

FOR LEASE

# WILLOWBROOK BUSINESS CENTER



## LOCATION

11515-11565 SW Durham Rd  
Tigard, Oregon

## AVAILABLE SPACE

B1 - 1,700 SF  
B2 - 1,500 SF (former hair salon)  
B3 - 2,715 SF (available 6/1/2021)  
B9 - 1,840 SF  
D3 - 1,170 SF  
D2 - 1,155 SF  
D6 - 2,114 SF } Can be combined for 3,269 SF (former dental use)

## RENTAL RATE

Call for pricing

## COMMENTS

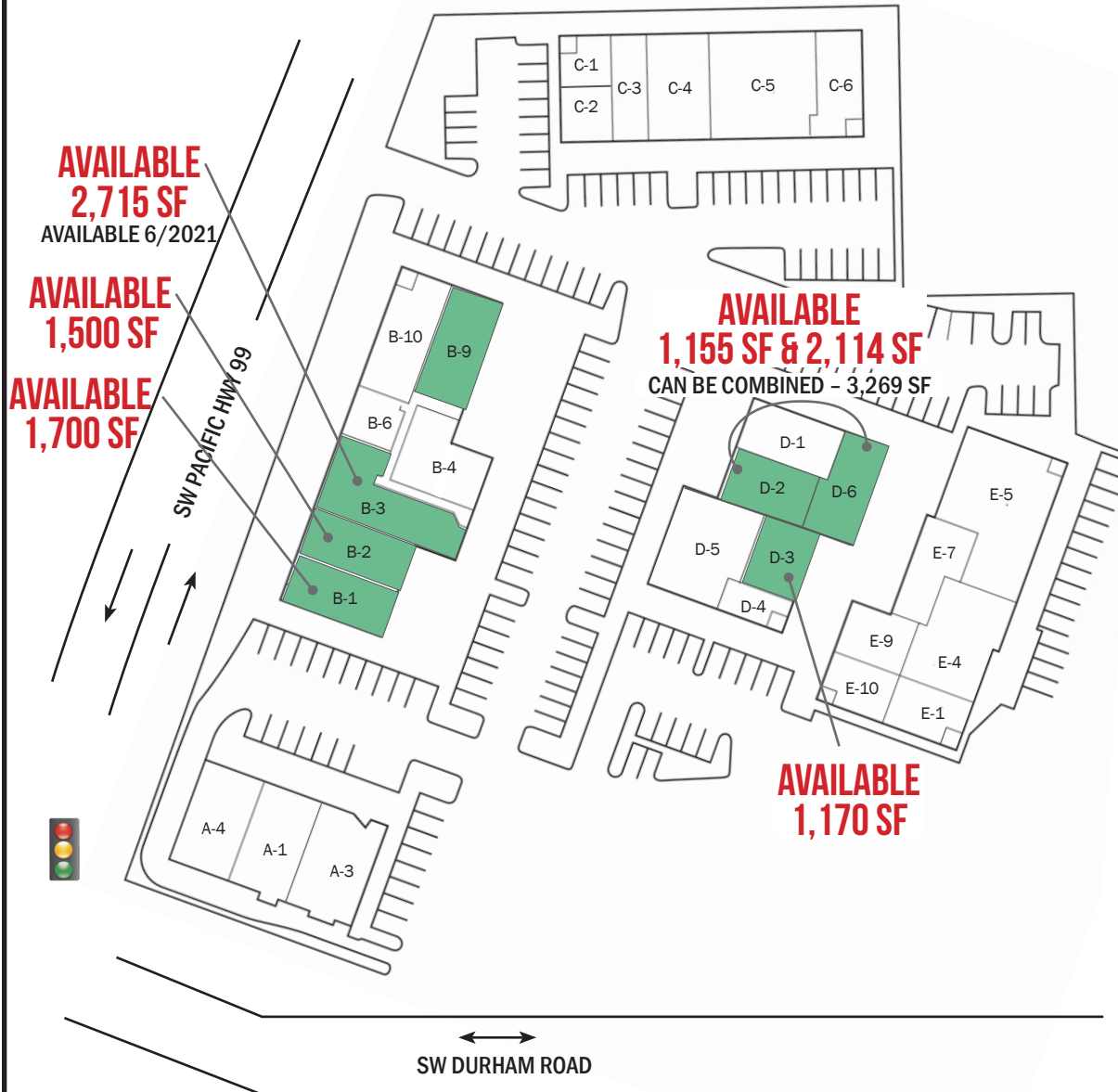
- 51,000 SF business and retail center at major signalized intersection.
- Shadowed by three anchored shopping centers.
- Hwy 99 signage opportunities.
- Ideal service retail and professional office.
- Established co-tenancy.



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# WILLOWBROOK BUSINESS CENTER | SITE PLAN



## WILLOWBROOK TENANT ROSTER

A-1 to A-3	JB O'Brien's	
A-4	Oregon Music Academy	
B-1	Available	1,700 SF
B-2	Available	1,500 SF
B-3	Available	2,715 SF
B-4	Edward Jones & Co	
B-6 & B-7	Bryce Wilcox, DMD	
B-9	Available	1,840 SF
B-10	Willowbrook Veterinary Hospital	
C-1	Liberty Tax Service	
C-2	Edward Jones & Co.	
C-3	GN Hearing Care Corp/Beltone	
C-4 to C-6	Gentog, LLC	
D-1	Dr. Richard Whipple, DDS	
D-2	Available	1,155 SF
D-3	Available	1,170 SF
D-4	State Farm	
D-5	Pacific Breeze Restaurant	
D-6	Available	2,114 SF
E-1	Corrective Step Foot Health	
E-4/E-7	WA County WIC	
E-5	State of Oregon	
E-9	NaturoMedicine Center	
E-10	Carruth Compliance Consulting	



Owned By



# WILLOWBROOK BUSINESS CENTER | IMAGES



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# TIGARD | TUALATIN, OREGON



## TIGARD TOWNE SQUARE

- Marshall's
- ANY TIME FITNESS
- Tuesday Morning
- DOLLAR TREE
- RITE AID
- McDonald's
- Starbucks
- CHASEO
- SUBWAY
- BANK & WEST SHIP PARIBAS
- HomeStreet Bank

99

Pacific Hwy W  
**SITE**

## WILLOWBROOK BUSINESS CENTER

- Edward Jones
- State Farm
- Willowbrook VETERINARY HOSPITAL

SW Durham Rd

SW Upper Boones Ferry Rd

- Costco WHOLESALE
- WinCo FOODS
- Walmart
- LOWE'S

217

## BRIDGEPORT VILLAGE

- REGAL CINEMAS
- URBAN OUTFITTERS
- Z GALLERIE
- Pets Coffee & Tea
- ORVIS
- LOFT
- Crate&Barrel
- BARNES & NOBLE
- The Container Store

## MERIDIAN SQUARE

- DICK'S SPORTING GOODS
- CAFE YUMMI
- Starbucks
- BAVA FRESH
- SUBWAY

SW Lower Boones Ferry Rd  
Lakewood Blvd

## NYBERG WOODS

- ROADRUNNER SPORTS
- BEST BUY
- ULTA BEAUTY
- carter's
- OLD NAVY
- LANE BRYANT
- PET SMART
- Justice
- FAMOUS footwear
- Famous Dave's
- Starbucks
- London Jules
- Panera BREAD
- PIZZA HUT

SW Nyberg St

## NYBERG RIVERS

- NEW SEASONS MARKETS
- Cabela's
- Michaels
- HomeGoods
- usbank
- FIREHOUSE SUBS
- BANK & WEST SHIP PARIBAS
- Riverview COMMUNITY BANK
- BANNER BANK
- BUCKER BARREL Old Country Store
- RED ROBIN
- LA FITNESS

Fred Meyer

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population 2020	19,765	105,091	241,731
Population Forecast 2025	20,821	110,264	252,827
Average HH Income	\$99,703	\$107,867	\$123,445
Employees	3,194	68,708	117,059

Google

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