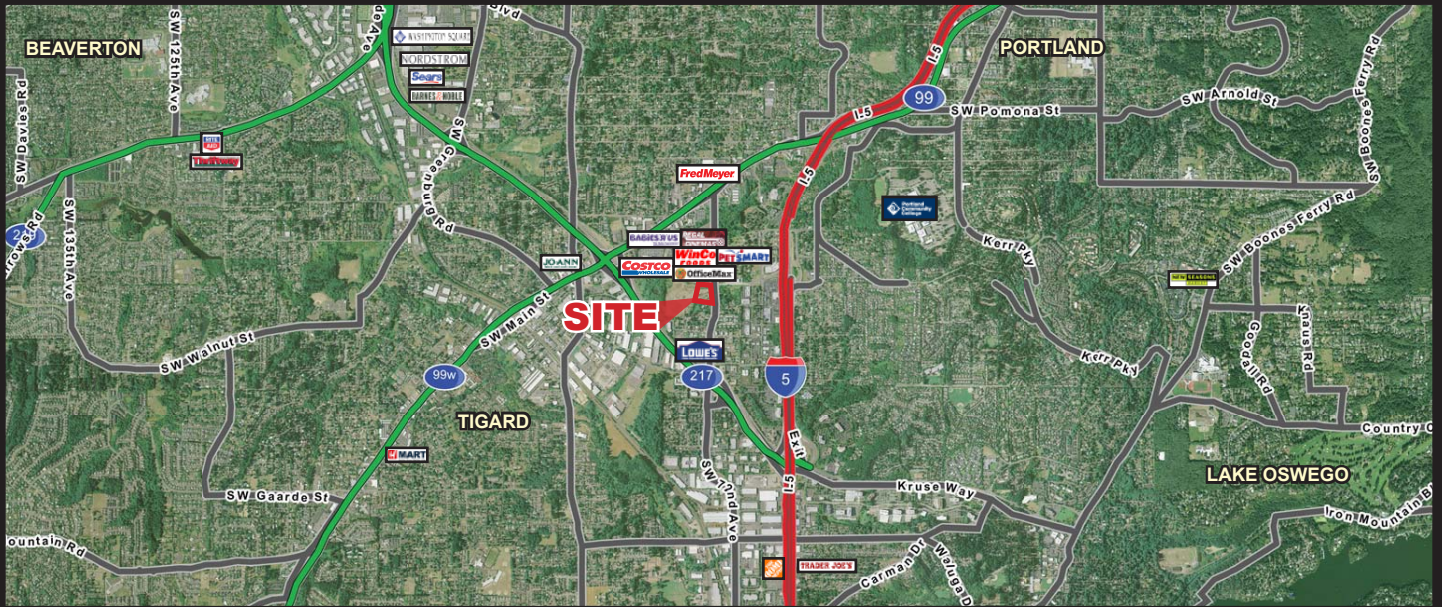


FOR SALE

# Tigard Triangle Development Site

TIGARD, OREGON



**Location:** 11985 – 12105 SW 72nd Ave in Tigard, Oregon  
SW 72nd Ave & Dartmouth Rd

**Available Space:** Approximately 4.51 acres

**Sale Price:** \$2,500,000

**Comments:** Undeveloped corner site available in the Tigard Triangle, one of Portland's busiest retail districts. Anchored by Costco, Winco Foods, Babies R Us & Regal Cinemas. The site offers direct access to I-5, Pacific Hwy (99W) and Hwy 217.

**Zoning:** C-G (General Commercial District)

**Traffic Count:** 72nd Ave – 12,000 ADT (08); Dartmouth St – 8,000 ADT (08)  
I-5 @ Haines – 104,900 ADT (08)

**Demographics:**

	1 Mile	3 Mile	5 Mile
2009 Est. Population	8,626	111,079	286,594
2009 Est. Households	3,445	46,477	117,514
2009 Average HH Income	\$87,748	\$83,402	\$88,716
Employees	16,779	77,124	148,181

Source: Regis - SitesUSA

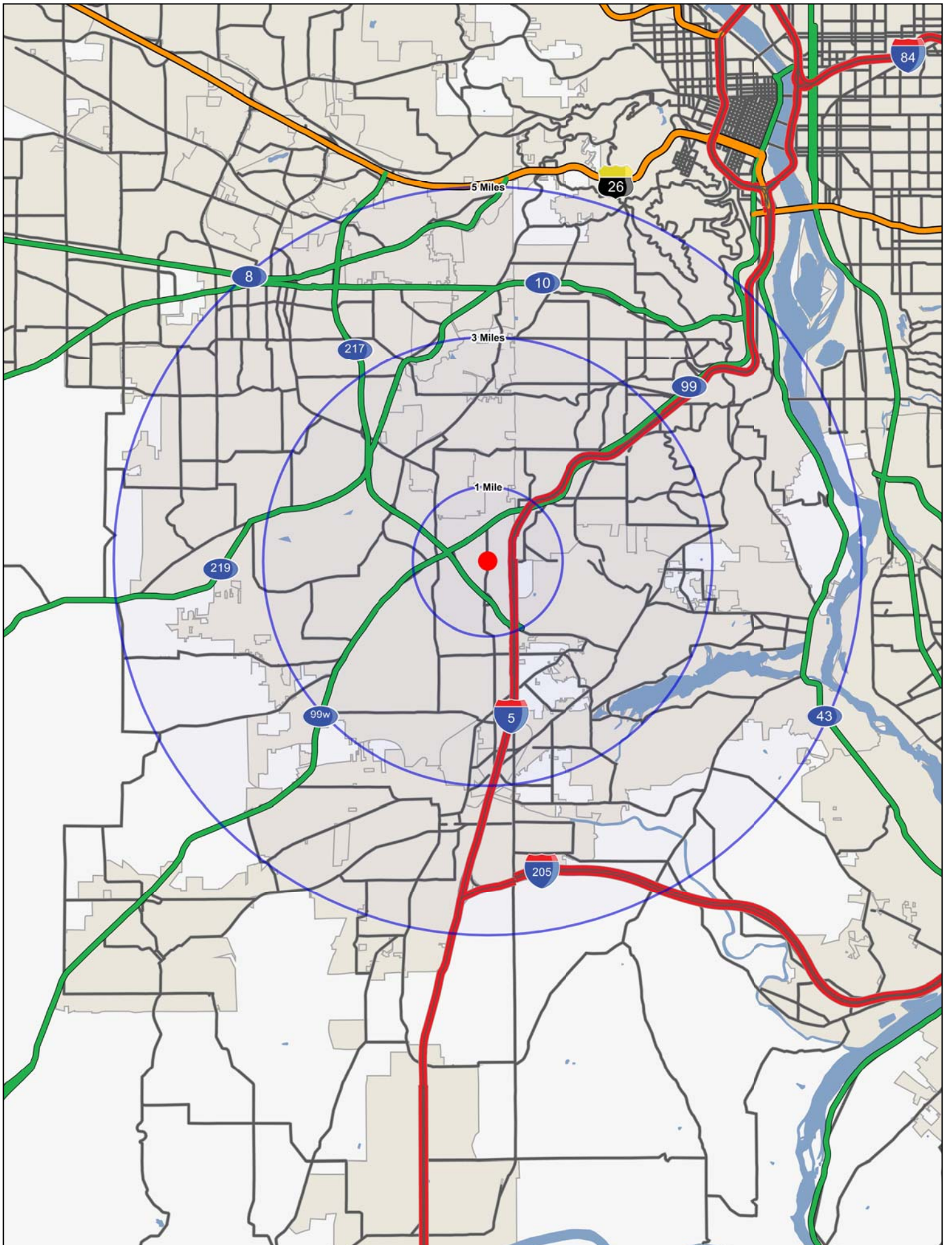


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www.cra-nw.com  
Licensed brokers in Oregon & Washington.







# FULL PROFILE

1990 - 2000 Census, 2009 Estimates with 2014 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.43318/-122.7512

## Sw 72nd & Dartmouth

### Tigard, OR

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2009 Estimated Population	8,626	111,079	286,594
	2014 Projected Population	8,563	117,673	303,934
	2000 Census Population	8,216	101,475	257,139
	1990 Census Population	6,898	85,119	210,493
	Historical Annual Growth 1990 to 2009	1.3%	1.6%	1.9%
	Projected Annual Growth 2009 to 2014	-0.1%	1.2%	1.2%
<b>HOUSEHOLDS</b>	2009 Est. Households	3,445	46,477	117,514
	2014 Proj. Households	3,511	50,327	127,130
	2000 Census Households	3,287	42,596	106,221
	1990 Census Households	2,851	35,519	87,256
	Historical Annual Growth 1990 to 2009	1.1%	1.6%	1.8%
	Projected Annual Growth 2009 to 2014	0.4%	1.7%	1.6%
<b>AGE</b>	2009 Est. Population 0 to 9 Years	12.4%	12.1%	12.5%
	2009 Est. Population 10 to 19 Years	13.2%	12.0%	12.4%
	2009 Est. Population 20 to 29 Years	12.2%	11.7%	11.4%
	2009 Est. Population 30 to 44 Years	24.0%	22.4%	22.2%
	2009 Est. Population 45 to 59 Years	24.5%	24.2%	23.9%
	2009 Est. Population 60 to 74 Years	10.8%	12.1%	12.0%
	2009 Est. Population 75 Years Plus	2.9%	5.6%	5.6%
	2009 Est. Median Age	37.0	39.3	39.0
<b>MARITAL STATUS &amp; SEX</b>	2009 Est. Male Population	51.1%	49.3%	49.3%
	2009 Est. Female Population	48.9%	50.7%	50.7%
	2009 Est. Never Married	27.9%	25.7%	26.1%
	2009 Est. Now Married	53.8%	54.1%	54.3%
	2009 Est. Separated or Divorced	15.5%	15.0%	14.4%
	2009 Est. Widowed	2.8%	5.2%	5.2%
<b>INCOME</b>	2009 Est. HH Income \$200,000 or More	7.6%	6.9%	8.2%
	2009 Est. HH Income \$150,000 to \$199,999	7.1%	6.6%	6.8%
	2009 Est. HH Income \$100,000 to \$149,999	18.0%	16.8%	16.8%
	2009 Est. HH Income \$75,000 to \$99,999	15.6%	14.0%	13.8%
	2009 Est. HH Income \$50,000 to \$74,999	18.4%	19.5%	18.8%
	2009 Est. HH Income \$35,000 to \$49,999	12.5%	14.2%	13.9%
	2009 Est. HH Income \$25,000 to \$34,999	7.3%	8.7%	8.6%
	2009 Est. HH Income \$15,000 to \$24,999	7.1%	7.4%	7.1%
	2009 Est. HH Income \$0 to \$14,999	6.4%	5.9%	6.0%
	2009 Est. Average Household Income	\$87,748	\$83,402	\$88,716
	2009 Est. Median HH Income	\$78,077	\$70,261	\$73,612
	2009 Est. Per Capita Income	\$35,098	\$35,051	\$36,773
2009 Est. Number of Businesses	1,202	6,855	13,950	
2009 Est. Total Number of Employees	16,779	77,124	148,181	

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## Sw 72nd & Dartmouth

### Tigard, OR

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2009 Est. White Population	82.1%	83.9%	82.8%
	2009 Est. Black Population	1.1%	1.6%	1.7%
	2009 Est. Asian & Pacific Islander	6.0%	5.1%	5.6%
	2009 Est. American Indian & Alaska Native	4.7%	3.2%	3.5%
	2009 Est. Other Races Population	6.2%	6.3%	6.4%
<b>HISPANIC</b>	2009 Est. Hispanic Population	952	10,564	29,894
	2009 Est. Hispanic Population Percent	11.0%	9.5%	10.4%
	2014 Proj. Hispanic Population Percent	12.3%	10.9%	11.8%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2009 Est. Adult Population (25 Years or Older)	5,914	78,287	199,904
	2009 Est. Elementary (0 to 8)	2.7%	2.5%	2.6%
	2009 Est. Some High School (9 to 11)	4.7%	3.3%	3.2%
	2009 Est. High School Graduate (12)	18.9%	16.5%	16.1%
	2009 Est. Some College (13 to 16)	20.5%	20.6%	19.9%
	2009 Est. Associate Degree Only	8.7%	8.0%	7.4%
	2009 Est. Bachelor Degree Only	26.7%	30.0%	30.7%
	2009 Est. Graduate Degree	17.8%	19.1%	20.1%
<b>HOUSING</b>	2009 Est. Total Housing Units	3,589	48,951	123,759
	2009 Est. Owner Occupied Percent	57.2%	58.3%	57.6%
	2009 Est. Renter Occupied Percent	38.8%	36.7%	37.3%
	2009 Est. Vacant Housing Percent	4.0%	5.1%	5.0%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	0.6%	1.2%	1.8%
	2000 Homes Built 1995 to 1998	9.1%	6.9%	8.6%
	2000 Homes Built 1990 to 1994	14.6%	11.4%	11.4%
	2000 Homes Built 1980 to 1989	18.7%	22.0%	19.4%
	2000 Homes Built 1970 to 1979	20.5%	28.3%	24.6%
	2000 Homes Built 1960 to 1969	16.4%	13.8%	14.3%
	2000 Homes Built 1950 to 1959	11.5%	8.1%	9.5%
	2000 Homes Built Before 1949	8.6%	8.4%	10.4%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.2%	0.8%
	2000 Home Value \$500,000 to \$999,999	1.4%	2.5%	4.3%
	2000 Home Value \$400,000 to \$499,999	6.1%	4.2%	4.7%
	2000 Home Value \$300,000 to \$399,999	17.2%	10.5%	12.2%
	2000 Home Value \$200,000 to \$299,999	19.4%	29.7%	32.2%
	2000 Home Value \$150,000 to \$199,999	34.8%	36.2%	30.5%
	2000 Home Value \$100,000 to \$149,999	17.5%	14.3%	13.0%
	2000 Home Value \$50,000 to \$99,999	2.1%	2.2%	1.9%
	2000 Home Value \$25,000 to \$49,999	0.7%	0.1%	0.1%
	2000 Home Value \$0 to \$24,999	0.7%	0.2%	0.2%
	2000 Median Home Value	\$225,068	\$214,640	\$231,883
	2000 Median Rent	\$658	\$673	\$669

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## Sw 72nd & Dartmouth

### Tigard, OR

		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2009 Est. Labor: Population Age 16+	6,844	89,344	228,701
	2009 Est. Civilian Employed	64.3%	63.0%	62.2%
	2009 Est. Civilian Unemployed	9.4%	7.6%	7.5%
	2009 Est. in Armed Forces	-	-	-
	2009 Est. not in Labor Force	26.4%	29.4%	30.3%
	2009 Labor Force: Males	50.6%	48.7%	48.7%
	2009 Labor Force: Females	49.4%	51.3%	51.3%
	<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	4,544	55,304
2000 Mgmt, Business, & Financial Operations		16.9%	19.4%	20.4%
2000 Professional & Related		23.1%	26.1%	26.5%
2000 Service		12.7%	10.5%	10.7%
2000 Sales and Office		32.5%	29.0%	28.5%
2000 Farming, Fishing, and Forestry		0.1%	0.2%	0.2%
2000 Construction, Extraction, & Maintenance		6.4%	5.9%	5.4%
2000 Production, Transport, & Material Moving		8.3%	8.8%	8.3%
2000 Percent White Collar Workers		72.5%	74.6%	75.4%
2000 Percent Blue Collar Workers		27.5%	25.4%	24.6%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	75.6%	76.4%	75.4%
	2000 Drive to Work in Carpool	11.7%	10.2%	9.8%
	2000 Travel to Work by Public Transportation	5.2%	5.5%	6.1%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.1%
	2000 Walk or Bicycle to Work	2.3%	2.2%	2.7%
	2000 Other Means	0.1%	0.3%	0.4%
	2000 Work at Home	5.1%	5.3%	5.6%
	<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	32.3%	28.5%
2000 Travel to Work in 15 to 29 Minutes		44.1%	44.2%	44.6%
2000 Travel to Work in 30 to 59 Minutes		21.7%	24.2%	24.5%
2000 Travel to Work in 60 Minutes or More		2.0%	3.1%	3.3%
2000 Average Travel Time to Work		19.0	20.4	20.6
<b>CONSUMER EXPENDITURE</b>	2009 Est. Total Household Expenditure	\$220 M	\$2.88 B	\$7.58 B
	2009 Est. Apparel	\$10.6 M	\$138 M	\$364 M
	2009 Est. Contributions & Gifts	\$15.3 M	\$197 M	\$529 M
	2009 Est. Education & Reading	\$6.60 M	\$84.4 M	\$227 M
	2009 Est. Entertainment	\$12.4 M	\$162 M	\$427 M
	2009 Est. Food, Beverages & Tobacco	\$34.1 M	\$448 M	\$1.17 B
	2009 Est. Furnishings & Equipment	\$10.0 M	\$130 M	\$344 M
	2009 Est. Health Care & Insurance	\$15.2 M	\$201 M	\$526 M
	2009 Est. Household Operations & Shelter & Utilities	\$65.9 M	\$860 M	\$2.27 B
	2009 Est. Miscellaneous Expenses	\$3.58 M	\$47.3 M	\$124 M
	2009 Est. Personal Care	\$3.17 M	\$41.5 M	\$109 M
	2009 Est. Transportation	\$43.3 M	\$568 M	\$1.49 B

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