

PACIFIC HWY RETAIL

FOR LEASE > TIGARD, OR



LOCATION

11642 SW Pacific Hwy, Tigard, OR

AVAILABLE SPACES

RETAIL STOREFRONT: 1,649 RSF

LOWER LEVEL (Suite 140): 1,031 RSF

RENTAL RATE

Please call for details

TRAFFIC COUNT

Pacific Hwy 99W - 44,640 ADT ('22)

Hwy 217 - 98,273 ADT ('22)

HIGHLIGHTS

- Located on Hwy 99W near Hwy 217 in the Tigard Triangle with high traffic counts and great visibility.
- Major nearby retailers include Fred Meyer, Costco, Walmart, WinCo, Lowe's, PetSmart, Petco, US Foods Chef'Store and Big 5 Sporting Goods.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

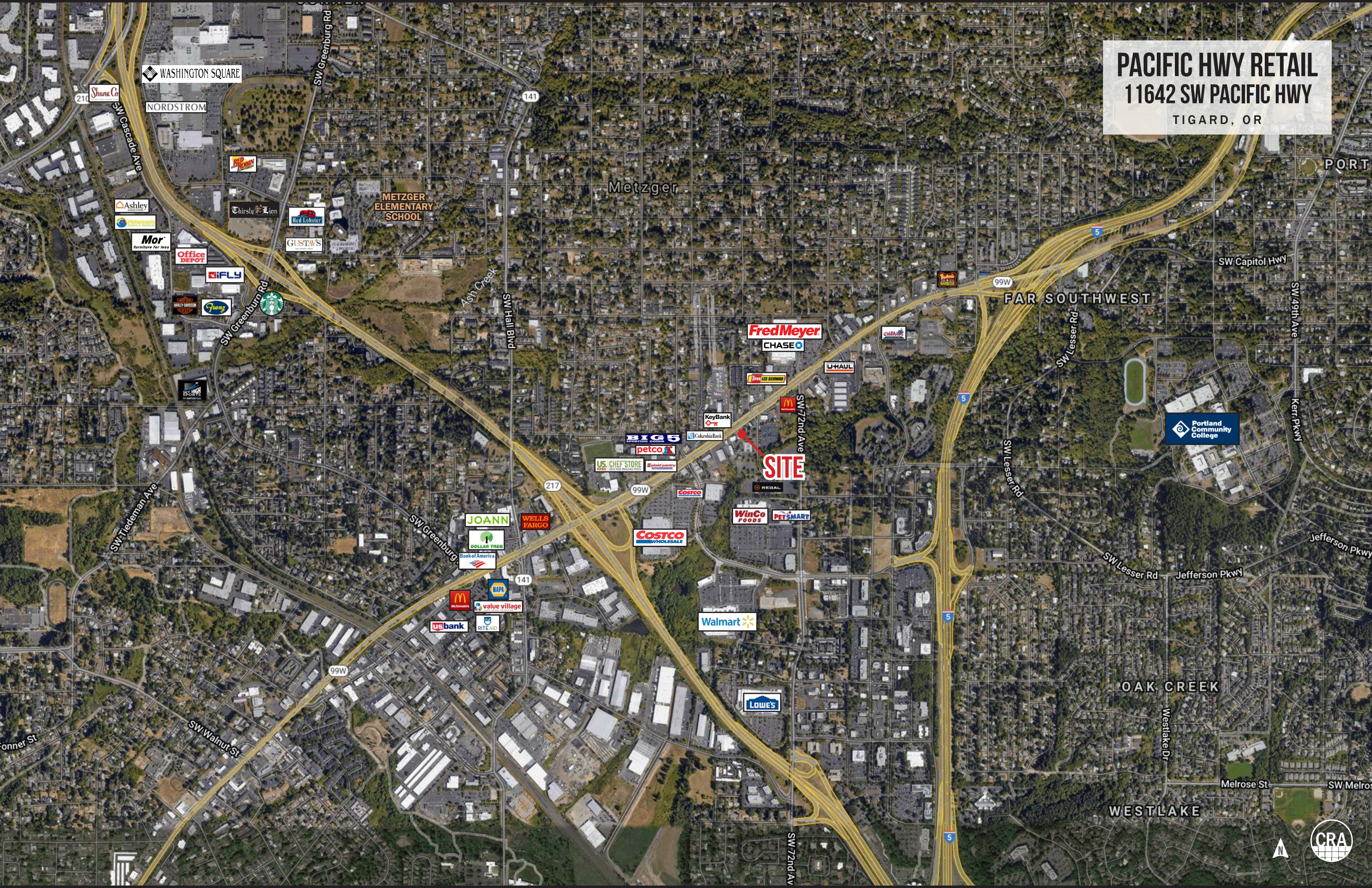
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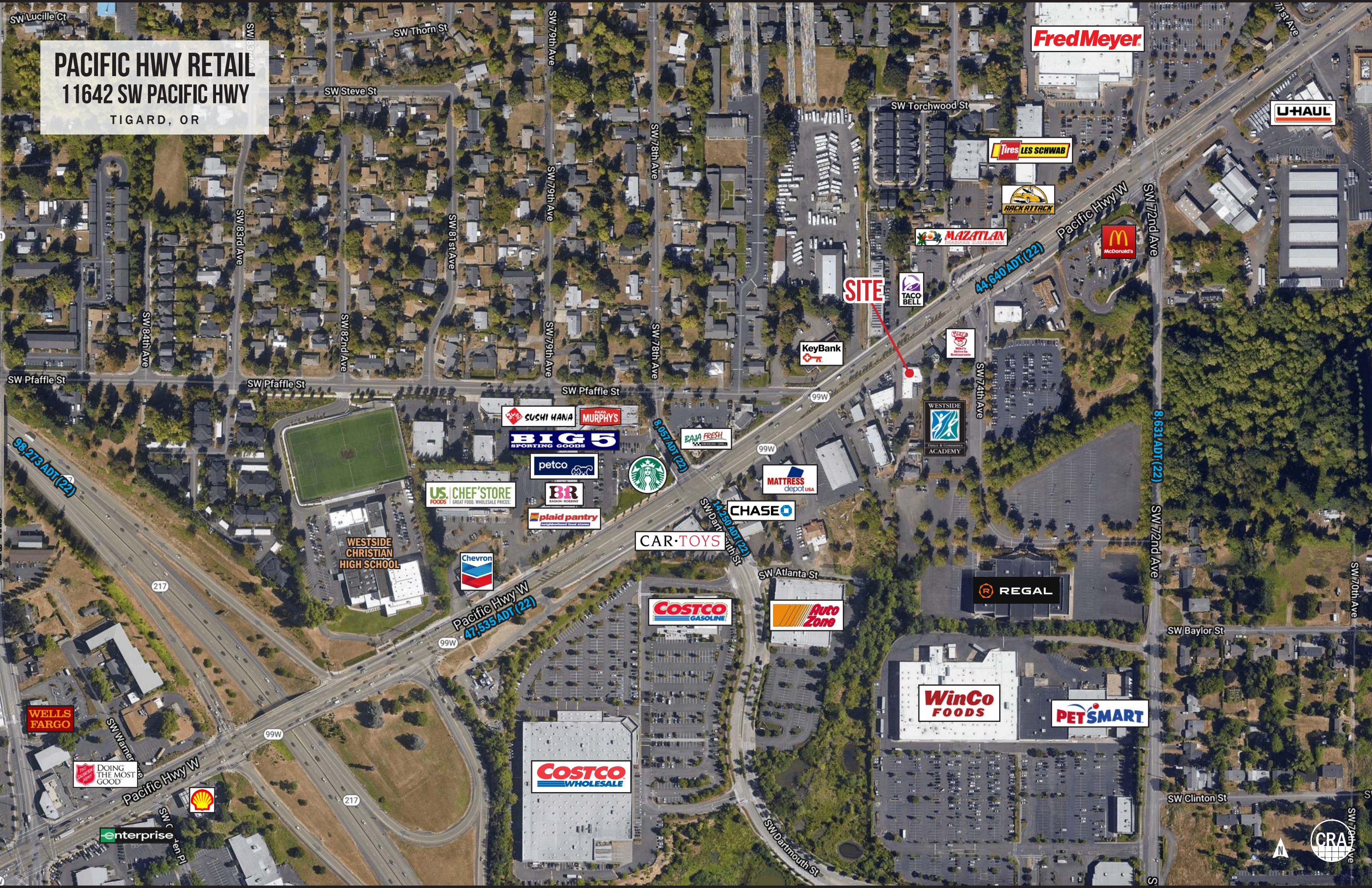
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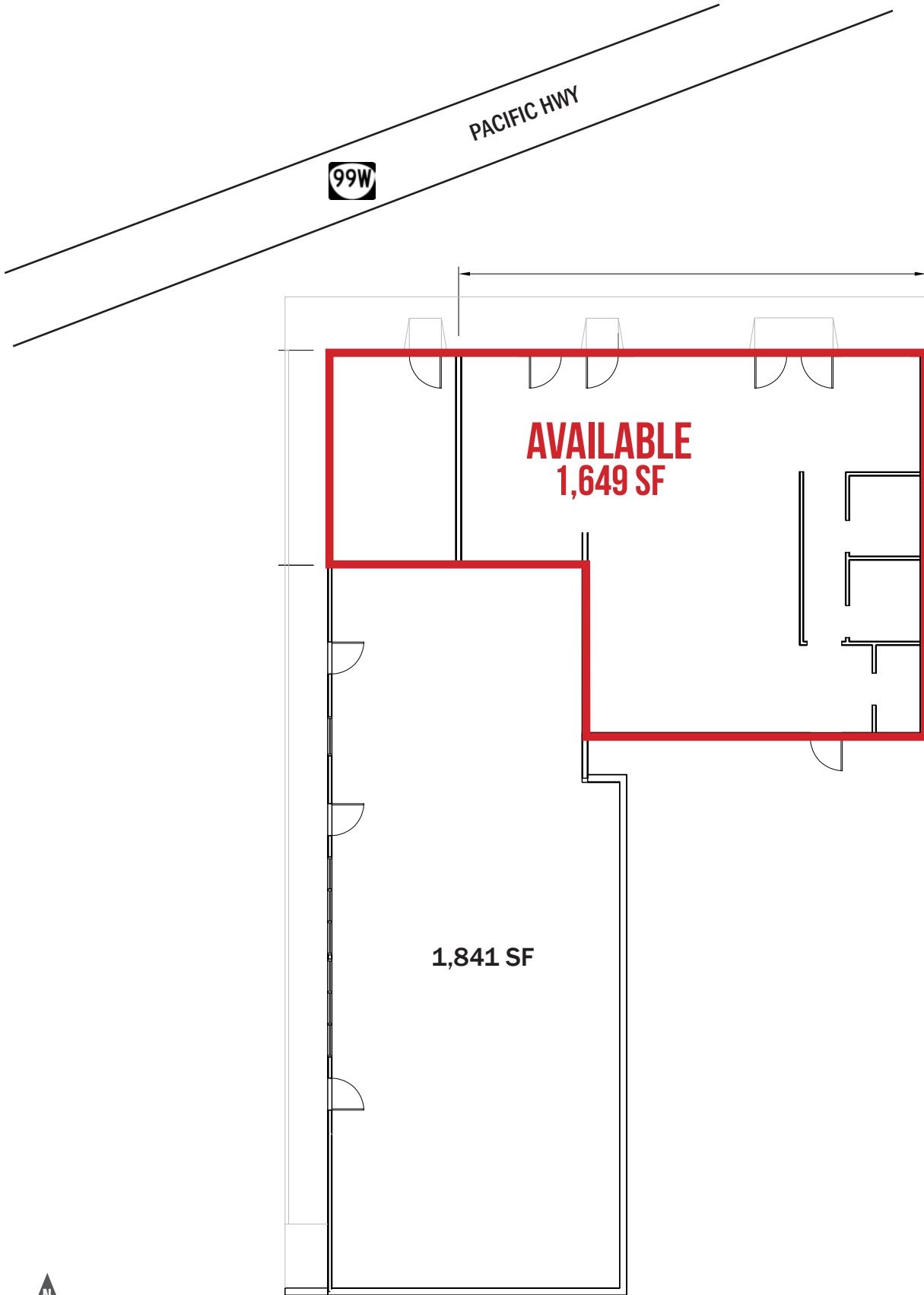


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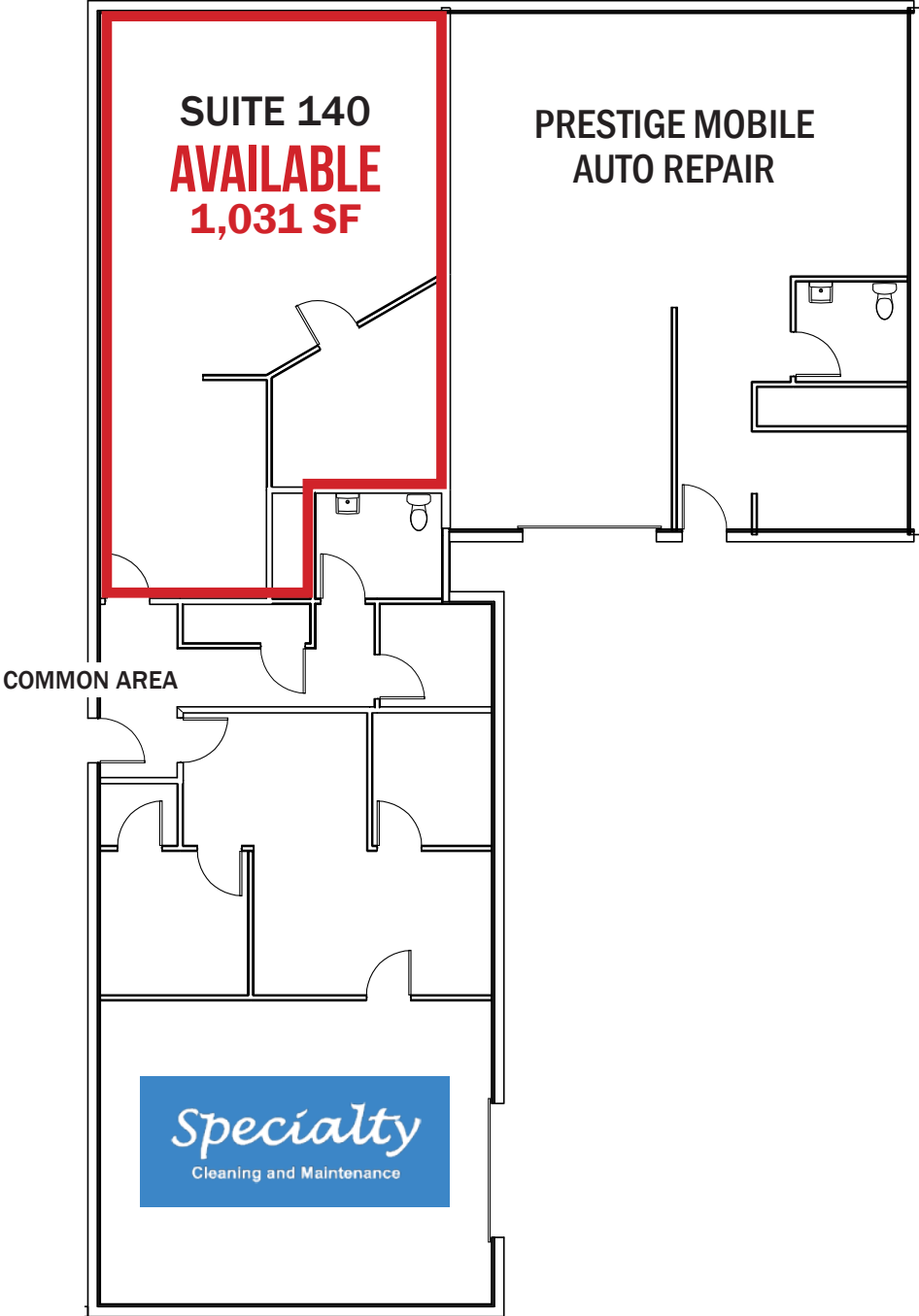
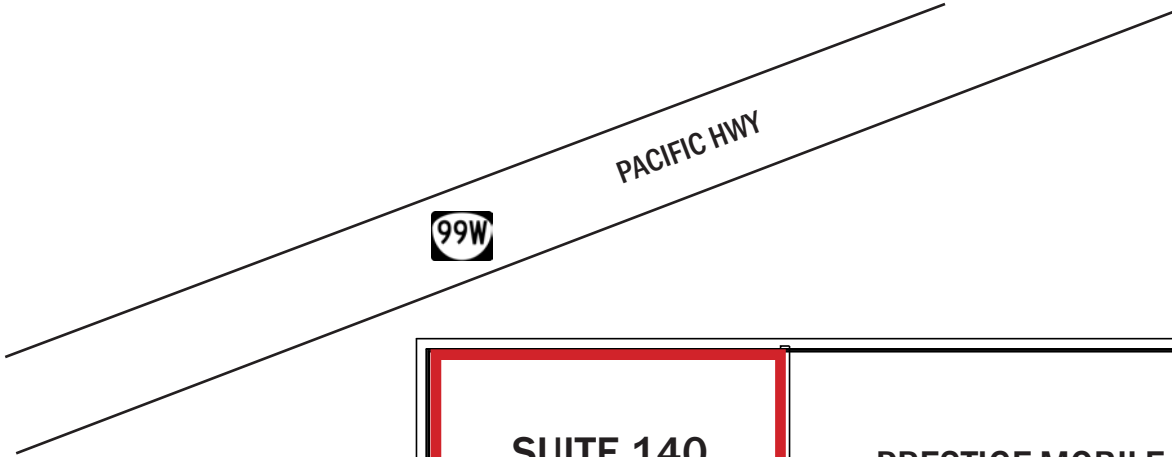
SITE PLAN
RETAIL STOREFRONT



PACIFIC HWY RETAIL 11642 SW PACIFIC HWY

TIGARD, OR

SITE PLAN | LOWER LEVEL



PACIFIC HWY RETAIL

11642 SW PACIFIC HWY

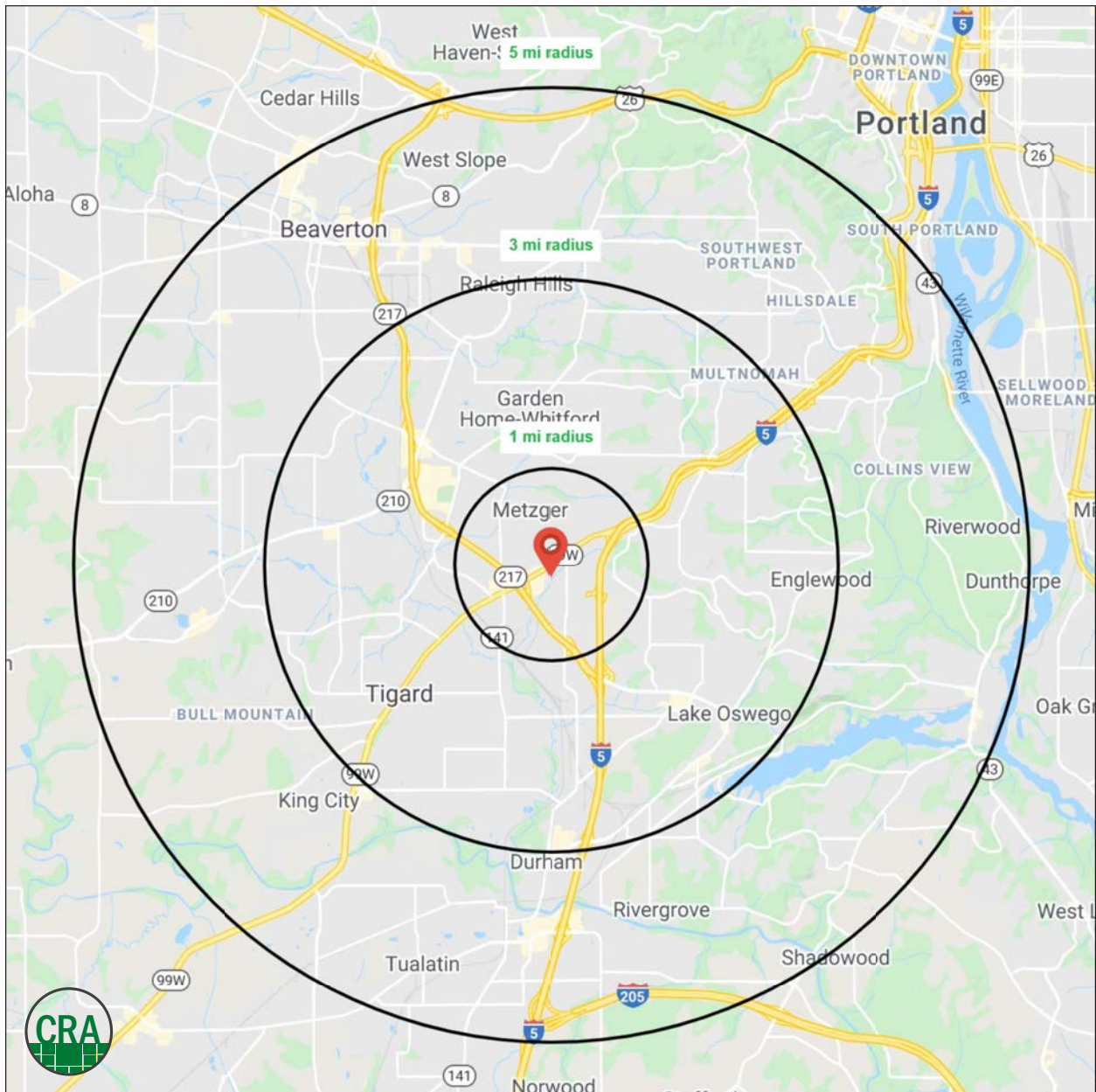
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	11,995	119,151	311,360
Projected Population 2027	12,672	120,797	316,957
Average HH Income	\$95,793	\$121,930	\$129,210
Median Home Value	\$460,713	\$488,115	\$521,874
Daytime Demographics 16+	15,856	120,525	255,716
Some College or Higher	74.2%	81.5%	81.8%

\$121,930

Average Household Income
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.438/-122.7543

11642 SW Pacific Hwy Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	11,995	119,151	311,360
2027 Projected Population	12,672	120,797	316,957
2020 Census Population	11,712	119,423	311,793
2010 Census Population	10,467	112,188	288,279
Projected Annual Growth 2022 to 2027	1.1%	0.3%	0.4%
Historical Annual Growth 2010 to 2022	1.2%	0.5%	0.7%
2022 Median Age	37.9	40.9	40.5
Households			
2022 Estimated Households	4,878	50,305	128,445
2027 Projected Households	5,286	52,246	133,928
2020 Census Households	4,776	50,396	128,605
2010 Census Households	4,276	47,758	120,272
Projected Annual Growth 2022 to 2027	1.7%	0.8%	0.9%
Historical Annual Growth 2010 to 2022	1.2%	0.4%	0.6%
Race and Ethnicity			
2022 Estimated White	70.2%	74.3%	72.5%
2022 Estimated Black or African American	2.5%	2.1%	2.0%
2022 Estimated Asian or Pacific Islander	7.4%	7.4%	8.3%
2022 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.7%
2022 Estimated Other Races	18.7%	15.5%	16.5%
2022 Estimated Hispanic	16.2%	11.8%	12.9%
Income			
2022 Estimated Average Household Income	\$95,793	\$121,930	\$129,210
2022 Estimated Median Household Income	\$74,547	\$93,195	\$98,326
2022 Estimated Per Capita Income	\$39,040	\$51,584	\$53,418
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.8%	2.2%
2022 Estimated Some High School (Grade Level 9 to 11)	4.8%	2.7%	2.4%
2022 Estimated High School Graduate	18.7%	14.0%	13.5%
2022 Estimated Some College	21.7%	20.9%	19.9%
2022 Estimated Associates Degree Only	7.0%	7.4%	7.1%
2022 Estimated Bachelors Degree Only	27.2%	32.6%	32.7%
2022 Estimated Graduate Degree	18.3%	20.7%	22.1%
Business			
2022 Estimated Total Businesses	1,195	10,074	21,320
2022 Estimated Total Employees	12,770	87,867	169,177
2022 Estimated Employee Population per Business	10.7	8.7	7.9
2022 Estimated Residential Population per Business	10.0	11.8	14.6

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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

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www.cra-nw.com



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