

FOR LEASE > TIGARD

12020 SW MAIN ST



PRIME RETAIL BOX IN DOWNTOWN TIGARD

ADDRESS

12020 SW Main Street | Tigard, OR 97223

AVAILABLE SPACE

8,700 SF end-cap building on 0.94 acre site

RENTAL RATE

Please contact Broker for details

HIGHLIGHTS

- Shopping center anchored by Rite-Aid, Value Village, McDonald's and NAPA Auto Parts.
- Easy access to Hwy 99 and Hwy 217.
- Former home of Woodcraft for the last 31 years.

TRAFFIC COUNTS

Hwy 217 - 112,550 ADT ('22)

Pacific Hwy (99W) - 43,539 ADT ('22)

SW Hall Blvd - 12,242 ADT ('22)

SW Main St - 8,876 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

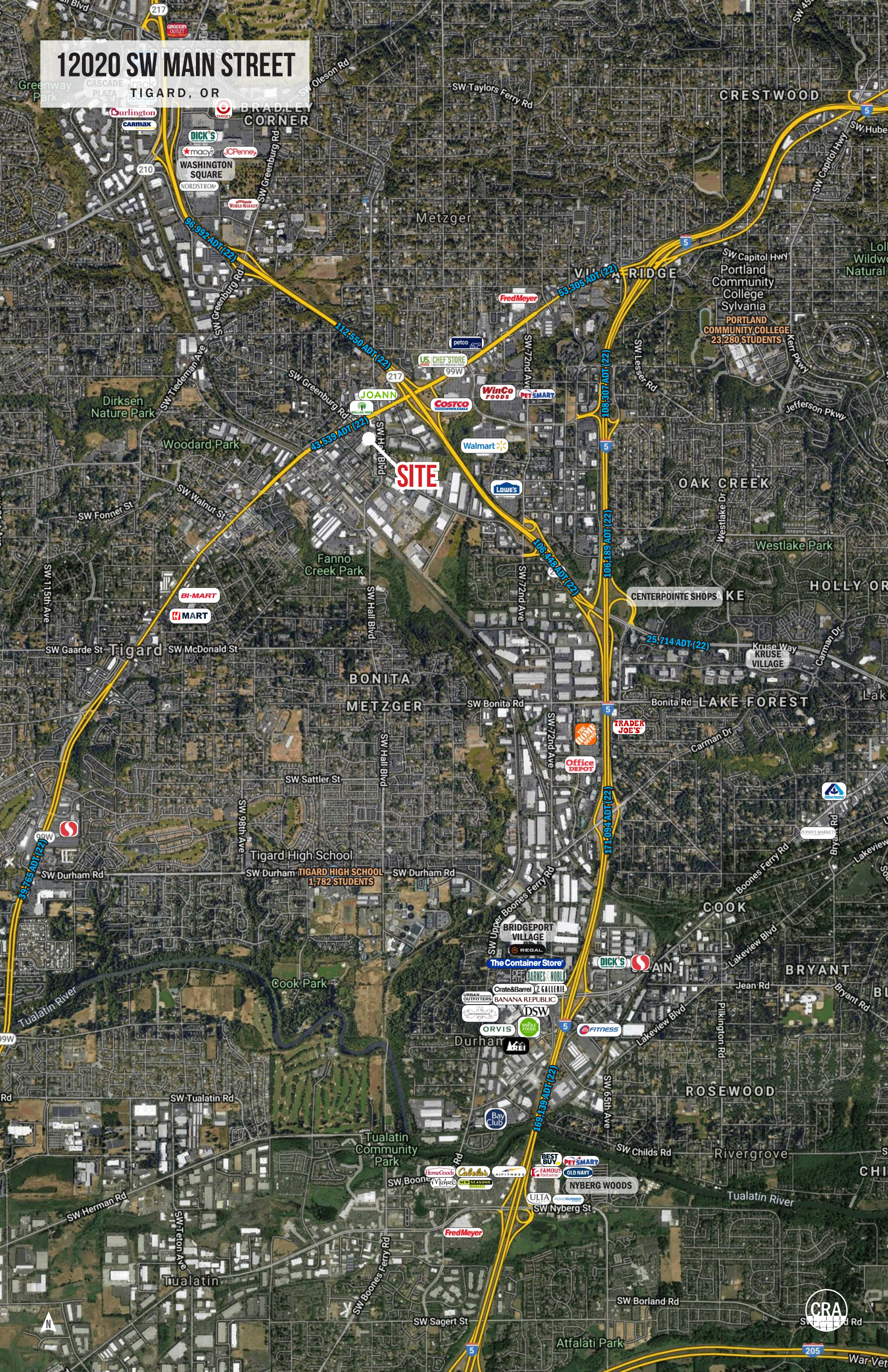
503.758.9573 | mark@cra-nw.com

503.274.0211

www.cra-nw.com

12020 SW MAIN STREET

TIGARD, OR



SITE

WASHINGTON SQUARE
CARMAX
DICK'S
macy's
JCPenney
NORDSTROM
WORLD MARKET

BI-MART
GI-MART

TIGARD HIGH SCHOOL
1,782 STUDENTS

PORTLAND COMMUNITY COLLEGE
23,280 STUDENTS

CRA

12020 SW MAIN STREET

TIGARD, OR

SITE



SPECTRA GYMNASTICS



12020 SW MAIN STREET

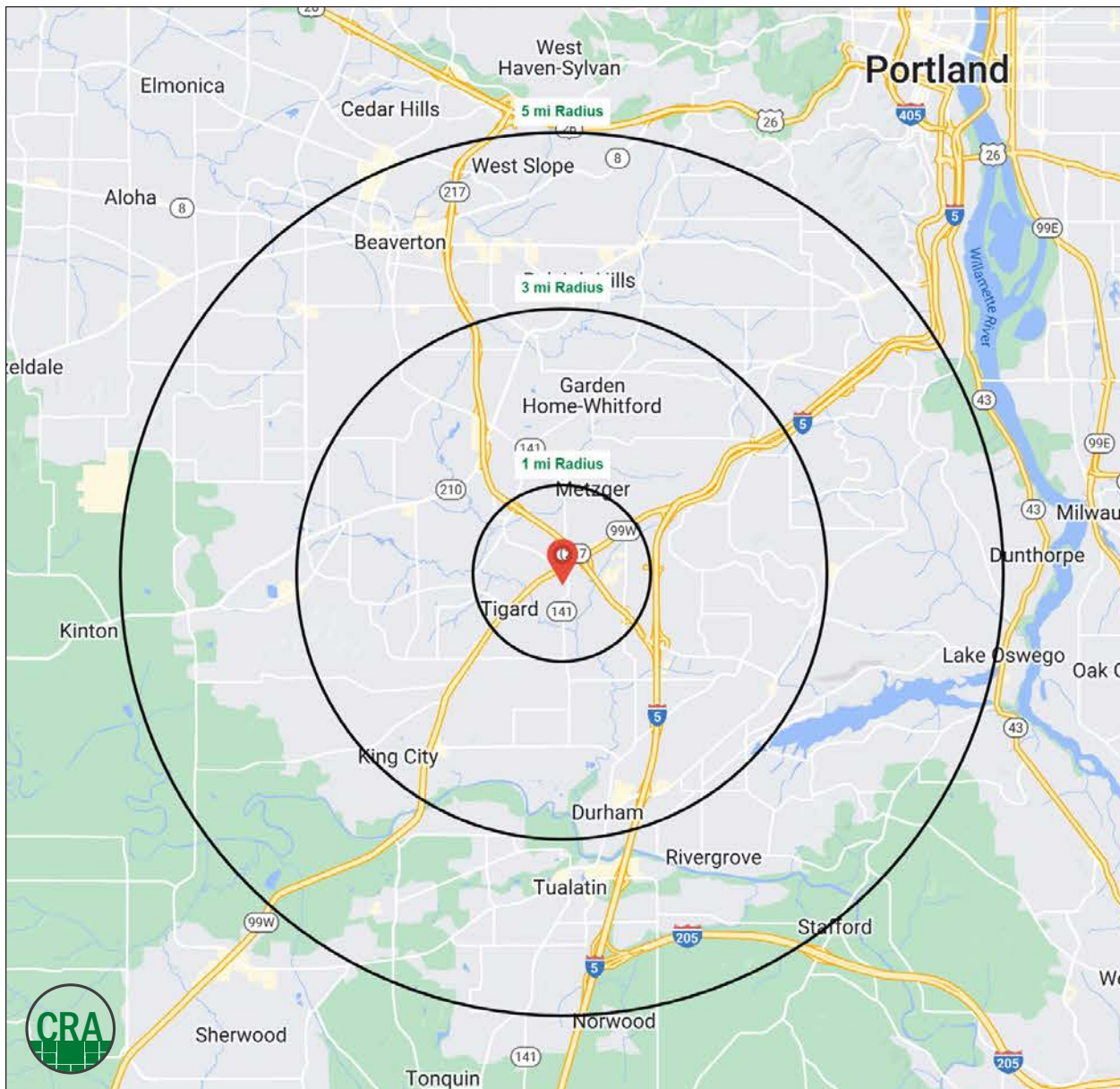
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	13,446	127,605	303,205
Projected Population 2028	14,583	124,878	296,301
Average HH Income	\$85,288	\$147,014	\$161,217
Median HH Income	\$80,337	\$109,387	\$116,711
Median Home Value	\$467,381	\$538,292	\$564,975
Daytime Demographics 16+	18,224	114,671	233,041
Some College or Higher	75.2%	82.2%	82.5%

35.2

Median Age
1 MILE RADIUS



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4323/-122.7658

12020 SW Main St Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,446	127,605	303,205
2028 Projected Population	14,583	124,878	296,301
2020 Census Population	12,380	128,019	304,431
2010 Census Population	11,289	119,129	281,331
Projected Annual Growth 2023 to 2028	1.7%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2023	1.5%	0.5%	0.6%
Households			
2023 Estimated Households	5,831	55,320	126,192
2028 Projected Households	6,457	54,443	123,900
2020 Census Households	5,047	54,129	124,353
2010 Census Households	4,516	50,710	116,363
Projected Annual Growth 2023 to 2028	2.1%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	2.2%	0.7%	0.6%
Age			
2023 Est. Population Under 10 Years	10.9%	9.2%	9.5%
2023 Est. Population 10 to 19 Years	11.2%	10.9%	11.2%
2023 Est. Population 20 to 29 Years	17.0%	12.6%	12.3%
2023 Est. Population 30 to 44 Years	23.6%	21.8%	22.1%
2023 Est. Population 45 to 59 Years	19.6%	20.6%	20.9%
2023 Est. Population 60 to 74 Years	12.9%	17.0%	16.7%
2023 Est. Population 75 Years or Over	4.8%	8.0%	7.3%
2023 Est. Median Age	35.2	41.3	41.0
Marital Status & Gender			
2023 Est. Male Population	51.9%	49.1%	49.1%
2023 Est. Female Population	48.1%	50.9%	50.9%
2023 Est. Never Married	40.4%	30.3%	30.5%
2023 Est. Now Married	38.8%	49.4%	50.6%
2023 Est. Separated or Divorced	16.2%	15.6%	14.8%
2023 Est. Widowed	4.6%	4.7%	4.1%
Income			
2023 Est. HH Income \$200,000 or More	7.3%	19.2%	21.6%
2023 Est. HH Income \$150,000 to \$199,999	11.1%	11.9%	12.8%
2023 Est. HH Income \$100,000 to \$149,999	19.8%	21.1%	19.8%
2023 Est. HH Income \$75,000 to \$99,999	12.5%	12.8%	12.2%
2023 Est. HH Income \$50,000 to \$74,999	18.5%	12.9%	12.3%
2023 Est. HH Income \$35,000 to \$49,999	11.3%	7.3%	7.5%
2023 Est. HH Income \$25,000 to \$34,999	5.5%	4.9%	4.5%
2023 Est. HH Income \$15,000 to \$24,999	6.4%	4.2%	3.9%
2023 Est. HH Income Under \$15,000	7.6%	5.7%	5.4%
2023 Est. Average Household Income	\$85,288	\$147,014	\$161,217
2023 Est. Median Household Income	\$80,337	\$109,387	\$116,711
2023 Est. Per Capita Income	\$37,113	\$63,832	\$67,207
2023 Est. Total Businesses	1,560	9,916	20,466
2023 Est. Total Employees	15,121	78,845	148,705

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Race			
2023 Est. White	64.1%	73.3%	72.9%
2023 Est. Black	3.3%	2.8%	2.6%
2023 Est. Asian or Pacific Islander	9.2%	10.0%	10.1%
2023 Est. American Indian or Alaska Native	1.2%	0.6%	0.6%
2023 Est. Other Races	22.2%	13.3%	13.7%
Hispanic			
2023 Est. Hispanic Population	3,164	16,662	41,328
2023 Est. Hispanic Population	23.5%	13.1%	13.6%
2028 Proj. Hispanic Population	23.0%	13.2%	13.7%
2020 Hispanic Population	28.6%	12.6%	13.9%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	9,447	94,803	223,463
2023 Est. Elementary (Grade Level 0 to 8)	3.1%	1.9%	2.5%
2023 Est. Some High School (Grade Level 9 to 11)	2.6%	2.3%	2.1%
2023 Est. High School Graduate	19.1%	13.5%	12.9%
2023 Est. Some College	26.0%	20.2%	19.3%
2023 Est. Associate Degree Only	11.6%	8.0%	7.3%
2023 Est. Bachelor Degree Only	24.7%	34.0%	33.9%
2023 Est. Graduate Degree	12.9%	20.0%	22.0%
Housing			
2023 Est. Total Housing Units	6,067	58,093	132,795
2023 Est. Owner-Occupied	54.0%	57.6%	56.9%
2023 Est. Renter-Occupied	42.1%	37.6%	38.1%
2023 Est. Vacant Housing	3.9%	4.8%	5.0%
Homes Built by Year			
2023 Homes Built 2010 or later	14.3%	8.9%	9.1%
2023 Homes Built 2000 to 2009	8.8%	11.2%	11.5%
2023 Homes Built 1990 to 1999	9.7%	14.6%	14.6%
2023 Homes Built 1980 to 1989	14.8%	18.3%	15.7%
2023 Homes Built 1970 to 1979	17.6%	22.2%	20.1%
2023 Homes Built 1960 to 1969	14.4%	8.9%	9.7%
2023 Homes Built 1950 to 1959	10.7%	6.1%	7.2%
2023 Homes Built Before 1949	5.9%	5.0%	7.2%
Home Values			
2023 Home Value \$1,000,000 or More	2.2%	4.0%	6.3%
2023 Home Value \$500,000 to \$999,999	38.1%	50.1%	52.2%
2023 Home Value \$400,000 to \$499,999	27.8%	25.3%	22.5%
2023 Home Value \$300,000 to \$399,999	19.4%	11.9%	10.7%
2023 Home Value \$200,000 to \$299,999	7.0%	4.1%	3.8%
2023 Home Value \$150,000 to \$199,999	1.8%	1.1%	1.0%
2023 Home Value \$100,000 to \$149,999	1.1%	0.8%	0.6%
2023 Home Value \$50,000 to \$99,999	0.6%	1.0%	1.1%
2023 Home Value \$25,000 to \$49,999	1.4%	0.9%	0.8%
2023 Home Value Under \$25,000	0.6%	0.7%	1.0%
2023 Median Home Value	\$467,381	\$538,292	\$564,975
2023 Median Rent	\$1,344	\$1,417	\$1,429

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	11,128	107,289	253,087
2023 Est. Civilian Employed	72.0%	66.5%	66.5%
2023 Est. Civilian Unemployed	2.7%	2.2%	2.2%
2023 Est. in Armed Forces	0.1%	0.1%	0.2%
2023 Est. not in Labor Force	25.2%	31.2%	31.2%
2023 Labor Force Males	51.7%	48.7%	48.7%
2023 Labor Force Females	48.3%	51.3%	51.3%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,009	71,336	168,328
2023 Mgmt, Business, & Financial Operations	16.7%	21.4%	22.0%
2023 Professional, Related	27.2%	32.0%	31.8%
2023 Service	18.0%	13.0%	13.0%
2023 Sales, Office	21.5%	20.3%	19.7%
2023 Farming, Fishing, Forestry	0.5%	0.2%	0.1%
2023 Construction, Extraction, Maintenance	5.7%	4.8%	4.3%
2023 Production, Transport, Material Moving	10.4%	8.4%	9.0%
2023 White Collar Workers	65.4%	73.7%	73.5%
2023 Blue Collar Workers	34.6%	26.3%	26.5%
Transportation to Work			
2023 Drive to Work Alone	53.5%	52.9%	53.2%
2023 Drive to Work in Carpool	4.8%	5.7%	5.3%
2023 Travel to Work by Public Transportation	5.2%	2.4%	2.3%
2023 Drive to Work on Motorcycle	-	0.2%	0.1%
2023 Walk or Bicycle to Work	3.7%	2.2%	2.4%
2023 Other Means	0.1%	0.8%	1.0%
2023 Work at Home	32.6%	35.8%	35.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	27.5%	27.4%	25.6%
2023 Travel to Work in 15 to 29 Minutes	47.3%	42.2%	44.1%
2023 Travel to Work in 30 to 59 Minutes	21.7%	26.7%	26.9%
2023 Travel to Work in 60 Minutes or More	3.4%	3.7%	3.4%
2023 Average Travel Time to Work	20.1	20.8	21.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$363.72 M	\$5.15 B	\$12.65 B
2023 Est. Apparel	\$12.9 M	\$185.54 M	\$458.19 M
2023 Est. Contributions, Gifts	\$20.89 M	\$321.83 M	\$802.48 M
2023 Est. Education, Reading	\$11.97 M	\$189.14 M	\$476.82 M
2023 Est. Entertainment	\$20.69 M	\$299.28 M	\$738.35 M
2023 Est. Food, Beverages, Tobacco	\$55.6 M	\$770.61 M	\$1.89 B
2023 Est. Furnishings, Equipment	\$12.88 M	\$185.14 M	\$455.87 M
2023 Est. Health Care, Insurance	\$32.94 M	\$457.09 M	\$1.11 B
2023 Est. Household Operations, Shelter, Utilities	\$117.68 M	\$1.65 B	\$4.04 B
2023 Est. Miscellaneous Expenses	\$6.91 M	\$98.41 M	\$242 M
2023 Est. Personal Care	\$4.89 M	\$69.18 M	\$169.67 M
2023 Est. Transportation	\$66.37 M	\$925.85 M	\$2.27 B

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For more information, please contact:

MARK BANTA 503.758.9573 | mark@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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