

FOR LEASE

URBAN
WORKS



HIGH VISIBILITY SHOPPING CENTER
WITH CONVENIENT ACCESS FROM I-5

RETAIL / RESTAURANT OPPORTUNITIES
SPACES RANGING FROM 1,555 SF - 15,246 SF

FLEXIBLE SPACE PLANS
AND DEDICATED RETAIL PARKING

NOW OPEN

**FLOOR
DECOR &**

HEDGES GREENE SHOPPING CENTER

8505 - 8835 SW TUALATIN-SHERWOOD RD | TUALATIN, OR

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HEDGES GREENE

8505-8835 SW TUALATIN-SHERWOOD RD | TUALATIN, OR

ABOUT THE SHOPPING CENTER

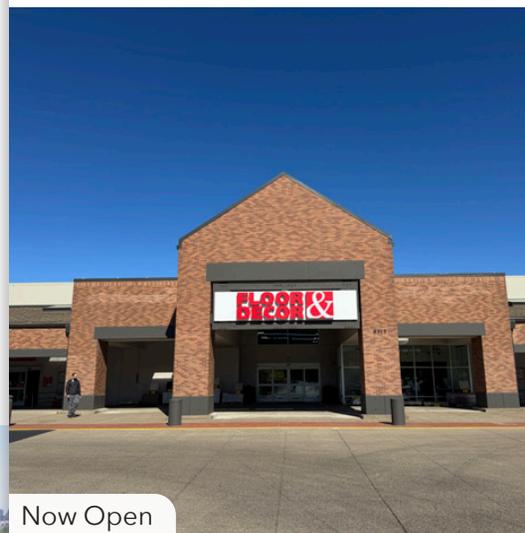
Hedges Greene Shopping Center is located conveniently along I-5 in the affluent Tualatin trade area with average income of over \$150,000 within a 3 mile radius. Other highlights include:

- High traffic counts surrounding the property which is located in the heart of the Tualatin retail trade area
- Junior Anchor opportunities
- Great signage visibility (two monument signs on-site)
- Loading areas
- Ample parking
- LOD's available upon request

CURRENT TENANTS INCLUDE:



Monument Signs (2) facing SW Tualatin-Sherwood Road & SW Boones Ferry Rd



Now Open



NEIGHBORING RETAILERS INCLUDE:



URBAN WORKS SITE PLAN

HEDGES GREENE SHOPPING CENTER

RETAIL OVERVIEW

SUITE 3	1,555 SF	✂️	Second Generation Salon
SUITE 4	2,043 SF	☕	Second Generation Cafe
SUITE 5	3,857 SF		
SUITE 7	5,787 SF		
SUITE 8	15,246 SF	🏠	Junior Anchor Opportunity
SUITE 9	4,902 SF		





ADDITIONAL PHOTOS

HEDGES GREENE SHOPPING CENTER



SUITE 8
JUNIOR ANCHOR OPPORTUNITY
15,246 SF



URBAN WORKS **TRADE AREA**
TUALATIN, OR



LEGACY HEALTH
Meridian Park Medical Center
1.7 Miles / 8 Minute Drive Time
Approx. 800 Employees
(Tualatin's 2nd Largest Employer)

DEMOGRAPHICS	½ Mile	1 Mile	3 Miles
2025 Population	4,203	13,240	74,065
Total Employees	4,715	11,603	52,717
Total Businesses	481	1,125	6,068
Average Household Income	\$84,699	\$104,255	\$150,099
Median Age	33.9	35.2	42.2
Any College	68.7%	67.7%	79%

