

FOR LEASE » TIGARD, OR

CARMAN CENTER



ADDRESS

15975 SW 72nd Ave in Tigard, Oregon

AVAILABLE SPACE

3,500 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.



PACTRUST
Pacific Realty Advisors, L.P.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
www.cra-nw.com

CARMAN CENTER 15975 SW 72ND AVE

TIGARD, OR



SITE

TRADER JOE'S

Office DEPOT

Umpqua Bank

Starbucks

Gold Star

COURTYARD

MILLER

PAINT CO.

SUBWAY

HERITAGE BANK

DURHAM ELEMENTARY SCHOOL

TIGARD HIGH SCHOOL 1,752 STUDENTS

MERIDIAN SQUARE

DICK'S SPORTING GOODS

CAFE YUMMI

SUBWAY

STARBUCKS

ZOOM+care

WALGREENS

TACO BELL

STARBUCKS

WALGREENS

TACO BELL

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WALGREENS

TACO BELL

THE POINTE AT BRIDGEPORT

MOD

JARED

QDOBA

verizon

WHOLE FOODS

KREI

BURGER KING

24 FITNESS

STARBUCKS

WALGREENS

TACO BELL

STARBUCKS

WALGREENS

TACO BELL

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STARBUCKS

WALGREENS

TACO BELL

NYBERG RIVERS

NEW SEASONS MARKET

Michael's

USbank

BANK OF WEST

BANNER BANK

Banfield PET HOSPITAL

MUD BAY

Cabela's

HomeGoods

FIREHOUSE SUBS

Riverview COMMUNITY BANK

RED ROBIN

LAIFITNESS

petco

Staples

OUTBACK

WILD WINGS

TJ-maxx

KeyBank

Umpqua Bank

Rivermark

WELLS FARGO

32,052 ADT (22)

CHASE

PAPA MURPHY'S

Dutch Bros

McDonald's

Rodda PAINT

Pizza Hut

SUBWAY

Bay Club

12,859 ADT (22)

20,141 ADT (22)

36,133 ADT (22)

29,356 ADT (22)

144,048 ADT (22)

30,309 ADT (22)

142,503 ADT (22)

171,094 ADT (22)

27,154 ADT (22)

18,972 ADT (22)

90,299 ADT (22)

141

5

205

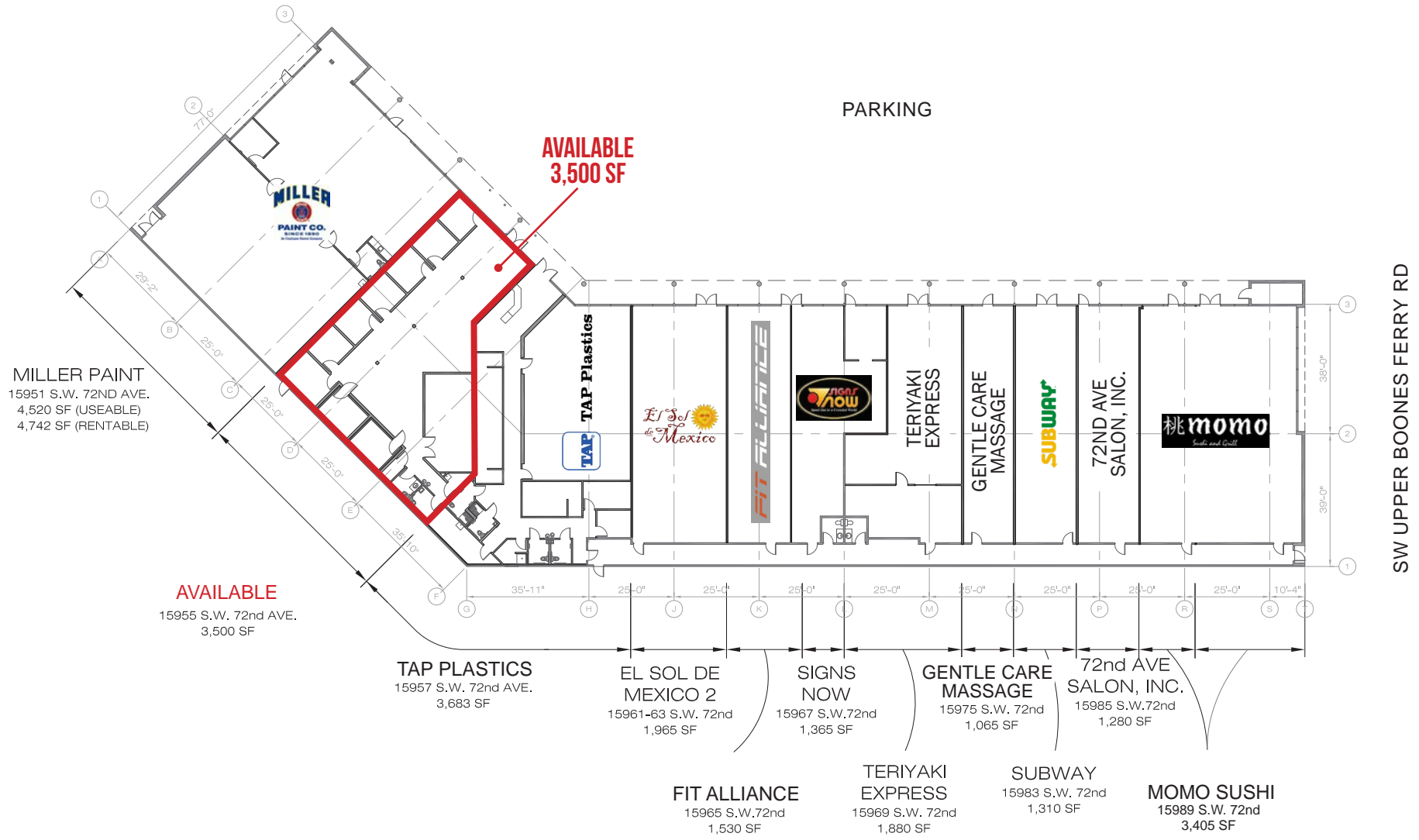
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SITE PLAN

CARMAN CENTER 15975 SW 72ND AVE TIGARD, OR



CARMAN CENTER

15975 SW 72ND AVE

TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	9,470	103,099	134,108
Estimated Population 2027	9,767	106,072	240,114
Average HH Income	\$130,149	\$124,852	\$132,601
Median HH Income	\$107,504	\$97,782	\$103,471
Median Home Value	\$527,417	\$563,594	\$574,246
Daytime Demographics 16+	17,562	108,644	203,519
Some College or Higher	81.7%	81.9%	83.2%

\$130,149

Average Household Income

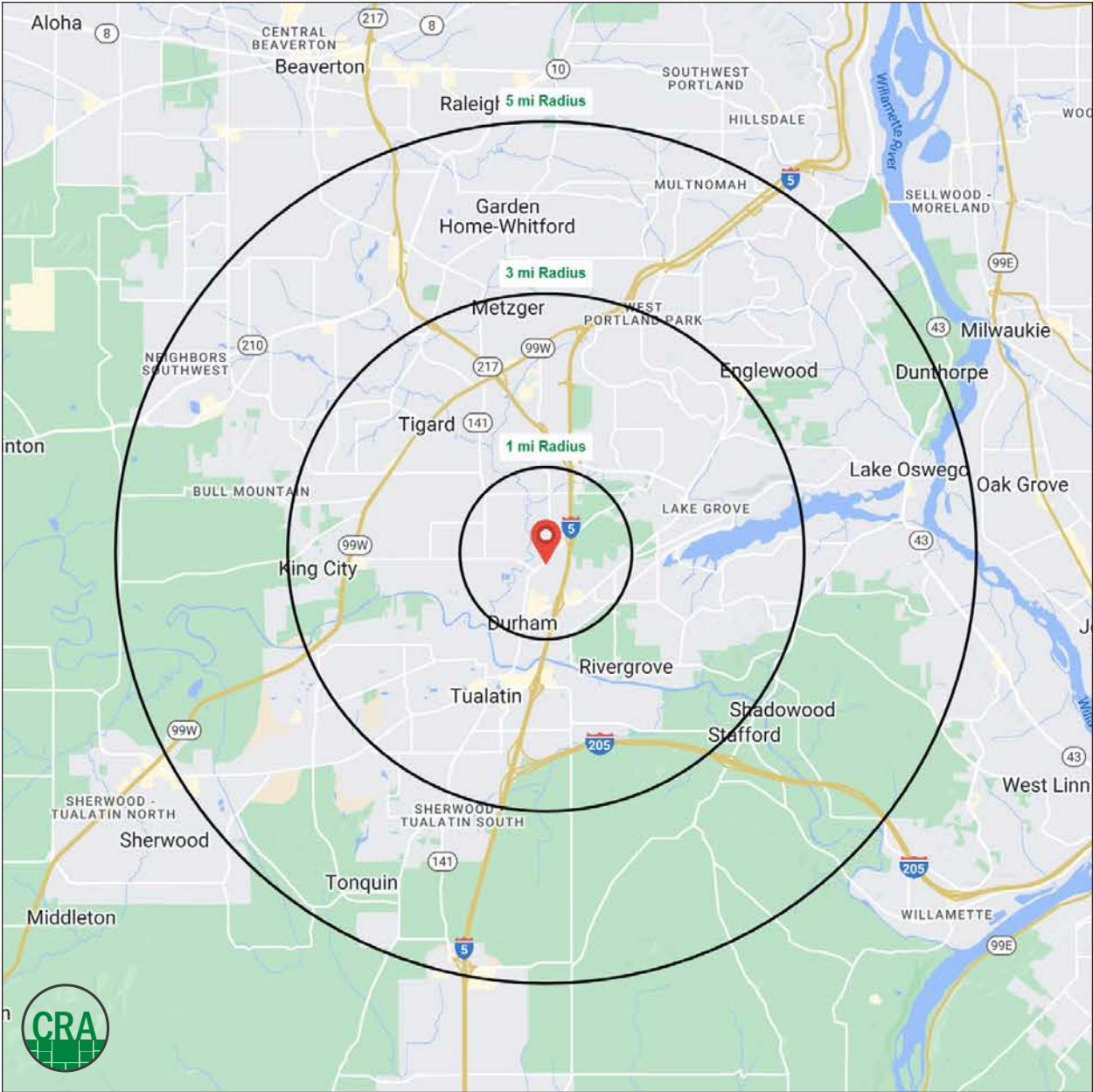
1 MILE RADIUS

108,644

Daytime Demographics

Age 16 Years or Over

3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.405/-122.7496

Carman Center	1 mi	3 mi	5 mi
Tigard, OR 97224	radius	radius	radius
Population			
2022 Estimated Population	9,470	103,099	234,108
2027 Projected Population	9,767	106,072	240,114
2020 Census Population	9,477	102,160	233,891
2010 Census Population	7,959	94,450	214,603
Projected Annual Growth 2022 to 2027	0.6%	0.6%	0.5%
Historical Annual Growth 2010 to 2022	1.6%	0.8%	0.8%
2022 Median Age	40.0	41.7	41.1
Households			
2022 Estimated Households	3,991	43,147	95,889
2027 Projected Households	4,316	46,459	102,599
2020 Census Households	3,977	42,423	95,102
2010 Census Households	3,219	39,630	88,204
Projected Annual Growth 2022 to 2027	1.6%	1.5%	1.4%
Historical Annual Growth 2010 to 2022	2.0%	0.7%	0.7%
Race and Ethnicity			
2022 Estimated White	76.9%	75.8%	75.6%
2022 Estimated Black or African American	1.6%	2.0%	2.8%
2022 Estimated Asian or Pacific Islander	9.3%	8.0%	8.6%
2022 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
2022 Estimated Other Races	11.5%	13.7%	12.4%
2022 Estimated Hispanic	10.8%	13.3%	11.5%
Income			
2022 Estimated Average Household Income	\$130,149	\$124,852	\$132,601
2022 Estimated Median Household Income	\$107,504	\$97,782	\$103,471
2022 Estimated Per Capita Income	\$54,889	\$52,334	\$54,535
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.7%	1.8%	1.7%
2022 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.2%	2.1%
2022 Estimated High School Graduate	12.4%	14.1%	13.0%
2022 Estimated Some College	18.2%	20.3%	19.6%
2022 Estimated Associates Degree Only	7.5%	7.8%	7.4%
2022 Estimated Bachelors Degree Only	33.5%	31.9%	33.5%
2022 Estimated Graduate Degree	22.6%	21.9%	22.7%
Business			
2022 Estimated Total Businesses	1,601	8,307	16,481
2022 Estimated Total Employees	15,020	78,316	138,172
2022 Estimated Employee Population per Business	9.4	9.4	8.4
2022 Estimated Residential Population per Business	5.9	12.4	14.2

For more information, please contact:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAK 503.680.3765 | kelli@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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