

—AVAILABLE— RESTAURANT WITH EXCLUSIVE OUTDOOR SEATING

AVAILABLE



STARBUCKS IS EXPANDING
TO A LARGER CAFE & DRIVE-THRU LOCATION
HERE @ PACIFIC CORPORATE CENTER

FOR LEASE @ PACIFIC CORPORATE CENTER



TRADER
JOE'S



Office
DEPOT



FlyBox
Brewing

West Marine
We make boating more fun!

COURTYARD
BY MARIOTT

North Coast
Equestrian

ADDRESS

15350 SW Sequoia Pkwy, Portland, OR 97224

AVAILABLE SPACE

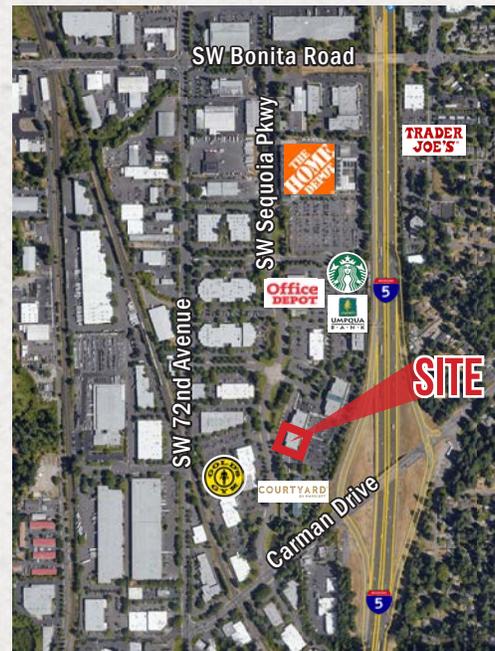
1,758 SF + outdoor patio seating
Please call for lease rate details

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
PacTrust Realty Association, L.P.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211

www.cra-nw.com

PACIFIC CORPORATE CENTER 15350 SW SEQUOIA PKWY

EXTERIOR IMAGES

PORTLAND, OR



PACIFIC CORPORATE CENTER 15350 SW SEQUOIA PKWY PORTLAND, OR

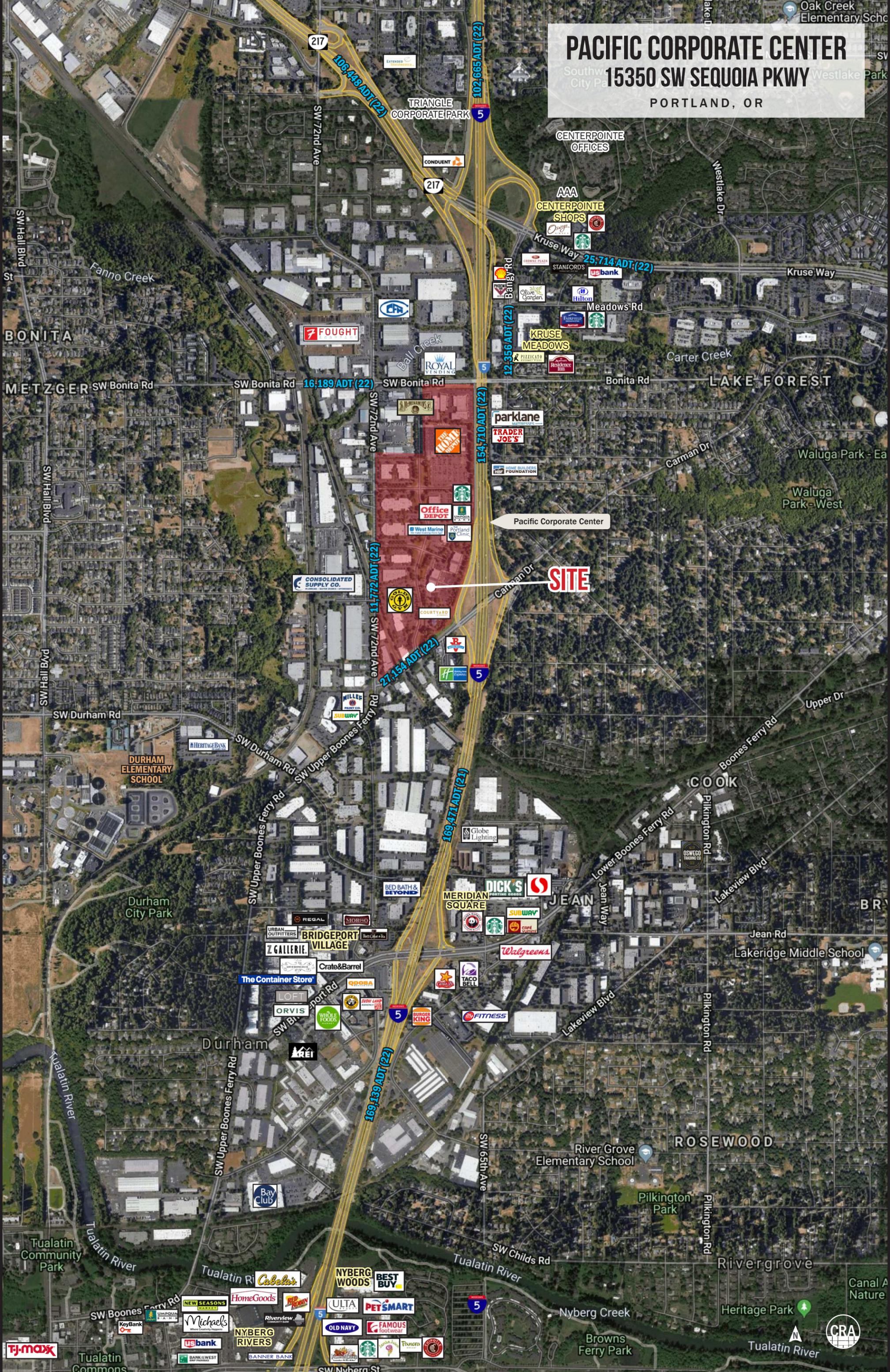
INTERIOR IMAGES



PACIFIC CORPORATE CENTER

Southwest City Park
15350 SW SEQUOIA PKWY

PORTLAND, OR



102,665 ADT (22)

217

106,448 ADT (22)

TRIANGLE CORPORATE PARK

CENTERPOINT OFFICES

AAA

CENTERPOINT SHOPS

Kruse Way 25,714 ADT (22)

Bangy Rd

12,356 ADT (22)

KRUSE MEADOWS

FOUGHT

CH

ROYAL VENDING

Meadows Rd

usbank

STANFORD'S

usbank

parklane

TRADER JOE'S

ROSE BUDS FOUNDATION

Office DEPOT

West Marine

Portland Clinic

Pacific Corporate Center

SITE

11,772 ADT (22)

SW 72nd Ave

SW 72nd Ave

11,772 ADT (22)

SW Upper Boones Ferry Rd

27,154 ADT (22)

SW Upper Boones Ferry Rd

11,772 ADT (22)

SW Upper Boones Ferry Rd

5

169,471 ADT (21)

5

169,139 ADT (22)

5

169,139 ADT (22)

5

169,139 ADT (22)

5

SW Hall Blvd

BONITA

METZGER SW Bonita Rd

SW Hall Blvd

SW Hall Blvd

SW Durham Rd

SW Hall Blvd

DURHAM ELEMENTARY SCHOOL

Tualatin River

Tualatin River

Tualatin River

Tualatin River

Fanno Creek

BONITA

METZGER SW Bonita Rd

SW Hall Blvd

SW Hall Blvd

SW Durham Rd

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Tualatin River

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HERITAGE BANK

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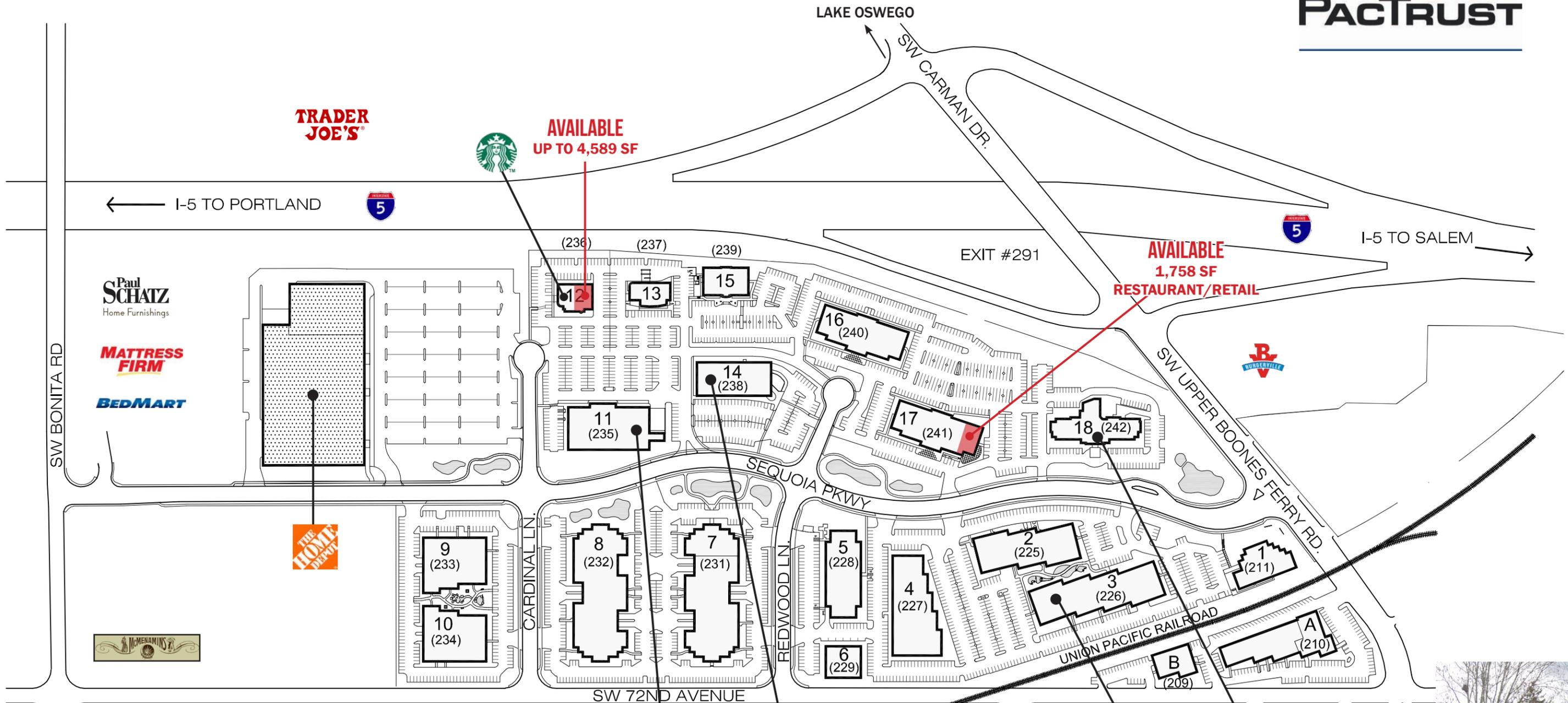
SW Boones Ferry Rd

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PACIFIC CORPORATE CENTER
15350 SW SEQUOIA PKWY
PORTLAND, OR

SITE PLAN

PACTRUST



TRADER JOE'S



AVAILABLE
UP TO 4,589 SF

AVAILABLE
1,758 SF
RESTAURANT/RETAIL

Paul SCHATZ
Home Furnishings

MATTRESS FIRM

BEDMART



Office DEPOT

West Marine
We make boating more fun!

COURTYARD
BY MARRIOTT



PACIFIC CORPORATE CENTER 15350 SW SEQUOIA PKWY

DEMOGRAPHIC SUMMARY

PORTLAND, OR

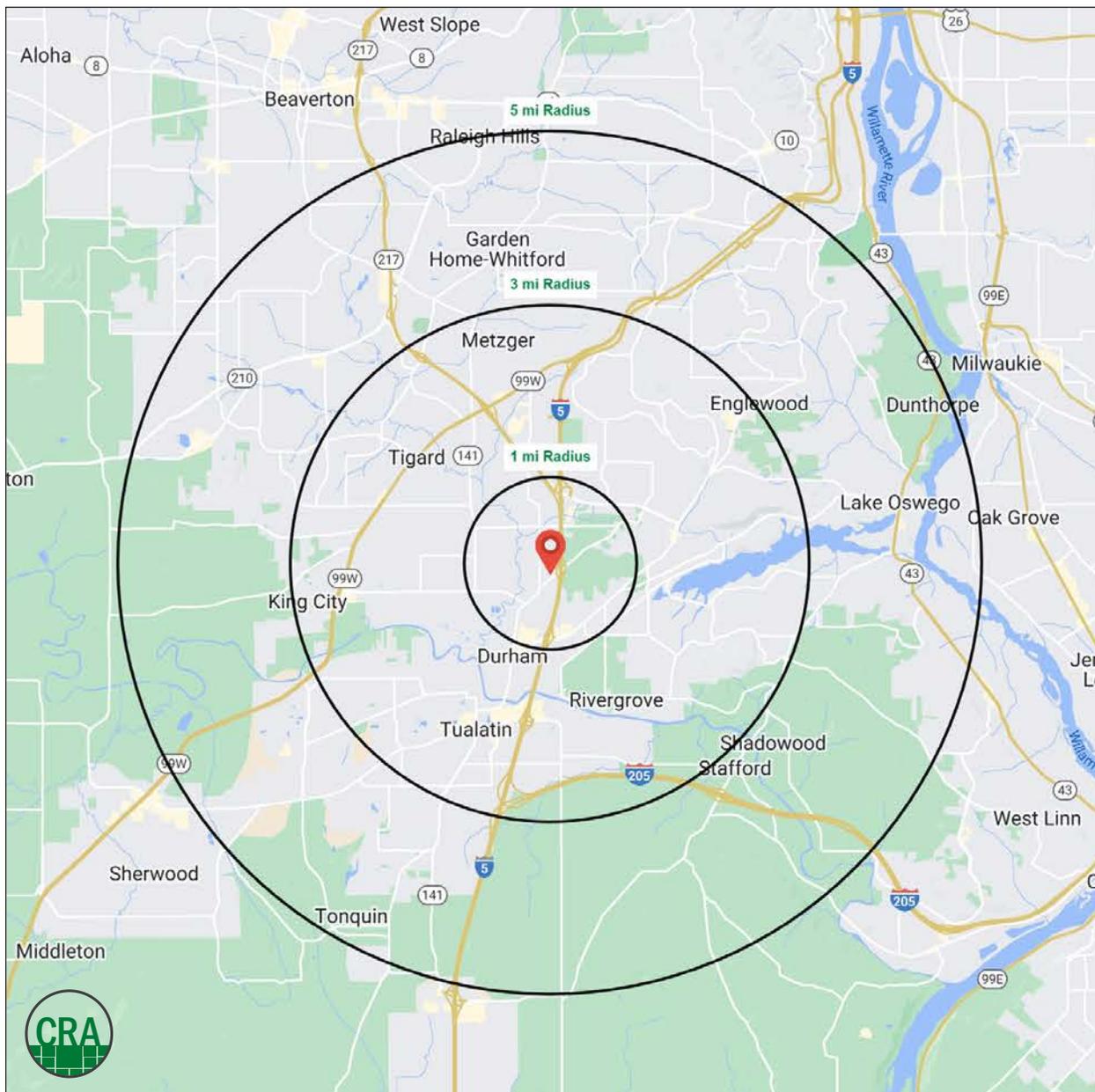
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	8,501	104,409	239,386
Average HH Income	\$135,573	\$123,644	\$130,977
Median HH Income	\$108,832	\$95,412	\$101,420
Median Home Value	\$488,945	\$508,107	\$521,090
Daytime Demographics 16+	22,542	112,593	206,612
Some College or Higher	80.8%	81.3%	82.8%

\$135,573

Average Household Income
1 MILE RADIUS

112,593

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4088/-122.7462

15350 SW Sequoia Pkwy	1 mi	3 mi	5 mi
Portland, OR 97224	radius	radius	radius
Population			
2022 Estimated Population	8,501	104,409	239,386
2027 Projected Population	8,999	106,824	244,402
2020 Census Population	8,704	103,934	240,050
2010 Census Population	7,585	95,967	220,671
Projected Annual Growth 2022 to 2027	1.2%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	1.0%	0.7%	0.7%
2022 Median Age	39.4	41.2	41.0
Households			
2022 Estimated Households	3,398	43,414	98,053
2027 Projected Households	3,707	45,749	102,841
2020 Census Households	3,496	43,176	98,257
2010 Census Households	3,062	40,304	91,340
Projected Annual Growth 2022 to 2027	1.8%	1.1%	1.0%
Historical Annual Growth 2010 to 2022	0.9%	0.6%	0.6%
Race and Ethnicity			
2022 Estimated White	74.7%	73.6%	74.2%
2022 Estimated Black or African American	1.2%	1.8%	1.9%
2022 Estimated Asian or Pacific Islander	8.7%	7.3%	8.0%
2022 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.6%
2022 Estimated Other Races	14.7%	16.6%	15.2%
2022 Estimated Hispanic	10.7%	13.3%	11.5%
Income			
2022 Estimated Average Household Income	\$135,573	\$123,644	\$130,977
2022 Estimated Median Household Income	\$108,832	\$95,412	\$101,420
2022 Estimated Per Capita Income	\$54,229	\$51,496	\$53,777
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	1.7%
2022 Estimated Some High School (Grade Level 9 to 11)	3.9%	2.5%	2.3%
2022 Estimated High School Graduate	12.9%	14.4%	13.3%
2022 Estimated Some College	17.8%	21.5%	20.6%
2022 Estimated Associates Degree Only	6.8%	7.6%	7.3%
2022 Estimated Bachelors Degree Only	33.5%	31.3%	33.0%
2022 Estimated Graduate Degree	22.7%	20.8%	21.9%
Business			
2022 Estimated Total Businesses	2,150	8,899	16,694
2022 Estimated Total Employees	20,172	81,757	139,327
2022 Estimated Employee Population per Business	9.4	9.2	8.3
2022 Estimated Residential Population per Business	4.0	11.7	14.3

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1

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



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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



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