

MARTINAZZI SQUARE

FOR LEASE IN TUALATIN, OREGON



LOCATION

SW Martinazzi Ave & Tualatin-Sherwood Road in Tualatin, Oregon

AVAILABLE SPACE

- 1,104 SF (available 10/2021)
(please do not disturb tenant)
- 1,540 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Tualatin-Sherwood Road | 42,204 ADT ('20)



HIGHLIGHTS

- Excellent daytime population.
- Center is shadow anchored by Fred Meyer and anchored by Starbucks, Taco Bell, FedEx Office and Orangetheory.
- Located on a busy corner and with easy access to I-5.

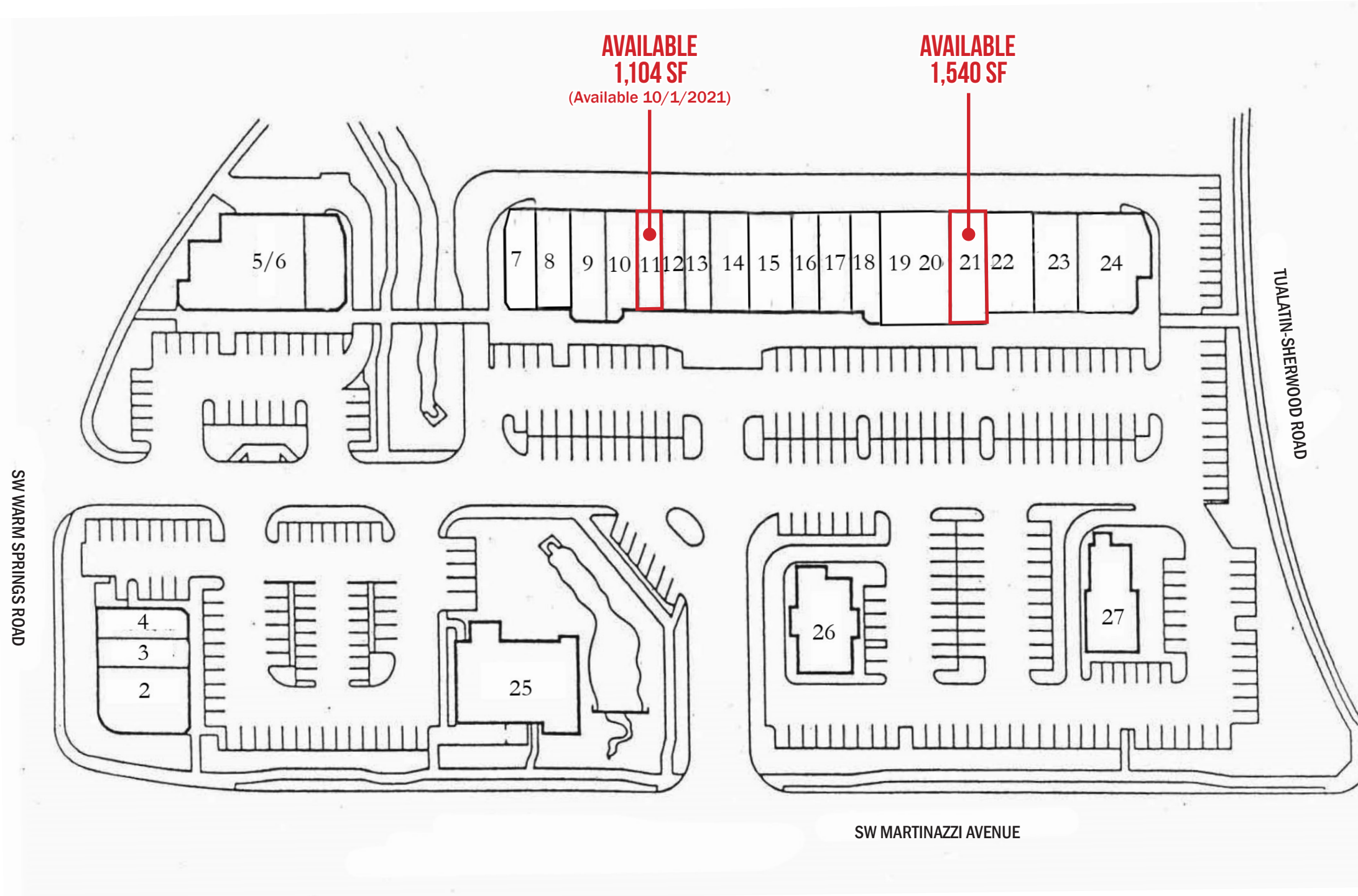
TUALATIN, OREGON



NYBERG WOODS
BEST BUY
CARTER'S
FAMOUS FOOTWEAR
LANE BRYANT
OLD NAVY
PETSMART
ULTA BEAUTY

MARTINAZZI SQUARE





- 1/2 Cleaners
- 3 Express Personnel
- 4 Subway
- 5/6 Emler Swim School
- 7/8 Brain Balance
- 9 Upscales Reptile & Fish
- 10 Pizza Hut
- 11 AVAILABLE (10/1/2021)**
- 12 H & R Block
- 13 Next Level Chiropractic
- 14 Nothing Bundt Cake
- 15 Dotty's
- 16 The Barbers
- 17 Top Solar Nails
- 18 Aloha Grill
- 19/20 Tualatin Liquor Store
- 21 AVAILABLE**
- 22 FedEx Office
- 23 Sushi Train
- 24 Orangetheory
- 25 Shari's Cafe & Pies
- 26 Starbucks
- 27 Taco Bell



MARTINAZZI SQUARE

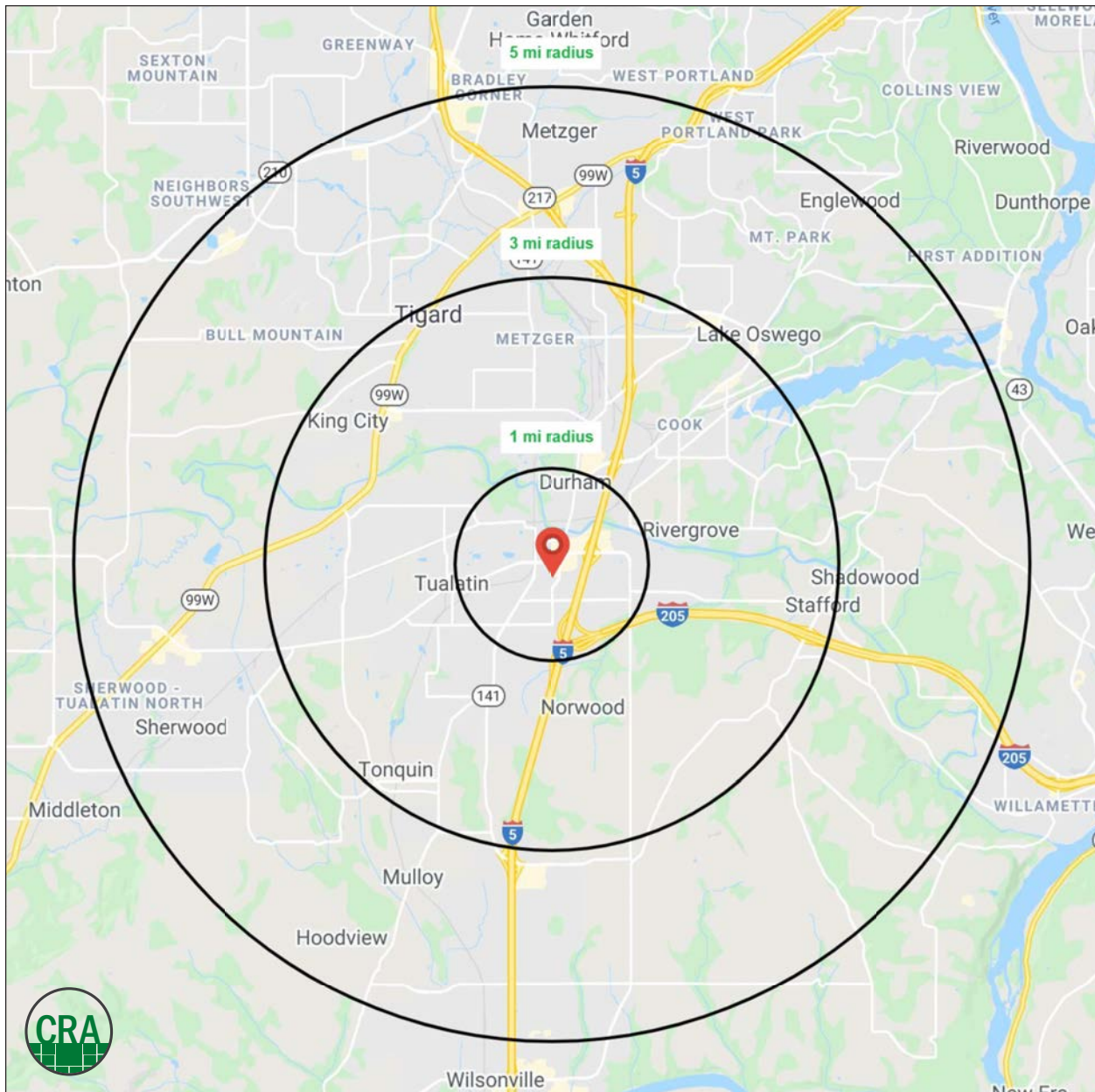
19241 SW MARTINAZZI AVE

TUALATIN, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	13,992	70,955	189,852
Projected Population 2025	14,537	73,634	196,801
Average HH Income	\$97,062	\$127,650	\$132,592
Median Home Value	\$336,865	\$437,966	\$443,958
Daytime Demographics 16+	15,760	78,913	172,895
Some College or Higher	75.3%	80.2%	81.6%

\$127,650
Average Household Income
3 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3807/-122.7605

RF1

Martinazzi Square

Tualatin, OR 97062

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	13,992	70,955	189,852
	2025 Projected Population	14,537	73,634	196,801
	2010 Census Population	12,127	64,346	169,630
	2000 Census Population	11,509	58,496	148,542
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.7%
	Historical Annual Growth 2000 to 2020	1.1%	1.1%	1.4%
HOUSEHOLDS	2020 Estimated Households	5,681	29,139	75,542
	2025 Projected Households	6,032	30,881	79,965
	2010 Census Households	4,966	26,591	67,770
	2000 Census Households	4,617	23,977	59,308
	Projected Annual Growth 2020 to 2025	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2020	1.2%	1.1%	1.4%
AGE	2020 Est. Population Under 10 Years	12.4%	10.5%	11.0%
	2020 Est. Population 10 to 19 Years	12.2%	11.5%	11.9%
	2020 Est. Population 20 to 29 Years	18.6%	11.8%	12.1%
	2020 Est. Population 30 to 44 Years	24.8%	20.3%	21.7%
	2020 Est. Population 45 to 59 Years	17.9%	20.0%	20.5%
	2020 Est. Population 60 to 74 Years	11.1%	17.5%	16.3%
	2020 Est. Population 75 Years or Over	3.0%	8.5%	6.5%
	2020 Est. Median Age	33.6	42.1	40.2
MARITAL STATUS & GENDER	2020 Est. Male Population	49.7%	48.3%	48.7%
	2020 Est. Female Population	50.3%	51.7%	51.3%
	2020 Est. Never Married	39.7%	27.1%	27.7%
	2020 Est. Now Married	40.9%	52.8%	53.9%
	2020 Est. Separated or Divorced	16.9%	15.0%	14.1%
	2020 Est. Widowed	2.4%	5.1%	4.3%
INCOME	2020 Est. HH Income \$200,000 or More	8.1%	15.4%	16.7%
	2020 Est. HH Income \$150,000 to \$199,999	8.3%	11.0%	11.9%
	2020 Est. HH Income \$100,000 to \$149,999	16.6%	18.8%	19.6%
	2020 Est. HH Income \$75,000 to \$99,999	15.0%	13.4%	13.8%
	2020 Est. HH Income \$50,000 to \$74,999	16.8%	15.2%	14.4%
	2020 Est. HH Income \$35,000 to \$49,999	12.6%	9.2%	8.6%
	2020 Est. HH Income \$25,000 to \$34,999	8.7%	6.3%	5.7%
	2020 Est. HH Income \$15,000 to \$24,999	8.2%	5.3%	4.4%
	2020 Est. HH Income Under \$15,000	5.6%	5.4%	4.9%
	2020 Est. Average Household Income	\$97,062	\$127,650	\$132,592
	2020 Est. Median Household Income	\$75,745	\$98,905	\$103,120
	2020 Est. Per Capita Income	\$39,426	\$52,545	\$53,003
	2020 Est. Total Businesses	1,113	5,690	12,599
	2020 Est. Total Employees	12,227	55,436	113,714

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3807/-122.7605

RF1

Martinazzi Square

Tualatin, OR 97062

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	70.4%	80.1%	79.0%
	2020 Est. Black	2.3%	2.0%	2.3%
	2020 Est. Asian or Pacific Islander	5.2%	6.7%	8.6%
	2020 Est. American Indian or Alaska Native	1.1%	0.7%	0.6%
	2020 Est. Other Races	21.1%	10.5%	9.5%
HISPANIC	2020 Est. Hispanic Population	3,954	9,558	22,720
	2020 Est. Hispanic Population	28.3%	13.5%	12.0%
	2025 Proj. Hispanic Population	29.2%	14.0%	12.5%
	2010 Hispanic Population	26.6%	11.6%	9.9%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	9,406	51,560	136,284
	2020 Est. Elementary (Grade Level 0 to 8)	3.4%	1.8%	1.7%
	2020 Est. Some High School (Grade Level 9 to 11)	4.1%	3.2%	2.7%
	2020 Est. High School Graduate	17.2%	14.8%	14.0%
	2020 Est. Some College	25.4%	22.7%	21.1%
	2020 Est. Associate Degree Only	8.9%	7.7%	8.2%
	2020 Est. Bachelor Degree Only	26.4%	30.8%	32.3%
	2020 Est. Graduate Degree	14.7%	18.9%	19.9%
HOUSING	2020 Est. Total Housing Units	5,824	30,125	78,078
	2020 Est. Owner-Occupied	32.5%	60.0%	60.9%
	2020 Est. Renter-Occupied	65.0%	36.7%	35.9%
	2020 Est. Vacant Housing	2.5%	3.3%	3.2%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	8.5%	6.5%	6.3%
	2020 Homes Built 2000 to 2009	8.4%	10.6%	12.1%
	2020 Homes Built 1990 to 1999	25.3%	23.1%	23.8%
	2020 Homes Built 1980 to 1989	18.8%	19.3%	17.8%
	2020 Homes Built 1970 to 1979	28.3%	21.8%	19.8%
	2020 Homes Built 1960 to 1969	4.4%	8.3%	7.8%
	2020 Homes Built 1950 to 1959	1.4%	3.0%	4.3%
	2020 Homes Built Before 1949	2.4%	4.2%	5.0%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.8%	3.1%	4.0%
	2020 Home Value \$500,000 to \$999,999	26.1%	34.6%	37.1%
	2020 Home Value \$400,000 to \$499,999	23.0%	23.5%	24.1%
	2020 Home Value \$300,000 to \$399,999	30.2%	24.7%	22.5%
	2020 Home Value \$200,000 to \$299,999	10.9%	8.1%	7.4%
	2020 Home Value \$150,000 to \$199,999	4.3%	1.9%	1.6%
	2020 Home Value \$100,000 to \$149,999	2.4%	1.2%	0.9%
	2020 Home Value \$50,000 to \$99,999	0.9%	0.8%	0.6%
	2020 Home Value \$25,000 to \$49,999	0.8%	1.3%	0.9%
	2020 Home Value Under \$25,000	0.7%	0.8%	0.8%
	2020 Median Home Value	\$386,865	\$437,966	\$443,958
	2020 Median Rent	\$1,191	\$1,246	\$1,256

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3807/-122.7605

RF1

Martinazzi Square

Tualatin, OR 97062

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	11,210	58,434	154,843
	2020 Est. Civilian Employed	68.5%	59.7%	61.7%
	2020 Est. Civilian Unemployed	4.3%	4.4%	4.5%
	2020 Est. in Armed Forces	-	-	0.1%
	2020 Est. not in Labor Force	27.2%	35.8%	33.8%
	2020 Labor Force Males	49.4%	47.6%	48.1%
	2020 Labor Force Females	50.6%	52.4%	51.9%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	7,674	34,906	95,497
	2020 Mgmt, Business, & Financial Operations	16.2%	20.9%	22.2%
	2020 Professional, Related	21.2%	26.8%	27.7%
	2020 Service	19.2%	13.0%	12.7%
	2020 Sales, Office	22.9%	24.4%	23.5%
	2020 Farming, Fishing, Forestry	0.2%	0.3%	0.4%
	2020 Construction, Extraction, Maintenance	4.0%	4.3%	4.5%
	2020 Production, Transport, Material Moving	16.3%	10.2%	9.1%
	2020 White Collar Workers	60.3%	72.1%	73.4%
	2020 Blue Collar Workers	39.7%	27.9%	26.6%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	73.2%	75.1%
2020 Drive to Work in Carpool		8.8%	6.5%	7.4%
2020 Travel to Work by Public Transportation		5.5%	3.9%	4.2%
2020 Drive to Work on Motorcycle		-	0.1%	0.2%
2020 Walk or Bicycle to Work		5.4%	3.9%	3.4%
2020 Other Means		0.4%	0.7%	0.6%
2020 Work at Home		6.7%	9.8%	9.3%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	42.7%	27.1%	23.7%
	2020 Travel to Work in 15 to 29 Minutes	32.5%	35.5%	37.9%
	2020 Travel to Work in 30 to 59 Minutes	28.7%	31.1%	34.4%
	2020 Travel to Work in 60 Minutes or More	5.0%	5.2%	5.4%
	2020 Average Travel Time to Work	17.9	22.1	23.3
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$388.88 M	\$2.44 B	\$6.51 B
	2020 Est. Apparel	\$13.89 M	\$87.5 M	\$234.13 M
	2020 Est. Contributions, Gifts	\$22.26 M	\$149.84 M	\$400.47 M
	2020 Est. Education, Reading	\$12.81 M	\$87.12 M	\$234.21 M
	2020 Est. Entertainment	\$21.94 M	\$141.17 M	\$377.6 M
	2020 Est. Food, Beverages, Tobacco	\$59.7 M	\$366.76 M	\$977.78 M
	2020 Est. Furnishings, Equipment	\$13.62 M	\$87.38 M	\$233.61 M
	2020 Est. Health Care, Insurance	\$34.81 M	\$218.5 M	\$580.84 M
	2020 Est. Household Operations, Shelter, Utilities	\$126.56 M	\$781.92 M	\$2.08 B
	2020 Est. Miscellaneous Expenses	\$7.32 M	\$46.53 M	\$124.09 M
	2020 Est. Personal Care	\$5.22 M	\$32.76 M	\$87.39 M
	2020 Est. Transportation	\$70.74 M	\$440.44 M	\$1.18 B

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

MARK BANTA 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.