

# — AVAILABLE — RETAIL ENDCAP RESTAURANT | SERVICE | MEDICAL



FOR LEASE @ PACIFIC CORPORATE CENTER



## ADDRESS

15230 SW Sequoia Pkwy | Portland, OR 97224

## AVAILABLE SPACE

7,407 SF

Please call for lease rate details

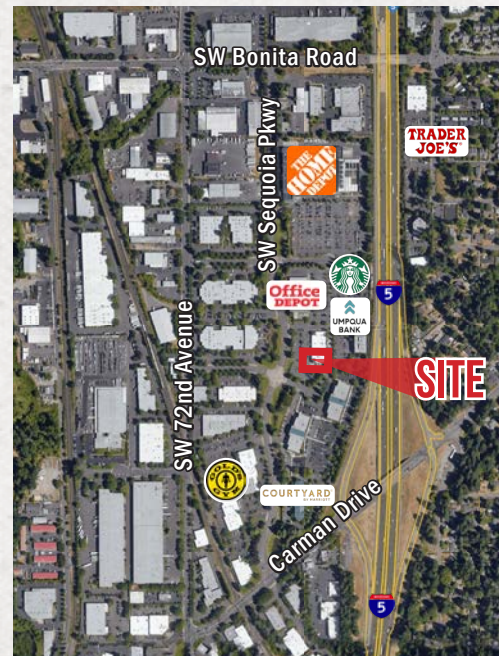
## TRAFFIC COUNTS

I-5 - 154,710 ADT ('22)

SW Carman Dr - 27,154 ADT ('22)

## HIGHLIGHTS

- Located between Lake Oswego and Tigard at PacTrust's Pacific Corporate Center, between Kruse Way and Bridgeport Village
- Surrounded by active daytime employment and strong residential demographics



**PACTRUST**  
PacTrust Realty Associates, L.P.



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**PACIFIC CORPORATE CENTER**  
**15230 SW SEQUOIA PKWY**  
PORTLAND, OR



TIGARD

SW PORTLAND

LAKE OSWEGO

LAKE GROVE

PACIFIC CORPORATE CENTER

**SITE**



217 Hwy 217



SW PORTLAND

Kruse Way



Bangy Road



KRUSE WOODS

KRUSE OAKS

Bonita Road

Bonita Road



SW 72nd Avenue



PACIFIC CORPORATE CENTER



SW Sequoia Parkway

SW Carman Drive



Google

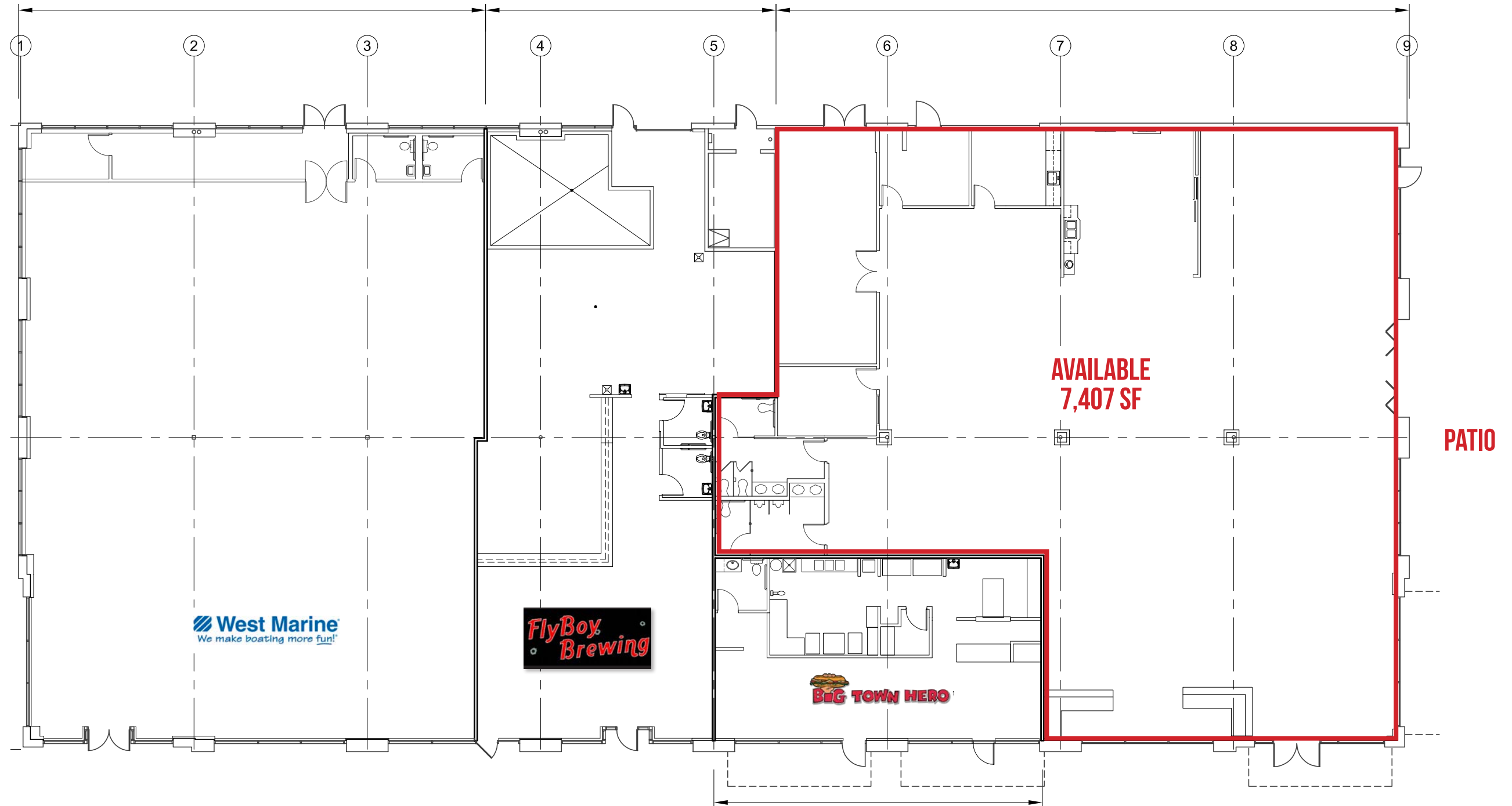


# PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY PORTLAND, OR

## SITE PLAN

# PACTRUST





OVERHEAD VIEW

PACIFIC CORPORATE CENTER  
15230 SW SEQUOIA PKWY  
PORTLAND, OR

PACTRUST



SITE



SW SEQUOIA PKWY

SW 72ND AVENUE

CARMAN DRIVE



# PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY

IMAGES

PORTLAND, OR



# PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

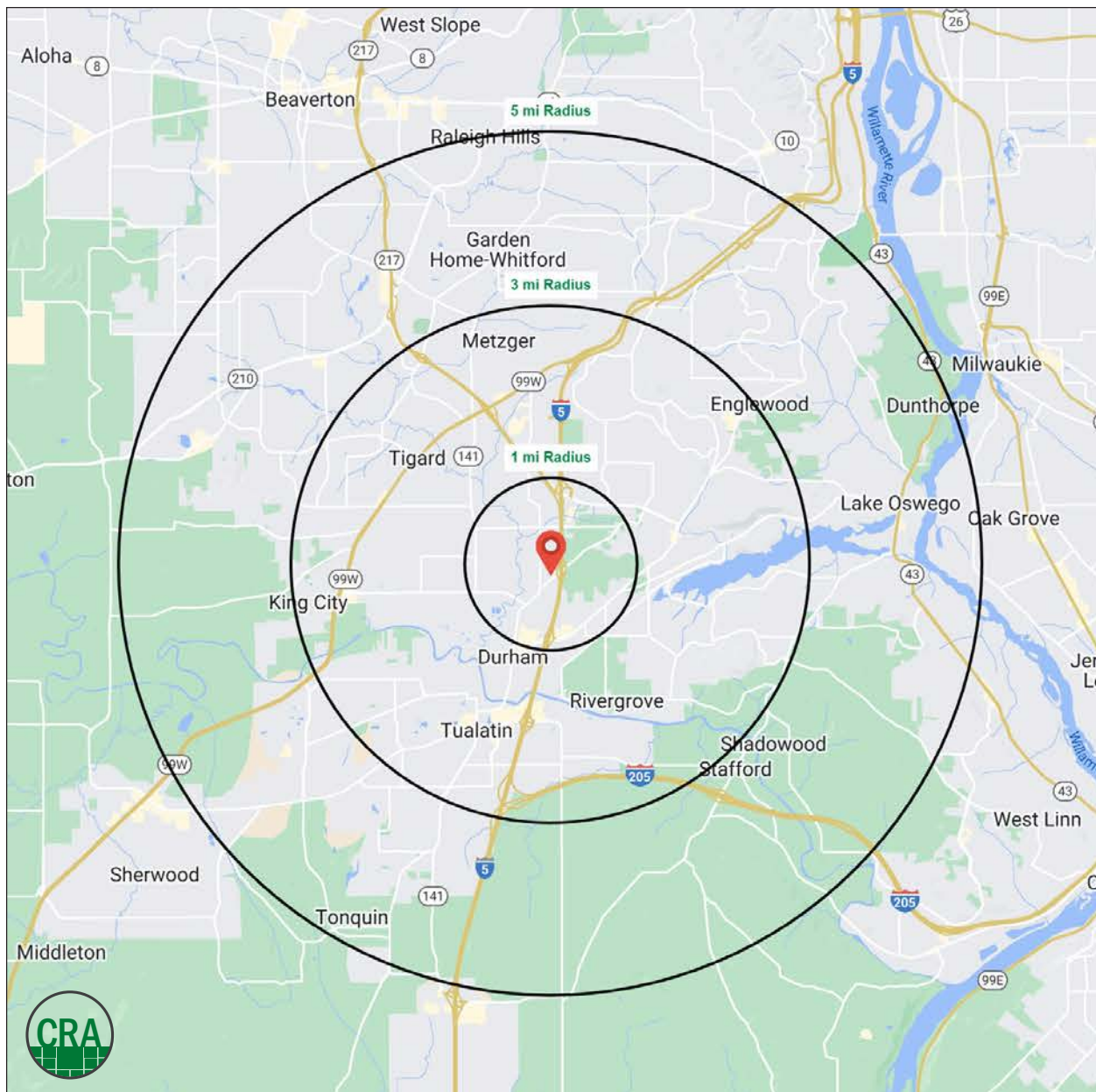
| Source: Regis - SitesUSA (2024) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024       | 8,041     | 106,613   | 244,476   |
| Average HH Income               | \$160,759 | \$150,331 | \$157,422 |
| Median HH Income                | \$124,612 | \$110,540 | \$118,424 |
| Median Home Value               | \$647,521 | \$672,862 | \$669,894 |
| Daytime Demographics 16+        | 23,365    | 109,992   | 201,327   |
| Some College or Higher          | 81.5%     | 80.7%     | 82.7%     |

### \$160,759

Average Household Income  
1 MILE RADIUS

### 109,992

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS





## Summary Profile

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



Lat/Lon: 45.4104/-122.7459

| <b>15230 SW Sequoia Pkwy<br/>Tigard, OR 97224</b>     | <b>1 mi<br/>radius</b> | <b>3 mi<br/>radius</b> | <b>5 mi<br/>radius</b> |
|---|------------------------|------------------------|------------------------|
| <b>Population</b>                                     |                        |                        |                        |
| 2024 Estimated Population                             | 8,041                  | 106,613                | 244,476                |
| 2029 Projected Population                             | 8,383                  | 107,221                | 240,929                |
| 2020 Census Population                                | 8,526                  | 104,653                | 244,943                |
| 2010 Census Population                                | 7,391                  | 96,675                 | 225,333                |
| Projected Annual Growth 2024 to 2029                  | 0.9%                   | 0.1%                   | -0.3%                  |
| Historical Annual Growth 2010 to 2024                 | 0.6%                   | 0.7%                   | 0.6%                   |
| 2024 Median Age                                       | 39.7                   | 41.7                   | 41.6                   |
| <b>Households</b>                                     |                        |                        |                        |
| 2024 Estimated Households                             | 3,373                  | 45,549                 | 102,732                |
| 2029 Projected Households                             | 3,573                  | 46,364                 | 102,498                |
| 2020 Census Households                                | 3,419                  | 43,438                 | 100,264                |
| 2010 Census Households                                | 2,993                  | 40,633                 | 93,259                 |
| Projected Annual Growth 2024 to 2029                  | 1.2%                   | 0.4%                   | -                      |
| Historical Annual Growth 2010 to 2024                 | 0.9%                   | 0.9%                   | 0.7%                   |
| <b>Race and Ethnicity</b>                             |                        |                        |                        |
| 2024 Estimated White                                  | 74.9%                  | 74.9%                  | 75.7%                  |
| 2024 Estimated Black or African American              | 1.8%                   | 2.3%                   | 2.4%                   |
| 2024 Estimated Asian or Pacific Islander              | 10.1%                  | 8.8%                   | 8.9%                   |
| 2024 Estimated American Indian or Native Alaskan      | 0.5%                   | 0.6%                   | 0.5%                   |
| 2024 Estimated Other Races                            | 12.6%                  | 13.4%                  | 12.4%                  |
| 2024 Estimated Hispanic                               | 12.3%                  | 13.1%                  | 11.9%                  |
| <b>Income</b>   |                        |                        |                        |
| 2024 Estimated Average Household Income               | \$160,759              | \$150,331              | \$157,422              |
| 2024 Estimated Median Household Income                | \$124,612              | \$110,540              | \$118,424              |
| 2024 Estimated Per Capita Income                      | \$67,467               | \$64,318               | \$66,262               |
| <b>Education (Age 25+)</b>                            |                        |                        |                        |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 2.0%                   | 2.3%                   | 2.1%                   |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 3.0%                   | 2.1%                   | 1.9%                   |
| 2024 Estimated High School Graduate                   | 13.6%                  | 14.9%                  | 13.3%                  |
| 2024 Estimated Some College                           | 16.4%                  | 19.7%                  | 19.2%                  |
| 2024 Estimated Associates Degree Only                 | 7.8%                   | 7.6%                   | 7.3%                   |
| 2024 Estimated Bachelors Degree Only                  | 34.6%                  | 32.1%                  | 34.4%                  |
| 2024 Estimated Graduate Degree                        | 22.8%                  | 21.2%                  | 21.8%                  |
| <b>Business</b>                                       |                        |                        |                        |
| 2024 Estimated Total Businesses                       | 2,288                  | 9,117                  | 16,990                 |
| 2024 Estimated Total Employees                        | 21,031                 | 75,515                 | 126,732                |
| 2024 Estimated Employee Population per Business       | 9.2                    | 8.3                    | 7.5                    |
| 2024 Estimated Residential Population per Business    | 3.5                    | 11.7                   | 14.4                   |

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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

RELATIONSHIPS

EXPERIENCE



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