



SUBLEASE



10355 SW CASCADE AVE | TIGARD, OR
PLEASE DO NOT DISTURB TENANTS



CASCADE CENTER

MID JUNIOR BOX OPPORTUNITY | 25,640 SF

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CASCADE CENTER



Address

10355 SW Cascade Ave

Area

Tigard / Washington Square

Space

25,640 SF

Timing

30 Day Notice

About the Opportunity

- Freestanding building with dock high loading
- Excellent visibility from Highway 217 (118k CPD)
- Surrounding retailers include:



Demographics	½ Mile	1 Mile	3 Miles
2024 Population	1,413	14,619	142,239
Total Employees	3,678	14,918	68,809
Total Businesses	668	2,612	8,087
Avg HH Income	\$155,387	\$112,180	\$132,175
Median Age	36.3	36.5	40.2
Any College	80.6%	71.5%	79.4%

RETAIL MAP

