HH Income \$200,000 or More	6.1%	10.8%	12.4%
	2017 Est. HH Income \$150,000 to \$199,999	5.1%	8.5%	9.4%
	2017 Est. HH Income \$100,000 to \$149,999	15.9%	18.1%	18.2%
	2017 Est. HH Income \$75,000 to \$99,999	12.5%	11.6%	12.8%
	2017 Est. HH Income \$50,000 to \$74,999	16.9%	15.9%	15.5%
	2017 Est. HH Income \$35,000 to \$49,999	10.1%	10.2%	10.1%
	2017 Est. HH Income \$25,000 to \$34,999	10.6%	9.6%	8.1%
	2017 Est. HH Income \$15,000 to \$24,999	12.3%	8.4%	7.0%
	2017 Est. HH Income Under \$15,000	10.6%	6.8%	6.3%
	2017 Est. Average Household Income	\$70,535	\$92,297	\$101,153
	2017 Est. Median Household Income	\$61,774	\$80,529	\$86,544
	2017 Est. Per Capita Income	\$28,326	\$37,367	\$40,192
2017 Est. Total Businesses	1,618	4,623	10,689	
2017 Est. Total Employees	20,635	52,263	115,410	

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8785 SW Tualatin Sherwood Rd		1 Mile	3 Miles	5 Miles
Tualatin, OR				
RACE	2017 Est. White	72.2%	81.9%	81.3%
	2017 Est. Black	1.9%	1.9%	1.9%
	2017 Est. Asian or Pacific Islander	4.4%	5.8%	7.5%
	2017 Est. American Indian or Alaska Native	1.0%	0.6%	0.6%
	2017 Est. Other Races	20.4%	9.8%	8.8%
HISPANIC	2017 Est. Hispanic Population	3,837	9,130	20,152
	2017 Est. Hispanic Population	27.4%	12.6%	10.8%
	2022 Proj. Hispanic Population	29.5%	13.7%	11.8%
	2010 Hispanic Population	26.5%	11.6%	9.9%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	9,230	51,737	131,018
	2017 Est. Elementary (Grade Level 0 to 8)	5.6%	2.5%	2.2%
	2017 Est. Some High School (Grade Level 9 to 11)	5.8%	3.7%	3.3%
	2017 Est. High School Graduate	18.5%	17.4%	15.0%
	2017 Est. Some College	26.3%	23.9%	22.2%
	2017 Est. Associate Degree Only	8.9%	8.5%	8.6%
	2017 Est. Bachelor Degree Only	22.9%	29.7%	31.8%
	2017 Est. Graduate Degree	12.0%	14.4%	16.9%
HOUSING	2017 Est. Total Housing Units	5,747	29,851	75,766
	2017 Est. Owner-Occupied	36.4%	60.8%	61.5%
	2017 Est. Renter-Occupied	61.4%	36.4%	35.8%
	2017 Est. Vacant Housing	2.2%	2.8%	2.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.5%	1.3%	0.9%
	2010 Homes Built 2000 to 2004	13.9%	15.1%	16.2%
	2010 Homes Built 1990 to 1999	26.4%	25.1%	25.6%
	2010 Homes Built 1980 to 1989	17.3%	17.2%	16.8%
	2010 Homes Built 1970 to 1979	36.3%	25.5%	23.7%
	2010 Homes Built 1960 to 1969	8.0%	10.7%	9.6%
	2010 Homes Built 1950 to 1959	3.6%	4.5%	5.6%
2010 Homes Built Before 1949	3.1%	4.6%	5.4%	
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	1.5%	2.3%
	2010 Home Value \$500,000 to \$999,999	10.5%	16.4%	18.2%
	2010 Home Value \$400,000 to \$499,999	13.0%	18.7%	20.7%
	2010 Home Value \$300,000 to \$399,999	26.9%	29.9%	28.0%
	2010 Home Value \$200,000 to \$299,999	37.0%	26.8%	25.7%
	2010 Home Value \$150,000 to \$199,999	5.6%	3.8%	4.0%
	2010 Home Value \$100,000 to \$149,999	7.9%	3.1%	2.2%
	2010 Home Value \$50,000 to \$99,999	3.2%	1.0%	1.0%
	2010 Home Value \$25,000 to \$49,999	0.3%	1.4%	1.0%
	2010 Home Value Under \$25,000	0.7%	1.6%	1.0%
	2010 Median Home Value	\$298,179	\$362,442	\$385,669
	2010 Median Rent	\$934	\$1,009	\$1,021

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Tualatin, OR

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	11,041	59,056	149,945
	2017 Est. Civilian Employed	69.5%	62.0%	64.5%
	2017 Est. Civilian Unemployed	2.8%	2.9%	2.8%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	27.7%	35.1%	32.6%
	2017 Labor Force Males	49.4%	46.8%	47.6%
	2017 Labor Force Females	50.6%	53.2%	52.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,673	36,600	96,762
	2010 Mgmt, Business, & Financial Operations	17.0%	22.0%	21.9%
	2010 Professional, Related	18.9%	24.2%	26.2%
	2010 Service	21.1%	16.1%	14.7%
	2010 Sales, Office	26.3%	25.4%	25.8%
	2010 Farming, Fishing, Forestry	0.1%	0.3%	0.4%
	2010 Construction, Extraction, Maintenance	3.4%	3.0%	3.4%
	2010 Production, Transport, Material Moving	13.3%	8.8%	7.7%
	2010 White Collar Workers	62.2%	71.7%	73.8%
	2010 Blue Collar Workers	37.8%	28.3%	26.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	72.0%	74.9%	74.9%
	2010 Drive to Work in Carpool	11.8%	9.0%	8.4%
	2010 Travel to Work by Public Transportation	6.7%	5.0%	5.3%
	2010 Drive to Work on Motorcycle	-	0.2%	0.2%
	2010 Walk or Bicycle to Work	4.0%	3.3%	3.2%
	2010 Other Means	0.5%	0.4%	0.4%
	2010 Work at Home	4.9%	7.1%	7.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	40.8%	28.9%	26.3%
	2010 Travel to Work in 15 to 29 Minutes	33.0%	35.5%	38.0%
	2010 Travel to Work in 30 to 59 Minutes	26.1%	29.5%	32.1%
	2010 Travel to Work in 60 Minutes or More	6.3%	5.2%	5.0%
	2010 Average Travel Time to Work	18.3	21.4	22.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$308 M	\$1.92 B	\$5.22 B
	2017 Est. Apparel	\$10.8 M	\$67.4 M	\$184 M
	2017 Est. Contributions, Gifts	\$21.1 M	\$144 M	\$400 M
	2017 Est. Education, Reading	\$12.5 M	\$82.5 M	\$229 M
	2017 Est. Entertainment	\$17.3 M	\$109 M	\$296 M
	2017 Est. Food, Beverages, Tobacco	\$47.0 M	\$285 M	\$771 M
	2017 Est. Furnishings, Equipment	\$10.6 M	\$67.7 M	\$186 M
	2017 Est. Health Care, Insurance	\$26.7 M	\$163 M	\$439 M
	2017 Est. Household Operations, Shelter, Utilities	\$95.5 M	\$594 M	\$1.62 B
	2017 Est. Miscellaneous Expenses	\$4.53 M	\$27.6 M	\$74.6 M
	2017 Est. Personal Care	\$4.01 M	\$24.8 M	\$67.3 M
2017 Est. Transportation	\$58.0 M	\$354 M	\$960 M	

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