

CARMAN CENTER

FOR LEASE » TIGARD, OR



ADDRESS

15975 SW 72nd Ave
Tigard, Oregon 97224

AVAILABLE SPACE

- 1,285 SF
- 1,298 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

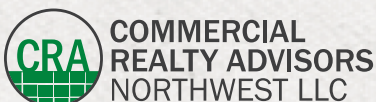
SW 72nd Ave/Boones Ferry Rd – 10,756 ADT ('25)
Boones Ferry Rd @ SW Sequoia Pkwy – 23,036 ADT ('24)

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.



FACTRUST
FACILITY REALTY ASSOCIATES, L.P.



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CARMAN CENTER

15975 SW 72ND AVE

TIGARD, OR

141

141

23,149 ADT (25)

Tualatin River

20,543 ADT (25)

144,199 ADT (25)

12,993 ADT (25)

163,061 ADT (25)

23,036 ADT (24)

166,574 ADT (25)

88,854 ADT (24)

18,972 ADT (22)

SITE

COURTYARD
CARMAN CENTER

MILLER
PAINT CO.

THE POINTE
AT BRIDGEPORT

MERIDIAN SQUARE

NYBERG RIVERS

NYBERG WOODS

- BRIDGEPORT VILLAGE
- Apple
- GAP
- NIKE
- ANTHROPOLOGIE
- URBAN OUTFITTERS
- Crate&Barrel
- REGAL
- SEPHORA
- PF CHANGS
- BARNES & NOBLE
- The Container Store
- Call for more

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

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

- NEW SEASONS
- Cabela's
- Michaels
- HomeGoods
- USbank
- FIREHOUSE SUBS
- BANK OF WEST
- Riverview
- BANNER BANK
- Banfield PET HOSPITAL
- MUDBAY
- LAIFITNESS

- ROADRUNNER SPORTS
- 5.11
- FIVE GUYS
- ULTA BEAUTY
- BEST BUY
- TILLYS
- OLD NAVY
- PET SMART
- Panera
- LANE BRYANT
- VISIONWORKS
- BOOT BARN
- Starbucks
- Chick-fil-A
- Famous Dave's

- petco
- Staples
- Carls Jr.
- OUTBACK
- WILLY WINGS
- KeyBank
- Umpqua Bank
- Rivermark
- CHASE
- Dutch Bros
- PAPA MURPHY'S
- McDonald's
- Rodda
- SW Martinazzi Ave
- Pizza Hut
- SUBWAY
- TACO BELL

- Bay Club
- WELLS FARGO
- Fred Meyer
- Jack
- COLD STONE
- KAADY CAR WASHES
- McDonald's
- 7-Eleven
- SW Nyberg St
- SW 65th Ave

- SW Sagert St
- SW Avery St
- SW Sagert St
- SW Avery St

- SW Borland Rd
- SW Sagert St
- SW 65th Ave
- War Veterans Mem Fwy

- Sattler St
- TIGARD HIGH SCHOOL 1,752 STUDENTS
- DURHAM ELEMENTARY SCHOOL

- HERITAGE BANK
- Office DEPOT
- Umpqua Bank
- Starbucks
- THE HOME DEPOT
- TRADER JOE'S

- SW Upper Boones Ferry Rd
- SW Bridgeport Rd
- SW Durham Rd
- SW 72nd Ave
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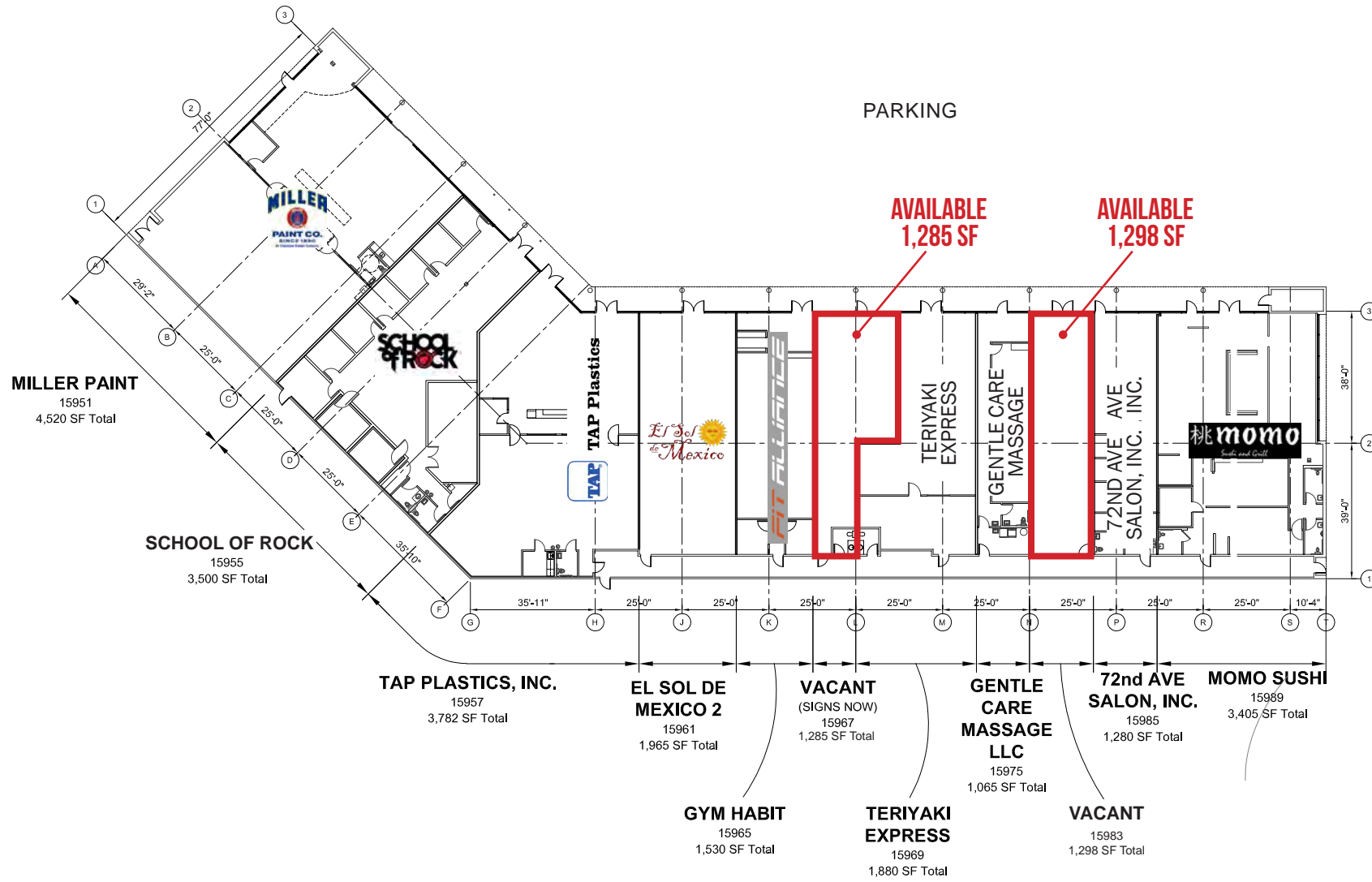
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CARMAN CENTER 15975 SW 72ND AVE TIGARD, OR

SITE PLAN



CARMAN CENTER 15975 SW 72ND AVE

TIGARD, OR

DEMOGRAPHIC SUMMARY

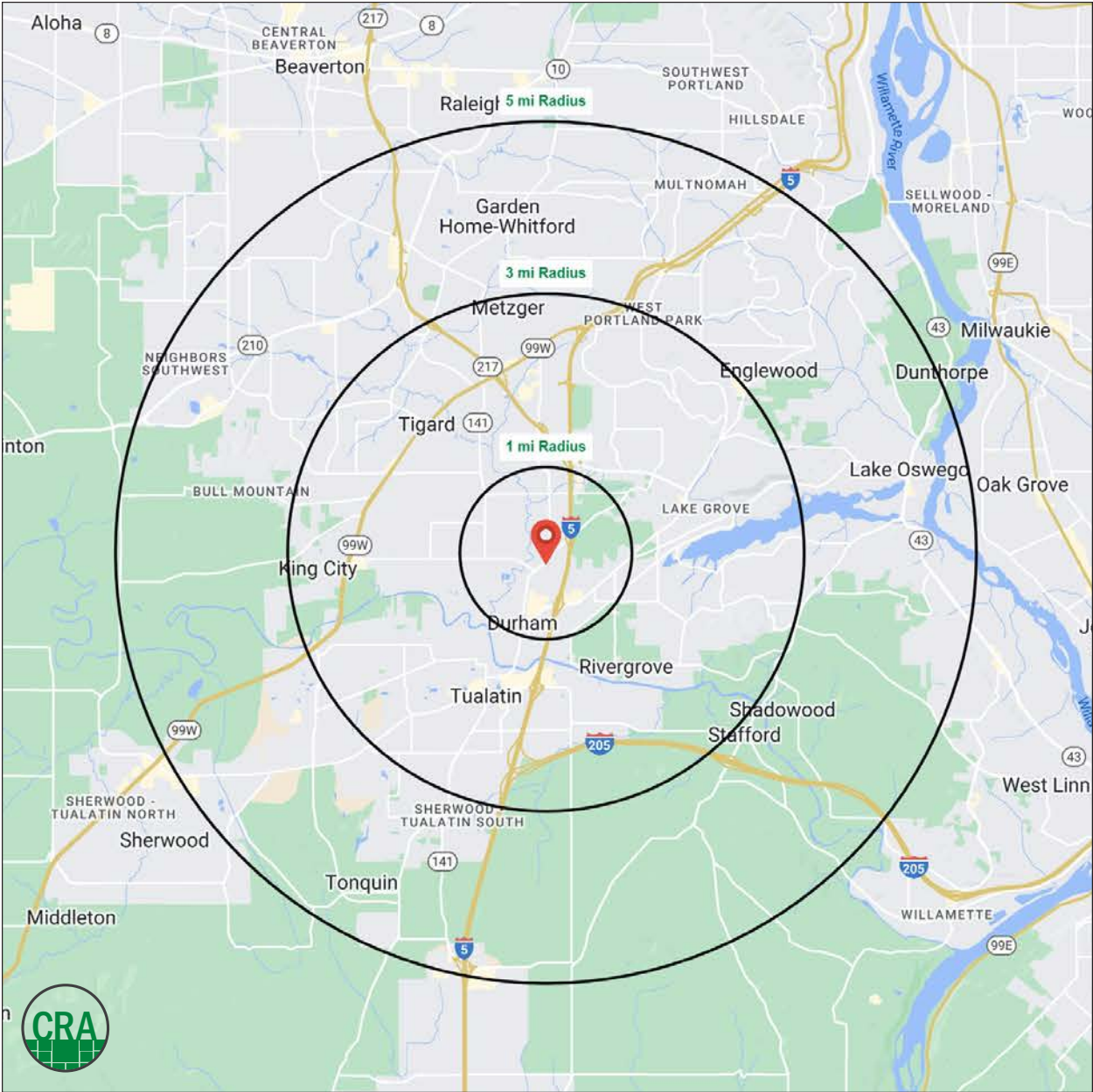
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,028	104,978	234,925
Estimated Population 2030	9,025	104,418	230,293
Average HH Income	\$171,936	\$153,022	\$159,282
Median HH Income	\$136,832	\$115,297	\$122,482
Median Home Value	\$669,464	\$694,540	\$702,476
Daytime Demographics 16+	17,654	106,355	199,751
Some College or Higher	85.1%	81.6%	83.4%

\$171,936

Average Household Income
1 MILE RADIUS

\$669,464

Median Home Value
1 MILE RADIUS



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.405/-122.7496

Carman Center			1 mi radius		3 mi radius		5 mi radius	
Tigard, OR 97224								
Population								
Estimated Population (2025)			9,028		104,978		234,925	
Projected Population (2030)			9,025		104,418		230,293	
Census Population (2020)			9,477		102,160		233,891	
Census Population (2010)			7,959		94,450		214,603	
Projected Annual Growth (2025-2030)	-3	-	-560	-0.1%	-4,632	-0.4%		
Historical Annual Growth (2020-2025)	-449	-	2,818	0.6%	1,034	-		
Historical Annual Growth (2010-2020)	1,518	1.9%	7,710	0.8%	19,288	0.9%		
Estimated Population Density (2025)	2,875		psm		3,715		psm	
Trade Area Size	3.1		sq mi		28.3		sq mi	
Households								
Estimated Households (2025)			3,897		44,631		97,648	
Projected Households (2030)			3,982		45,259		97,395	
Census Households (2020)			3,977		42,423		95,102	
Census Households (2010)			3,219		39,630		88,204	
Projected Annual Growth (2025-2030)	85	0.4%	628	0.3%	-253	-		
Historical Annual Change (2010-2025)	678	1.4%	5,001	0.8%	9,443	0.7%		
Average Household Income								
Estimated Average Household Income (2025)			\$171,936		\$153,022		\$159,282	
Projected Average Household Income (2030)			\$169,214		\$149,230		\$156,181	
Census Average Household Income (2010)			\$80,474		\$80,254		\$86,239	
Census Average Household Income (2000)			\$72,703		\$73,789		\$74,804	
Projected Annual Change (2025-2030)	-\$2,722	-0.3%	-\$3,791	-0.5%	-\$3,101	-0.4%		
Historical Annual Change (2000-2025)	\$99,233	5.5%	\$79,233	4.3%	\$84,478	4.5%		
Median Household Income								
Estimated Median Household Income (2025)			\$136,832		\$115,297		\$122,482	
Projected Median Household Income (2030)			\$135,670		\$113,461		\$120,938	
Census Median Household Income (2010)			\$64,725		\$62,677		\$66,196	
Census Median Household Income (2000)			\$60,739		\$59,844		\$60,321	
Projected Annual Change (2025-2030)	-\$1,162	-0.2%	-\$1,836	-0.3%	-\$1,545	-0.3%		
Historical Annual Change (2000-2025)	\$76,093	5.0%	\$55,453	3.7%	\$62,161	4.1%		
Per Capita Income								
Estimated Per Capita Income (2025)			\$74,250		\$65,157		\$66,307	
Projected Per Capita Income (2030)			\$74,701		\$64,783		\$66,154	
Census Per Capita Income (2010)			\$32,565		\$33,668		\$35,442	
Census Per Capita Income (2000)			\$28,515		\$30,363		\$30,467	
Projected Annual Change (2025-2030)	\$450	0.1%	-\$374	-0.1%	-\$153	-		
Historical Annual Change (2000-2025)	\$45,735	6.4%	\$34,794	4.6%	\$35,840	4.7%		
Estimated Average Household Net Worth (2025)			\$1.88 M		\$1.6 M		\$1.7 M	

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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