

— AVAILABLE —
RETAIL ENDCAP
RESTAURANT | SERVICE | MEDICAL



FOR LEASE @ PACIFIC CORPORATE CENTER



ADDRESS

15230 SW Sequoia Pkwy | Portland, OR 97224

AVAILABLE SPACE

6,038 SF Endcap (Divisible)
Restaurant: 1,382 SF + New Hood System
Please call for lease rate details

TRAFFIC COUNTS

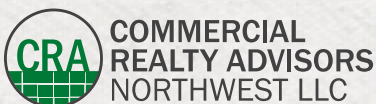
I-5 – 166,574 ADT ('25)
SW Carman Dr – 25,827 ADT ('25)

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
- I-5 Pylon Sign Available



PACTRUST
Pacific Realty Associates, L.P.



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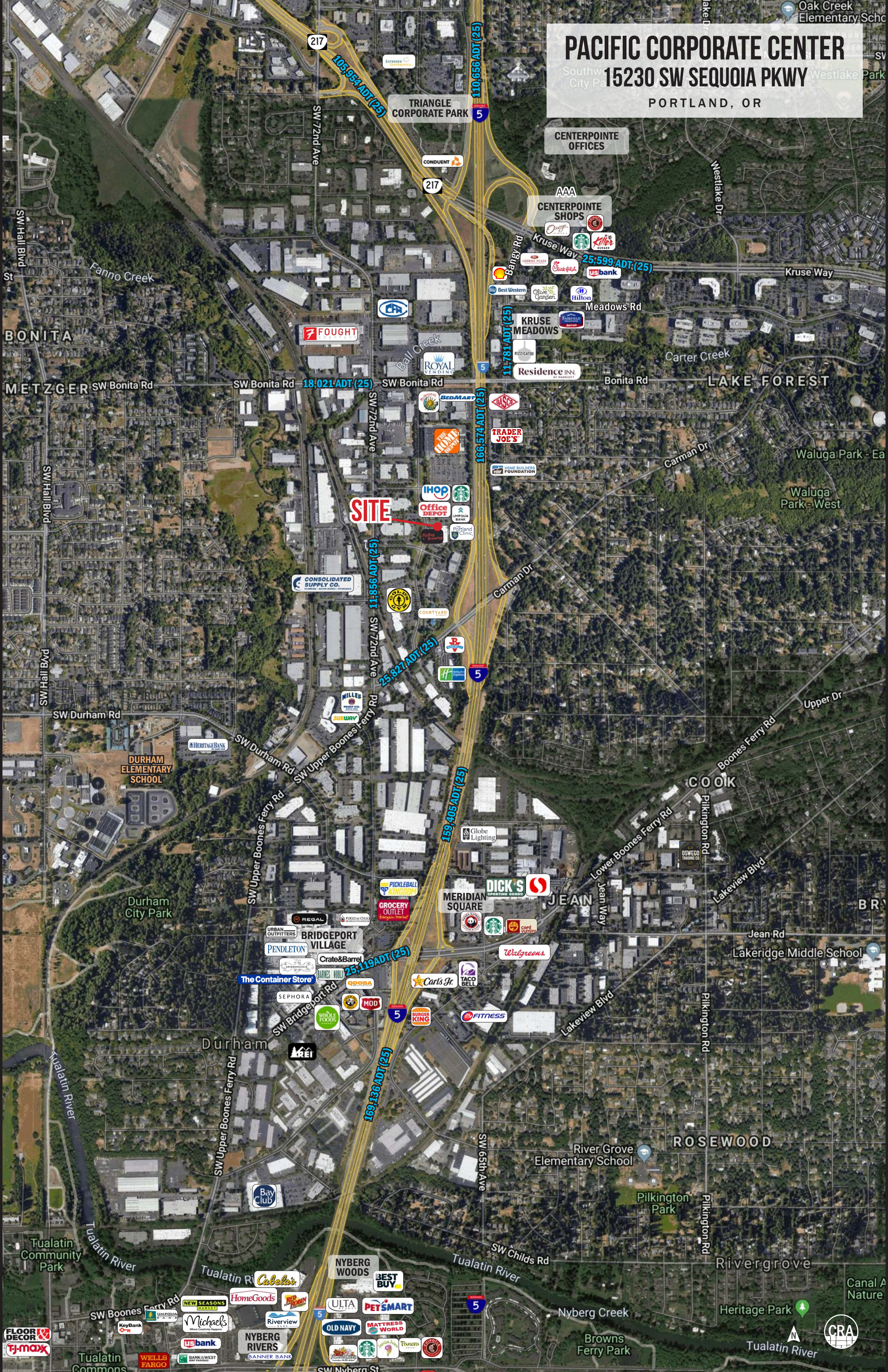
503.274.0211

www.cra-nw.com

PACIFIC CORPORATE CENTER

Southwest City Park
15230 SW SEQUOIA PKWY

PORTLAND, OR



SITE

TRIANGLE CORPORATE PARK

CENTERPOINTE OFFICES

CENTERPOINTE SHOPS

KRUSE MEADOWS

Residence INN

7 FUGHT

CONSOLIDATED SUPPLY CO.

25,827 ADT (25)

MERIDIAN SQUARE

BRIDGEPORT VILLAGE

The Container Store

Durham

ROSEWOOD

NYBERG WOODS

BEST BUY

HomeGoods

OLD NAVY

Michael's

MATTRESS WORLD

WELLS FARGO

NYBERG RIVERS

BANNER BANK

FLOOR DECOR

TJ-maxx



PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR



TIGARD

SW PORTLAND

LAKE OSWEGO

LAKE GROVE

PACIFIC CORPORATE CENTER

SITE



Hwy 217



SW PORTLAND

Kruse Way



Bangy Road



KRUSE WOODS

KRUSE OAKS

Bonita Road

Bonita Road



I-5



SW 72nd Avenue

SW Sequoia Parkway

SW Carman Drive



Google



PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY PORTLAND, OR

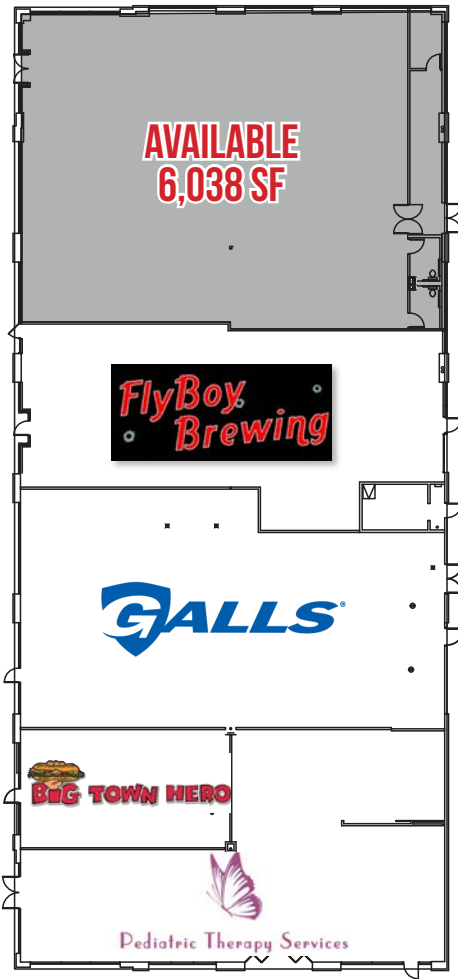
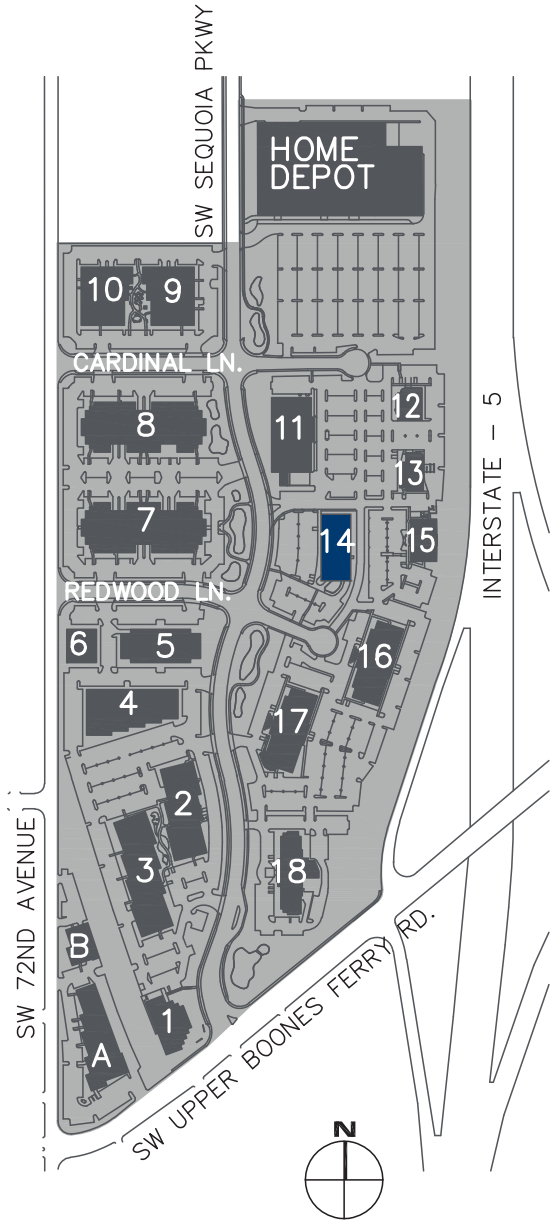
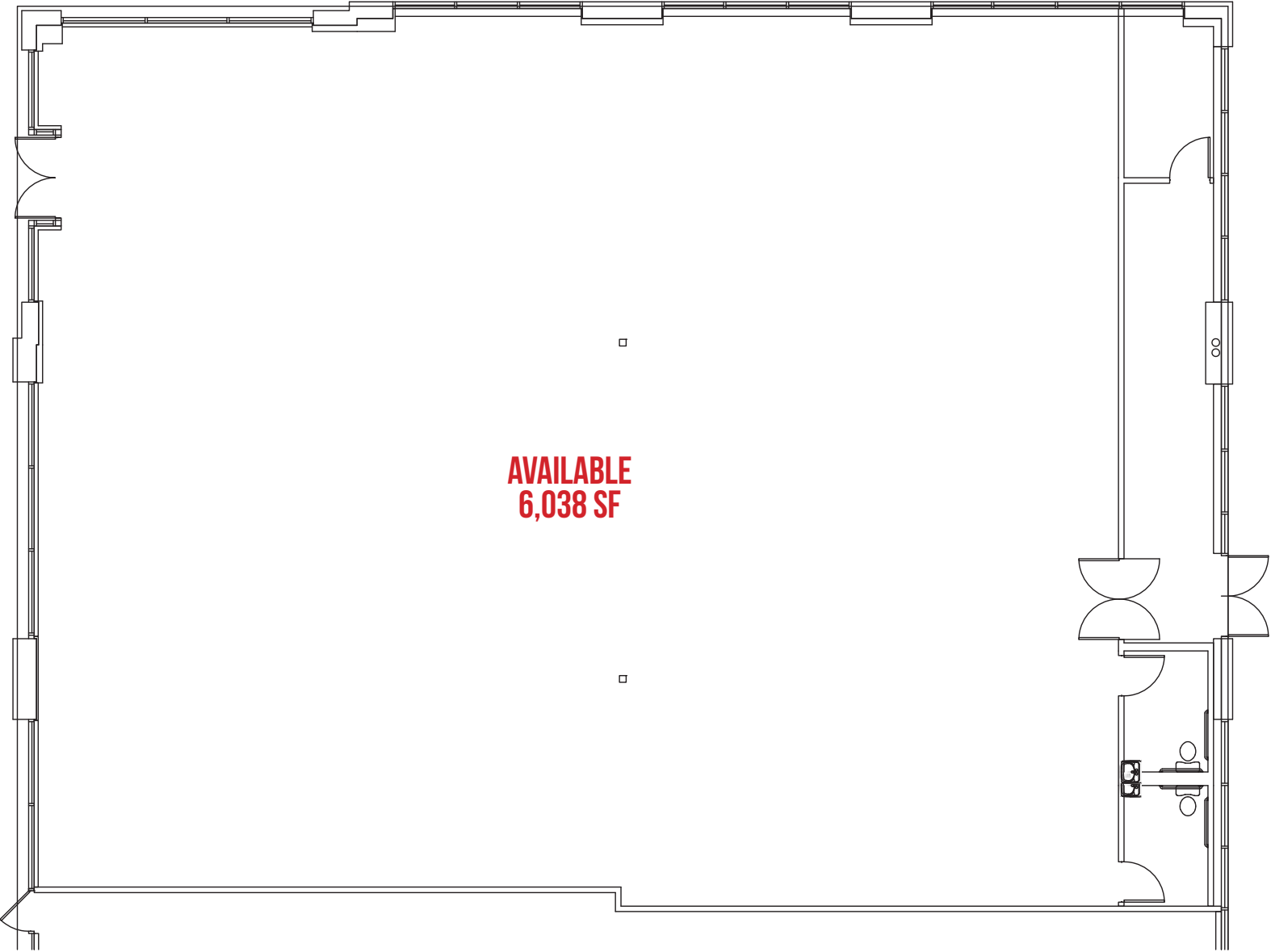
SITE PLAN

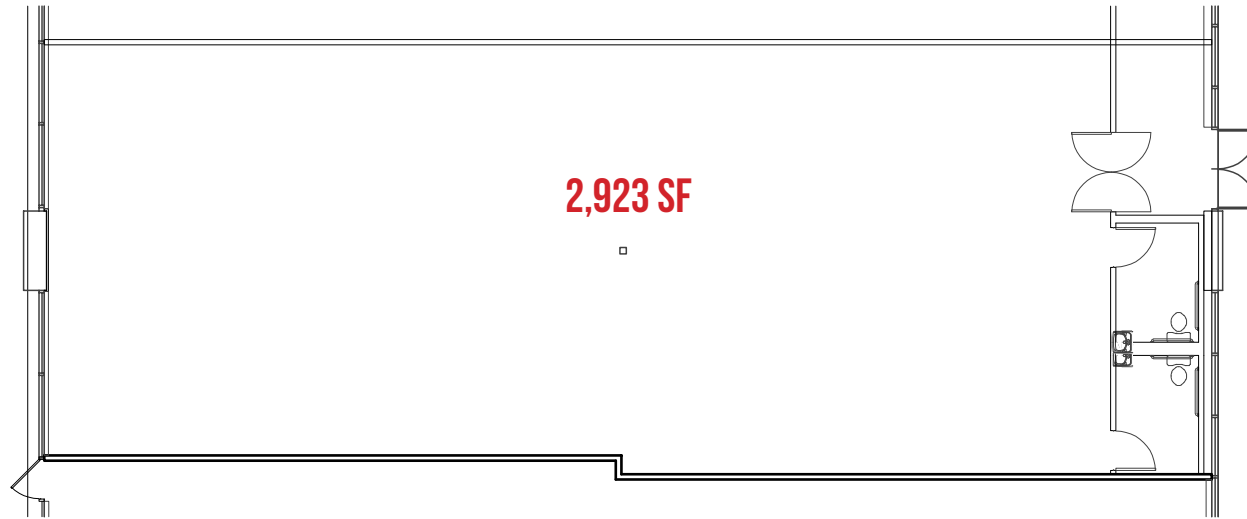
PACTRUST



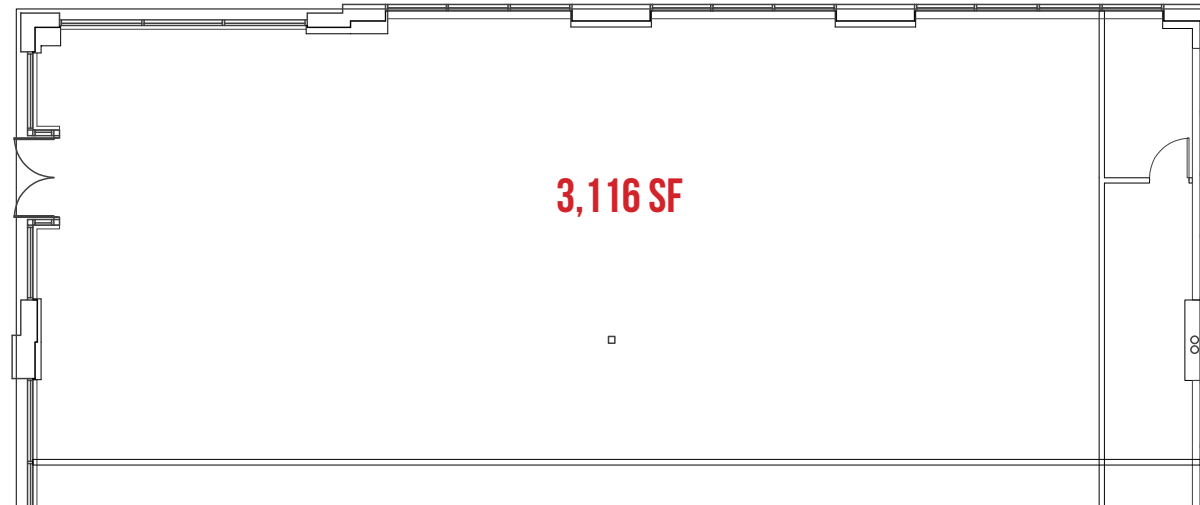
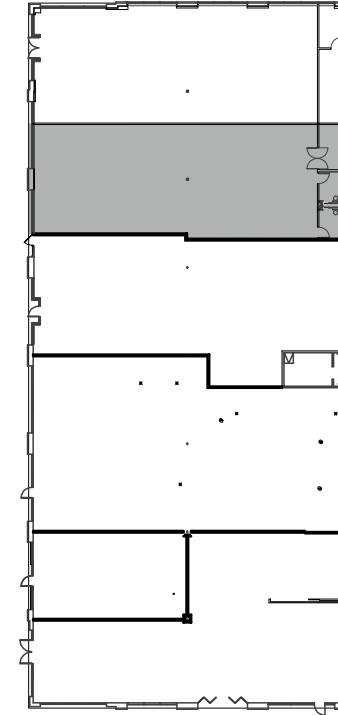
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15230 SW SEQUOIA PKWY
PORTLAND, OR

FLOOR PLAN

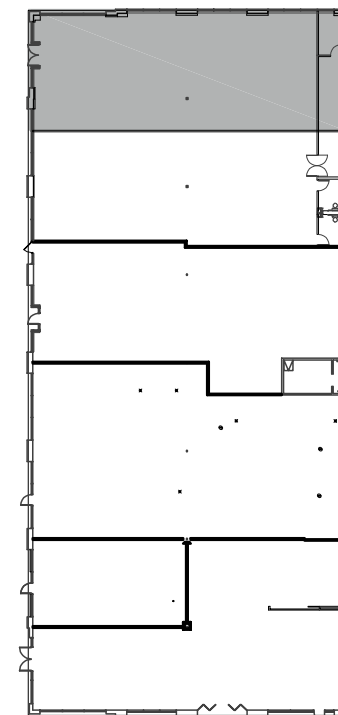




VACANCY SUITE 170
PROPOSED AREA: 2,923 SF

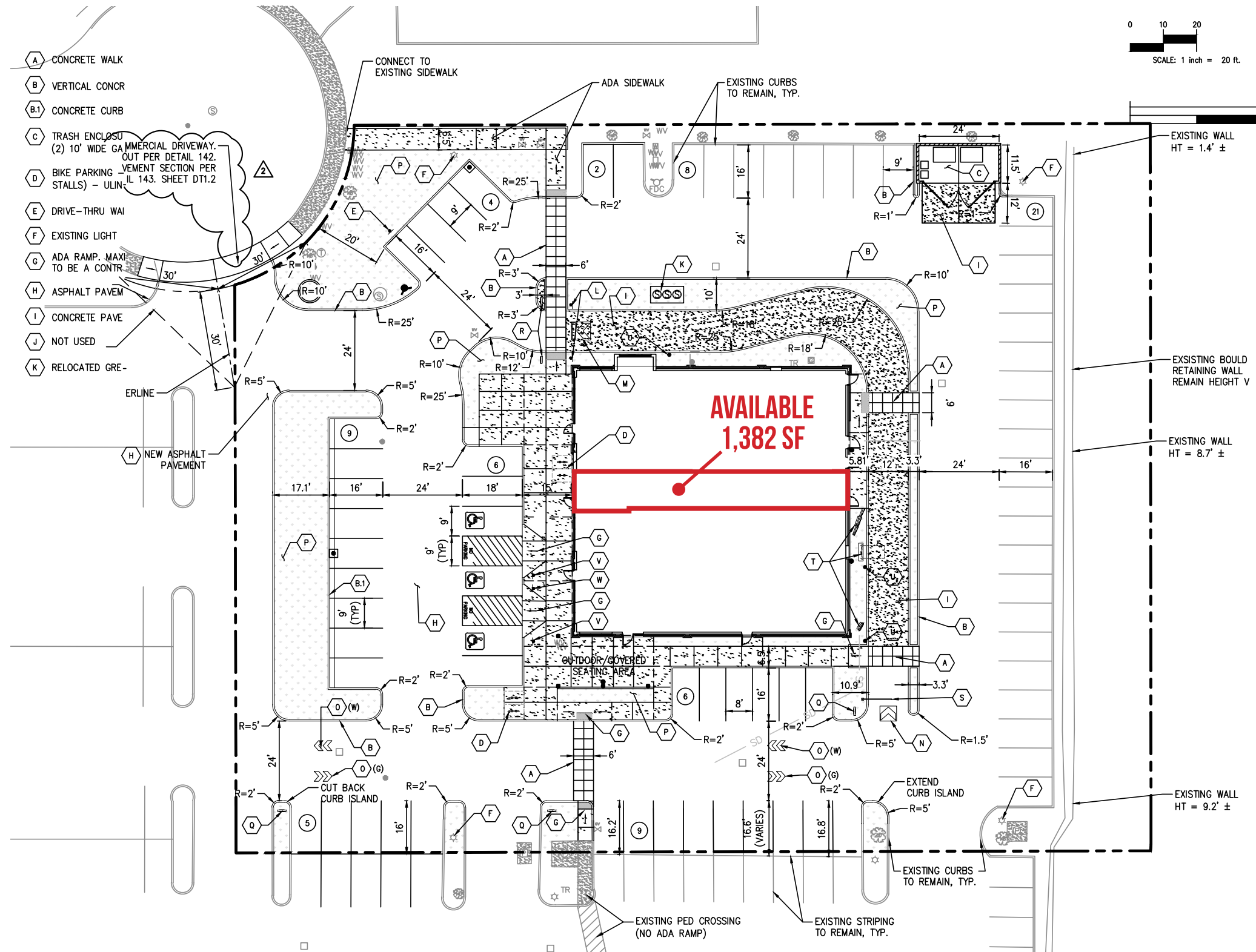


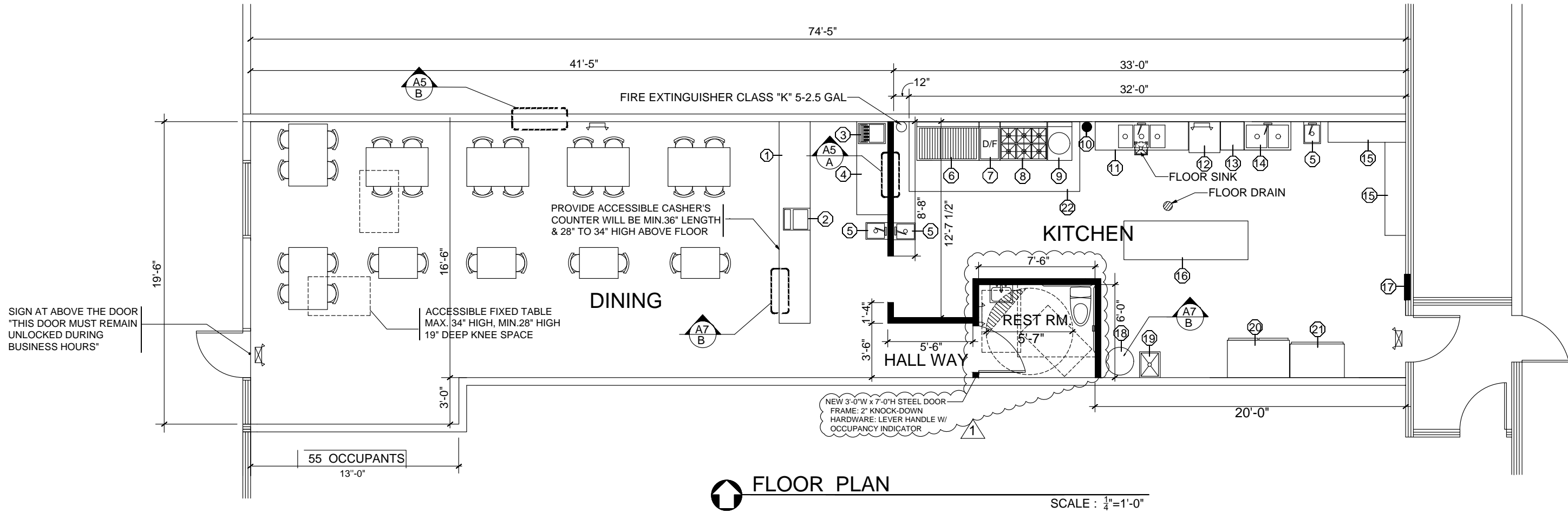
VACANCY SUITE 190
PROPOSED AREA: 3,116 SF



SITE PLAN: RESTAURANT 1,382 SF

PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
 PORTLAND, OR





FLOOR PLAN

SCALE : 1/4" = 1'-0"



PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

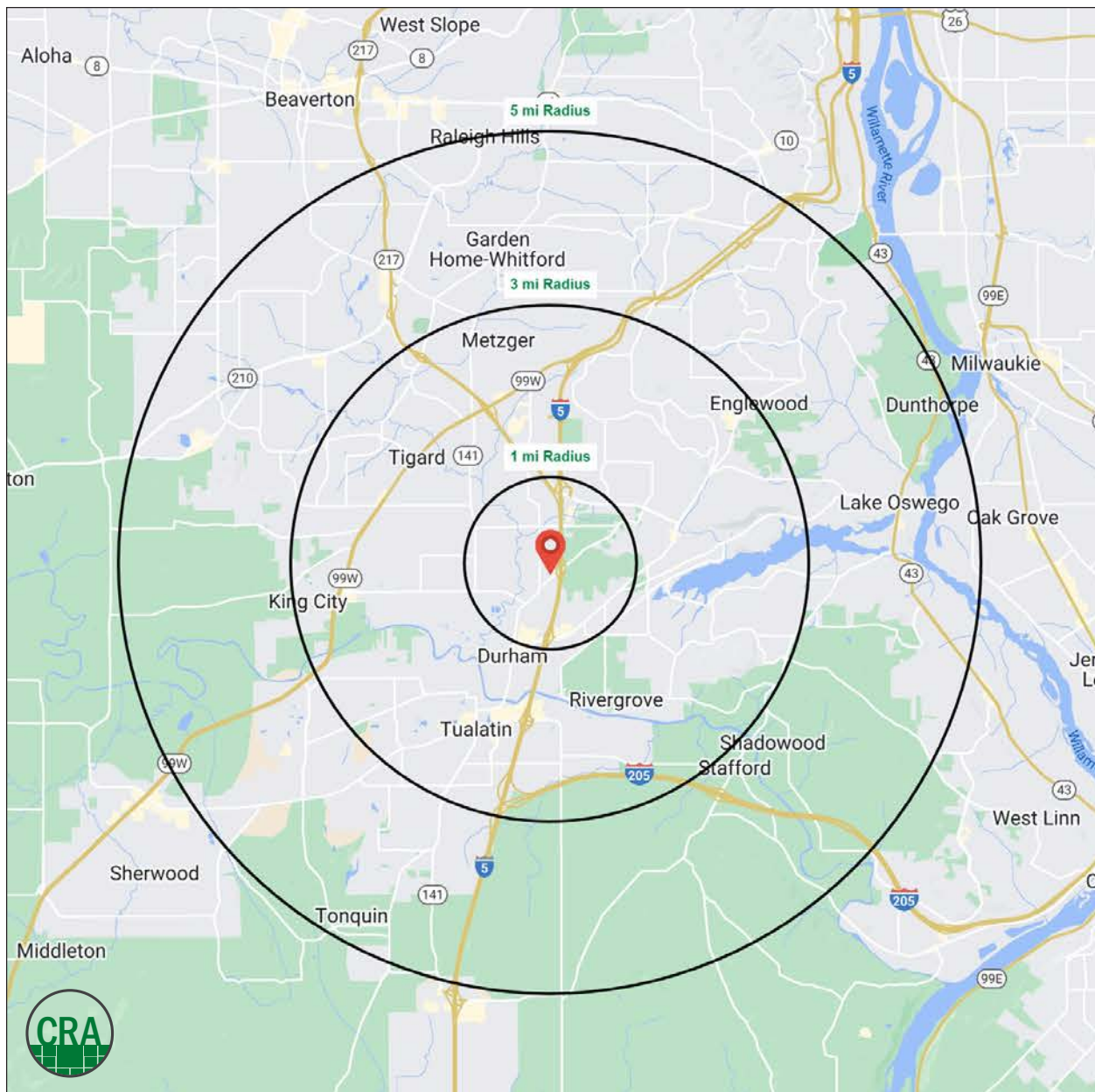
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	8,904	106,703	244,363
Average HH Income	\$178,206	\$159,764	\$166,153
Median HH Income	\$140,174	\$120,459	\$126,945
Median Home Value	\$722,623	\$740,534	\$731,522
Daytime Demographics 16+	23,893	111,959	206,030
Some College or Higher	86.5%	82.0%	83.8%

\$178,206

Average Household Income
1 MILE RADIUS

111,959

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	8,904	106,703	244,363
2031 Projected Population	9,418	105,917	240,327
2020 Census Population	8,493	104,797	244,835
2010 Census Population	7,385	96,803	225,241
Projected Annual Growth 2026 to 2031	1.2%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2026	1.3%	0.6%	0.5%
2026 Median Age	39.9	42.0	41.8
Households			
2026 Estimated Households	3,771	45,859	103,313
2031 Projected Households	4,066	45,896	102,156
2020 Census Households	3,398	43,509	100,225
2010 Census Households	2,991	40,696	93,224
Projected Annual Growth 2026 to 2031	1.6%	-	-0.2%
Historical Annual Growth 2010 to 2026	1.6%	0.8%	0.7%
Race and Ethnicity			
2026 Estimated White	72.9%	72.9%	73.4%
2026 Estimated Black or African American	2.1%	2.6%	2.7%
2026 Estimated Asian or Pacific Islander	10.7%	9.5%	9.9%
2026 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2026 Estimated Other Races	13.8%	14.4%	13.4%
2026 Estimated Hispanic	13.9%	14.5%	13.3%
Income			
2026 Estimated Average Household Income	\$178,206	\$159,764	\$166,153
2026 Estimated Median Household Income	\$140,174	\$120,459	\$126,945
2026 Estimated Per Capita Income	\$75,509	\$68,788	\$70,385
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.9%	1.7%
2026 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.3%	2.1%
2026 Estimated High School Graduate	11.3%	13.9%	12.4%
2026 Estimated Some College	15.4%	18.4%	18.2%
2026 Estimated Associates Degree Only	8.8%	7.9%	7.9%
2026 Estimated Bachelors Degree Only	37.8%	33.0%	35.0%
2026 Estimated Graduate Degree	24.4%	22.6%	22.7%
Business			
2026 Estimated Total Businesses	2,318	9,330	17,376
2026 Estimated Total Employees	21,597	78,894	133,278
2026 Estimated Employee Population per Business	9.3	8.5	7.7
2026 Estimated Residential Population per Business	3.8	11.4	14.1

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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
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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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www.cra-nw.com



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