

— AVAILABLE —
RETAIL | MEDICAL | RESTAURANT
@ PACIFIC CORPORATE CENTER
TIGARD, OR



FOR LEASE > 6,500 SF



ADDRESS

6600 SW Cardinal Lane, Tigard, OR

AVAILABLE SPACE

6,500 SF - Building 12

HIGHLIGHTS

- Located between Lake Oswego and Tigard at PacTrust's Pacific Corporate Center
- Centrally located restaurant 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 Associates, L.P.



**COMMERCIAL
REALTY ADVISORS
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PACIFIC CORPORATE CENTER

6600 SW CARDINAL LANE

TIGARD, OR

107,400 ADT (16)

217

106,936 ADT (18)

TRIANGLE CORPORATE PARK

CENTERPOINT OFFICES

AAA

CENTERPOINT SHOPS

Kruse Way 30,531 ADT (18)

13,435 ADT (18)

KRUSE MEADOWS

7 FUGHT

14,549 ADT (18)

154,500 ADT (16)

SITE

Pacific Corporate Center

18,076 ADT (18)

29,000 ADT (18)

18,076 ADT (18)

5

SW Hall Blvd

Fanno Creek

BONITA

METZGER SW Bonita Rd

SW Hall Blvd

SW Hall Blvd

SW Durham Rd

DURHAM ELEMENTARY SCHOOL

Durham City Park

Tualatin River

Durham

Tualatin Community Park

SW Boones Ferry Rd

TJ-maxx

Tualatin Commons

NYBERG WOODS

BEST BUY

ULTA

PETSMART

HomeGoods

NEW SEASONS

MICHAEL'S

OLD NAVY

FAMOUS FOOTWEAR

NYBERG RIVERS

BANNER BANK

US BANK

BANK OF AMERICA

SW Childs Rd

5

Nyberg Creek

Browns Ferry Park

ROSEWOOD

Pilkington Park

Rivergrove

Heritage Park

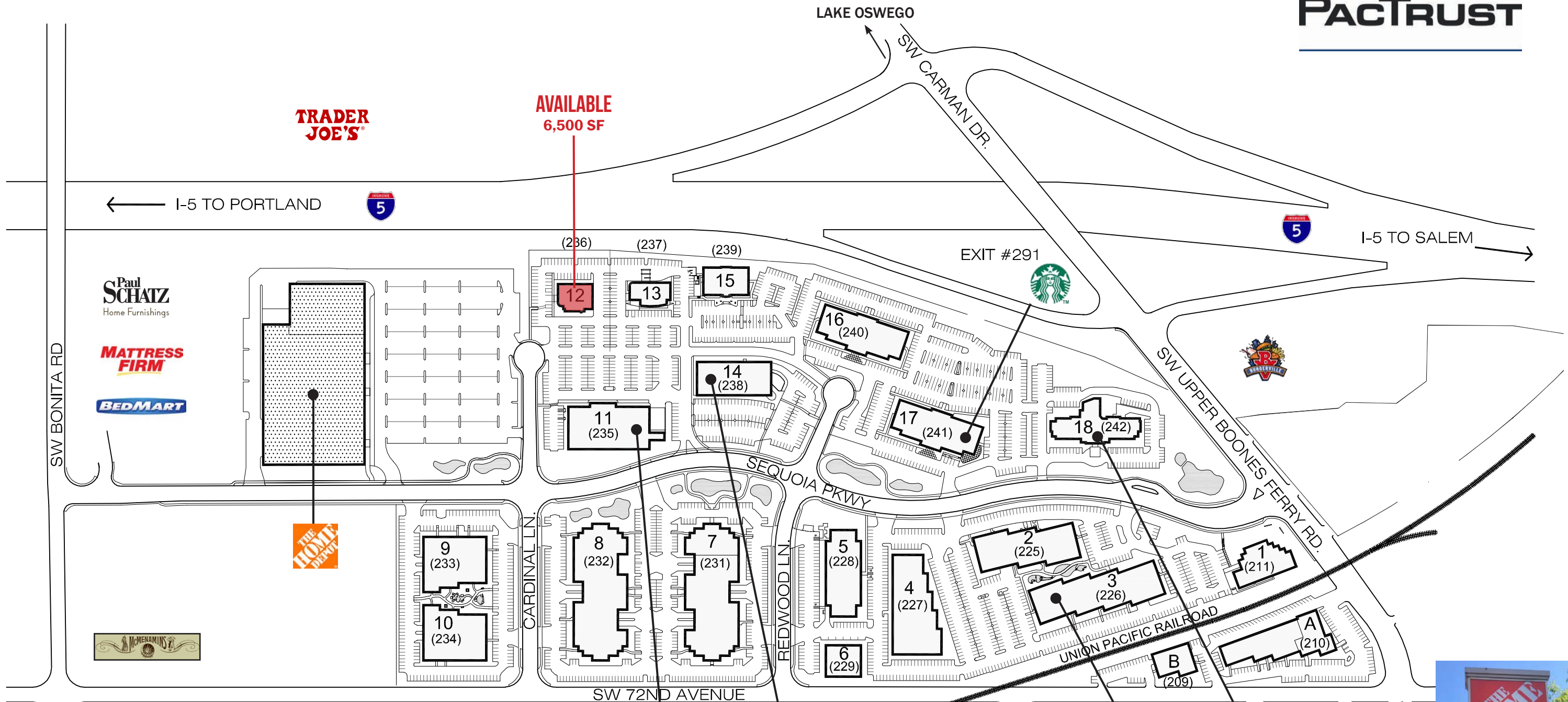
Tualatin River



PACIFIC CORPORATE CENTER
6600 SW CARDINAL LANE
TIGARD, OR

SITE PLAN

PacTrust



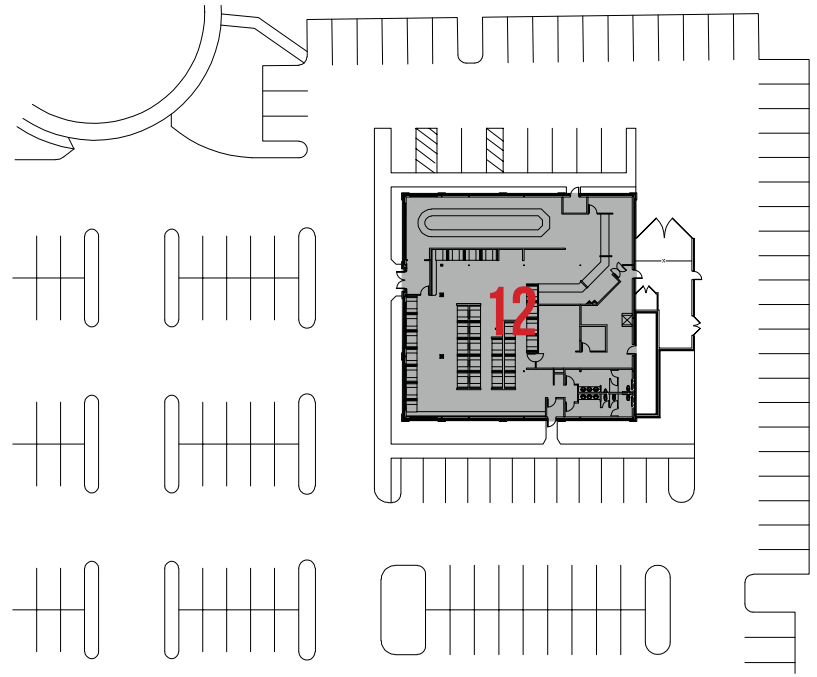
AVAILABLE
22,148 SF

AVAILABLE
6,500 SF

PACIFIC CORPORATE CENTER
6600 SW CARDINAL LANE
TIGARD, OR

SITE PLAN | FLOOR PLAN | CLOSE-IN

PACTRUST



PACIFIC CORPORATE CENTER
Portland, OR 97224



PACIFIC CORPORATE CENTER 6600 SW CARDINAL LANE

DEMOGRAPHIC SUMMARY

TIGARD, OR

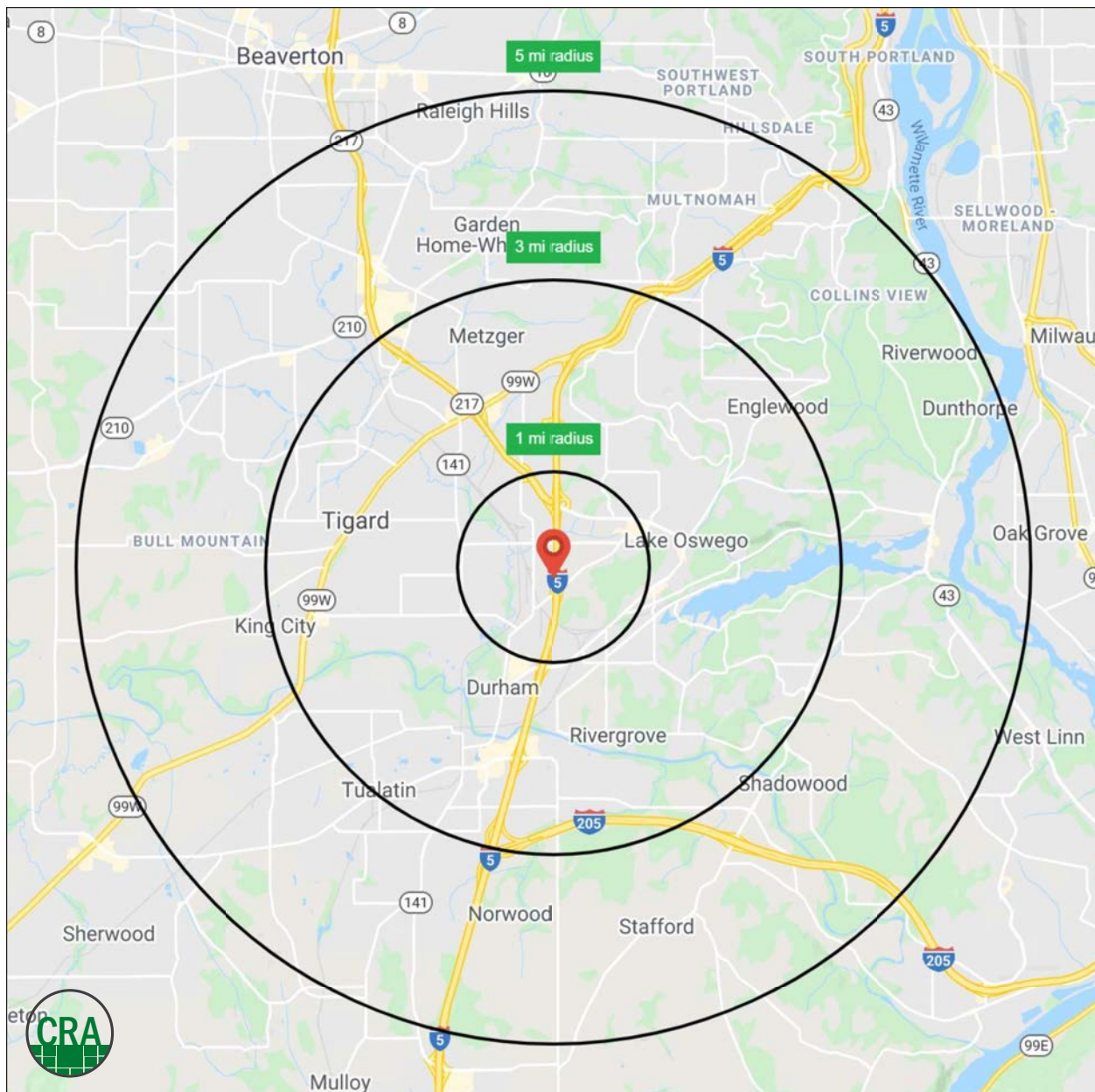
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	8,995	107,875	251,726
Average HH Income	\$129,187	\$125,769	\$128,296
Median HH Income	\$98,006	\$93,044	\$96,403
Median Home Value	\$462,585	\$495,225	\$489,317
Daytime Demographics 16+	23,467	105,999	196,082
Some College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

6600 SW Cardinal Ln

Tigard, OR 97224

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	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
HOUSEHOLDS	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%
RACE AND ETHNICITY	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%
INCOME	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
EDUCATION (AGE 25+)	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%
BUSINESS	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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