

LOCATION 15230 SW Sequoia Parkway, Portland, Oregon

AVAILABLE SPACE 3,243 SF

RENTAL RATE Asking \$23.00/SF/YR, NNN

- COMMENTS**
- Centrally located retail space available between Kruse Way & Bridgeport
 - Surrounded by active daytime employment and strong residential demographics
 - Located between Lake Oswego and Tigard at PacTrust's Pacific Corporate Center
 - Easy access to I-5 via Carman Drive

TRAFFIC COUNT I-5 - 126,944 ADT (14) | SW Sequoia Pkwy - 12,983 ADT (14)
SW Carman Dr - 20,674 ADT (14)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	10,907	51,823	106,827
Population Forecast 2020	11,365	54,083	111,500
Average HH Income	\$59,291	\$81,067	\$84,311
Employees	7,012	20,616	37,311

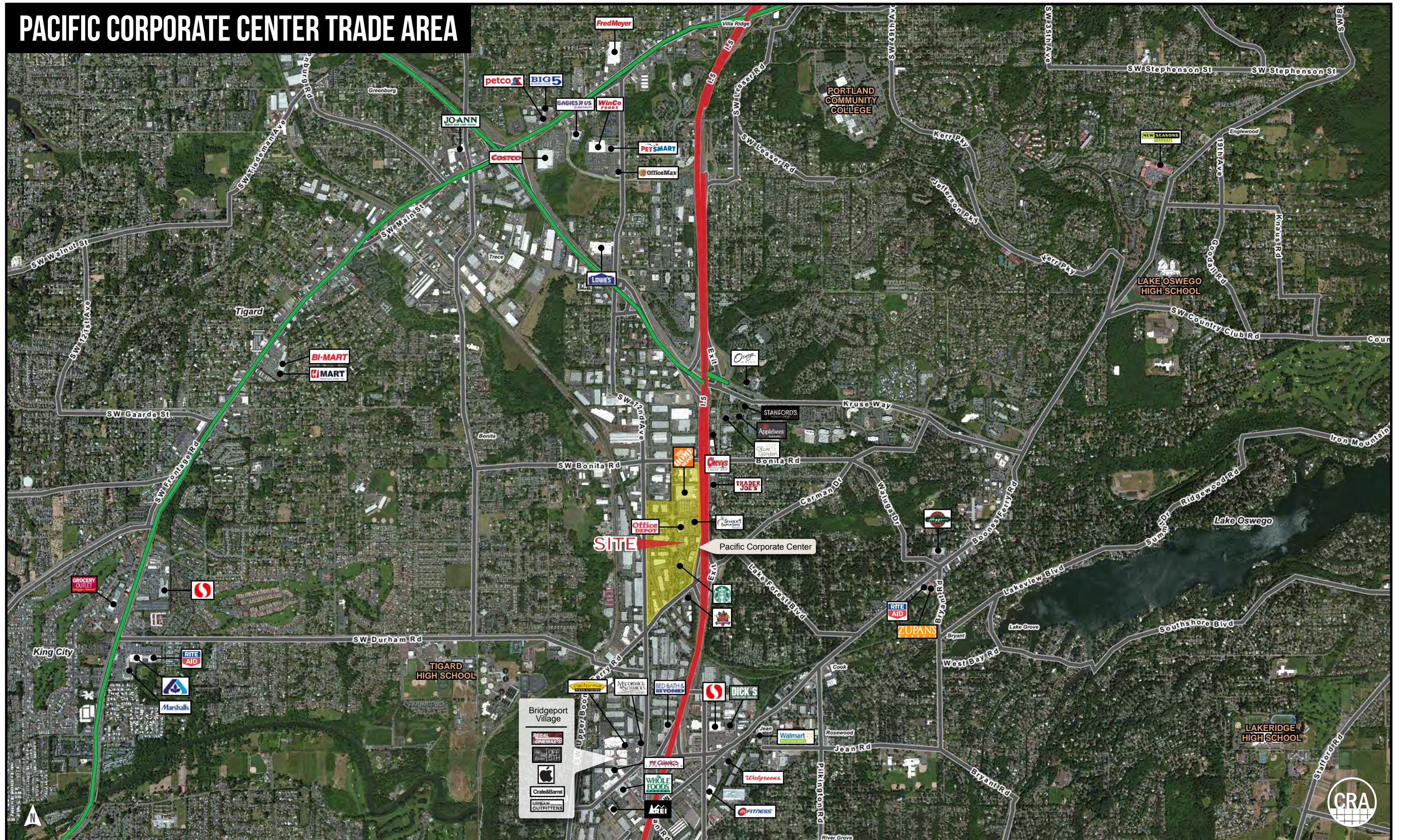
Source: Regis - SitesUSA (2015)



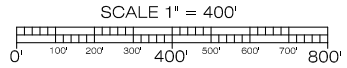
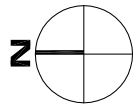
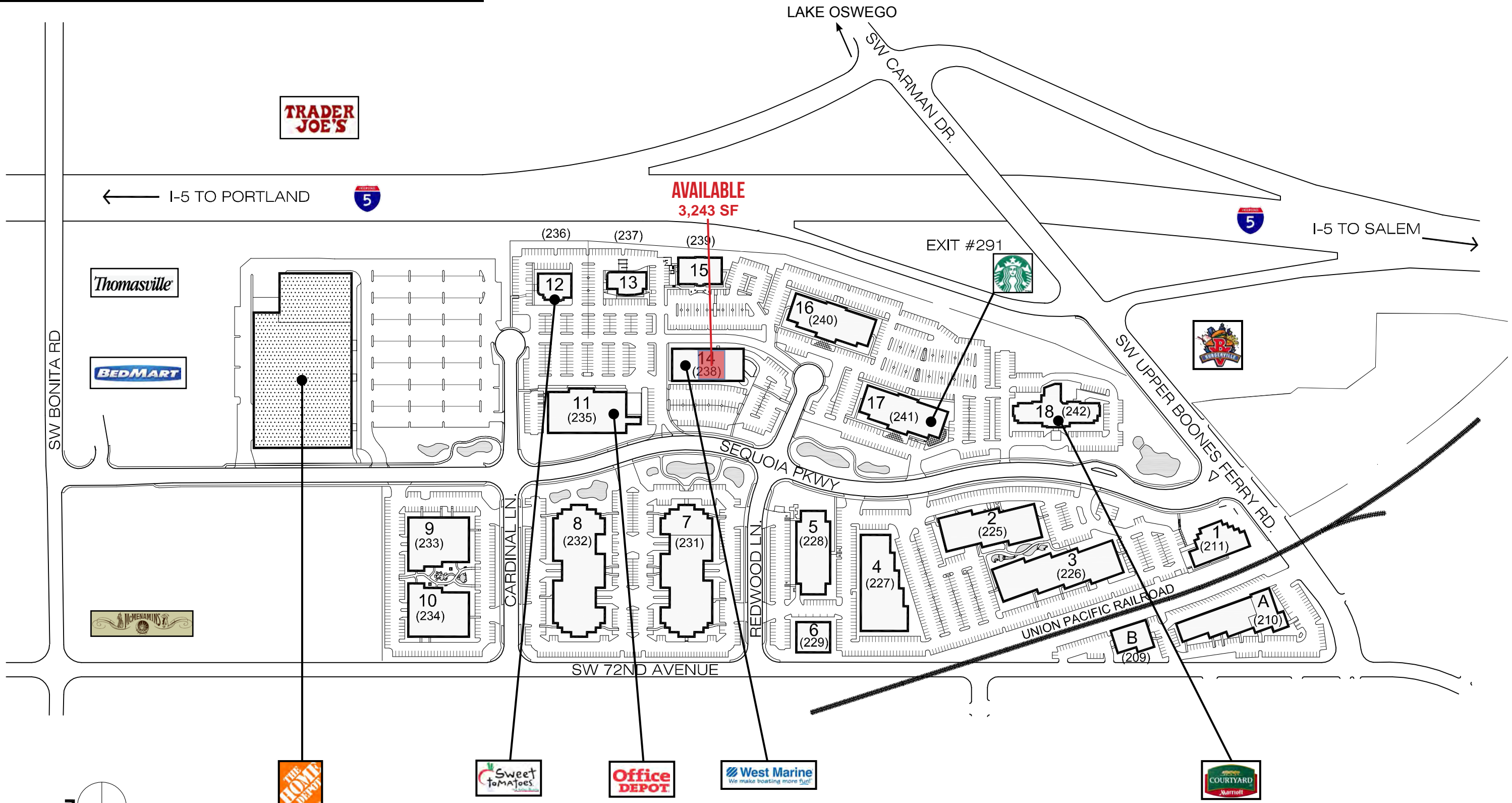
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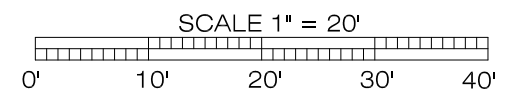
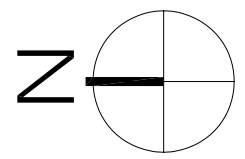
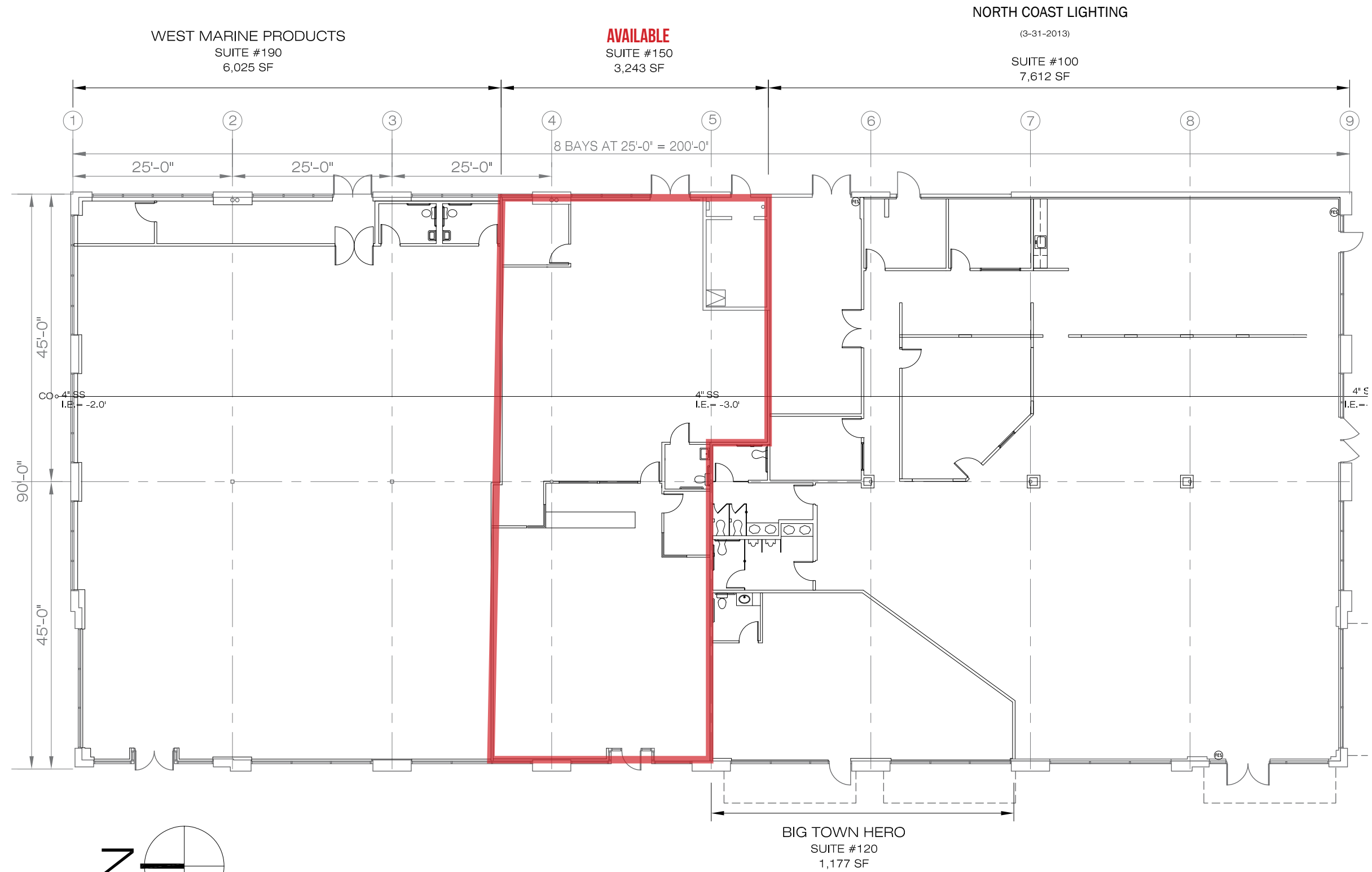
PACIFIC CORPORATE CENTER TRADE AREA



SITE PLAN | PACIFIC CORPORATE CENTER



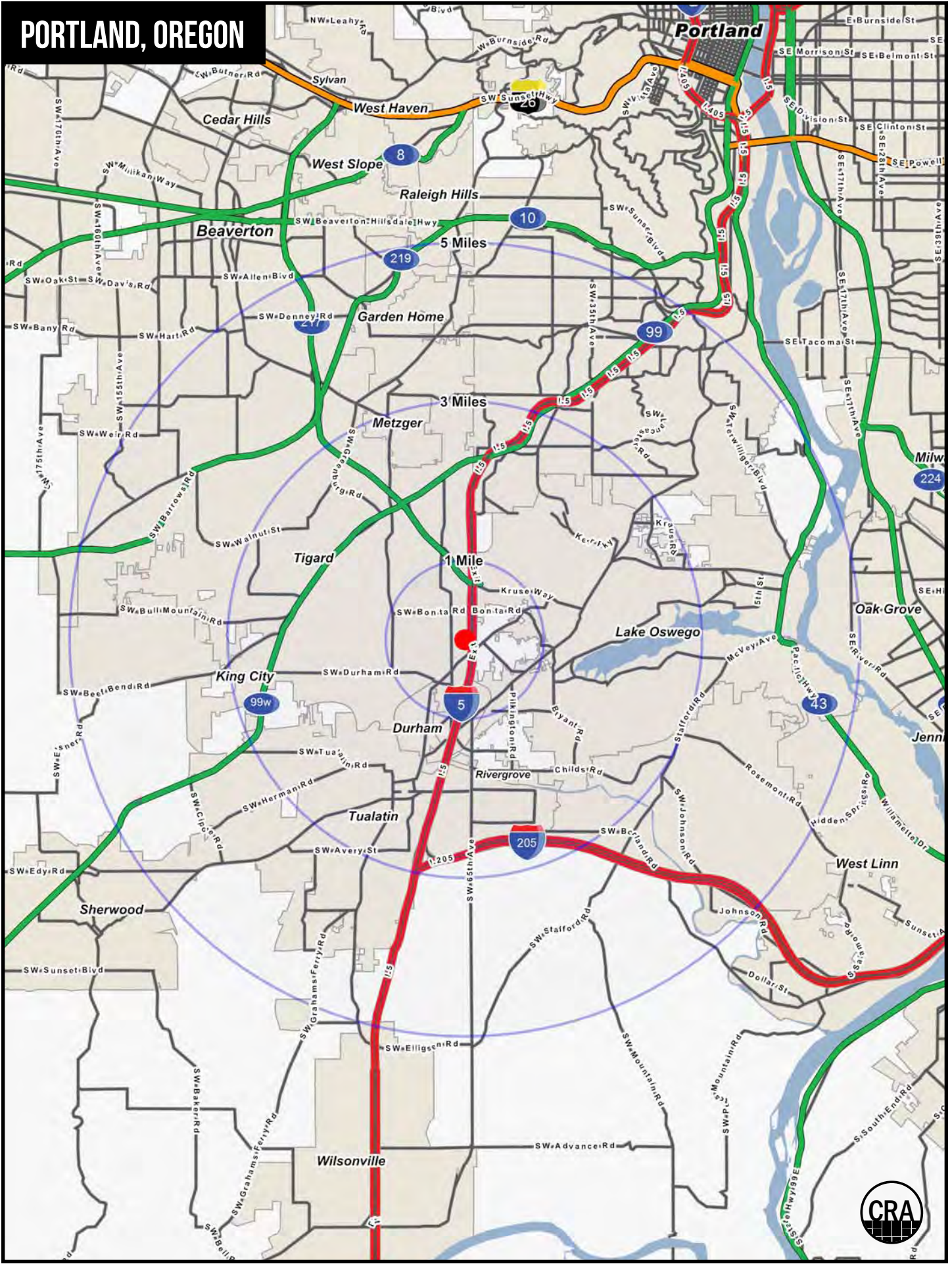
FLOOR PLAN | PACIFIC CORPORATE CENTER



A **PACTRUST** PROPERTY



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4101/-122.7460

RF1

15230 SW Sequoia Pkwy		1 Mile	3 Miles	5 Miles
Portland, OR				
POPULATION	2015 Estimated Population	7,966	101,417	234,734
	2020 Projected Population	8,368	106,456	247,169
	2010 Census Population	7,668	96,841	225,328
	2000 Census Population	7,125	91,514	206,027
	Projected Annual Growth 2015 to 2020	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2015	0.8%	0.7%	0.9%
HOUSEHOLDS	2015 Estimated Households	3,252	42,894	97,514
	2020 Projected Households	3,435	45,146	102,797
	2010 Census Households	3,107	40,712	93,106
	2000 Census Households	2,790	37,805	84,152
	Projected Annual Growth 2015 to 2020	1.1%	1.0%	1.1%
	Historical Annual Growth 2000 to 2015	1.1%	0.9%	1.1%
AGE	2015 Est. Population Under 10 Years	12.5%	11.3%	11.3%
	2015 Est. Population 10 to 19 Years	12.6%	12.2%	12.4%
	2015 Est. Population 20 to 29 Years	11.7%	11.9%	11.7%
	2015 Est. Population 30 to 44 Years	21.0%	19.7%	20.3%
	2015 Est. Population 45 to 59 Years	24.0%	22.1%	22.3%
	2015 Est. Population 60 to 74 Years	13.3%	16.0%	15.7%
	2015 Est. Population 75 Years or Over	4.9%	6.8%	6.3%
	2015 Est. Median Age	38.7	40.9	40.5
MARITAL STATUS & GENDER	2015 Est. Male Population	49.3%	48.5%	48.3%
	2015 Est. Female Population	50.7%	51.5%	51.7%
	2015 Est. Never Married	25.1%	28.4%	28.5%
	2015 Est. Now Married	52.1%	49.4%	50.4%
	2015 Est. Separated or Divorced	19.6%	17.2%	16.3%
	2015 Est. Widowed	3.2%	5.0%	4.8%
INCOME	2015 Est. HH Income \$200,000 or More	4.9%	7.4%	7.9%
	2015 Est. HH Income \$150,000 to \$199,999	8.5%	7.0%	7.6%
	2015 Est. HH Income \$100,000 to \$149,999	19.9%	14.8%	16.2%
	2015 Est. HH Income \$75,000 to \$99,999	14.8%	13.0%	13.1%
	2015 Est. HH Income \$50,000 to \$74,999	15.5%	17.1%	17.0%
	2015 Est. HH Income \$35,000 to \$49,999	13.6%	12.7%	12.4%
	2015 Est. HH Income \$25,000 to \$34,999	8.7%	9.9%	9.2%
	2015 Est. HH Income \$15,000 to \$24,999	6.8%	9.2%	8.1%
	2015 Est. HH Income Under \$15,000	7.3%	8.8%	8.4%
	2015 Est. Average Household Income	\$89,042	\$88,987	\$93,910
	2015 Est. Median Household Income	\$72,905	\$69,174	\$72,077
	2015 Est. Per Capita Income	\$36,404	\$37,690	\$39,125
2015 Est. Total Businesses	1,138	7,273	11,915	
2015 Est. Total Employees	14,541	80,496	119,290	

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15230 SW Sequoia Pkwy

Portland, OR

		1 Mile	3 Miles	5 Miles
RACE	2015 Est. White	81.5%	82.0%	82.6%
	2015 Est. Black	1.4%	1.9%	1.9%
	2015 Est. Asian or Pacific Islander	7.8%	6.3%	6.9%
	2015 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2015 Est. Other Races	8.8%	9.4%	8.2%
HISPANIC	2015 Est. Hispanic Population	828	11,888	22,277
	2015 Est. Hispanic Population	10.4%	11.7%	9.5%
	2020 Proj. Hispanic Population	11.4%	12.8%	10.4%
	2010 Hispanic Population	10.1%	11.3%	9.1%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	6,662	87,977	204,658
	2015 Est. Elementary (Grade Level 0 to 8)	3.2%	4.3%	3.6%
	2015 Est. Some High School (Grade Level 9 to 11)	4.1%	5.4%	4.6%
	2015 Est. High School Graduate	16.3%	13.8%	12.4%
	2015 Est. Some College	20.0%	18.5%	17.8%
	2015 Est. Associate Degree Only	6.8%	6.3%	6.3%
	2015 Est. Bachelor Degree Only	23.5%	24.7%	25.5%
	2015 Est. Graduate Degree	26.1%	27.1%	29.8%
HOUSING	2015 Est. Total Housing Units	3,345	44,082	100,445
	2015 Est. Owner-Occupied	65.4%	58.6%	61.5%
	2015 Est. Renter-Occupied	31.8%	38.8%	35.6%
	2015 Est. Vacant Housing	2.8%	2.7%	2.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	6.8%	5.8%	6.4%
	2010 Homes Built 2000 to 2004	6.9%	6.7%	7.3%
	2010 Homes Built 1990 to 1999	18.9%	18.4%	19.1%
	2010 Homes Built 1980 to 1989	22.8%	18.2%	16.7%
	2010 Homes Built 1970 to 1979	17.7%	24.0%	22.0%
	2010 Homes Built 1960 to 1969	10.3%	11.3%	10.9%
	2010 Homes Built 1950 to 1959	6.6%	6.3%	7.1%
	2010 Homes Built Before 1949	10.0%	9.3%	10.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.0%	2.4%	2.6%
	2010 Home Value \$500,000 to \$999,999	15.3%	17.4%	16.0%
	2010 Home Value \$400,000 to \$499,999	12.4%	12.0%	13.2%
	2010 Home Value \$300,000 to \$399,999	31.4%	23.1%	25.0%
	2010 Home Value \$200,000 to \$299,999	27.7%	25.4%	26.0%
	2010 Home Value \$150,000 to \$199,999	5.9%	8.9%	8.4%
	2010 Home Value \$100,000 to \$149,999	3.6%	4.7%	3.9%
	2010 Home Value \$50,000 to \$99,999	1.0%	2.0%	1.6%
	2010 Home Value \$25,000 to \$49,999	0.5%	1.4%	1.1%
	2010 Home Value Under \$25,000	1.2%	2.5%	2.1%
	2010 Median Home Value	\$339,603	\$343,567	\$346,314
	2010 Median Rent	\$834	\$811	\$822

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	6,345	82,404	190,552
	2015 Est. Civilian Employed	64.0%	63.2%	63.8%
	2015 Est. Civilian Unemployed	4.9%	3.8%	3.6%
	2015 Est. in Armed Forces	0.1%	-	0.1%
	2015 Est. not in Labor Force	31.1%	33.0%	32.5%
	2015 Labor Force Males	48.8%	47.8%	47.6%
	2015 Labor Force Females	51.2%	52.2%	52.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,914	47,051	110,728
	2010 Mgmt, Business, & Financial Operations	20.6%	20.3%	21.3%
	2010 Professional, Related	20.8%	24.3%	26.1%
	2010 Service	18.4%	15.9%	14.7%
	2010 Sales, Office	27.0%	26.4%	25.8%
	2010 Farming, Fishing, Forestry	0.7%	0.6%	0.5%
	2010 Construction, Extraction, Maintenance	4.5%	4.8%	4.5%
	2010 Production, Transport, Material Moving	8.0%	7.7%	6.9%
	2010 White Collar Workers	68.4%	71.0%	73.3%
	2010 Blue Collar Workers	31.6%	29.0%	26.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	75.6%	75.6%	74.7%
	2010 Drive to Work in Carpool	8.7%	8.4%	8.1%
	2010 Travel to Work by Public Transportation	2.5%	3.8%	4.5%
	2010 Drive to Work on Motorcycle	0.1%	0.3%	0.4%
	2010 Walk or Bicycle to Work	2.4%	3.4%	4.0%
	2010 Other Means	0.2%	0.5%	0.5%
	2010 Work at Home	10.4%	7.9%	7.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.7%	31.4%	27.4%
	2010 Travel to Work in 15 to 29 Minutes	39.5%	40.8%	43.2%
	2010 Travel to Work in 30 to 59 Minutes	24.8%	24.7%	25.9%
	2010 Travel to Work in 60 Minutes or More	3.0%	3.1%	3.5%
	2010 Average Travel Time to Work	18.7	19.8	20.6
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$213 M	\$2.77 B	\$6.55 B
	2015 Est. Apparel	\$7.41 M	\$96.9 M	\$229 M
	2015 Est. Contributions, Gifts	\$14.9 M	\$199 M	\$475 M
	2015 Est. Education, Reading	\$8.59 M	\$113 M	\$271 M
	2015 Est. Entertainment	\$12.0 M	\$156 M	\$369 M
	2015 Est. Food, Beverages, Tobacco	\$32.1 M	\$418 M	\$984 M
	2015 Est. Furnishings, Equipment	\$7.45 M	\$96.6 M	\$229 M
	2015 Est. Health Care, Insurance	\$18.4 M	\$240 M	\$563 M
	2015 Est. Household Operations, Shelter, Utilities	\$65.8 M	\$858 M	\$2.03 B
	2015 Est. Miscellaneous Expenses	\$3.12 M	\$40.5 M	\$95.3 M
	2015 Est. Personal Care	\$2.76 M	\$35.9 M	\$84.7 M
2015 Est. Transportation	\$40.2 M	\$518 M	\$1.22 B	

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