FREE-STANDING RESTAURANT FOR LEASE



ADDRESS

10935 SW 68th Pkwy, Tigard, OR 97223

AVAILABLE SPACES

- 8,770 SF building on 1.44 AC

LEASE RATE

$23/SF/year NNN

TRAFFIC COUNTS

Pacific HWY/99W – 40,259 ADT ('26)
SW 68th Pkwy – 4,807 ADT ('26)

HIGHLIGHTS

- Great location on the corner of Hwy 99 and SW 68th Pkwy with strong visibility and easy access
- 75+ parking spaces
- Second generation restaurant with existing fixtures, furniture, and equipment
- Massive kitchen with multiple hoods, walk-ins, and a large dish pit
- Bar with 20+ taps
- Seating areas with built in booths, a private dining room, lobby, and much more
- Area tenants include Banning's Restaurant, Gators Bar, Chang's Mongolian Grill, Fred Meyer, Discount Tire, McDonald's, Carl's Jr, Bounty Hunter Saloon, and many more!

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RESTAURANT
10935 SW 68TH PKWY
TIGARD, OR

PHOTOS













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RESTAURANT
10935 SW 68TH PKWY
TIGARD, OR
11511
40,259 ADT (26)
CHANG'S
MONGOLIAN GRILL
AVAILABLE
8,770 SF
1.44 AC
SW 68th Pkwy
4,907 ADT (26)
SW 68th Pkwy
Google

RESTAURANT
10935 SW 68TH PKWY
TIGARD, OR

SITE

Metzger

Tigard

Ash Creek

SW Hall Blvd

SW Greenburg Rd

SW Oleson Rd

SW Tiedeman Ave

SW Cascade Ave

SW 72nd Ave

SW Lesser Rd

SW 49th Ave

Kerr Pkwy

Jefferson Pkwy

Westlake Dr

Melrose St

SW Walnut St

99W

217

141

5

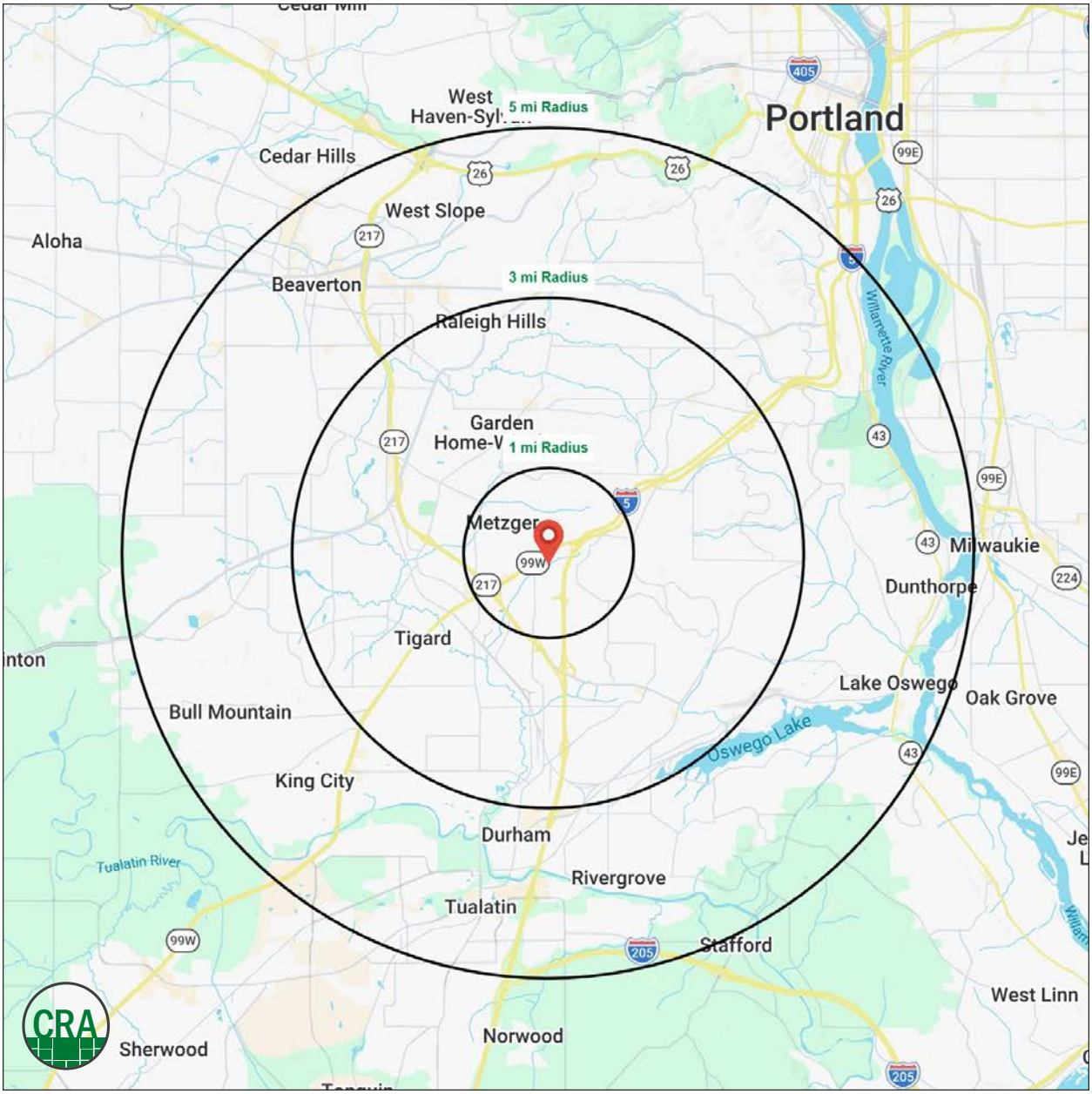
RESTAURANT
10935 SW 68TH PKWY
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	12,445	116,696	313,760
Estimated Households	5,293	50,789	135,713
Average HH Income	$139,576	$159,239	$164,135
Median Home Value	$635,163	$687,156	$719,708
Daytime Demographics 16+	16,018	116,550	263,425
Some College or Higher	85.5%	85.3%	83.3%

$159,239
Average Household Income
3 MILE RADIUS

41
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.4411/-122.7479

10935 SW 68th Pkwy Portland, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,445	116,696	313,760
2031 Projected Population	12,724	115,335	308,581
2020 Census Population	11,416	115,409	315,456
2010 Census Population	10,551	108,625	291,650
Projected Annual Growth 2026 to 2031	0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2026	1.1%	0.5%	0.5%
2026 Median Age	41.0	41.5	41.2
Households			
2026 Estimated Households	5,293	50,789	135,713
2031 Projected Households	5,424	50,486	134,105
2020 Census Households	4,723	48,704	131,803
2010 Census Households	4,411	46,260	123,103
Projected Annual Growth 2026 to 2031	0.5%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2026	1.2%	0.6%	0.6%
Race and Ethnicity			
2026 Estimated White	73.0%	73.6%	72.2%
2026 Estimated Black or African American	3.5%	2.9%	2.9%
2026 Estimated Asian or Pacific Islander	10.2%	9.3%	9.9%
2026 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
2026 Estimated Other Races	12.6%	13.5%	14.4%
2026 Estimated Hispanic	12.3%	13.4%	14.3%
Income			
2026 Estimated Average Household Income	$139,576	$159,239	$164,135
2026 Estimated Median Household Income	$102,964	$121,245	$123,685
2026 Estimated Per Capita Income	$59,457	$69,448	$71,143
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.4%	2.1%
2026 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	2.4%
2026 Estimated High School Graduate	12.0%	11.4%	12.2%
2026 Estimated Some College	22.1%	18.8%	17.7%
2026 Estimated Associates Degree Only	9.7%	8.0%	7.5%
2026 Estimated Bachelors Degree Only	33.7%	35.5%	34.7%
2026 Estimated Graduate Degree	20.0%	23.0%	23.4%
Business			
2026 Estimated Total Businesses	1,089	10,299	23,086
2026 Estimated Total Employees	11,791	82,586	171,064
2026 Estimated Employee Population per Business	10.8	8.0	7.4
2026 Estimated Residential Population per Business	11.4	11.3	13.6

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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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