TIGARD MARKETPLACE

13500-13600 SW PACIFIC HWY | TIGARD, OR 97223

Perform Properties

Property Details

Owned GLA
136,889 SF

Availability
3 Suites | 3,672 SF

Overview

- Anchored by H Mart, a leading Asian grocery store, and Bi-Mart, a regional department store, ensuring consistent foot traffic and a diverse customer base.
- Strategically placed along SW Pacific Highway (Hwy 99W), providing excellent visibility and accessibility to both local residents and commuters.
- Located in a densely populated area with a growing residential community, providing a robust customer base for businesses.

Tenant Mix









For more information, contact: Josh Hunsberger | 503-447-7288 | JHunsberger@performproperties.com

Updated August 2026

TIGARD MARKETPLACE

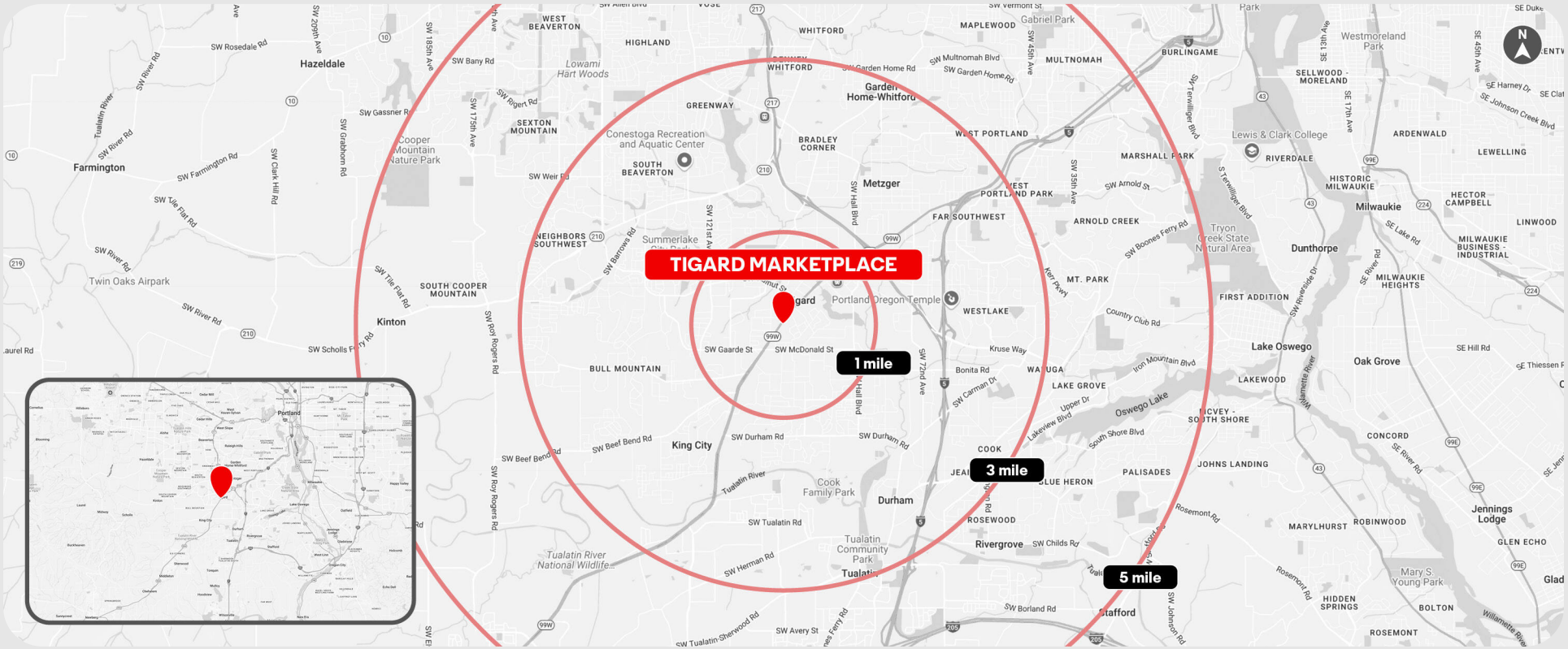
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	13,133	13,264	5,243	$143,248	$130,585
3-MILE RADIUS	122,860	181,956	50,591	$143,158	$120,997
5-MILE RADIUS	286,743	347,301	115,157	$158,129	$125,916



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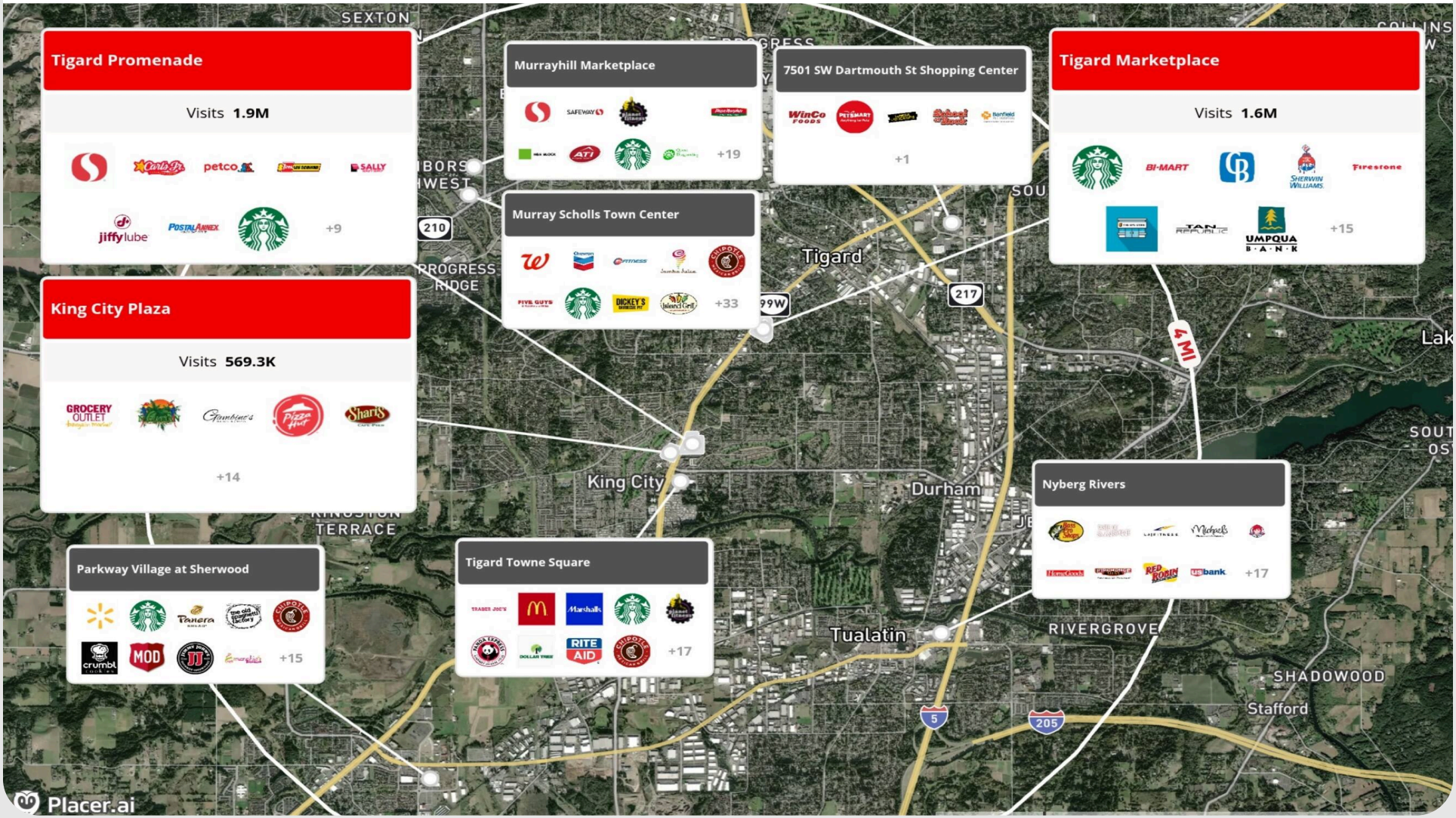
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Market Aerial



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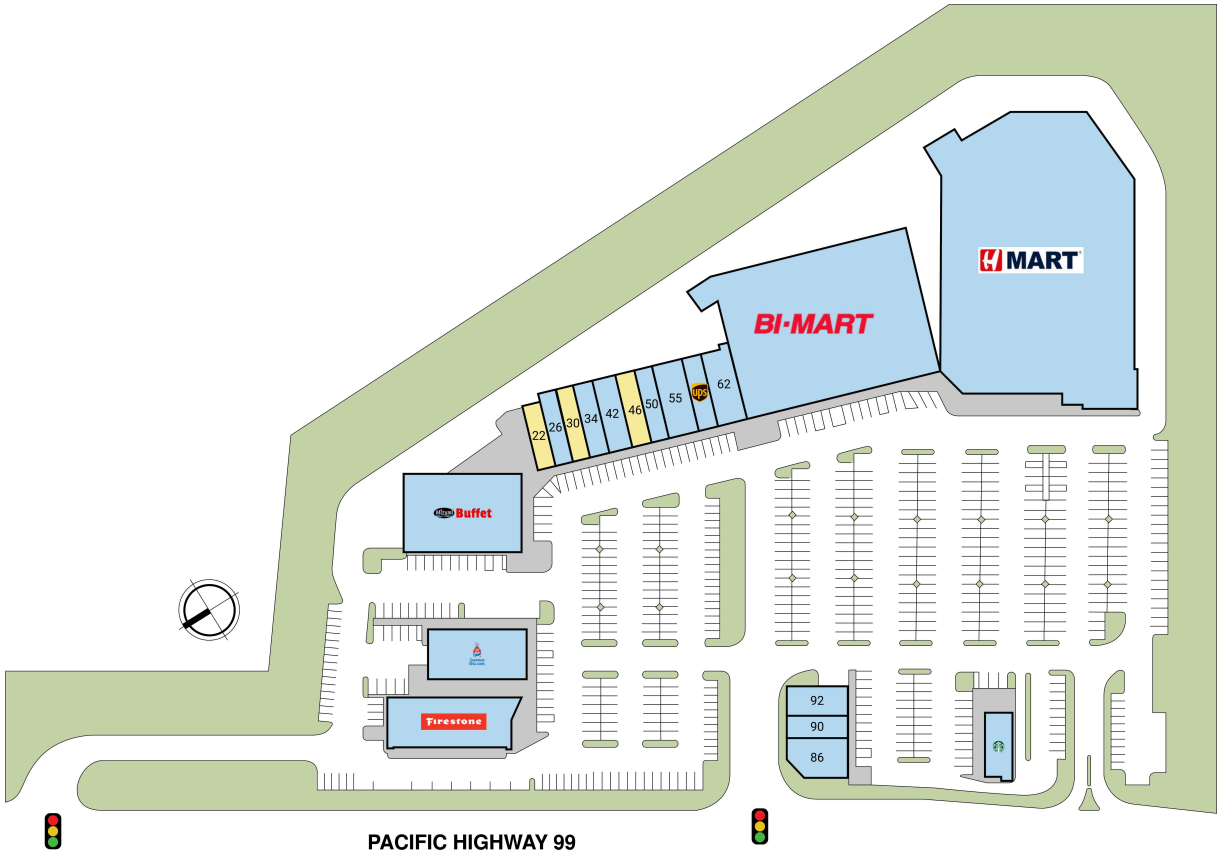
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Site Plan



Suite	Tenant	GLA (SF)
30	AVAILABLE	1,302
46	AVAILABLE	1,200
22	AVAILABLE	1,170
25	H-MART	59,400
78	BI-MART	31,113
17	MITZUMI BUFFET	9,600
10	FIRESTONE	6,702
600	SHERWIN WILLIAMS	5,220
34	HOME TURF SPORTS B&G	3,100
62	MONGOLIAN BARBEQUE	3,000
55	COMMUNITY PET HOSPITAL	2,450
86	UMPQUA BANK	2,280
500	STARBUCKS	2,174
92	VINA BAGUETTE	1,676
90	TAN REPUBLIC	1,547
42	DOTTY'S DELI	1,500
58	THE UPS STORE	1,350
26	NORTH AMORY TIGARD	1,105
50	GOOD LUCK FOOT SPA	1,000

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