

— AVAILABLE —  
**TURNKEY ATHLETIC CLUB**

**@ PACIFIC CORPORATE CENTER  
TIGARD, OR**



**ADDRESS**

15575 SW Sequoia Pkwy, Tigard, OR

**AVAILABLE SPACE**

22,148 SF

**HIGHLIGHTS**

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

**TRAFFIC COUNTS**

I-5 – 154,500 ADT (16)

SW Carman Dr – 29,000 ADT (18)

SW Sequoia Pkwy – 7,386 ADT (18)



**PACTRUST**  
Pacific Realty Advisors, L.P.



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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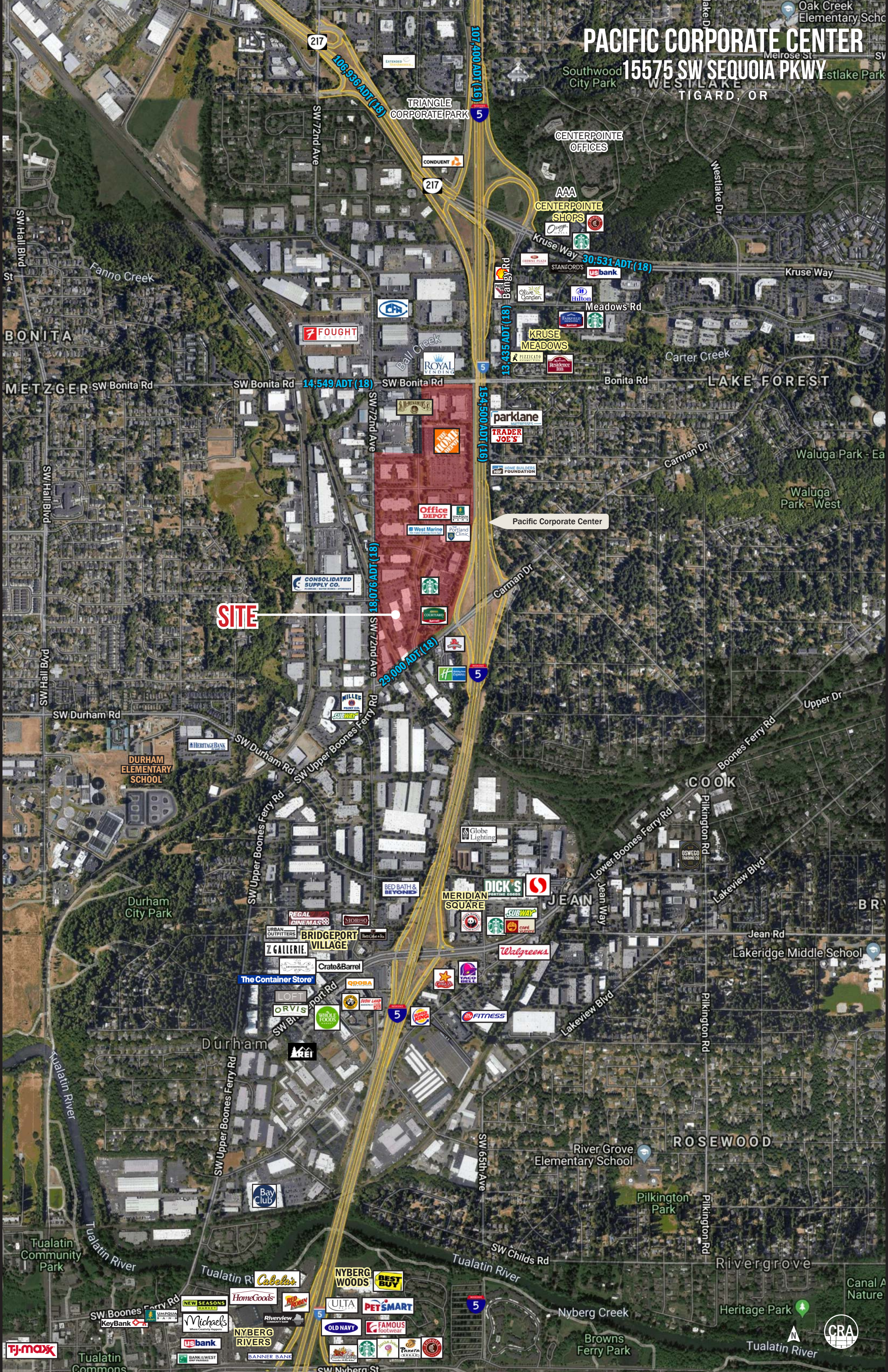
# PACIFIC CORPORATE CENTER

## 15575 SW SEQUOIA PKWY

TIGARD, OR

**SITE**

Pacific Corporate Center



217

107,400 ADT (16)

106,936 ADT (18)

TRIANGLE CORPORATE PARK

217

CENTERPOINTE OFFICES

AAA CENTERPOINTE SHOPS

Kruse Way 30,531 ADT (18)

13,435 ADT (18)

KRUSE MEADOWS

7 FUGHT

14,549 ADT (18)

154,500 ADT (16)

parklane

TRADER JOE'S

18,076 ADT (18)

29,000 ADT (18)

5

SW Hall Blvd

Fanno Creek

BONITA

METZGER SW Bonita Rd

SW Bonita Rd

SW Bonita Rd

Bonita Rd

LAKE FOREST

SW Hall Blvd

SW Hall Blvd

SW Durham Rd

DURHAM ELEMENTARY SCHOOL

SW Durham Rd

SW Upper Boones Ferry Rd

SW 72nd Ave

SW 72nd Ave

Carman Dr

Boones Ferry Rd

COOK

Pilkington Rd

Lakeview Blvd

Durham City Park

BED BATH & BEYOND

MERIDIAN SQUARE

DICK'S PARTING GOODS

JEAN

JEAN WAY

Jean Rd

Lakeridge Middle School

The Container Store

LOFT

ORVIS

REI

5

24 FITNESS

Lakeview Blvd

Pilkington Rd

Durham

SW Upper Boones Ferry Rd

SW 65th Ave

River Grove Elementary School

ROSEWOOD

Pilkington Park

Rivergrove

Tualatin Community Park

Tualatin River

Tualatin River

NYBERG WOODS

BEST BUY

SW Childs Rd

Nyberg Creek

Heritage Park

TJ-maxx

Tualatin Commons

SW Boones Ferry Rd

KeyBank

NEW SEASONS

HomeGoods

Michael's

NYBERG RIVERS

US Bank

BANNER BANK

5

ULTRA

PETSMART

OLD NAVY

FAMOUS FOOTWEAR

Starbucks

Target

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks



Tualatin River

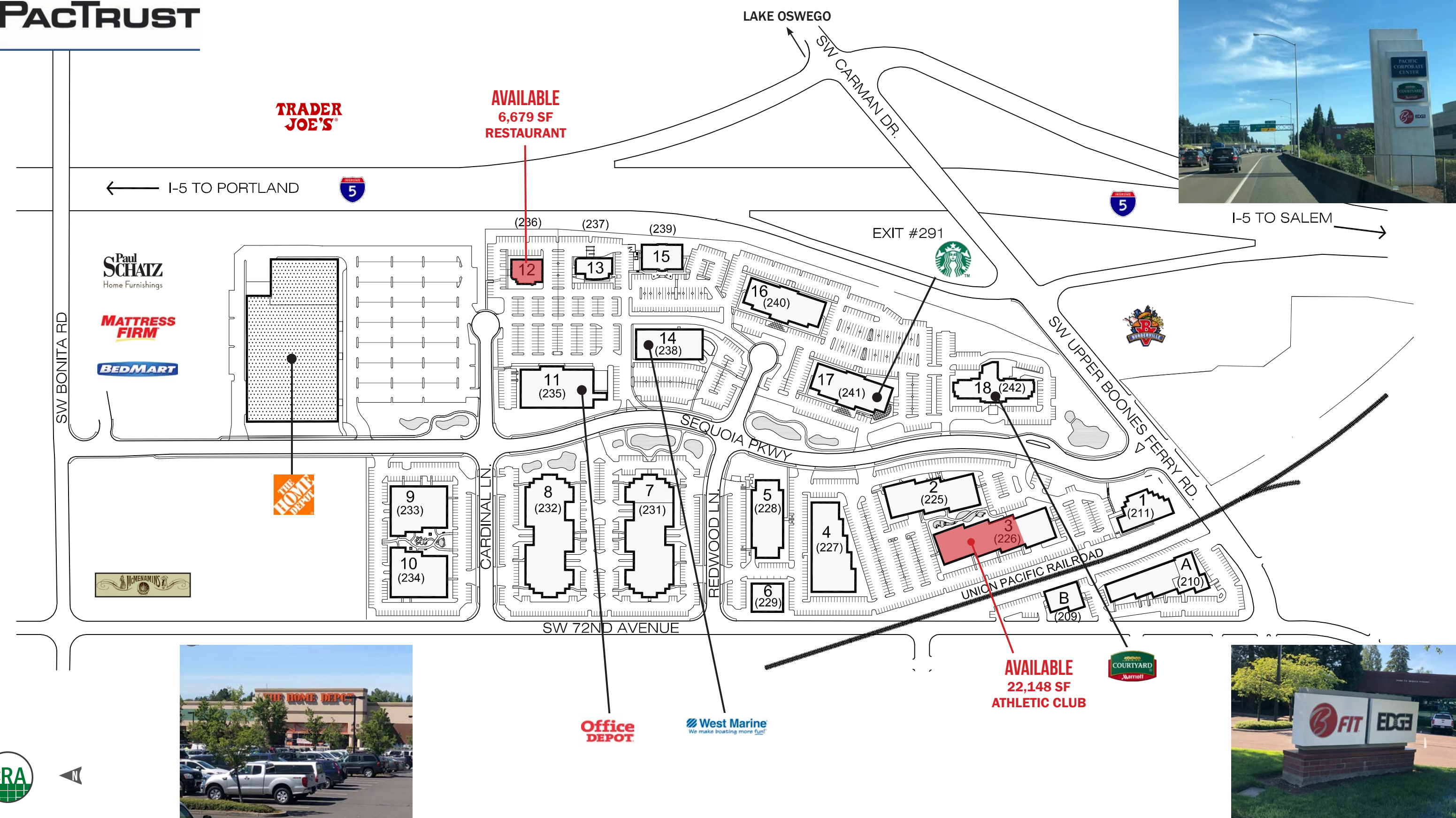
Browns Ferry Park

Canal A Nature

**PACIFIC CORPORATE CENTER**  
**15575 SW SEQUOIA PKWY**  
 TIGARD, OR

**SITE PLAN**

**PACTRUST**



**TRADER JOE'S**

**AVAILABLE**  
**6,679 SF**  
**RESTAURANT**

**AVAILABLE**  
**22,148 SF**  
**ATHLETIC CLUB**



# PACIFIC CORPORATE CENTER 15575 SW SEQUOIA PKWY

## DEMOGRAPHIC SUMMARY

TIGARD, OR

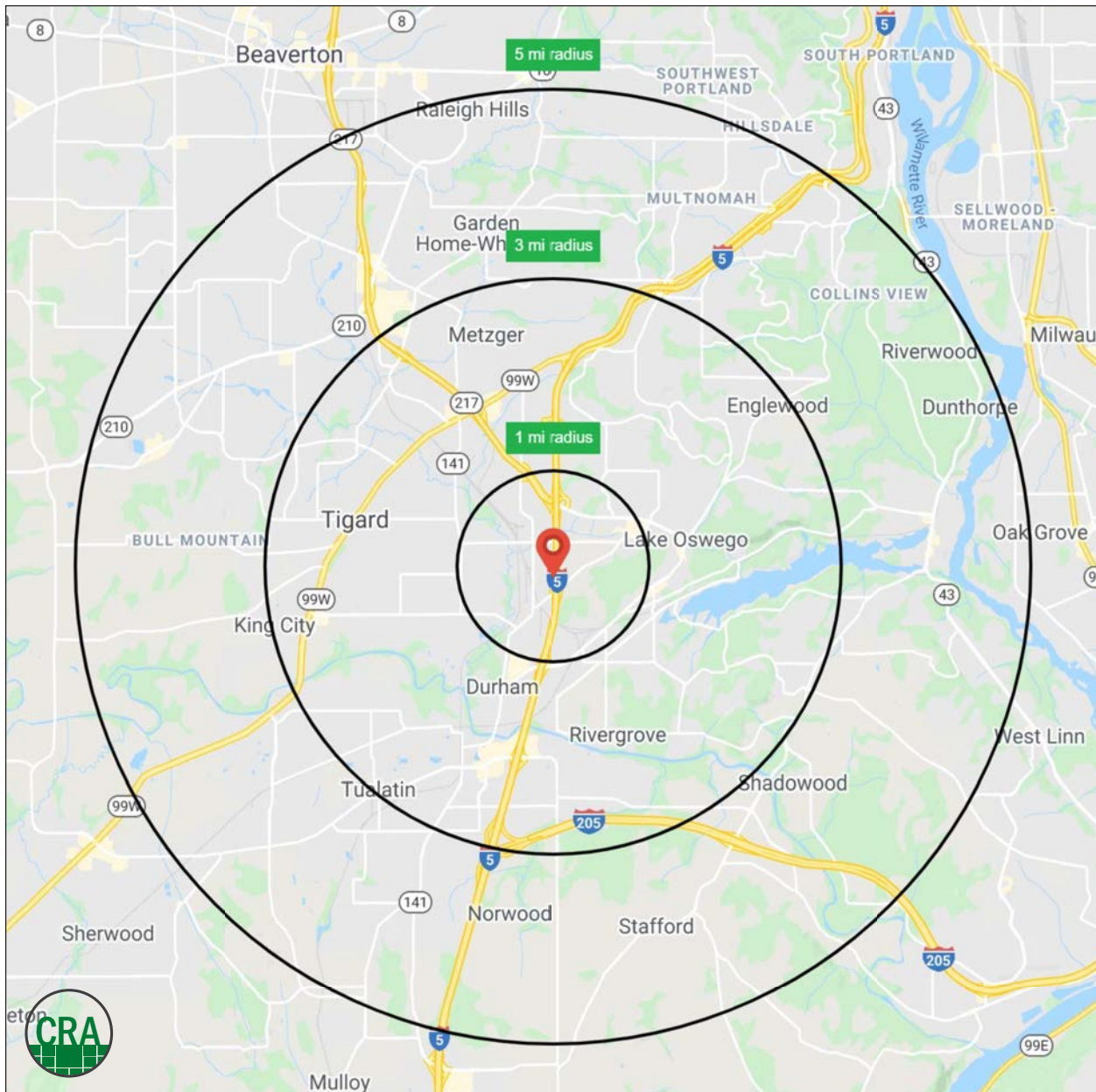
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	8,995	107,875	251,726
Average HH Income	\$129,187	\$125,769	\$128,296
Median HH Income	\$98,006	\$93,044	\$96,403
Median Home Value	\$462,585	\$495,225	\$489,317
Daytime Demographics 16+	23,467	105,999	196,082
Some College or Higher	79.9%	81.2%	83.0%

### \$129,187

Average Household Income  
1 MILE RADIUS

### 105,999

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4115/-122.7449

RS1

15575 SW Sequoia Pkwy Tigard, OR 97224		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	8,995	107,875	251,726
	2025 Projected Population	9,347	112,300	262,258
	2010 Census Population	7,900	98,049	229,220
	2000 Census Population	7,361	92,699	210,098
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	1.1%	0.8%	1.0%
	2020 Median Age	38.6	41.6	41.5
<b>HOUSEHOLDS</b>	2020 Estimated Households	3,608	45,411	104,964
	2025 Projected Households	3,779	47,820	110,715
	2010 Census Households	3,214	41,183	95,028
	2000 Census Households	2,901	38,267	86,031
	Projected Annual Growth 2020 to 2025	0.9%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.2%	0.9%	1.1%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	77.8%	79.5%	79.9%
	2020 Estimated Black or African American	2.8%	2.4%	2.4%
	2020 Estimated Asian or Pacific Islander	9.1%	7.5%	8.2%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2020 Estimated Other Races	9.7%	10.0%	9.0%
	2020 Estimated Hispanic	12.1%	12.6%	10.8%
<b>INCOME</b>	2020 Estimated Average Household Income	\$129,187	\$125,769	\$128,296
	2020 Estimated Median Household Income	\$98,006	\$93,044	\$96,403
	2020 Estimated Per Capita Income	\$51,844	\$53,002	\$53,622
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.2%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.2%	2.8%
	2020 Estimated High School Graduate	13.0%	13.5%	12.4%
	2020 Estimated Some College	17.1%	21.3%	20.2%
	2020 Estimated Associates Degree Only	8.9%	7.5%	7.4%
	2020 Estimated Bachelors Degree Only	34.0%	32.4%	33.7%
	2020 Estimated Graduate Degree	19.9%	20.0%	21.6%
<b>BUSINESS</b>	2020 Estimated Total Businesses	2,032	7,371	13,250
	2020 Estimated Total Employees	21,206	75,661	127,016
	2020 Estimated Employee Population per Business	10.4	10.3	9.6
	2020 Estimated Residential Population per Business	4.4	14.6	19.0

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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