

# KING CITY PLAZA

FOR LEASE > KING CITY, OR



Perform Properties



## LOCATION

15705 SW 116th Ave  
King City, OR 97224

## AVAILABLE SPACE

- Suite 15685A - 6,000 SF
- Suite 15525 - 1,720 SF
- Pad - 3,909 SF
- Storage - 270 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Pacific Hwy 99 - 40,386 ADT ('24)  
SW Durham Rd - 19,787 ADT ('25)

## HIGHLIGHTS

- King City Plaza is a 62,676 square foot shopping center anchored by Grocery Outlet.
- Located on Highway 99W, the property benefits from high daily traffic counts, great signage, excellent visibility.
- Situated in a rapidly growing area with a high population density and strong household incomes, ensuring a robust customer base for businesses.



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# KING CITY PLAZA 15705 SW 116TH AVE

KING CITY, OR

## PHOTOS





**KING CITY PLAZA**  
**15705 SW 116TH AVE**  
KING CITY, OR

**AVAILABLE 1,720 SF**

**AVAILABLE 3,909 SF**

**AVAILABLE 6,000 SF**

**SITE**

Pacific Hwy W  
99W

40,386 ADT (24)

SW Durham Rd

19,787 ADT (25)

SW Durham Rd

SW Durham Rd



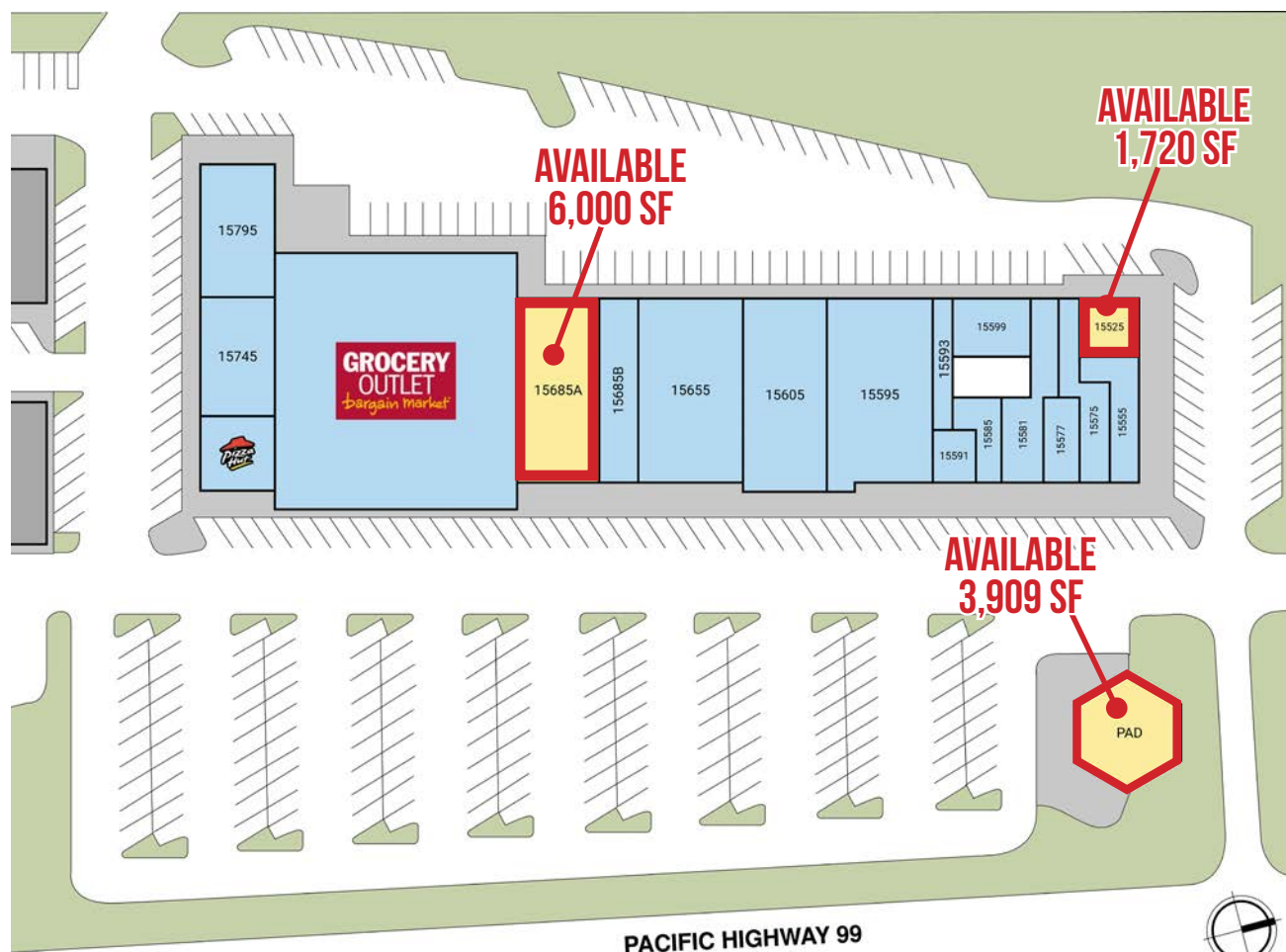
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# KING CITY PLAZA

## 15705 SW 116TH AVE

KING CITY, OR

### SITE PLAN



Suite	TENANT	SF
<b>15685A</b>	<b>AVAILABLE</b>	<b>6,000</b>
<b>PAD</b>	<b>AVAILABLE</b>	<b>3,909</b>
<b>15525</b>	<b>AVAILABLE</b>	<b>1,720</b>
<b>STORG</b>	<b>AVAILABLE</b>	<b>270</b>
15705	GROCERY OUTLET	18,230
15595	FIRE UP DANCE ACADEMY	6,292
15605	TIGARD ARTS ACADEMY	4,239
15575	GAMBINO'S ITALIAN CAFE	3,220
15685B	SPECIAL WHEN LIT	3,075
15795	PACIFIC COIN LAUNDRY	3,060
15655	PUERTO MAZATLAN RESTAURANT	2,942
15745	KING CITY LIQUOR	2,500
15581	DOTTY'S DELI	1,870
15585	KING'S CLEANERS	1,519
1513	PIZZA HUT	1,350
15715	PIZZA HUT	1,500
15555	COFFEE TIME	1,500
15599	DOGGY AMOUR	800
15577	GORILLA DONUTS	720
15591	BOBA TEA	530
15593	FIRE UP DANCE ACADEMY	500



# KING CITY PLAZA 15705 SW 116TH AVE

KING CITY, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	17,645	104,142	245,870
Estimated Households	8,393	43,885	99,502
Average HH Income	\$113,697	\$133,180	\$152,831
Median Home Value	\$537,693	\$590,199	\$650,510
Daytime Demographics 16+	9,970	94,571	192,691

**\$133,180**

Average HH Income  
3 MILE RADIUS

**48.2**

Median Age  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4062/-122.7975

<b>King City Plaza</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>King City, OR 97224</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	17,645	104,142	245,870
2030 Projected Population	16,819	103,183	240,848
2020 Census Population	17,215	101,819	243,302
2010 Census Population	15,541	90,442	222,390
Projected Annual Growth 2025 to 2030	-0.9%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	0.9%	1.0%	0.7%
2025 Median Age	48.2	40.2	40.9
<b>Households</b>			
2025 Estimated Households	8,393	43,885	99,502
2030 Projected Households	8,155	44,343	99,450
2020 Census Households	8,144	41,660	95,752
2010 Census Households	7,458	37,226	88,727
Projected Annual Growth 2025 to 2030	-0.6%	0.2%	-
Historical Annual Growth 2010 to 2025	0.8%	1.2%	0.8%
<b>Race and Ethnicity</b>			
2025 Estimated White	73.0%	68.4%	71.0%
2025 Estimated Black or African American	3.0%	3.1%	2.8%
2025 Estimated Asian or Pacific Islander	10.3%	12.3%	11.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2025 Estimated Other Races	13.2%	15.6%	14.4%
2025 Estimated Hispanic	14.1%	16.2%	14.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$113,697	\$133,180	\$152,831
2025 Estimated Median Household Income	\$89,370	\$110,205	\$120,505
2025 Estimated Per Capita Income	\$54,194	\$56,208	\$61,944
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.8%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.8%	2.4%
2025 Estimated High School Graduate	17.9%	15.1%	13.9%
2025 Estimated Some College	22.4%	21.1%	19.4%
2025 Estimated Associates Degree Only	10.0%	9.2%	8.2%
2025 Estimated Bachelors Degree Only	27.7%	32.6%	34.5%
2025 Estimated Graduate Degree	16.2%	16.5%	19.6%
<b>Business</b>			
2025 Estimated Total Businesses	594	7,672	15,869
2025 Estimated Total Employees	2,756	65,071	122,858
2025 Estimated Employee Population per Business	4.6	8.5	7.7
2025 Estimated Residential Population per Business	29.7	13.6	15.5

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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



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