

— 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)  
Please call for lease rate details

**TRAFFIC COUNTS**

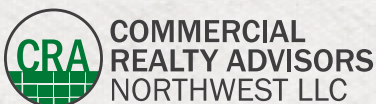
I-5 – 166,574 ADT ('25)  
SW Carman Dr – 25,827 ADT ('25)

**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**  
PacTrust Realty Associates, L.P.



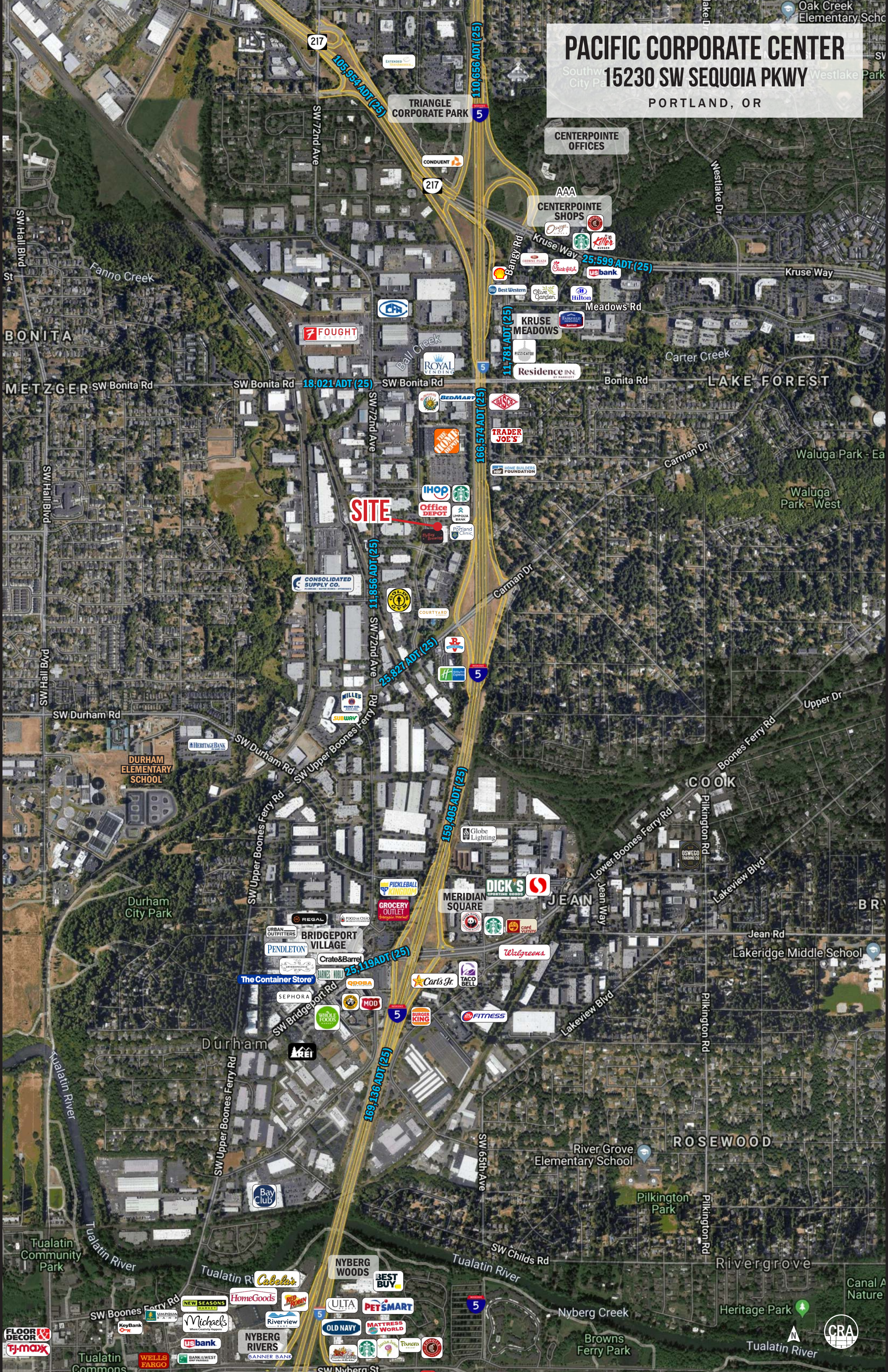
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**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# PACIFIC CORPORATE CENTER

Southwest City Park  
15230 SW SEQUOIA PKWY

PORTLAND, OR



**SITE**

217

105,954 ADT (25)

TRIANGLE CORPORATE PARK

110,656 ADT (25)

CENTERPOINTE OFFICES

CENTERPOINTE SHOPS

25,599 ADT (25)

KRUSE MEADOWS

11,781 ADT (25)

Residence INN

18,021 ADT (25)

166,574 ADT (25)

TRADER JOE'S

11,856 ADT (25)

25,827 ADT (25)

159,405 ADT (25)

25,119 ADT (25)

169,136 ADT (25)

COOK

ROSEWOOD



**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

PACIFIC CORPORATE CENTER



SW Sequoia Parkway

SW Carman Drive



Google



**PACIFIC CORPORATE CENTER**  
**15230 SW SEQUOIA PKWY**  
 PORTLAND, OR

**SITE PLAN**

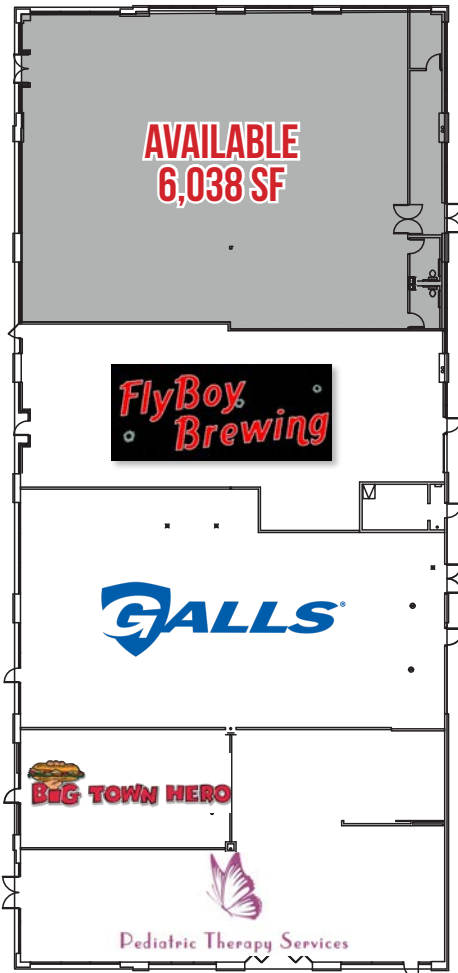
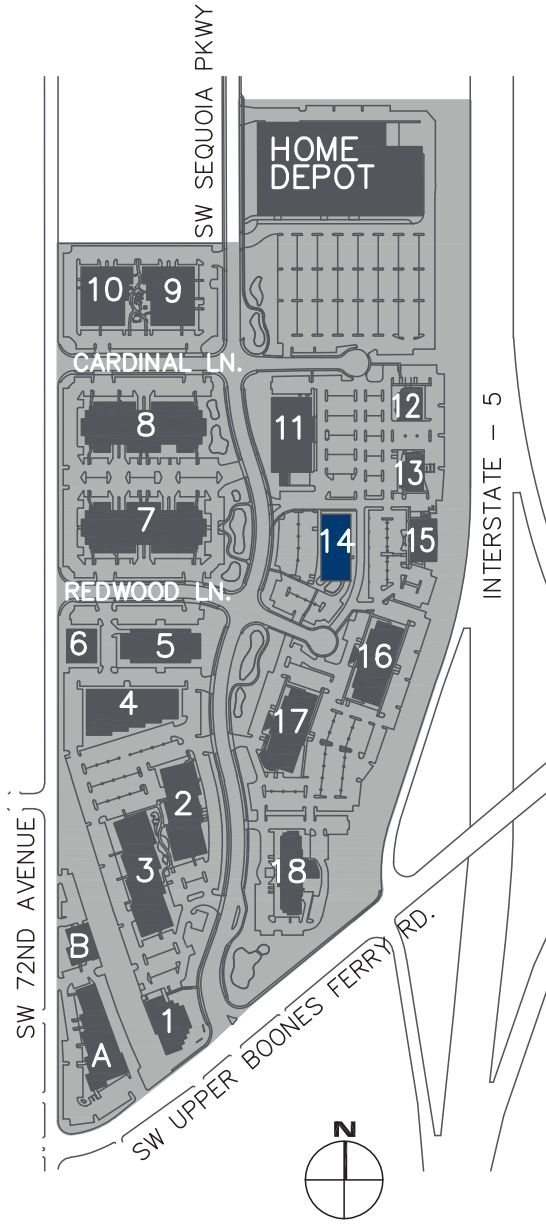
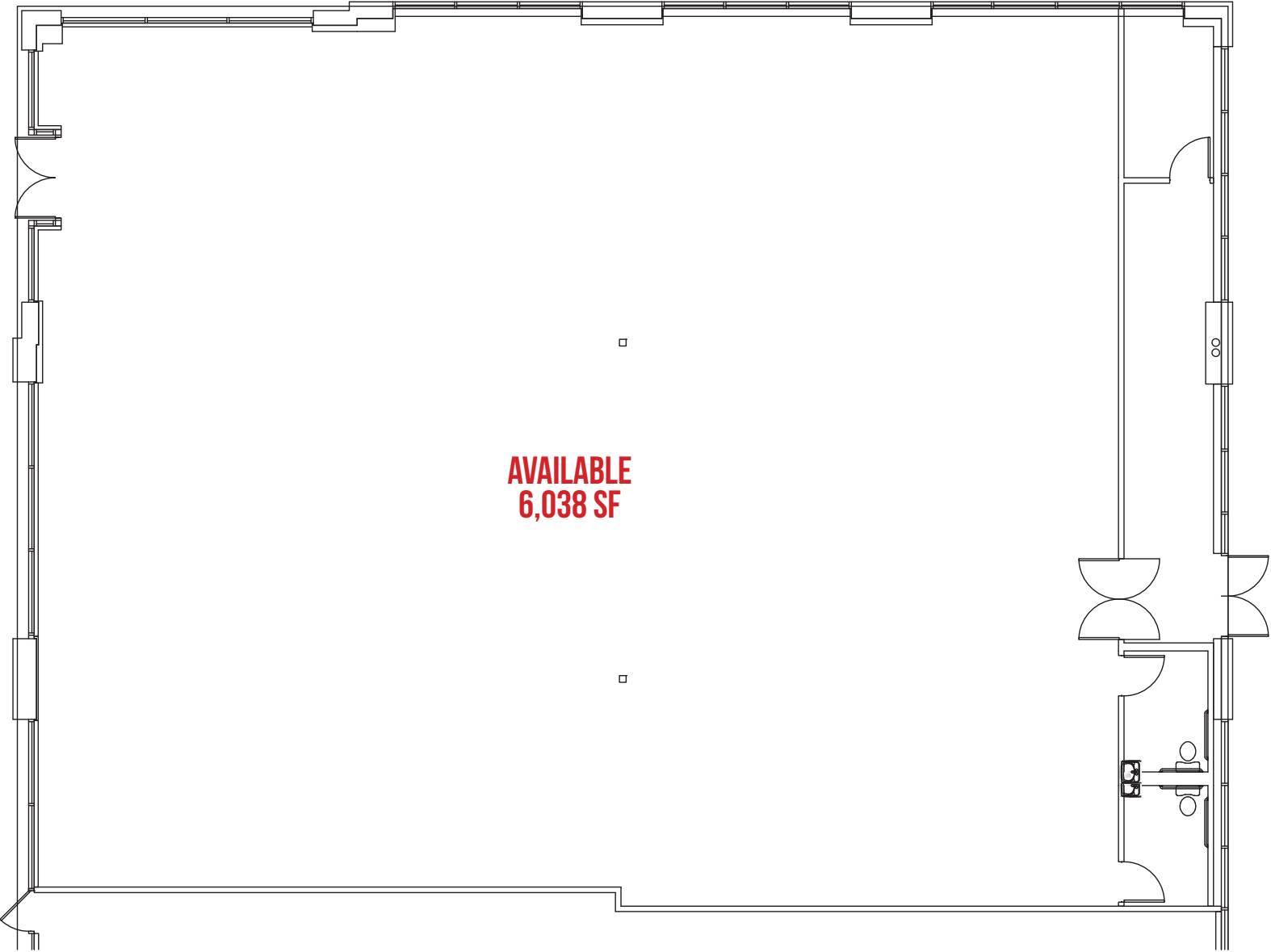
**PACTRUST**

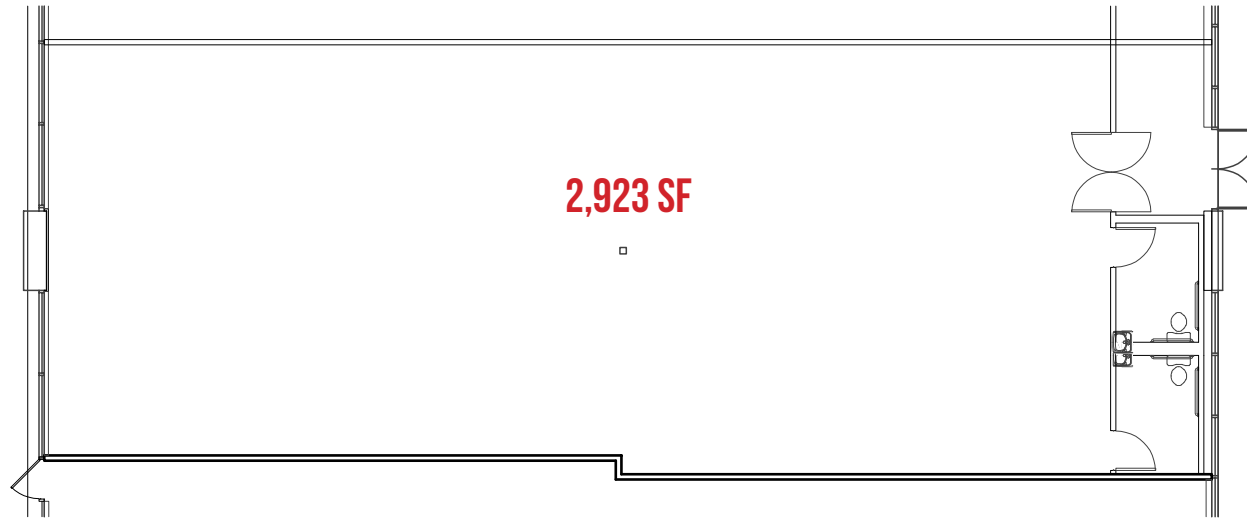


**PACIFIC CORPORATE CENTER**  
**15230 SW SEQUOIA PKWY**  
PORTLAND, OR

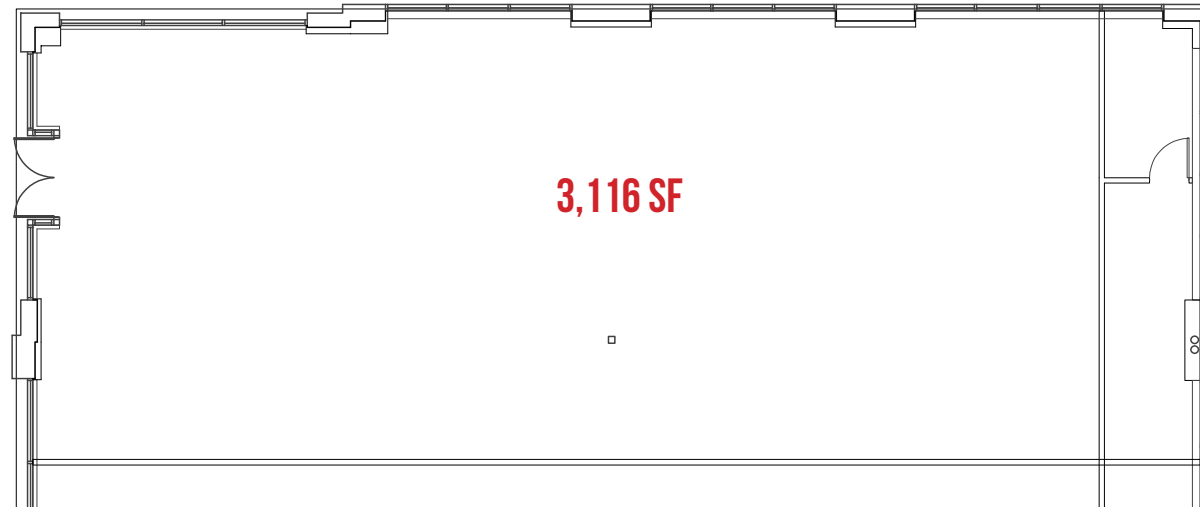
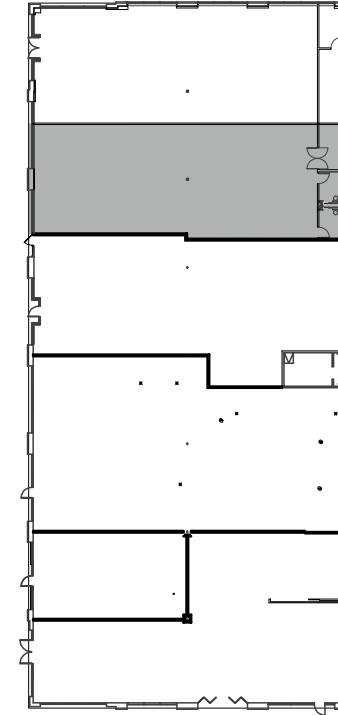
**FLOOR PLAN**

**PACTRUST**

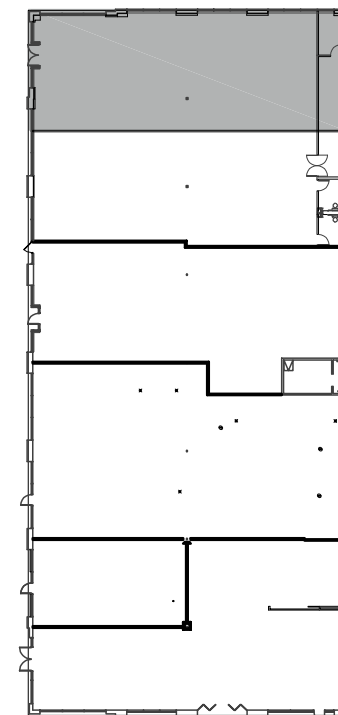




**VACANCY SUITE 170**  
PROPOSED AREA: 2,923 SF



**VACANCY SUITE 190**  
PROPOSED AREA: 3,116 SF



# PACIFIC CORPORATE CENTER 15230 SW SEQUOIA PKWY

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

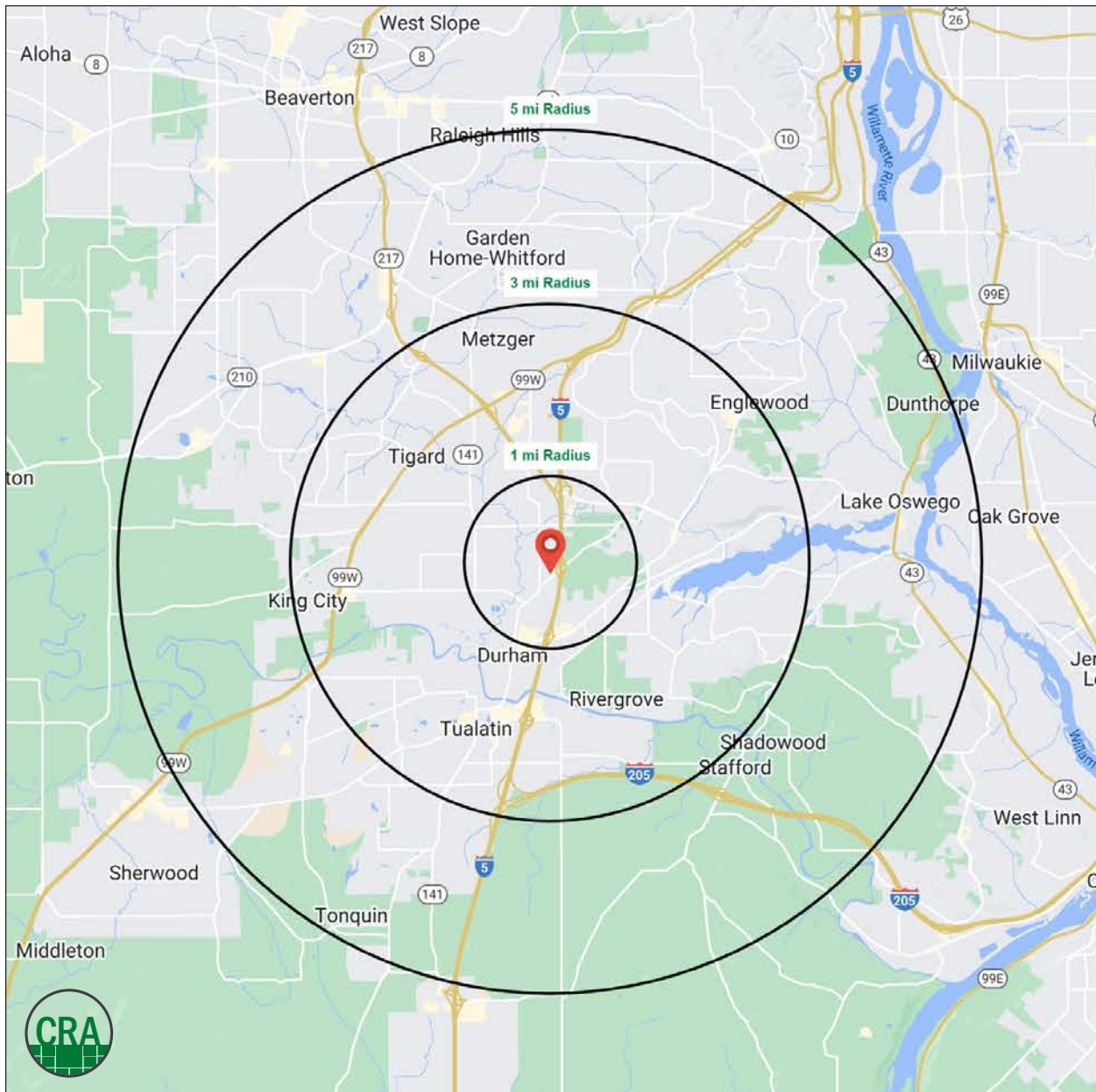
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	8,904	106,703	244,363
Average HH Income	\$178,206	\$159,764	\$166,153
Median HH Income	\$140,174	\$120,459	\$126,945
Median Home Value	\$722,623	\$740,534	\$731,522
Daytime Demographics 16+	23,893	111,959	206,030
Some College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

<b>15230 SW Sequoia Pkwy Tigard, OR 97224</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, 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



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REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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



[www.cra-nw.com](http://www.cra-nw.com)



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