

CARMAN CENTER

FOR LEASE » TIGARD, OR



**Office
DEPOT**



SUBWAY



COURTYARD
BY MARRIOTT



ADDRESS

15975 SW 72nd Ave in Tigard, Oregon

AVAILABLE SPACE

1,396 SF

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



Sattler St
141
20,047 ADT (22)
TIGARD HIGH SCHOOL
1,752 STUDENTS

DURHAM ELEMENTARY SCHOOL

petco
OUTBACK
Staples
TJ-maxx
WILD WINGS
PAPA MURPHY'S
Dutch Bros
CHASE
PAPA MURPHY'S
McDonald's
Rodd's
SUBWAY
Pizza Hut
TACO BELL

SW Bonita Rd
SW Bonita Rd
SW Bonita Rd
Bonita Rd

SW Durham Rd
SW Durham Rd

SW Upper Boones Ferry Rd
SW Upper Boones Ferry Rd

BRIDGEPORT VILLAGE
Apple
GAP
JOE'S
ANTHROPOLIE
URBAN OUTFITTERS
Crate&Barrel
REGAL
SEPHORA
PF CLANGS
BARNES & NOBLE
The Container Store
wall to wall
SW Bridgeport Rd

NYBERG RIVERS
NEW SEASONS MARKET
Cabela's
Michaels
HomeGoods
US bank
FIREHOUSE SUBS
BANK OF WEST
Riverview COMMUNITY BANK
BANNER BANK
RED ROBIN
Banfield PET HOSPITAL
LAIFITNESS
MUD BAY
SW Boones Ferry Rd

KeyBank
WELLS FARGO
Rivermark
32,052 ADT (22)
36,133 ADT (22)
SW Sagert St
SW Sagert St

SW 72nd Ave
SW 72nd Ave
SW 72nd Ave

Office DEPOT
Umpqua Bank
Starbucks
COURTYARD
MILLER PAINT CO.
SUBWAY

HERITAGE BANK
CARMAN CENTER
SITE

THE POINTE AT BRIDGEPORT
MOD
JIMMY JOHN'S
JARED
QDOBA
verizon
WHOLE FOODS
KREI
12,859 ADT (22)
162,503 ADT (22)

Bay Club
20,141 ADT (22)
Tualatin River

29,356 ADT (22)
30,309 ADT (22)
Fred Meyer
JACK IN THE BOX
COLD STONE
KAADY CAR WASHES
McDonald's
7 ELEVEN
SW Nyberg St
SW Nyberg St
SW Sagert St
SW Sagert St

SW 72nd Ave
SW 72nd Ave

Office DEPOT
Umpqua Bank
Starbucks
COURTYARD
MILLER PAINT CO.
SUBWAY

HERITAGE BANK
CARMAN CENTER
SITE

THE POINTE AT BRIDGEPORT
MOD
JIMMY JOHN'S
JARED
QDOBA
verizon
WHOLE FOODS
KREI
12,859 ADT (22)
162,503 ADT (22)

Bay Club
20,141 ADT (22)
Tualatin River

29,356 ADT (22)
30,309 ADT (22)
Fred Meyer
JACK IN THE BOX
COLD STONE
KAADY CAR WASHES
McDonald's
7 ELEVEN
SW Nyberg St
SW Nyberg St
SW Sagert St
SW Sagert St

SW Bonita Rd
SW Bonita Rd
SW Bonita Rd
Bonita Rd

Office DEPOT
Umpqua Bank
Starbucks
COURTYARD
MILLER PAINT CO.
SUBWAY

HERITAGE BANK
CARMAN CENTER
SITE

THE POINTE AT BRIDGEPORT
MOD
JIMMY JOHN'S
JARED
QDOBA
verizon
WHOLE FOODS
KREI
12,859 ADT (22)
162,503 ADT (22)

Bay Club
20,141 ADT (22)
Tualatin River

29,356 ADT (22)
30,309 ADT (22)
Fred Meyer
JACK IN THE BOX
COLD STONE
KAADY CAR WASHES
McDonald's
7 ELEVEN
SW Nyberg St
SW Nyberg St
SW Sagert St
SW Sagert St

SW 72nd Ave
SW 72nd Ave

Office DEPOT
Umpqua Bank
Starbucks
COURTYARD
MILLER PAINT CO.
SUBWAY

HERITAGE BANK
CARMAN CENTER
SITE

THE POINTE AT BRIDGEPORT
MOD
JIMMY JOHN'S
JARED
QDOBA
verizon
WHOLE FOODS
KREI
12,859 ADT (22)
162,503 ADT (22)

Bay Club
20,141 ADT (22)
Tualatin River

29,356 ADT (22)
30,309 ADT (22)
Fred Meyer
JACK IN THE BOX
COLD STONE
KAADY CAR WASHES
McDonald's
7 ELEVEN
SW Nyberg St
SW Nyberg St
SW Sagert St
SW Sagert St

Bonita Rd
SW Carman Dr

Office DEPOT
Umpqua Bank
Starbucks
COURTYARD
MILLER PAINT CO.
SUBWAY

HERITAGE BANK
CARMAN CENTER
SITE

THE POINTE AT BRIDGEPORT
MOD
JIMMY JOHN'S
JARED
QDOBA
verizon
WHOLE FOODS
KREI
12,859 ADT (22)
162,503 ADT (22)

Bay Club
20,141 ADT (22)
Tualatin River

29,356 ADT (22)
30,309 ADT (22)
Fred Meyer
JACK IN THE BOX
COLD STONE
KAADY CAR WASHES
McDonald's
7 ELEVEN
SW Nyberg St
SW Nyberg St
SW Sagert St
SW Sagert St

MERIDIAN SQUARE
DICK'S SPORTING GOODS
CAFE YUMMI
SUBWAY
SUSHI HANA
ZOOM+care
Starbucks
FedEx
Walmart Express

THE POINTE AT BRIDGEPORT
MOD
JIMMY JOHN'S
JARED
QDOBA
verizon
WHOLE FOODS
KREI
12,859 ADT (22)
162,503 ADT (22)

NYBERG WOODS
ROADRUNNER SPORTS
BEST BUY
FIVE GUYS BURGERS and FRIES
Columbia Bank
LANE BRYANT
BOOT BARN
Visionworks
Panera
Starbucks
Famous Dave's
SW Childs River
SW Childs River

SW Borland Rd
SW Borland Rd

SW 65th Ave
SW 65th Ave

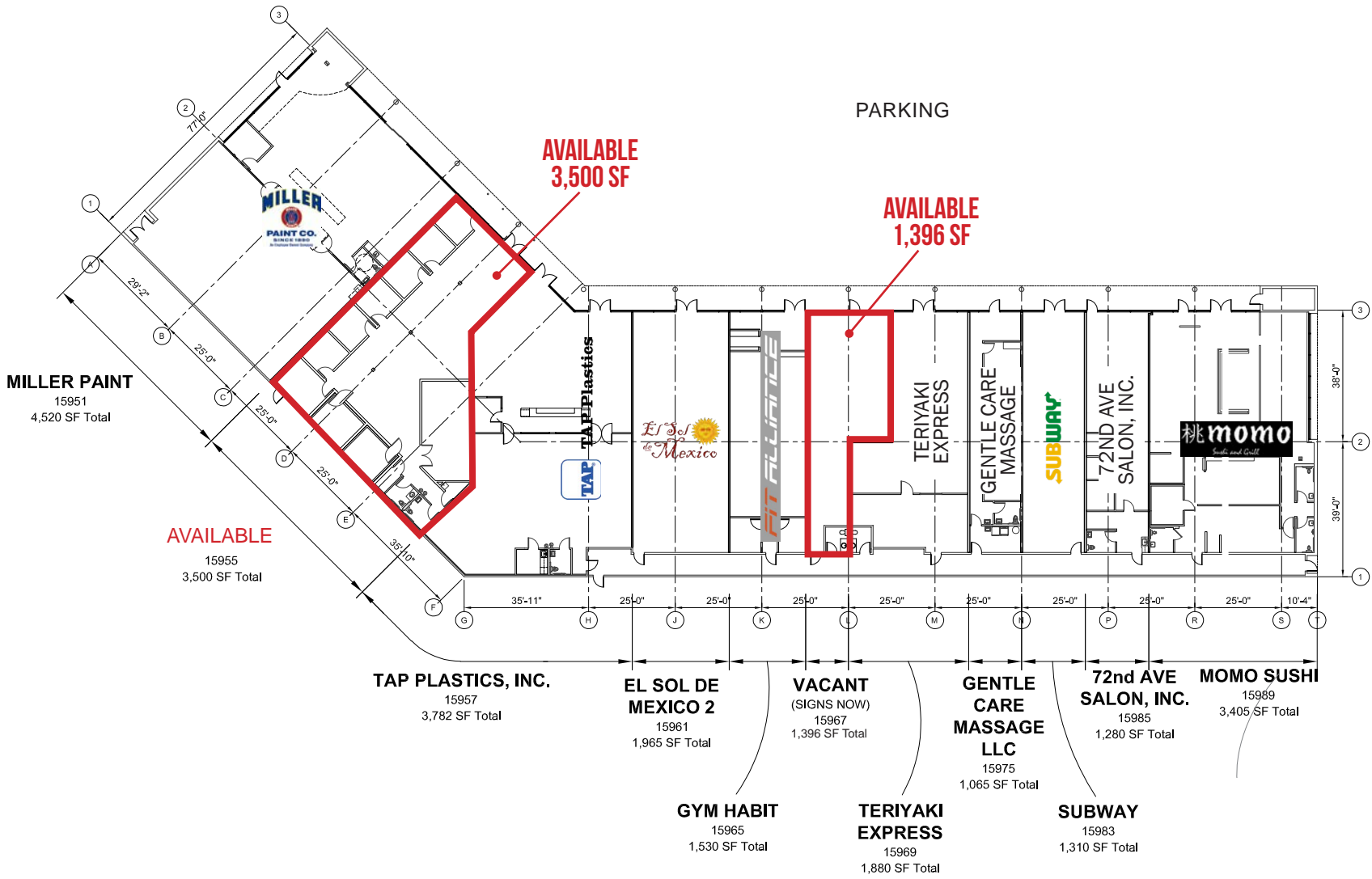
90,299 ADT (22)
War Veterans Mem Fwy



CARMAN CENTER 15975 SW 72ND AVE

TIGARD, OR

SITE PLAN



CARMAN CENTER 15975 SW 72ND AVE

TIGARD, OR

DEMOGRAPHIC SUMMARY

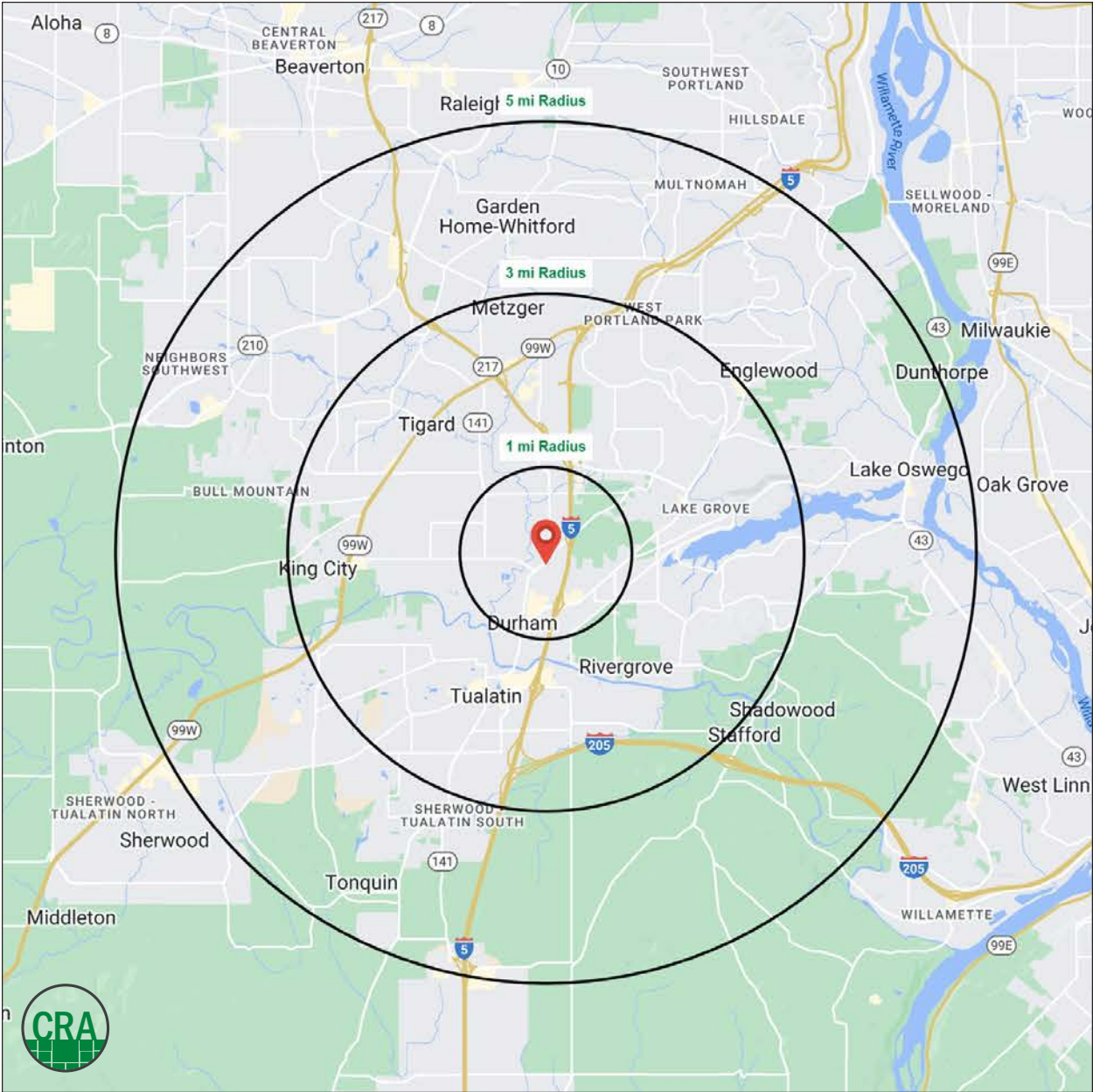
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	9,470	103,099	134,108
Estimated Population 2027	9,767	106,072	240,114
Average HH Income	\$130,149	\$124,852	\$132,601
Median HH Income	\$107,504	\$97,782	\$103,471
Median Home Value	\$527,417	\$563,594	\$574,246
Daytime Demographics 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 MAKS 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

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.