

— AVAILABLE —
RETAIL ENDCAP
RESTAURANT | SERVICE | MEDICAL



FOR LEASE @ PACIFIC CORPORATE CENTER



ADDRESS

15230 SW Sequoia Pkwy, Portland, OR 97224

AVAILABLE SPACE

6,038 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.



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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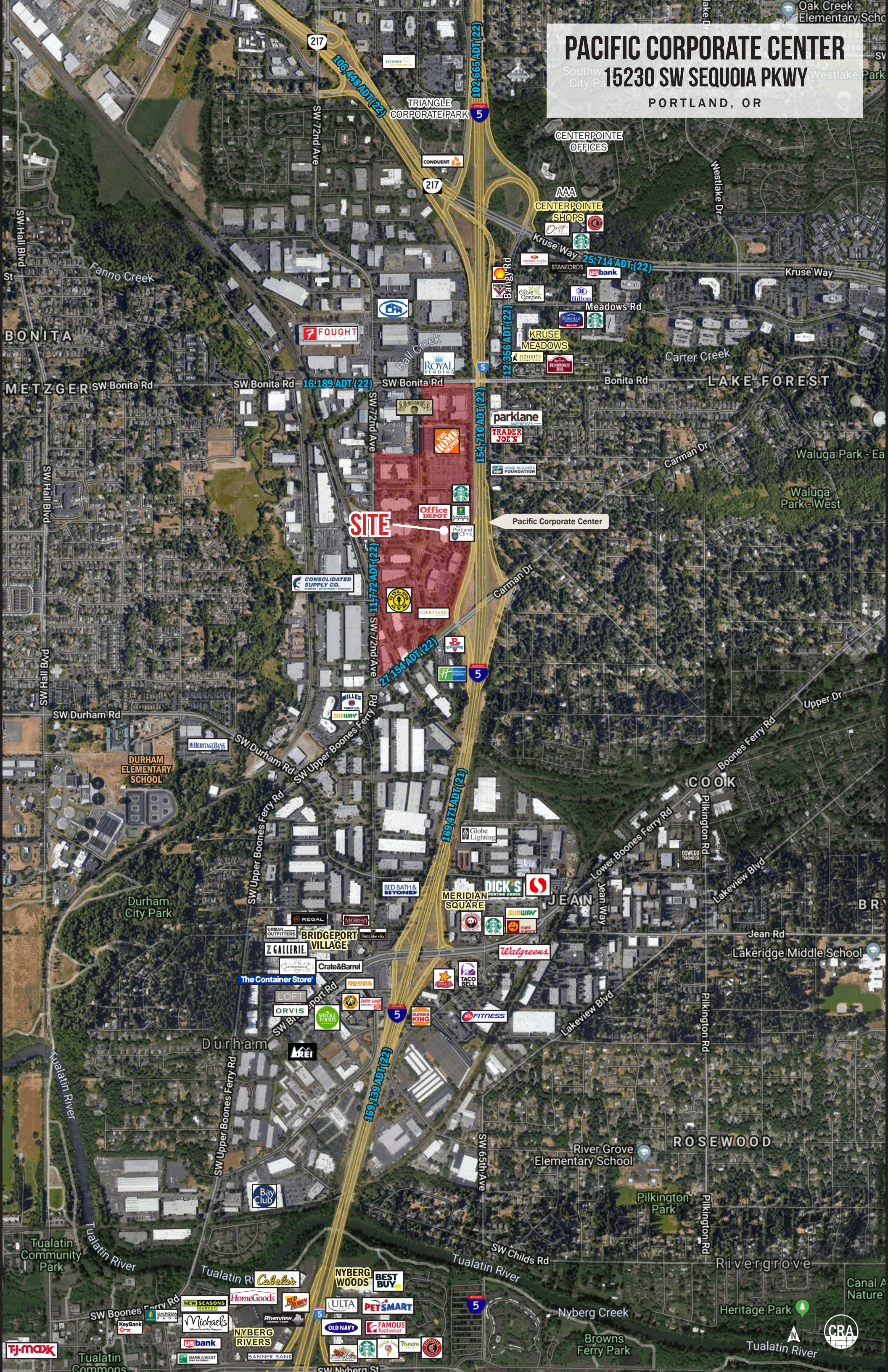
503.274.0211

www.cra-nw.com

PACIFIC CORPORATE CENTER

Southwest City Park
15230 SW SEQUOIA PKWY

PORTLAND, OR



SITE

Pacific Corporate Center



PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR



TIGARD

SW PORTLAND

LAKE OSWEGO

LAKE GROVE

PACIFIC CORPORATE CENTER

SITE



Hwy 217



SW PORTLAND

Kruse Way



Bangy Road



KRUSE WOODS

KRUSE OAKS

Bonita Road

Bonita Road



I-5



SW 72nd Avenue



SW Sequoia Parkway

SW Carman Drive



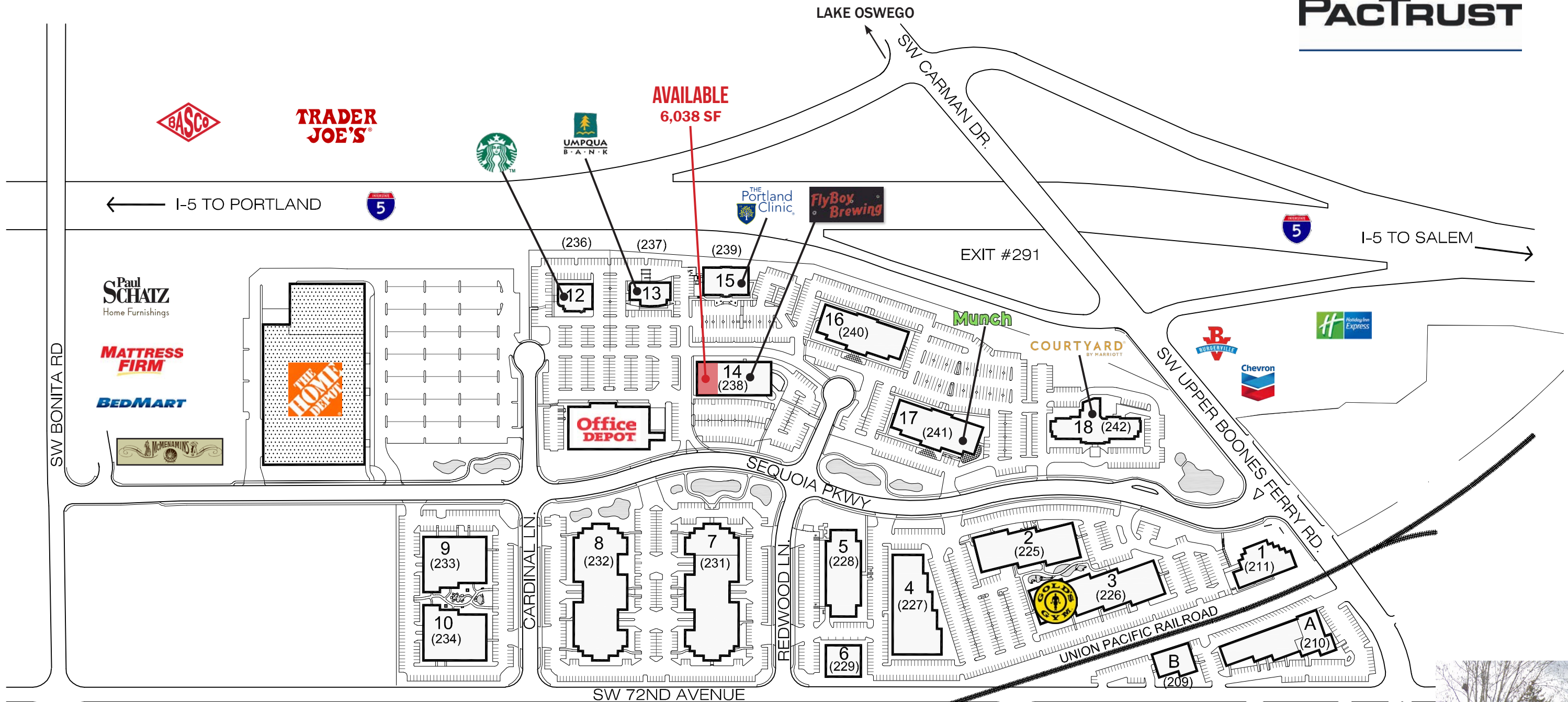
Google



PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR

SITE PLAN

PACTRUST



PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

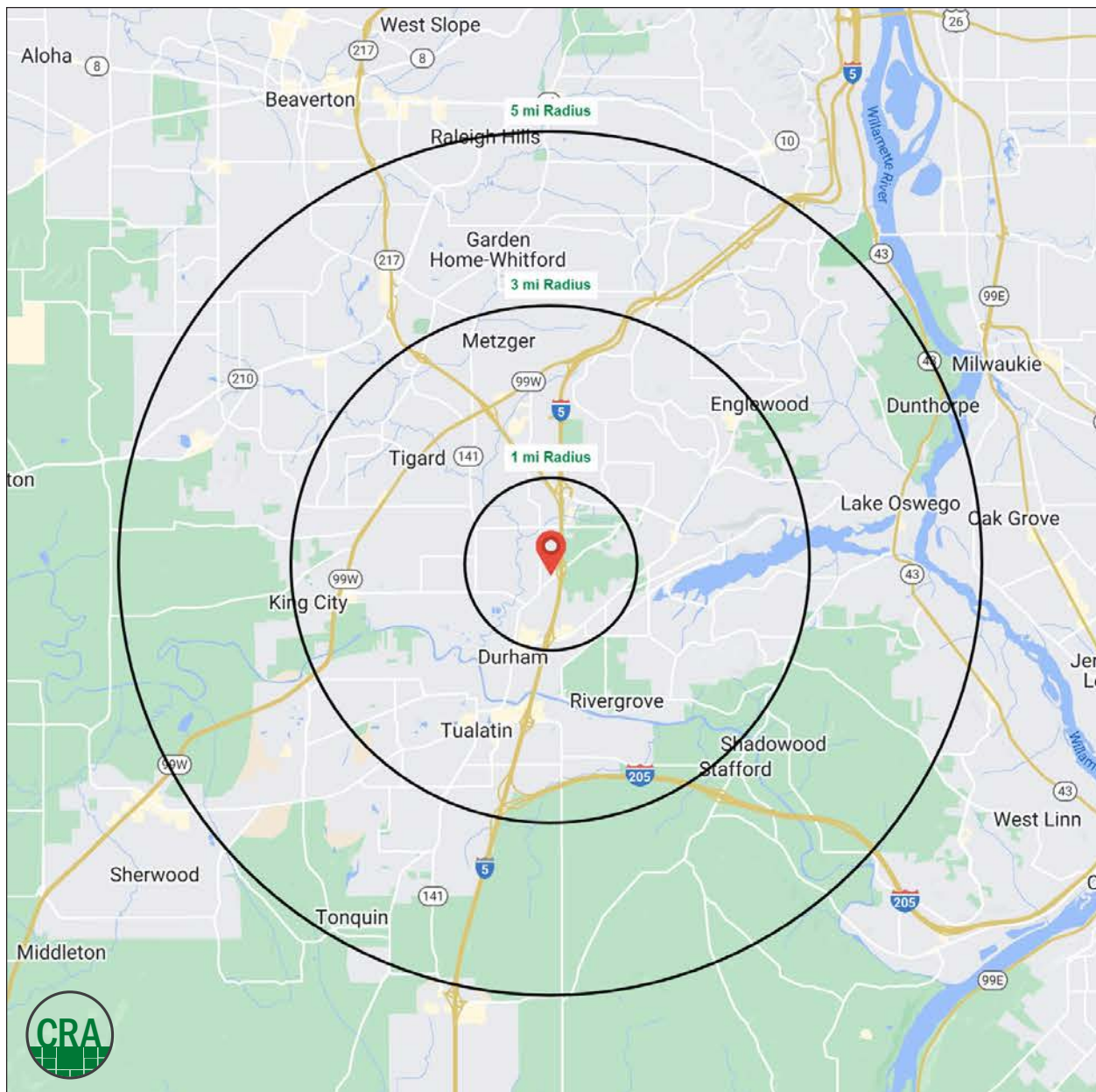
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	8,739	105,850	244,677
Average HH Income	\$163,301	\$152,355	\$161,257
Median HH Income	\$127,516	\$113,019	\$119,626
Median Home Value	\$559,510	\$577,374	\$586,020
Daytime Demographics 16+	23,446	106,719	195,587
Some College or Higher	82.6%	82.5%	83.8%

\$135,573

Average Household Income
1 MILE RADIUS

112,593

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4102/-122.7458

15230 SW Sequoia Pkwy Tigard, OR 97224	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,739	105,850	244,677
2028 Projected Population	9,322	109,808	252,338
2020 Census Population	8,735	104,389	243,428
2010 Census Population	7,584	96,427	223,960
Projected Annual Growth 2023 to 2028	1.3%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	1.2%	0.8%	0.7%
2023 Median Age	38.1	41.3	41.1
Households			
2023 Estimated Households	3,555	44,548	101,476
2028 Projected Households	3,999	48,417	109,110
2020 Census Households	3,511	43,339	99,684
2010 Census Households	3,082	40,539	92,739
Projected Annual Growth 2023 to 2028	2.5%	1.7%	1.5%
Historical Annual Growth 2010 to 2023	1.2%	0.8%	0.7%
Race and Ethnicity			
2023 Estimated White	75.7%	75.6%	76.0%
2023 Estimated Black or African American	1.7%	2.2%	2.3%
2023 Estimated Asian or Pacific Islander	9.3%	8.1%	8.7%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
2023 Estimated Other Races	12.8%	13.5%	12.4%
2023 Estimated Hispanic	11.9%	13.1%	11.5%
Income			
2023 Estimated Average Household Income	\$163,301	\$152,355	\$161,257
2023 Estimated Median Household Income	\$127,516	\$113,019	\$119,626
2023 Estimated Per Capita Income	\$66,487	\$64,205	\$67,009
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.1%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.2%	2.0%
2023 Estimated High School Graduate	11.0%	13.3%	12.4%
2023 Estimated Some College	16.6%	20.8%	19.7%
2023 Estimated Associates Degree Only	8.4%	7.8%	7.4%
2023 Estimated Bachelors Degree Only	34.1%	32.2%	34.5%
2023 Estimated Graduate Degree	23.5%	21.7%	22.2%
Business			
2023 Estimated Total Businesses	2,296	9,067	16,902
2023 Estimated Total Employees	21,098	74,981	126,113
2023 Estimated Employee Population per Business	9.2	8.3	7.5
2023 Estimated Residential Population per Business	3.8	11.7	14.5

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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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REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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