

— 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 - 166,081 ADT ('20)

SW Carman Dr - 31,036 ADT ('20)

SW Sequoia Pkwy - 9,273 ADT ('18)



PACTRUST
Pacific Realty Associates, L.P.



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Jeff Olson 503.957.1452 | jeff@cra-nw.com

Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211

www.cra-nw.com

PACIFIC CORPORATE CENTER 6600 SW CARDINAL LANE

PROPOSED REDESIGN
RENDERINGS

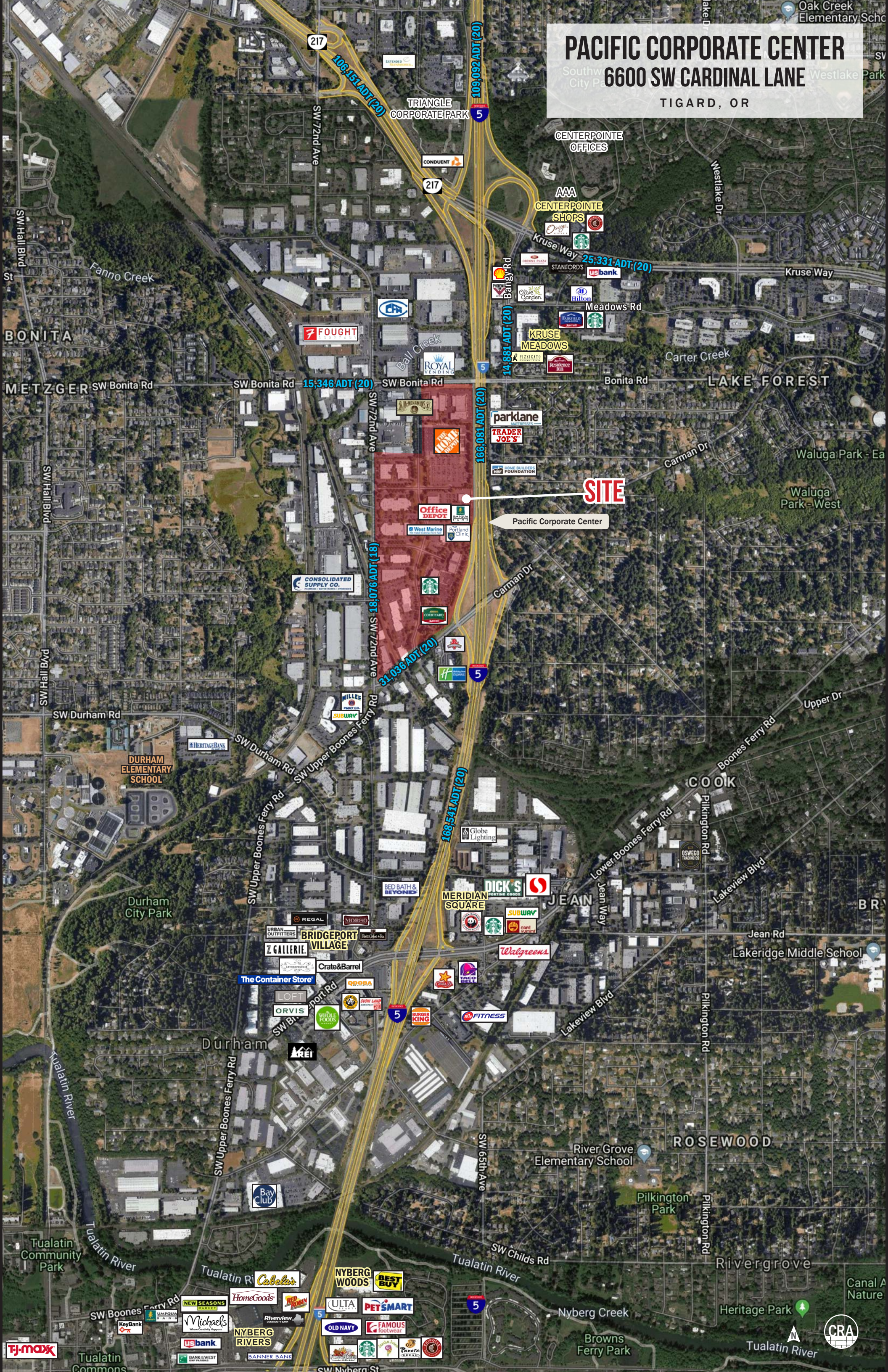
TIGARD, OR



PACIFIC CORPORATE CENTER

6600 SW CARDINAL LANE

TIGARD, OR



SITE

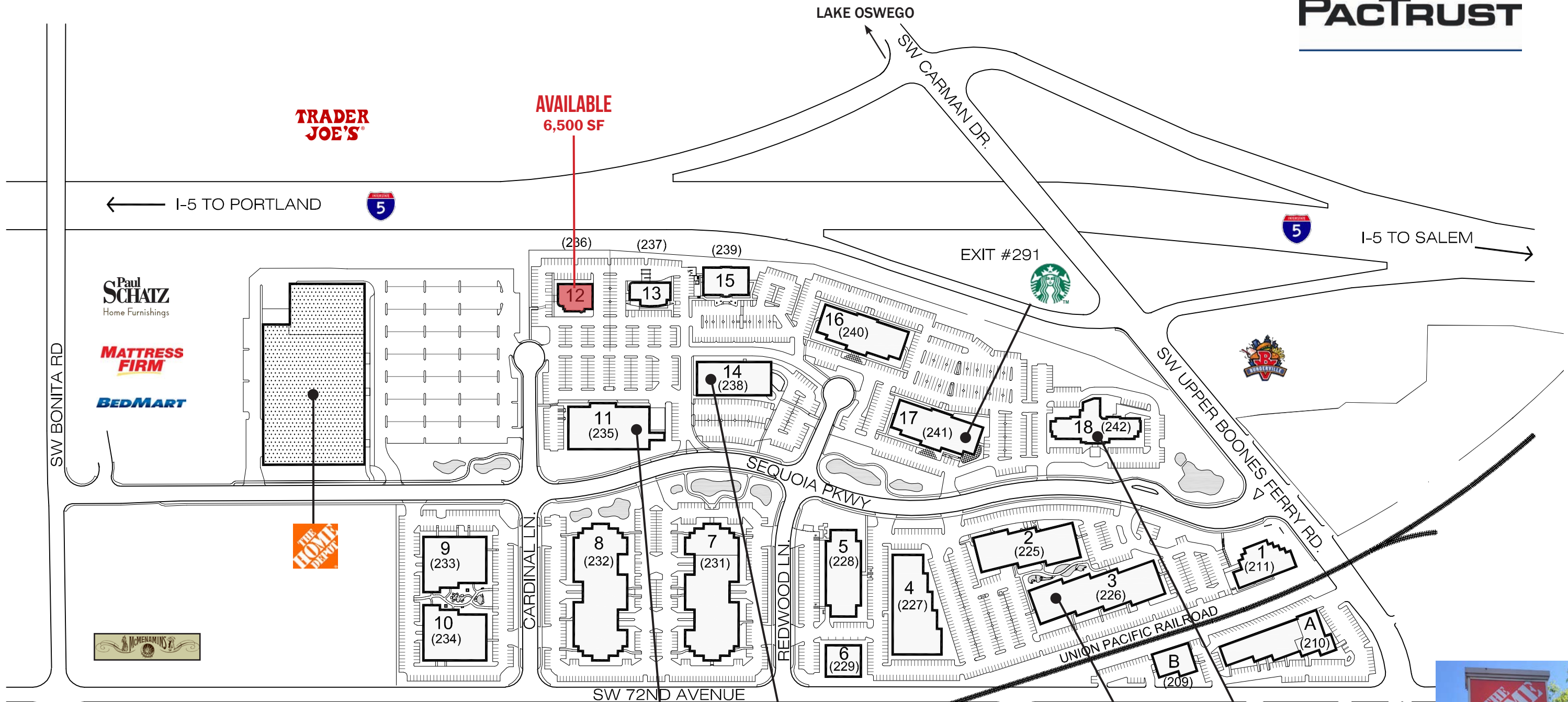
Pacific Corporate Center



PACIFIC CORPORATE CENTER
6600 SW CARDINAL LANE
TIGARD, OR

SITE PLAN

PACTRUST



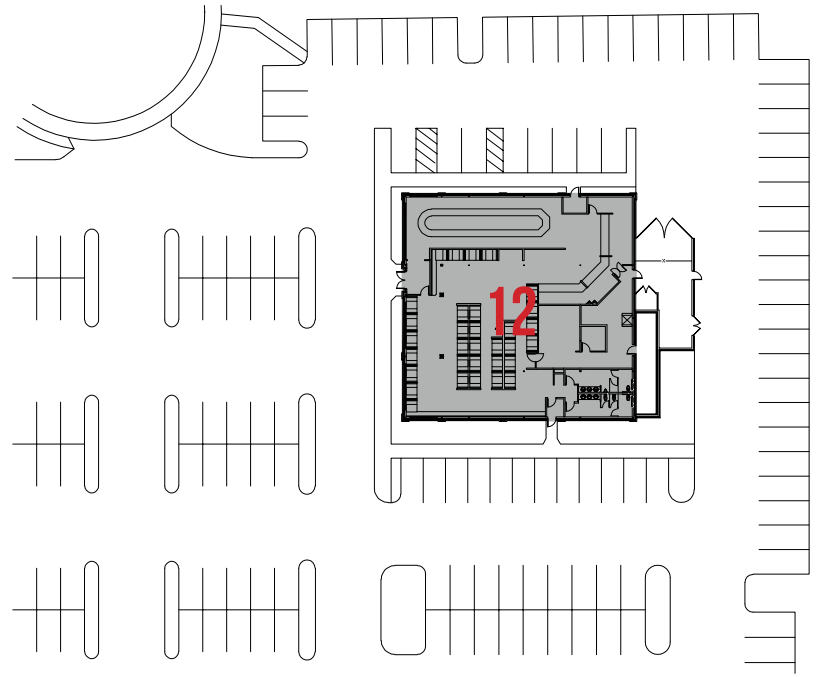
AVAILABLE
22,148 SF

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

TIGARD, OR

DEMOGRAPHIC SUMMARY

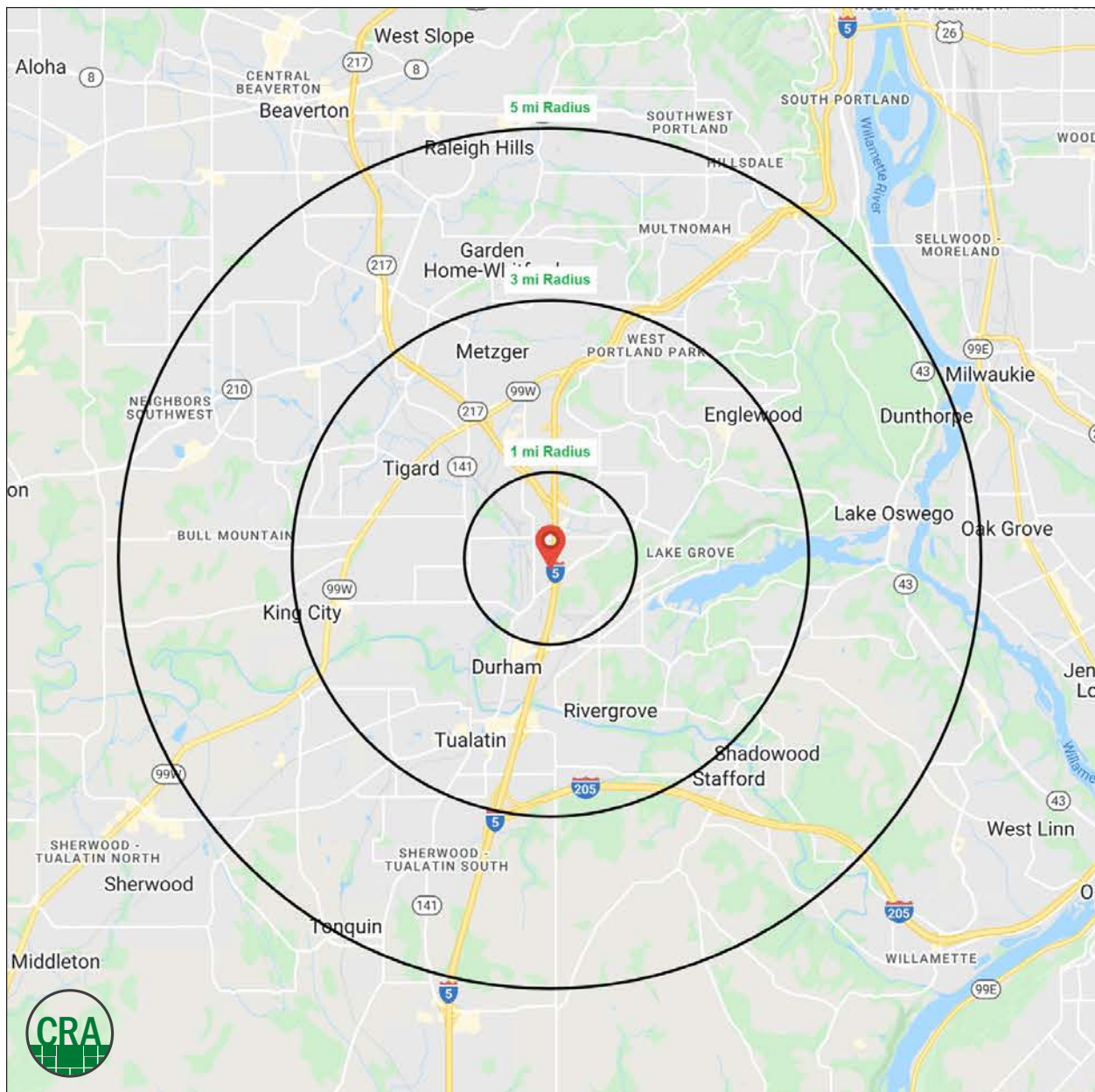
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	9,103	108,108	252,711
Average HH Income	\$118,951	\$126,136	\$128,534
Median HH Income	\$94,950	\$96,816	\$100,500
Median Home Value	\$473,575	\$517,080	\$516,250
Daytime Demographics 16+	26,793	108,688	212,357
Some College or Higher	80.2%	80.9%	82.3%

\$126,136

Average Household Income
3 MILE RADIUS

105,688

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4115/-122.7449

6600 SW Cardinal Ln Tigard, OR 97224	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,103	108,108	252,711
2026 Projected Population	9,529	111,202	259,471
2020 Census Population	9,315	107,373	252,042
2010 Census Population	7,900	98,049	230,911
Projected Annual Growth 2021 to 2026	0.9%	0.6%	0.5%
Historical Annual Growth 2010 to 2021	1.4%	0.9%	0.9%
2021 Median Age	36.9	41.1	41.3
Households			
2021 Estimated Households	3,610	44,787	103,855
2026 Projected Households	3,845	46,929	108,532
2020 Census Households	3,743	44,541	103,384
2010 Census Households	3,214	41,183	95,620
Projected Annual Growth 2021 to 2026	1.3%	1.0%	0.9%
Historical Annual Growth 2010 to 2021	1.1%	0.8%	0.8%
Race and Ethnicity			
2021 Estimated White	70.5%	72.8%	73.8%
2021 Estimated Black or African American	2.2%	2.1%	2.0%
2021 Estimated Asian or Pacific Islander	9.5%	7.3%	8.4%
2021 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%
2021 Estimated Other Races	17.1%	17.0%	15.1%
2021 Estimated Hispanic	13.8%	14.0%	11.4%
Income			
2021 Estimated Average Household Income	\$118,951	\$126,136	\$128,534
2021 Estimated Median Household Income	\$94,950	\$96,816	\$100,500
2021 Estimated Per Capita Income	\$47,206	\$52,322	\$52,919
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.1%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.7%	2.4%
2021 Estimated High School Graduate	14.2%	14.2%	13.5%
2021 Estimated Some College	18.4%	21.1%	19.9%
2021 Estimated Associates Degree Only	8.2%	7.6%	7.2%
2021 Estimated Bachelors Degree Only	32.3%	31.9%	33.1%
2021 Estimated Graduate Degree	21.4%	20.3%	22.0%
Business			
2021 Estimated Total Businesses	2,295	8,458	16,314
2021 Estimated Total Employees	24,368	75,893	136,849
2021 Estimated Employee Population per Business	10.6	9.0	8.4
2021 Estimated Residential Population per Business	4.0	12.8	15.5

For more information, please contact:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765 | kelli@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.