

PACIFIC TERRACE

11505 SW Pacific Highway | Tigard OR 97223

RETAIL/OFFICE FOR LEASE

BROKER BONUS!

\$1 PSF broker bonus for qualified credit tenant!
(market rate deal, credit approved, 3 year min.)

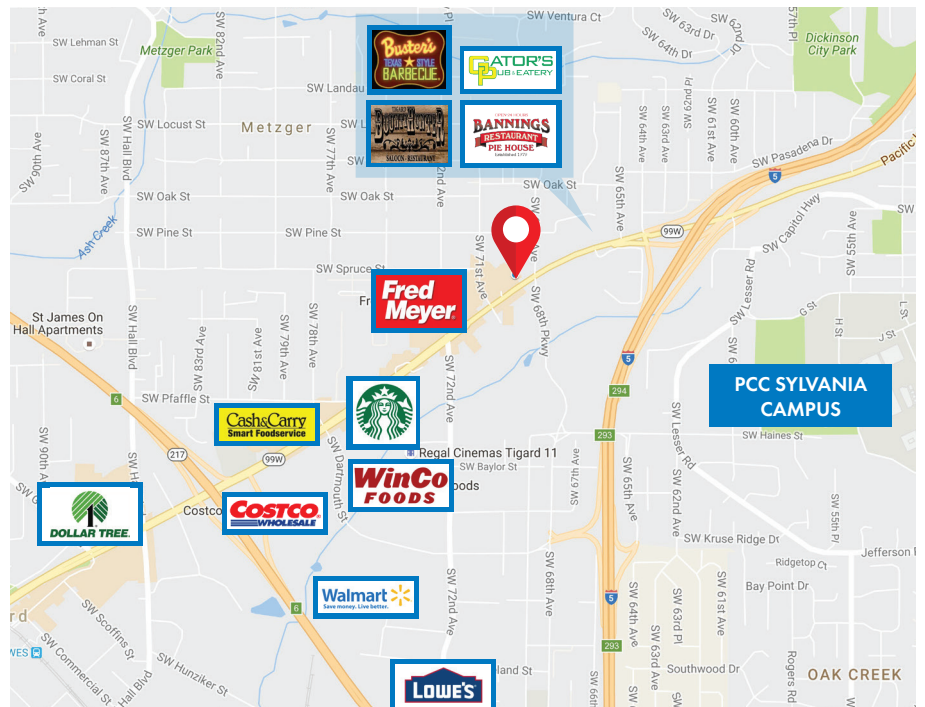
Expires 10/31/2026



RETAIL/OFFICE SPACE FOR LEASE

FEATURES

- High traffic counts (± 50,700 VPD)
- Signage opportunities
- Ample parking
- On the SW Pacific Highway retail corridor with proximity to Fred Meyer, Costco, Cash & Carry, Dollar Tree, Winco, and Regal Cinemas
- Located north of Tigard Triangle with ease of access to Hwy 99W, I-5, and Hwy 217
- Local management
- Tenant improvements available



09.29.2026

For more information or a property tour, please contact:

DUANE LINK

503.225.8465

DuaneL@norris-stevens.com

DOUG CARTER

503.225.8499

DougC@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

PACIFIC TERRACE

11505 SW Pacific Highway | Tigard OR 97223

RETAIL/OFFICE
FOR LEASE

SITE PLAN

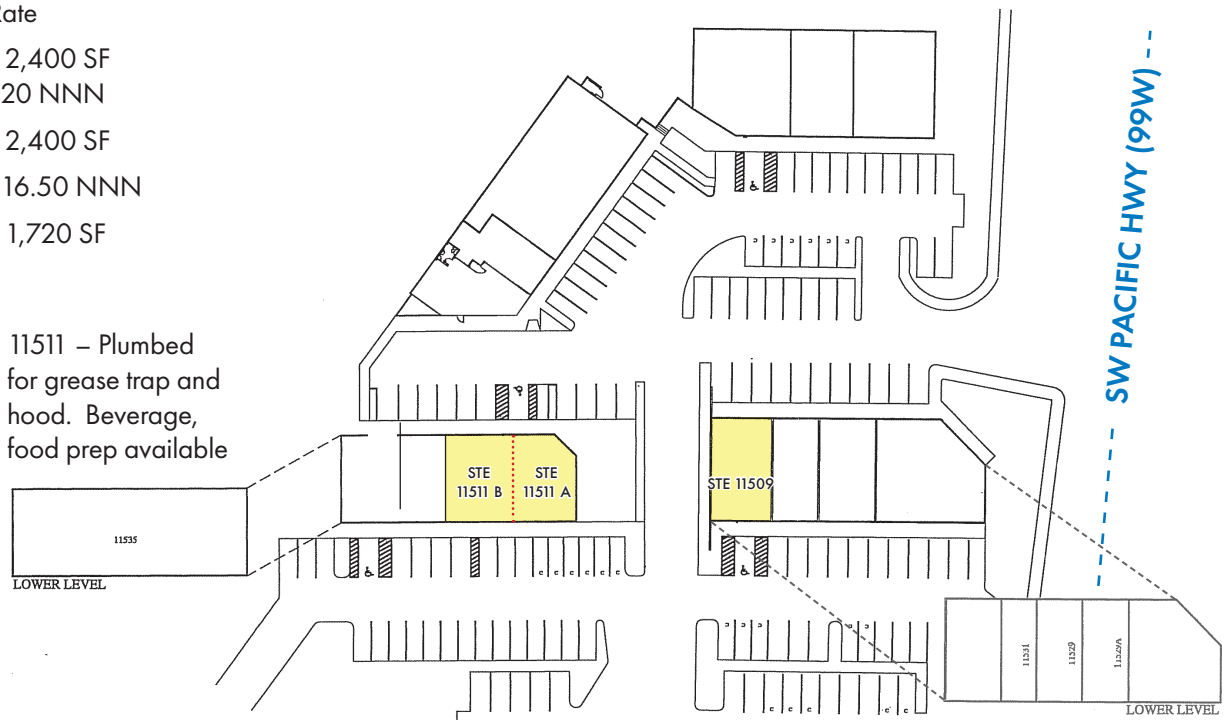


DETAILS

- Please Call for Lease Rate
- Suite 11511A: ± 2,400 SF
END CAP: \$20 NNN
- Suite 11511B: ± 2,400 SF
Middle: \$16.50 NNN
- Suite 11509: ± 1,720 SF
Upper level suite

SUITES FEATURE:

- 11511 – Plumbed for grease trap and hood. Beverage, food prep available
- Open design
- Internal rest room
- Private entrance
- Plenty of Natural light
- Local professional management



For more information or a property tour, please contact:

DUANE LINK

503.225.8465

Duanel@norris-stevens.com

DOUG CARTER

503.225.8499

DougC@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

PACIFIC TERRACE

11505 SW Pacific Highway | Tigard OR 97223

RETAIL/OFFICE
FOR LEASE

PROPERTY PHOTOS

Suite 11507



For more information or a property tour, please contact:

DUANE LINK

503.225.8465

Duanel@norris-stevens.com

DOUG CARTER

503.225.8499

DougC@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

PACIFIC TERRACE

11505 SW Pacific Highway | Tigard OR 97223

RETAIL/OFFICE
FOR LEASE

PROPERTY PHOTOS



For more information or a property tour, please contact:

DUANE LINK

503.225.8465

DuaneL@norris-stevens.com

DOUG CARTER

503.225.8499

DougC@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com