

—FOR LEASE—  
**RESTAURANT/RETAIL  
ENDCAP ANCHORED BY**  
RESTAURANT | SERVICE | MEDICAL



## ADDRESS

15230 SW Sequoia Pkwy | Portland, OR 97224

## AVAILABLE SPACE

7,407 SF (Divisible to +/- 3,000 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**  
Pacific Realty Association, L.P.



**COMMERCIAL  
REALTY ADVISORS**  
NORTHWEST LLC

**Jeff Olson** 503.957.1452 | [jeff@cra-nw.com](mailto:jeff@cra-nw.com)

**Kelli Maks** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@cra-nw.com)

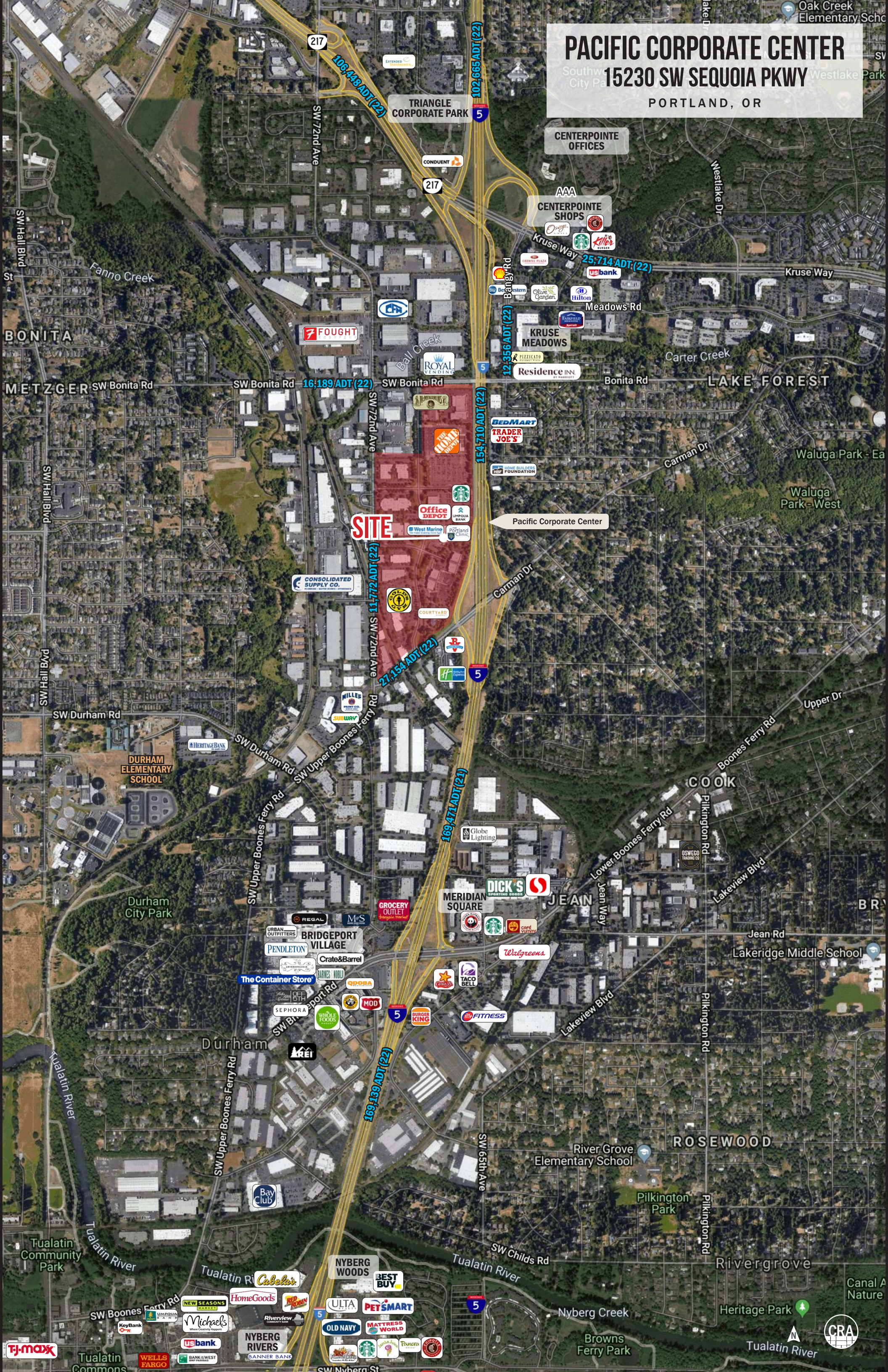
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



# PACIFIC CORPORATE CENTER

Southwest City Park  
15230 SW SEQUOIA PKWY

PORTLAND, OR





**PACIFIC CORPORATE CENTER**  
**15230 SW SEQUOIA PKWY**  
PORTLAND, OR



TIGARD

SW PORTLAND

**PACIFIC CORPORATE CENTER**  
**15230 SW SEQUOIA PKWY**  
PORTLAND, OR

217 Hwy 217

Kruse Way

KRUSE OAKS

KRUSE WOODS

LAKE  
OSWEGO

LAKE  
GROVE

Bonita Road

Bonita Road

SW Carman Drive

PACIFIC CORPORATE  
CENTER

**SITE**

PacTrust

COURTYARD  
BY HARRIOTT

Google

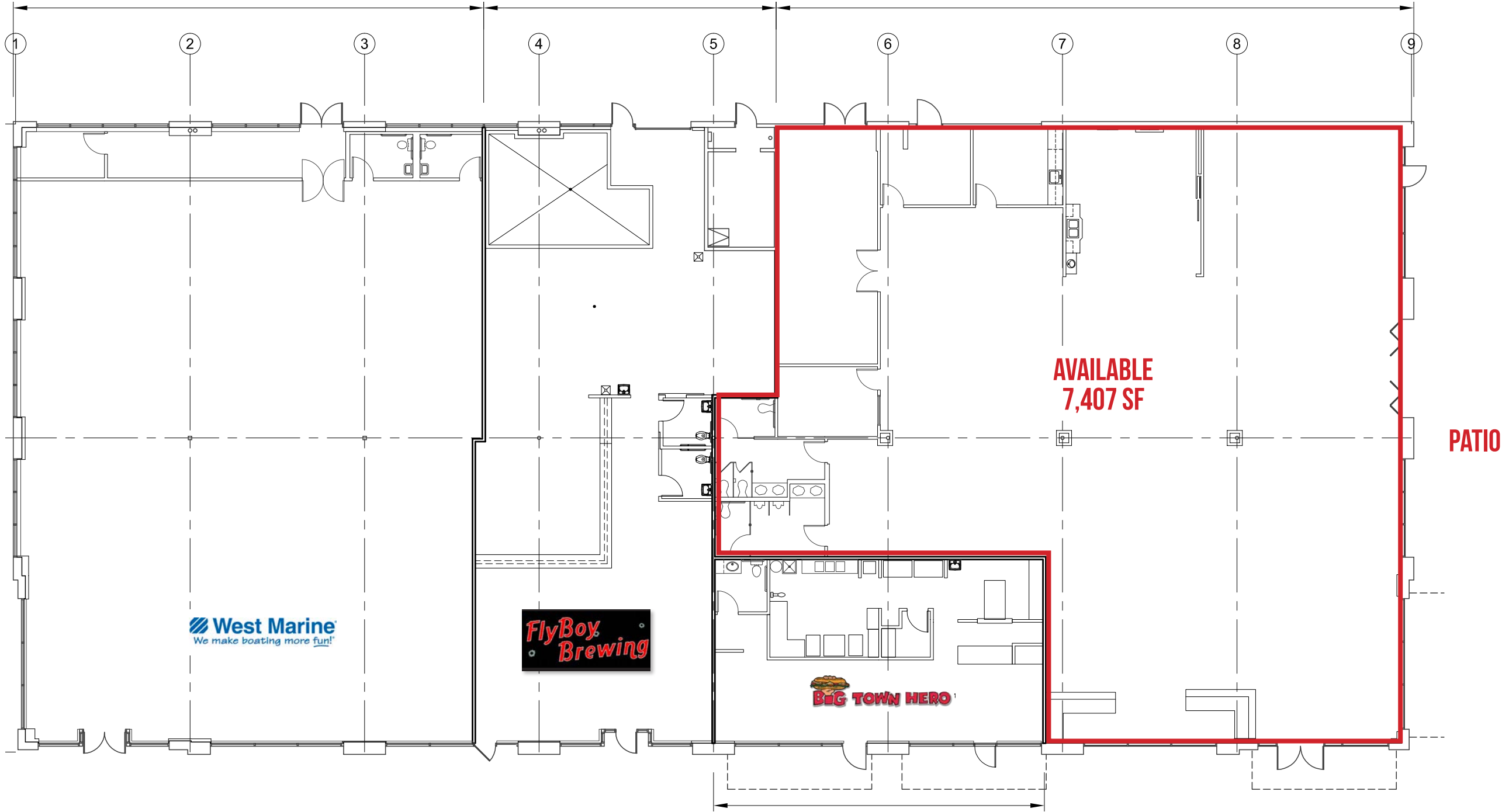




SITE PLAN

PACIFIC CORPORATE CENTER  
15230 SW SEQUOIA PKWY  
PORTLAND, OR







OVERHEAD VIEW

PACIFIC CORPORATE CENTER  
15230 SW SEQUOIA PKWY  
PORTLAND, OR

PACTRUST





**PACIFIC CORPORATE CENTER**  
**15230 SW SEQUOIA PKWY**  
PORTLAND, OR

**IMAGES**





# PACIFIC CORPORATE CENTER

## 15230 SW SEQUOIA PKWY

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)

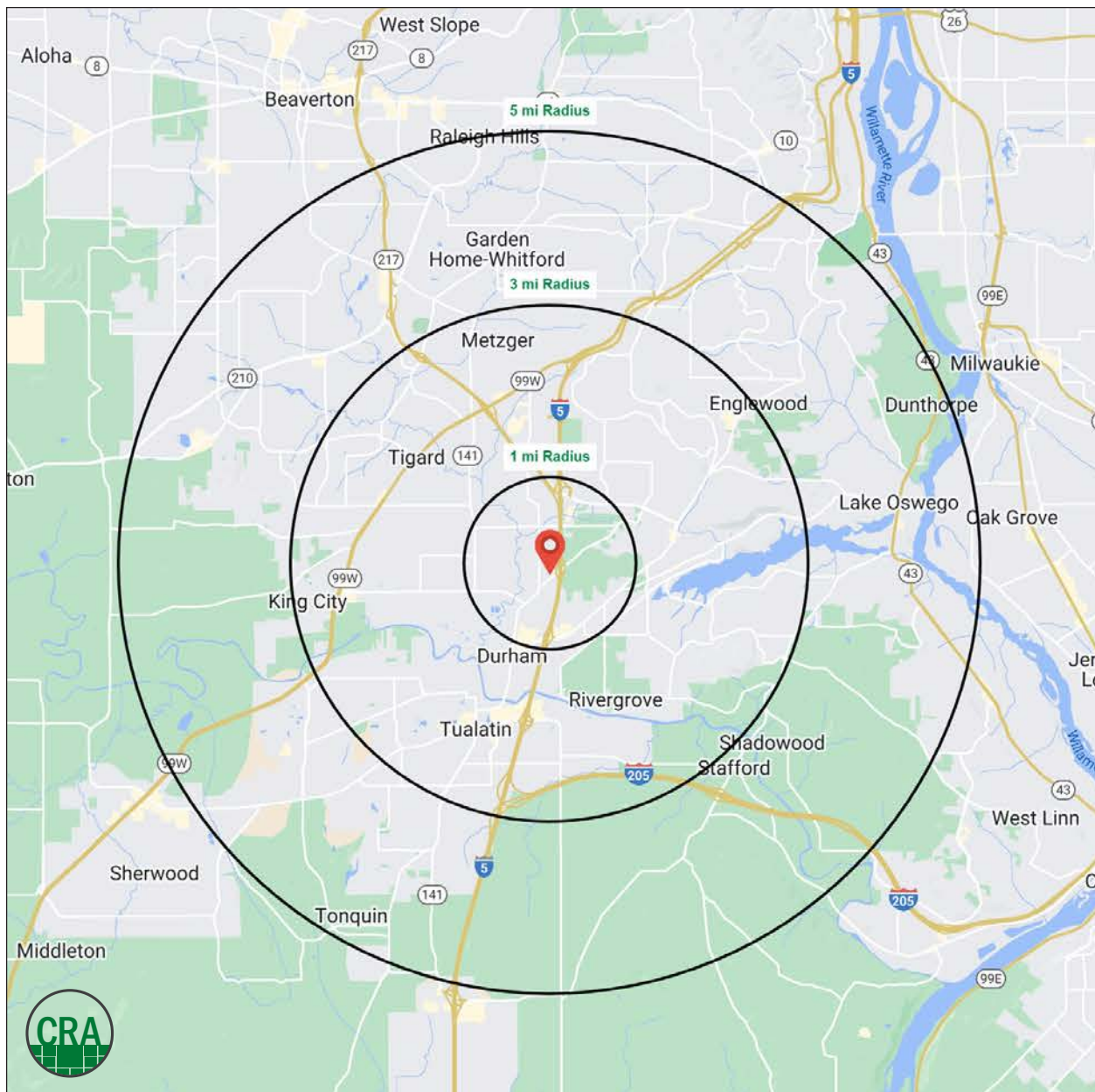
	1 MILE	3 MILE	5 MILE
Estimated Population 2024	7,805	106,026	242,695
Average HH Income	\$163,357	\$152,507	\$160,089
Median HH Income	\$127,838	\$113,271	\$121,300
Median Home Value	\$644,840	\$671,644	\$669,422
Daytime Demographics 16+	23,189	108,334	197,473
Some College or Higher	82.0%	81.7%	83.8%

## \$163,357

Average Household Income  
1 MILE RADIUS

## 197,473

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4104/-122.7459

15230 SW Sequoia Pkwy Tigard, OR 97224	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	7,805	106,026	242,695
2029 Projected Population	8,014	105,942	237,514
2020 Census Population	8,526	104,653	244,943
2010 Census Population	7,391	96,675	225,333
Projected Annual Growth 2024 to 2029	0.5%	-	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.6%
2024 Median Age	39.8	41.8	41.7
<b>Households</b>			
2024 Estimated Households	3,298	45,525	102,364
2029 Projected Households	3,434	45,991	101,210
2020 Census Households	3,419	43,438	100,264
2010 Census Households	2,993	40,633	93,259
Projected Annual Growth 2024 to 2029	0.8%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.7%	0.9%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	73.9%	74.0%	74.8%
2024 Estimated Black or African American	1.9%	2.4%	2.5%
2024 Estimated Asian or Pacific Islander	10.3%	9.0%	9.1%
2024 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2024 Estimated Other Races	13.3%	14.0%	13.0%
2024 Estimated Hispanic	13.3%	13.9%	12.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$163,357	\$152,507	\$160,089
2024 Estimated Median Household Income	\$127,838	\$113,271	\$121,300
2024 Estimated Per Capita Income	\$69,060	\$65,574	\$67,634
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.1%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.2%	1.9%
2024 Estimated High School Graduate	12.8%	14.1%	12.5%
2024 Estimated Some College	15.8%	19.1%	18.6%
2024 Estimated Associates Degree Only	8.1%	8.0%	7.7%
2024 Estimated Bachelors Degree Only	35.6%	33.5%	36.0%
2024 Estimated Graduate Degree	22.5%	21.0%	21.5%
<b>Business</b>			
2024 Estimated Total Businesses	2,288	9,117	16,990
2024 Estimated Total Employees	21,031	75,515	126,732
2024 Estimated Employee Population per Business	9.2	8.3	7.5
2024 Estimated Residential Population per Business	3.4	11.6	14.3



*For more information, please contact:*

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**KELLI MAK** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
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NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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