

— FOR LEASE —
**PACIFIC CORPORATE CENTER
RESTAURANT/RETAIL**

1,382 SF
AVAILABLE



ADDRESS

15230 SW Sequoia Pkwy | Portland, OR 97224

AVAILABLE SPACE

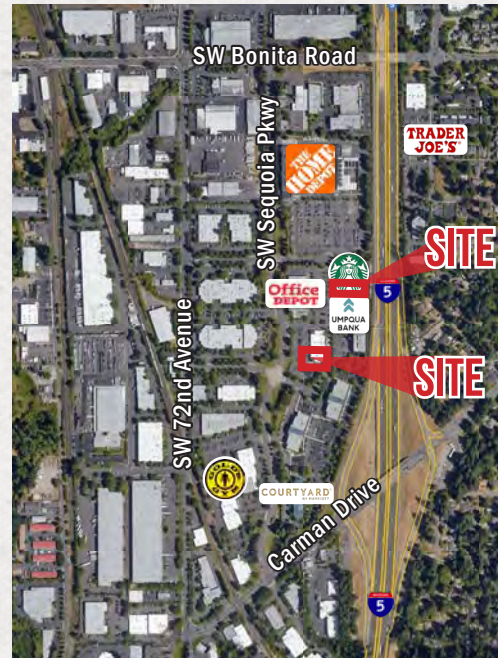
Restaurant: 1,382 SF + New Hood System
Endcap: 3,411 SF + Patio (Lease Pending)
Please call for lease rate details

TRAFFIC COUNTS

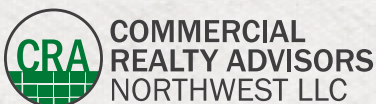
I-5 – 166,574 ADT ('25)
SW Carman Dr – 25,827 ADT ('25)

HIGHLIGHTS

- Located off I-5 between Lake Oswego and Tigard at PacTrust's Pacific Corporate Center, near Kruse Way and Bridgeport Village
- Surrounded by active daytime employment and strong residential demographics



PACTRUST
PacTrust Realty Associates, L.P.



Jeff Olson 503.957.1452 | jeff@cra-nw.com

Kelli Maks 503.680.3765 | kelli@cra-nw.com

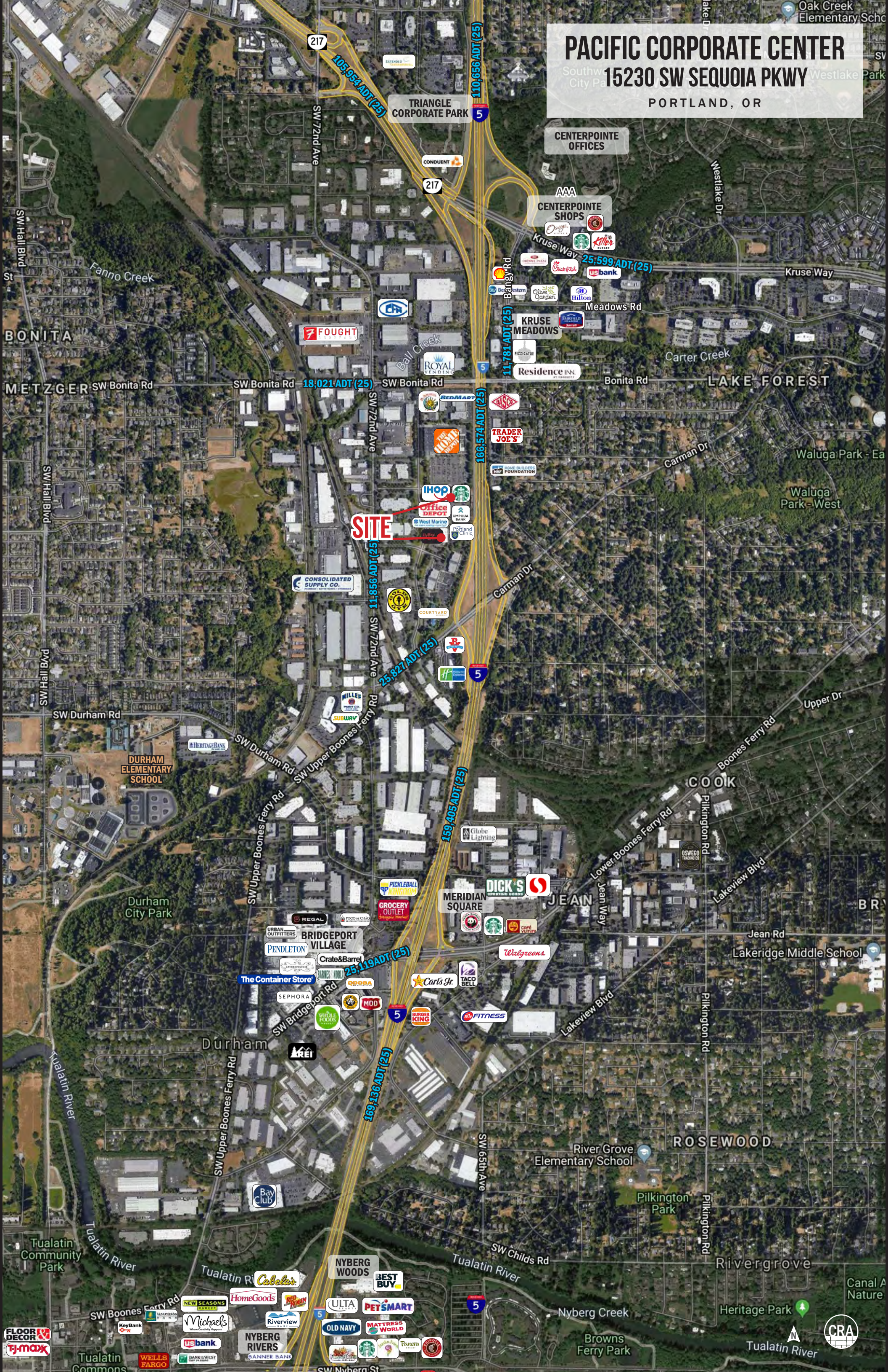
503.274.0211

www.cra-nw.com

PACIFIC CORPORATE CENTER

Southwest City Park
15230 SW SEQUOIA PKWY

PORTLAND, OR



TRIANGLE CORPORATE PARK

CENTERPOINTE OFFICES

CENTERPOINTE SHOPS

KRUSE MEADOWS

Residence INN

SITE

CONSOLIDATED SUPPLY CO.

COURTYARD

MERIDIAN SQUARE

BRIDGEPORT VILLAGE

Durham

ROSEWOOD

NYBERG WOODS

BEST BUY

OLD NAVY

MATTRESS WORLD

NYBERG RIVERS

BANNER BANK

STARBUCKS

PANERA

WALMART

FLOOR DECOR

TJ-MAXX

WELLS FARGO

BANK OF AMERICA

MICHAEL'S

US BANK

NEW SEASONS

KEYBANK

HomeGoods

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REVIEW

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ULTA

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PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR



TIGARD

SW PORTLAND

LAKE OSWEGO

LAKE GROVE

PACIFIC CORPORATE CENTER

SITE

SITE

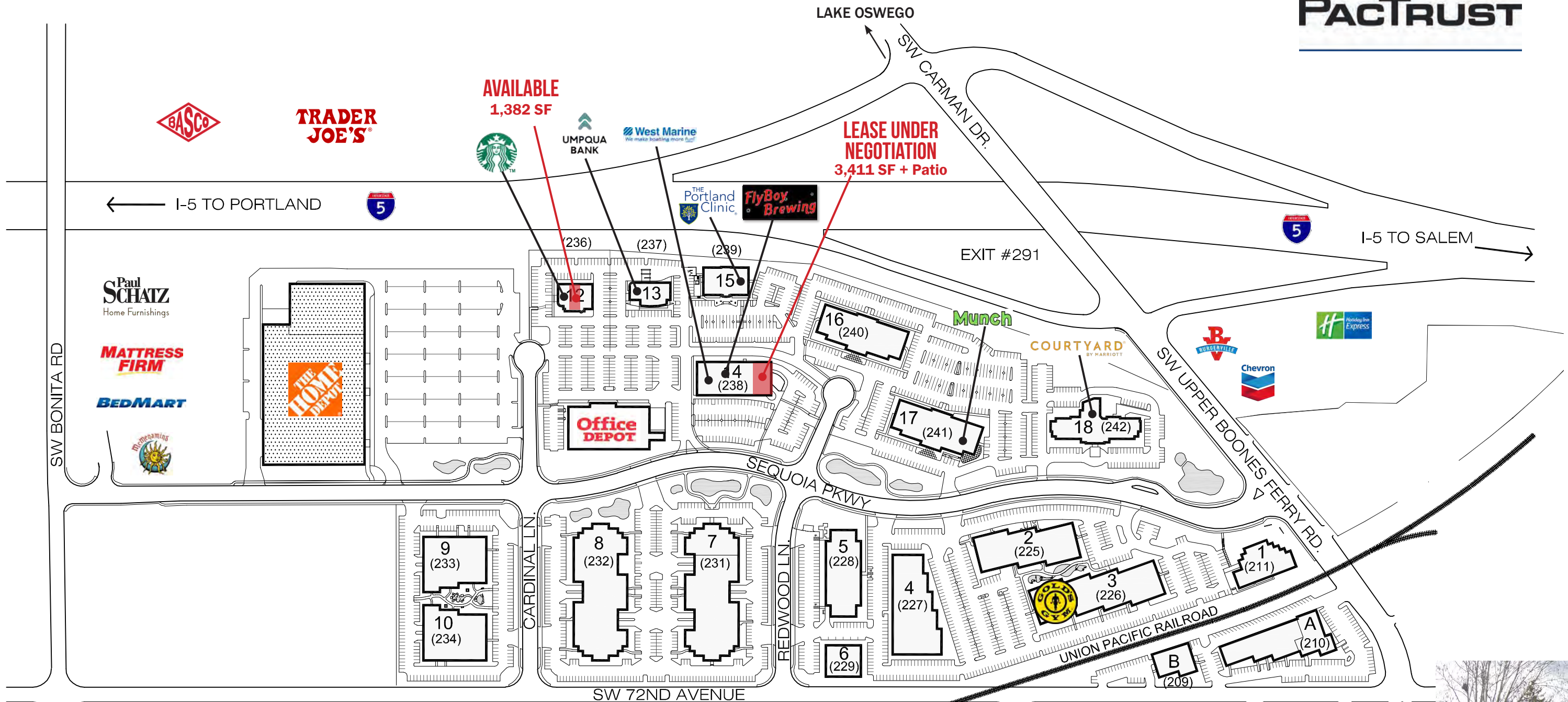
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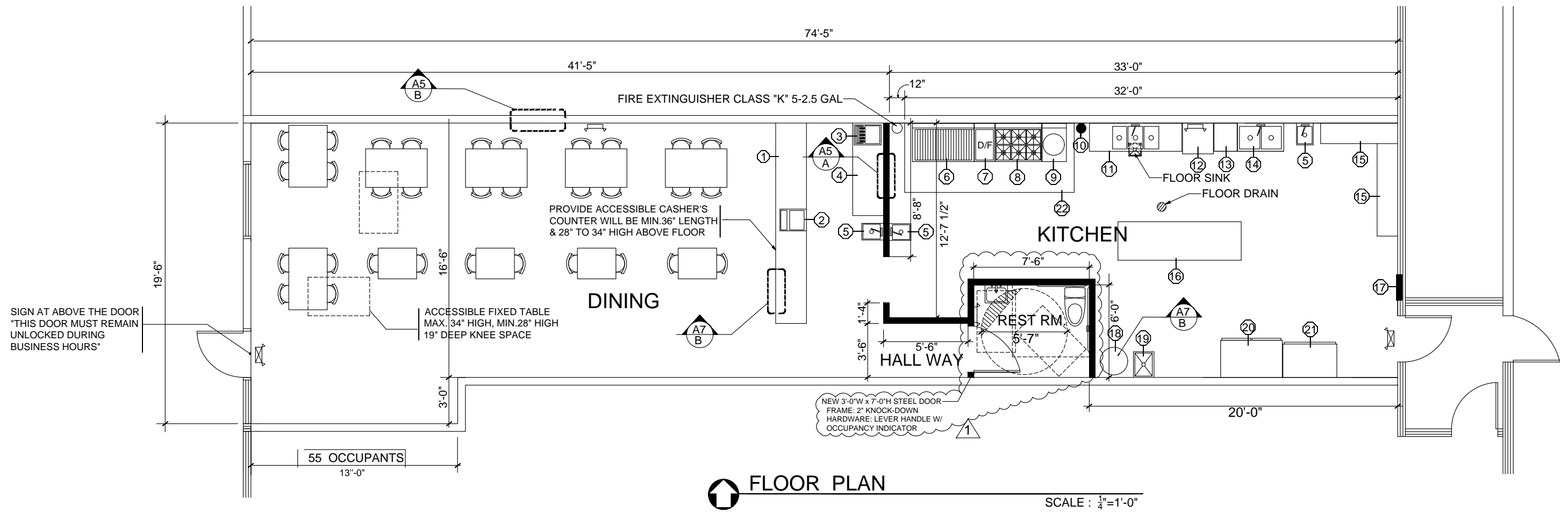


PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
 PORTLAND, OR

SITE PLAN

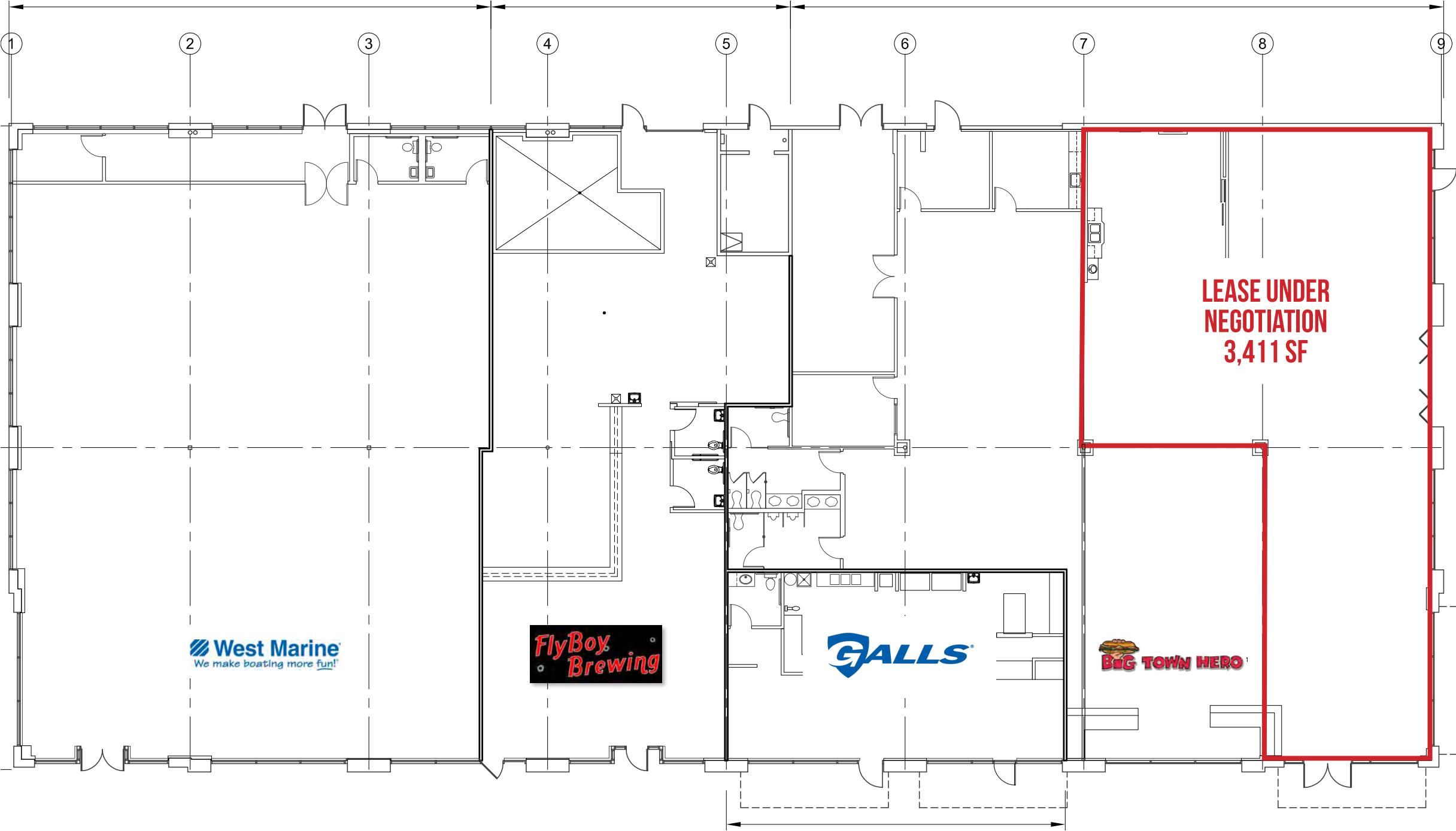
PACTRUST





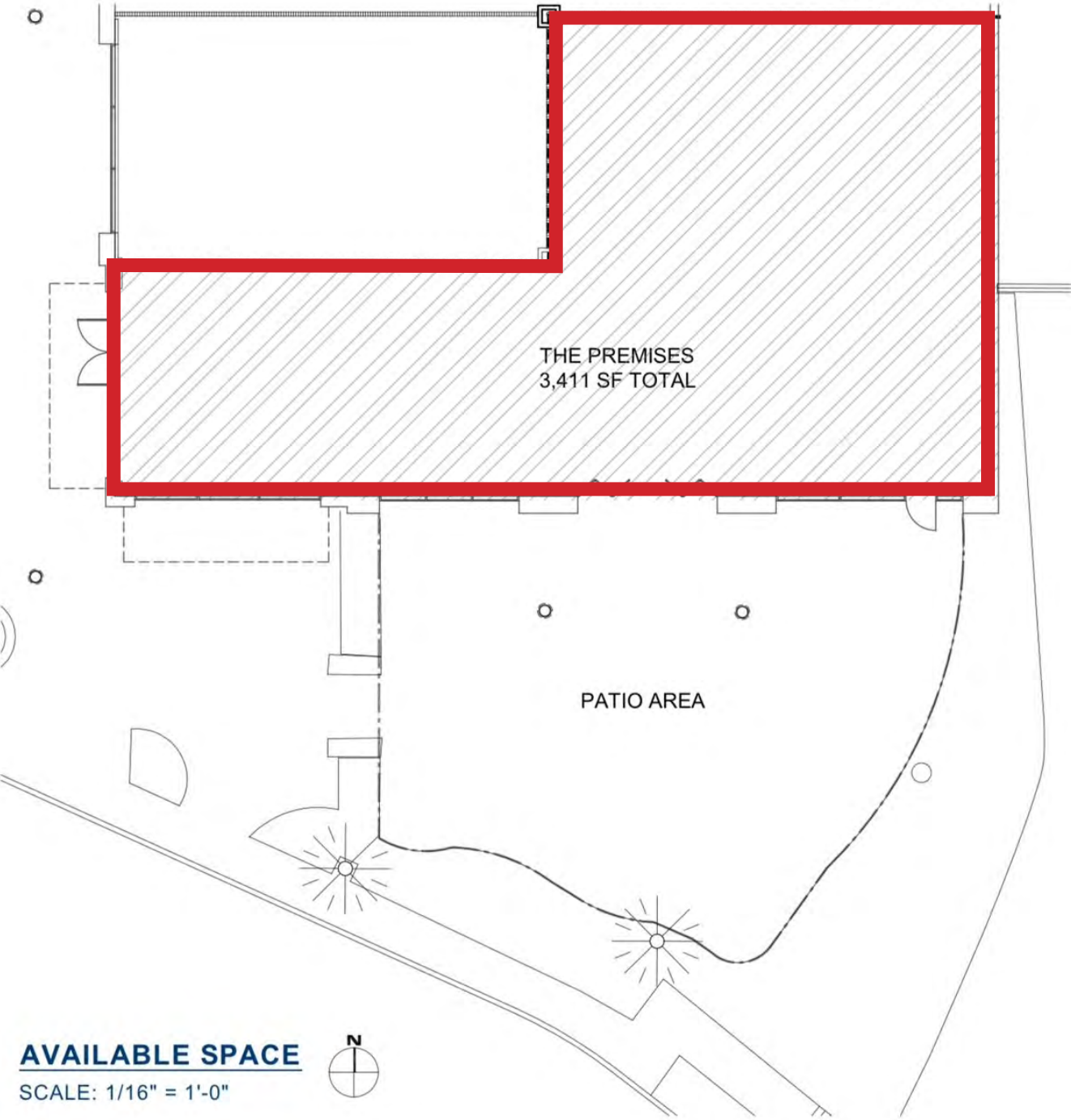
FLOOR PLAN

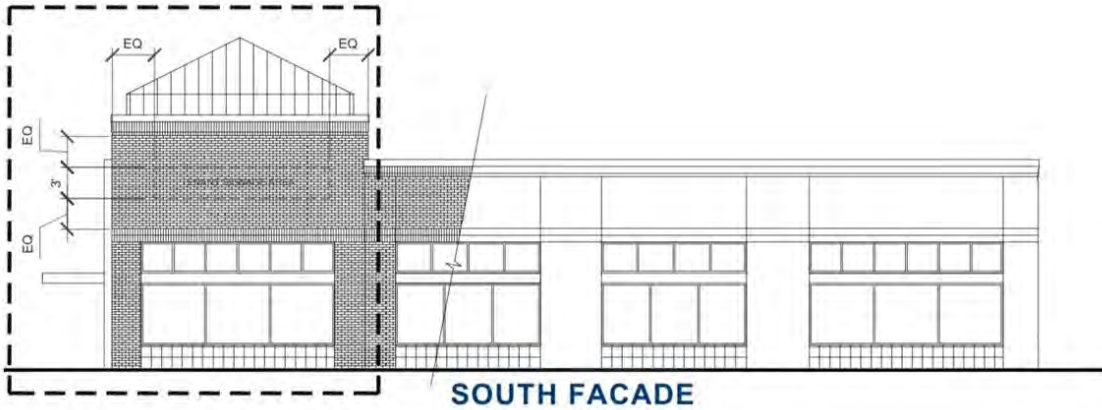
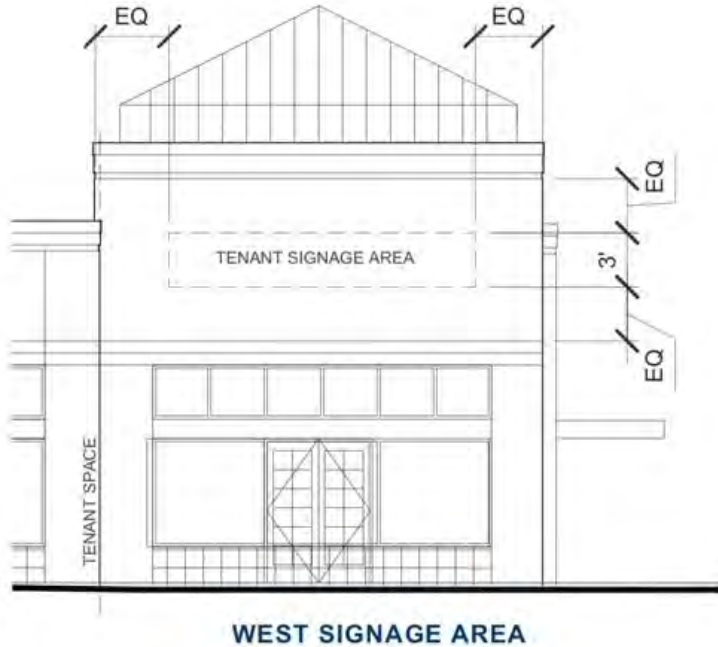
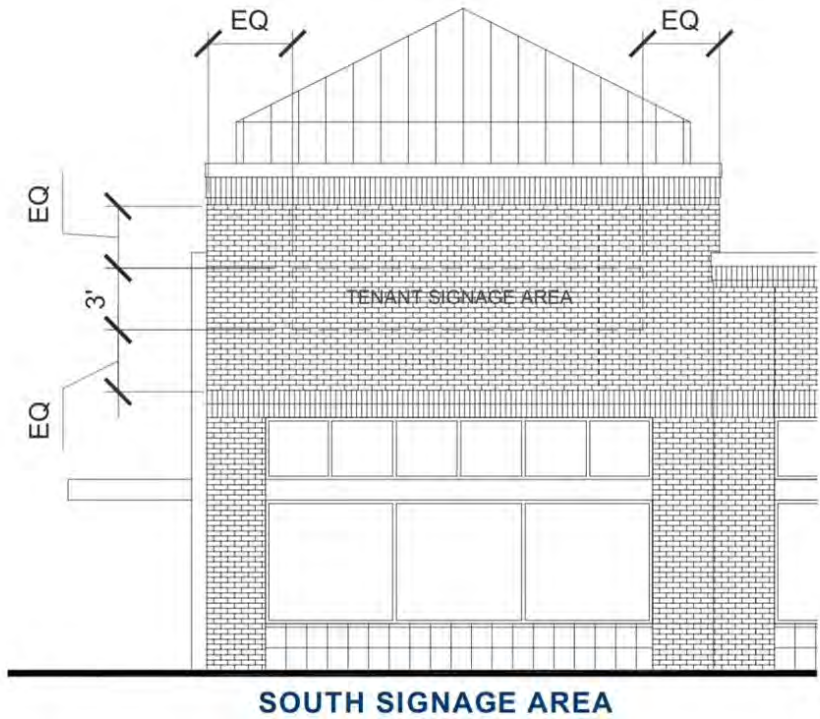




PATIO







MONUMENT SIGN ON SW UPPER BOONES FERRY RD



MONUMENT SIGN ON SW SEQUOIA PARKWAY

TENANT SIGNAGE PANEL

TENANT SIGNAGE PANEL



PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY

IMAGES: ENDCAP 3,411 SF

PORTLAND, OR



OVERHEAD VIEW

PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR

PACTRUST



PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

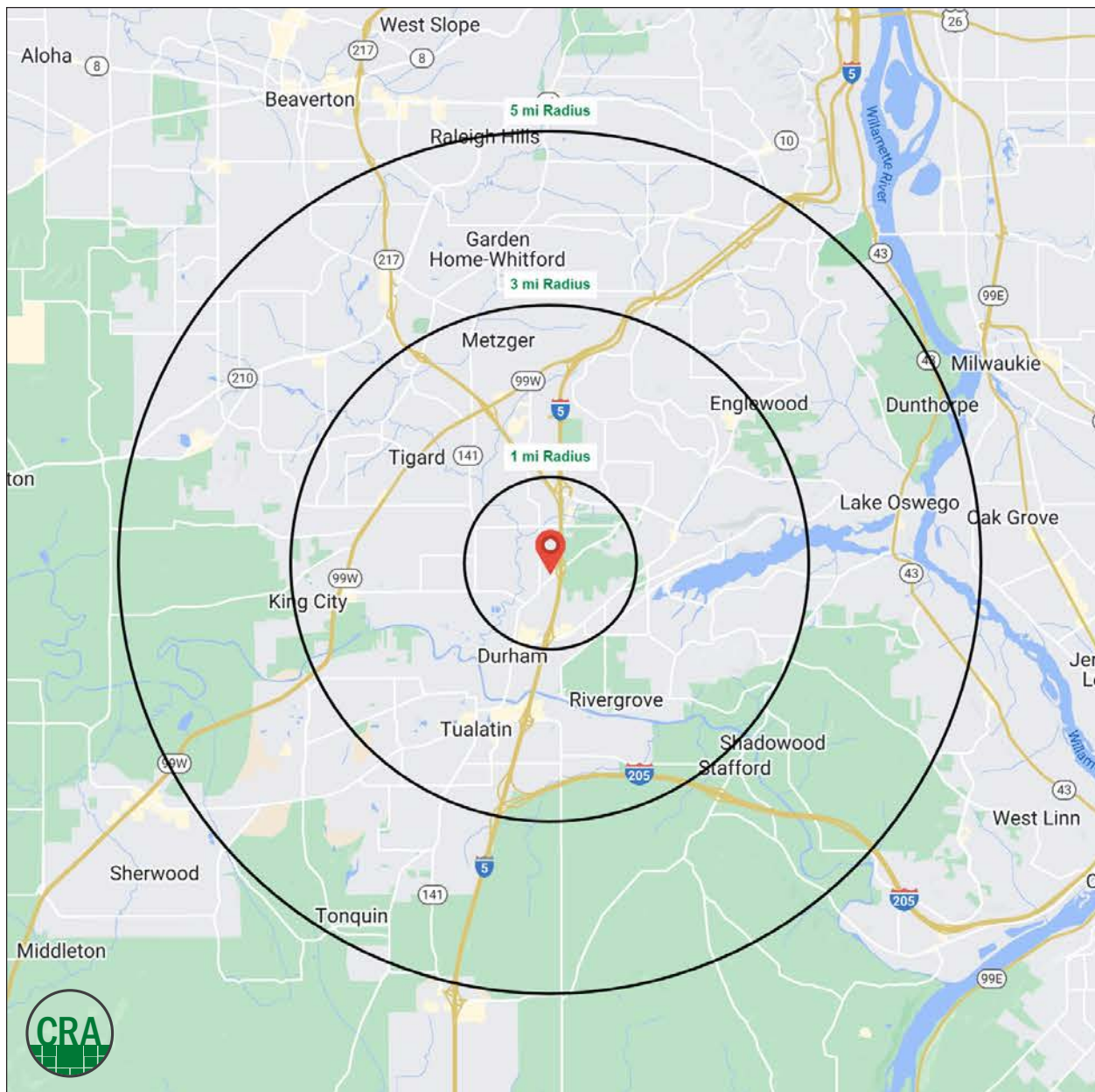
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	7,861	107,316	245,189
Average HH Income	\$166,384	\$153,477	\$159,227
Median HH Income	\$128,740	\$115,101	\$121,842
Median Home Value	\$681,957	\$700,698	\$700,194
Daytime Demographics 16+	23,501	110,650	202,466
Some College or Higher	84.6%	82.0%	83.7%

\$166,384

Average Household Income
1 MILE RADIUS

110,650

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4104/-122.7459

15230 SW Sequoia Pkwy Tigard, OR 97224	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,861	107,316	245,189
2030 Projected Population	8,021	106,803	239,967
2020 Census Population	8,526	104,653	244,943
2010 Census Population	7,391	96,675	225,333
Projected Annual Growth 2025 to 2030	0.4%	-	-0.4%
Historical Annual Growth 2010 to 2025	0.4%	0.7%	0.6%
2025 Median Age	39.8	41.9	41.7
Households			
2025 Estimated Households	3,296	45,664	102,626
2030 Projected Households	3,436	46,312	102,167
2020 Census Households	3,419	43,438	100,264
2010 Census Households	2,993	40,633	93,259
Projected Annual Growth 2025 to 2030	0.8%	0.3%	-
Historical Annual Growth 2010 to 2025	0.7%	0.8%	0.7%
Race and Ethnicity			
2025 Estimated White	73.9%	74.0%	74.7%
2025 Estimated Black or African American	1.8%	2.4%	2.5%
2025 Estimated Asian or Pacific Islander	10.3%	8.9%	9.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2025 Estimated Other Races	13.4%	14.0%	13.0%
2025 Estimated Hispanic	13.5%	13.9%	12.7%
Income			
2025 Estimated Average Household Income	\$166,384	\$153,477	\$159,227
2025 Estimated Median Household Income	\$128,740	\$115,101	\$121,842
2025 Estimated Per Capita Income	\$69,788	\$65,409	\$66,766
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.9%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.3%	2.0%
2025 Estimated High School Graduate	12.4%	13.8%	12.4%
2025 Estimated Some College	14.8%	18.9%	18.7%
2025 Estimated Associates Degree Only	8.7%	7.6%	7.6%
2025 Estimated Bachelors Degree Only	37.5%	34.3%	36.0%
2025 Estimated Graduate Degree	23.7%	21.2%	21.4%
Business			
2025 Estimated Total Businesses	2,337	9,350	17,411
2025 Estimated Total Employees	21,265	76,715	129,053
2025 Estimated Employee Population per Business	9.1	8.2	7.4
2025 Estimated Residential Population per Business	3.4	11.5	14.1

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, 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:

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.