

# CARMAN CENTER

FOR LEASE » TIGARD, OR



**SITE**

LAKE OSWEGO

TIGARD



## ADDRESS

15975 SW 72nd Ave  
Tigard, Oregon 97224

## AVAILABLE SPACE

- 1,396 SF
- 1,410 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

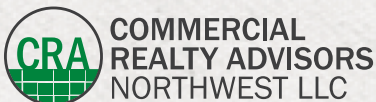
SW 72nd Ave/Boones Ferry Rd – 15,853 ADT ('22)  
Boones Ferry Rd @ SW Sequoia Pkwy – 27,154 ADT ('22)

## HIGHLIGHTS

- Excellent, affordably priced retail/service space.
- Centrally located to Bridgeport, Lake Oswego, Tigard and Tualatin.
- Surrounded by active daytime employment and strong residential demographics.
- Easily accessible from I-5.



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# CARMAN CENTER

15975 SW 72ND AVE

TIGARD, OR

**SITE**

COURTYARD  
CARMAN CENTER

MILLER  
PAINT CO.

TRADER  
JOE'S

Office  
DEPOT

UMPUQA  
BANK

GOLD  
EYE

27,154 ADT (22)

B  
WELLS FARGO

Wells Fargo  
Express

### MERIDIAN SQUARE

- DICK'S SPORTING GOODS
- CAFE YUMMI
- SUBWAY
- SUSHI HANA
- ZOOM+care
- STARBUCKS
- PANDA EXPRESS
- BAMA FRESH
- FedEx

### THE POINTE AT BRIDGEPORT

- MOD
- JARED
- verizon
- QDOBA
- JIMMY JOHN'S
- WHOLE FOODS

### BRIDGEPORT VILLAGE

- Apple
- GAP
- NIKE
- URBAN OUTFITTERS
- REGAL
- SEPHORA
- BARNES & NOBLE
- The Container Store
- ANTHROPOLOGIE
- CRATE & BARREL
- PEPPER CONCEPTS
- WALL GROUP

### NYBERG RIVERS

- NEW SEASONS MARKET
- Cabela's
- HomeGoods
- FIREHOUSE SUBS
- Riverview COMMUNITY BANK
- BANNER BANK
- Banfield PET HOSPITAL
- MUD BAY
- LAIFITNESS
- petco
- OUTBACK
- Staples
- WILD WINGS
- rj-maxx

### NYBERG WOODS

- ROADRUNNER SPORTS
- 5.11
- FIVE GUYS BURGERS and FRIES
- TILLYS
- LANE BRYANT
- BOOT BARN
- PET SMART
- Panera BREAD
- Visionworks
- STARBUCKS
- FAMOUS DAVE'S
- CHIPOTLE

20,141 ADT (22)

12,859 ADT (22)

162,506 ADT (22)

29,356 ADT (22)

30,309 ADT (22)

144,048 ADT (22)

32,052 ADT (22)

36,133 ADT (22)

Fred Meyer

COLD STONE

KAADY CAR WASHES

McDonald's

7 ELEVEN

CHASE

Rodda PAINT

Subway

Pizza Hut

TACO BELL

SW Sagert St

SW Sagert St

SW Sagert St

SW Borland Rd

SW 65th Ave

90,299 ADT (22)

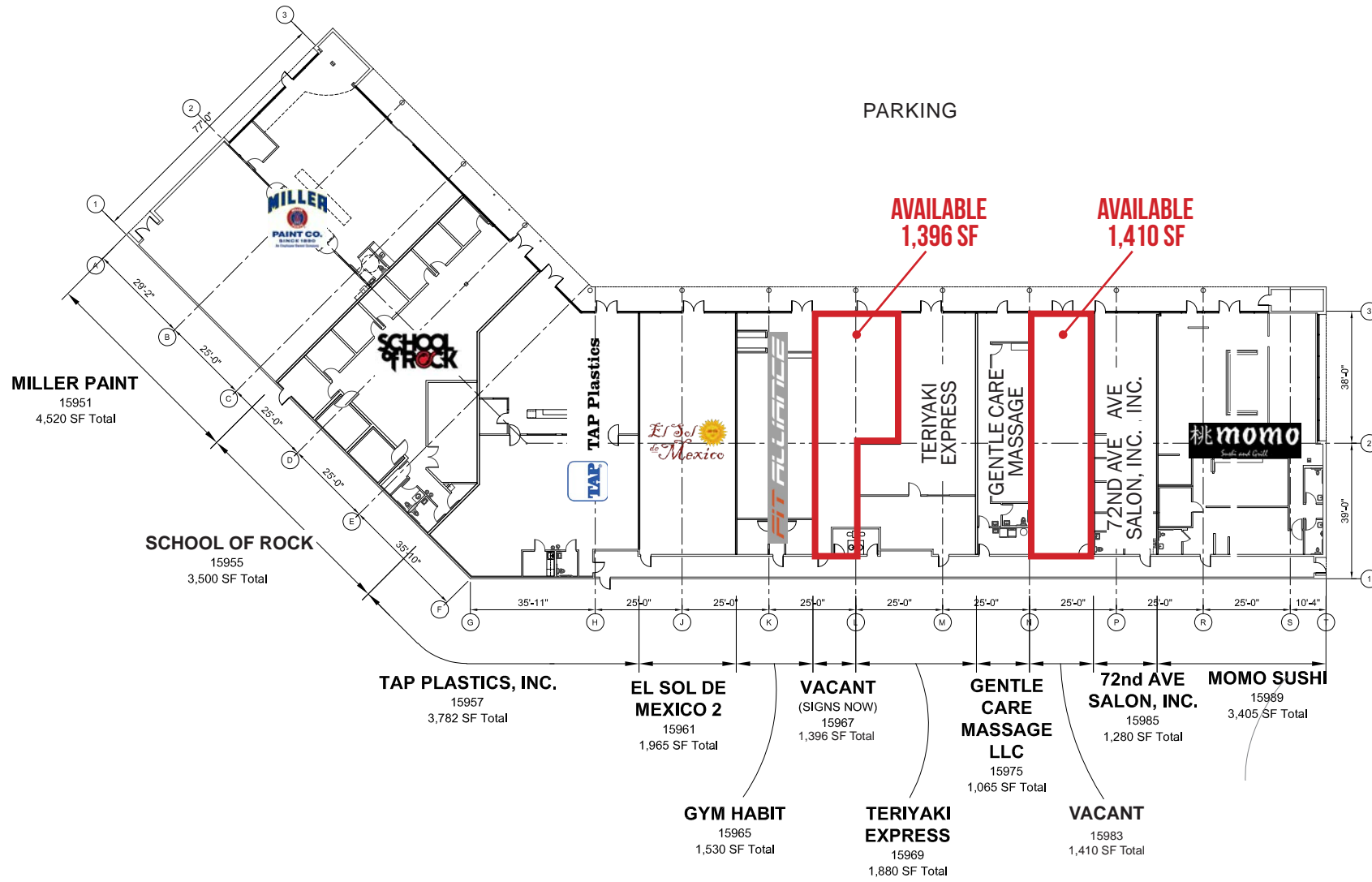
War Veterans Mem Fwy





# CARMAN CENTER 15975 SW 72ND AVE TIGARD, OR

## SITE PLAN



# CARMAN CENTER

## 15975 SW 72ND AVE

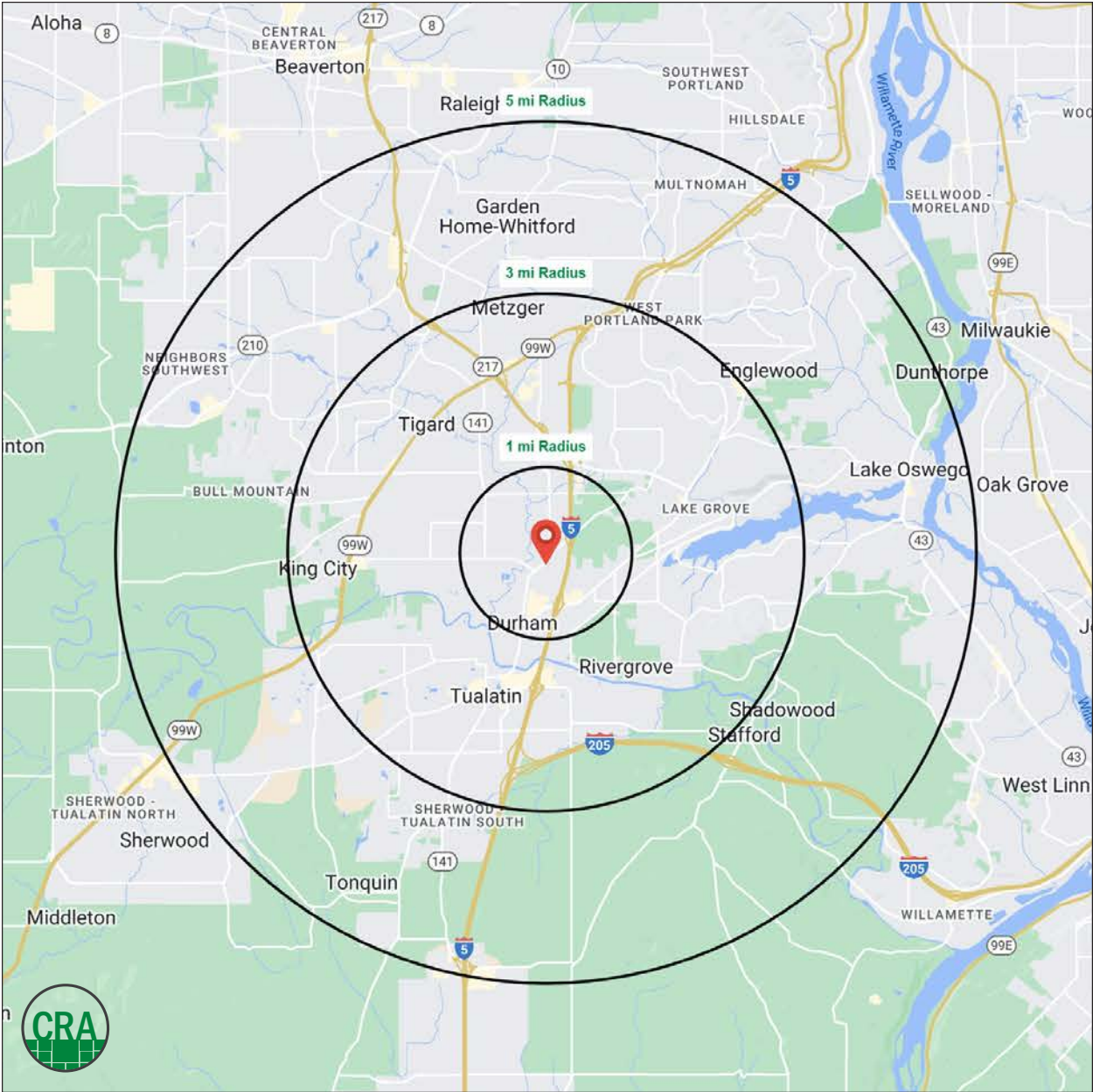
TIGARD, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	9,139	104,243	233,406
Estimated Population 2029	9,192	104,827	230,435
Average HH Income	\$166,273	\$149,917	\$162,530
Median HH Income	\$130,291	\$109,972	\$117,580
Median Home Value	\$632,085	\$666,637	\$671,339
Daytime Demographics 16+	17,343	105,162	197,984
Some College or Higher	81.6%	80.2%	82.4%

**\$166,273**  
Average Household Income  
1 MILE RADIUS

**\$632,085**  
Median Home Value  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.405/-122.7496

<b>Carman Center Tigard, OR 97224</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	9,139	104,243	233,406
2029 Projected Population	9,192	104,827	230,435
2020 Census Population	9,477	102,160	233,891
2010 Census Population	7,959	94,450	214,603
Projected Annual Growth 2024 to 2029	0.1%	0.1%	-0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.7%	0.6%
2024 Median Age	39.6	40.9	40.7
<b>Households</b>			
2024 Estimated Households	3,937	44,561	97,630
2029 Projected Households	4,021	45,369	97,576
2020 Census Households	3,977	42,423	95,102
2010 Census Households	3,219	39,630	88,204
Projected Annual Growth 2024 to 2029	0.4%	0.4%	-
Historical Annual Growth 2010 to 2024	1.6%	0.9%	0.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	68.6%	71.6%	71.6%
2024 Estimated Black or African American	3.2%	2.6%	2.9%
2024 Estimated Asian or Pacific Islander	15.0%	12.3%	11.5%
2024 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2024 Estimated Other Races	12.6%	12.9%	13.4%
2024 Estimated Hispanic	13.8%	13.6%	14.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$166,273	\$149,917	\$162,530
2024 Estimated Median Household Income	\$130,291	\$109,972	\$117,580
2024 Estimated Per Capita Income	\$71,658	\$64,175	\$68,077
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.4%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.1%	2.0%
2024 Estimated High School Graduate	13.3%	15.3%	13.6%
2024 Estimated Some College	18.6%	19.8%	19.4%
2024 Estimated Associates Degree Only	7.5%	7.7%	7.4%
2024 Estimated Bachelors Degree Only	34.9%	31.5%	34.1%
2024 Estimated Graduate Degree	20.6%	21.1%	21.4%
<b>Business</b>			
2024 Estimated Total Businesses	1,670	8,415	16,789
2024 Estimated Total Employees	14,764	71,957	127,574
2024 Estimated Employee Population per Business	8.8	8.6	7.6
2024 Estimated Residential Population per Business	5.5	12.4	13.9

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



*For more information, please contact:*

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KNOWLEDGE

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EXPERIENCE



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