

—FOR LEASE— RESTAURANT/RETAIL ENDCAP ANCHORED BY



FOR LEASE @ PACIFIC CORPORATE CENTER



ADDRESS

15230 SW Sequoia Pkwy | Portland, OR 97224

AVAILABLE SPACE

3,411 SF + Patio

Please call for lease rate details

TRAFFIC COUNTS

I-5 – 166,574 ADT ('25)

SW Carman Dr – 25,827 ADT ('25)

HIGHLIGHTS

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



PacTrust
Pacific Realty Associates, L.P.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com

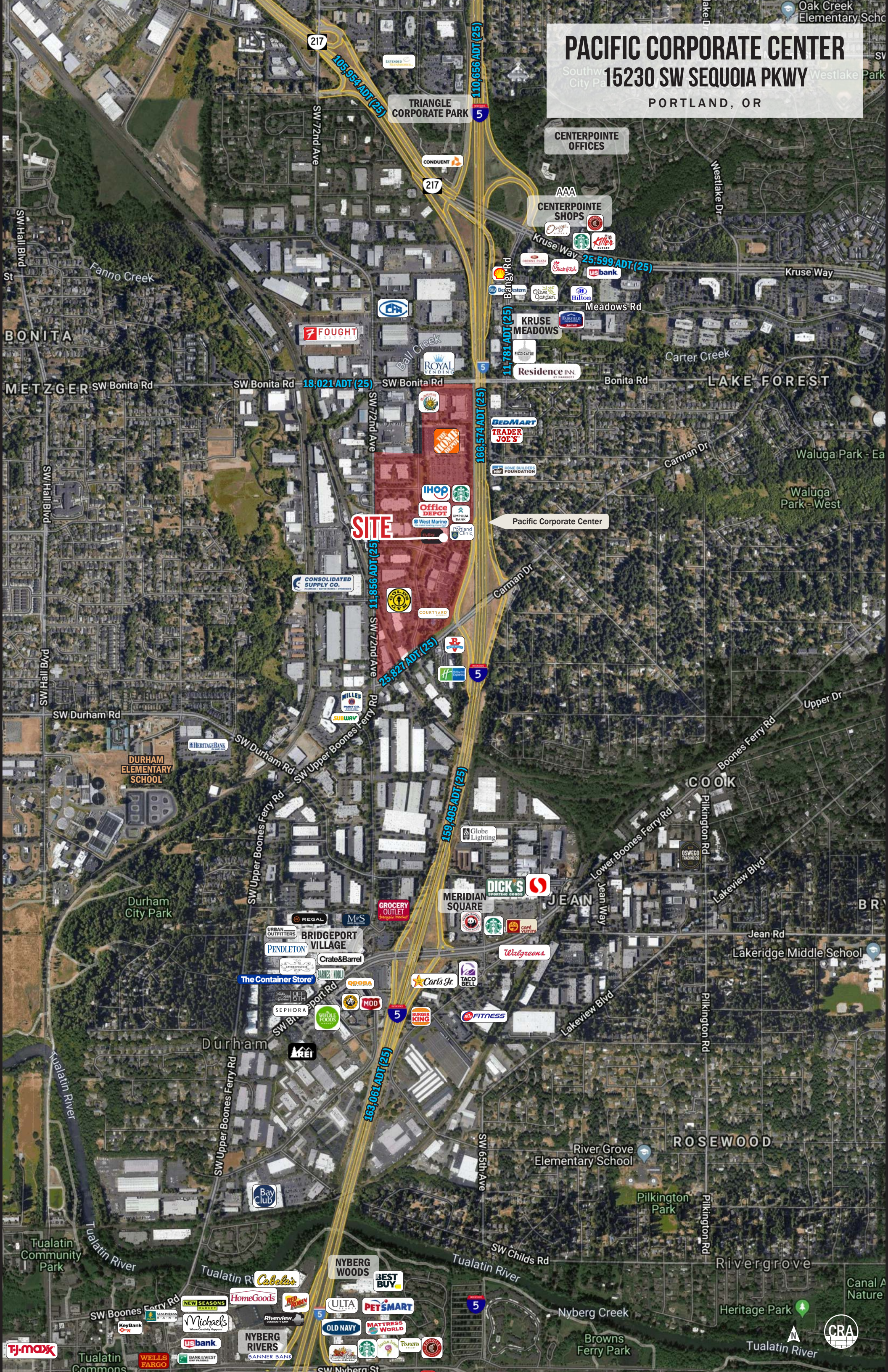
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503.274.0211
www.cra-nw.com

PACIFIC CORPORATE CENTER

Southwest City Park
15230 SW SEQUOIA PKWY

PORTLAND, OR



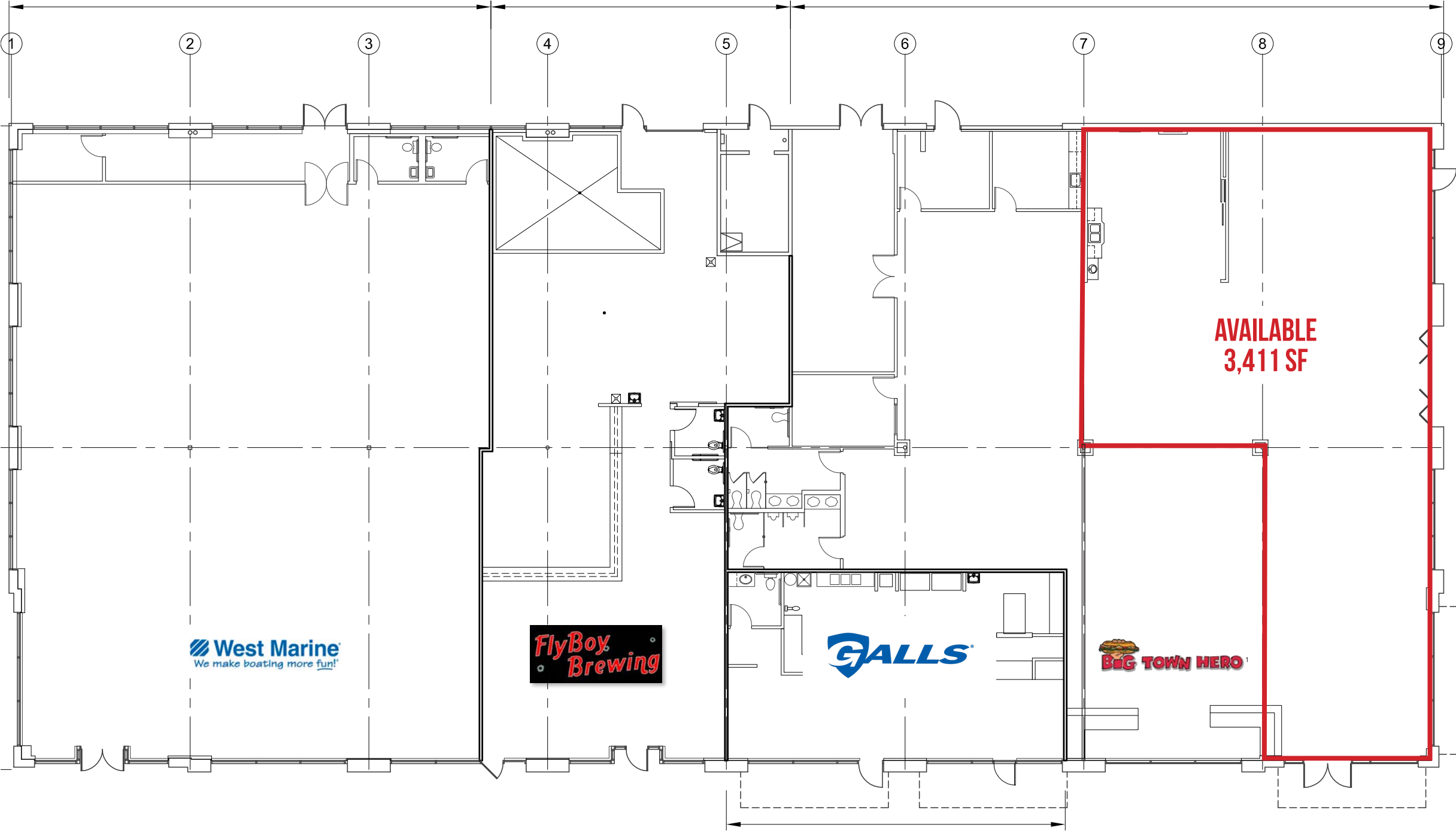
PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR



SITE PLAN

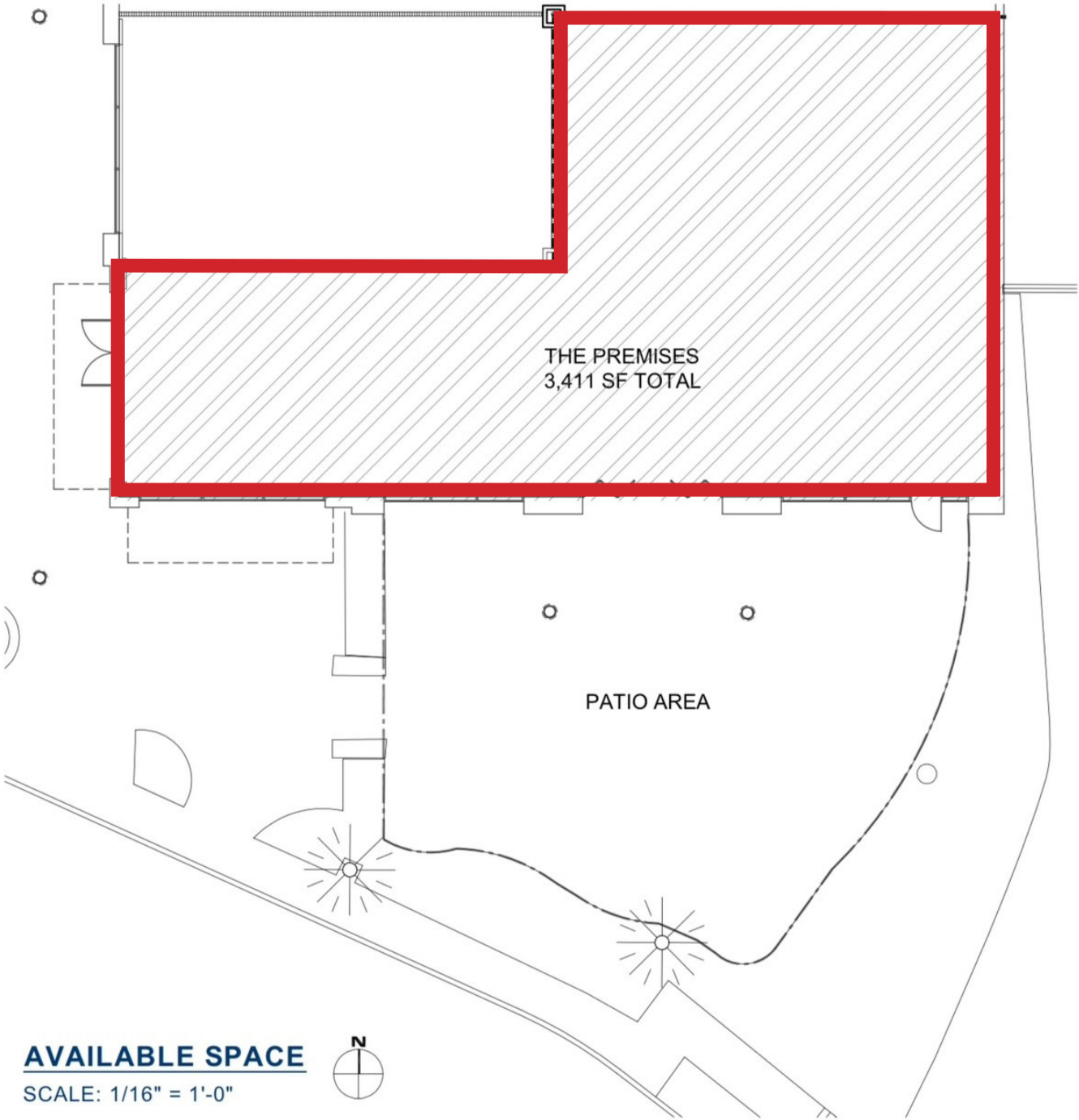
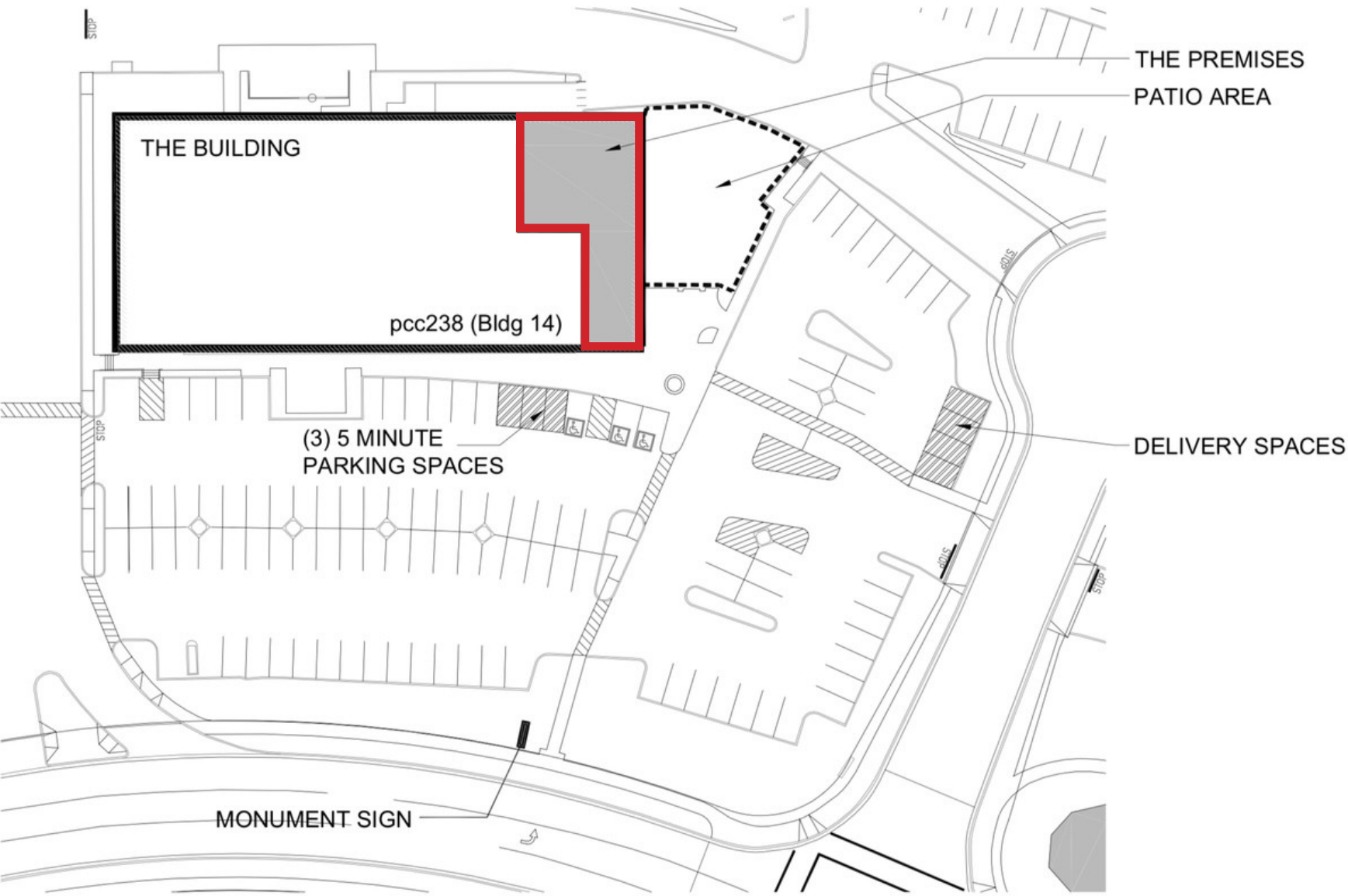
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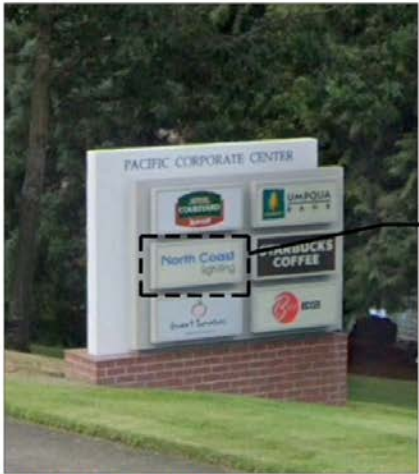
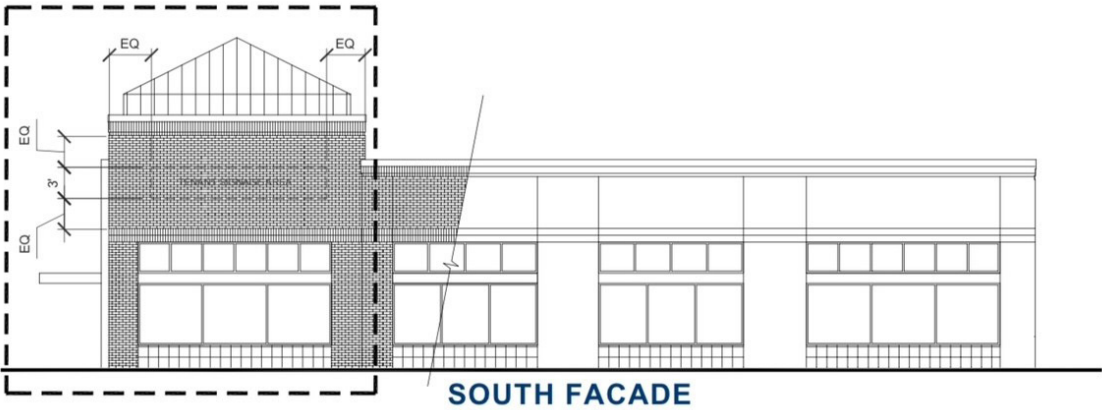
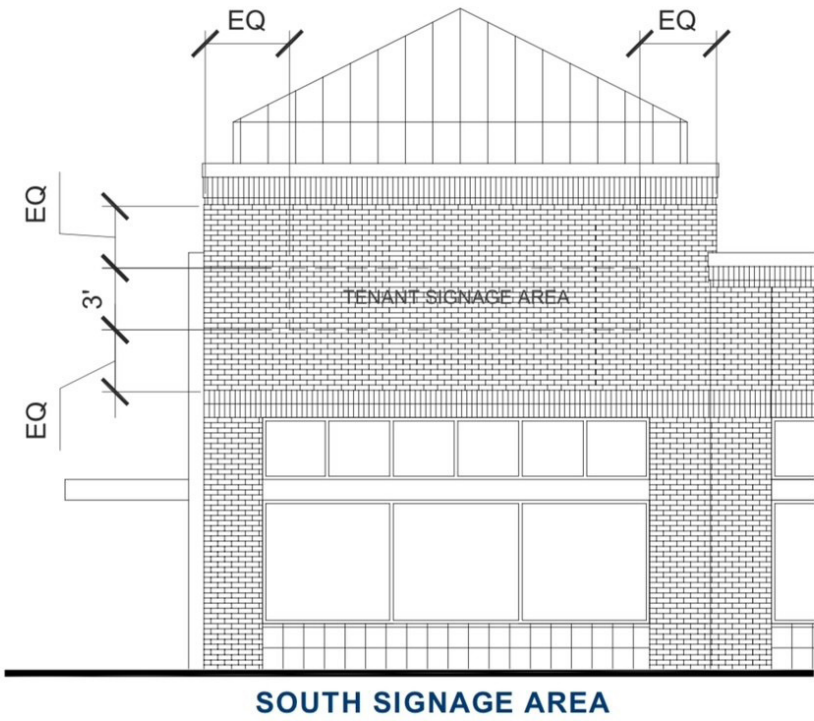


SITE PLAN

PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR



SIGNAGE



MONUMENT SIGN ON
SW UPPER BOONES FERRY RD



MONUMENT SIGN ON
SW SEQUOIA PARKWAY



OVERHEAD VIEW

PACIFIC CORPORATE CENTER
15230 SW SEQUOIA PKWY
PORTLAND, OR

PacTrust



PACIFIC CORPORATE CENTER

15230 SW SEQUOIA PKWY
PORTLAND, OR

IMAGES



PACIFIC CORPORATE CENTER

15230 SW SEQUOIA PKWY

DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)

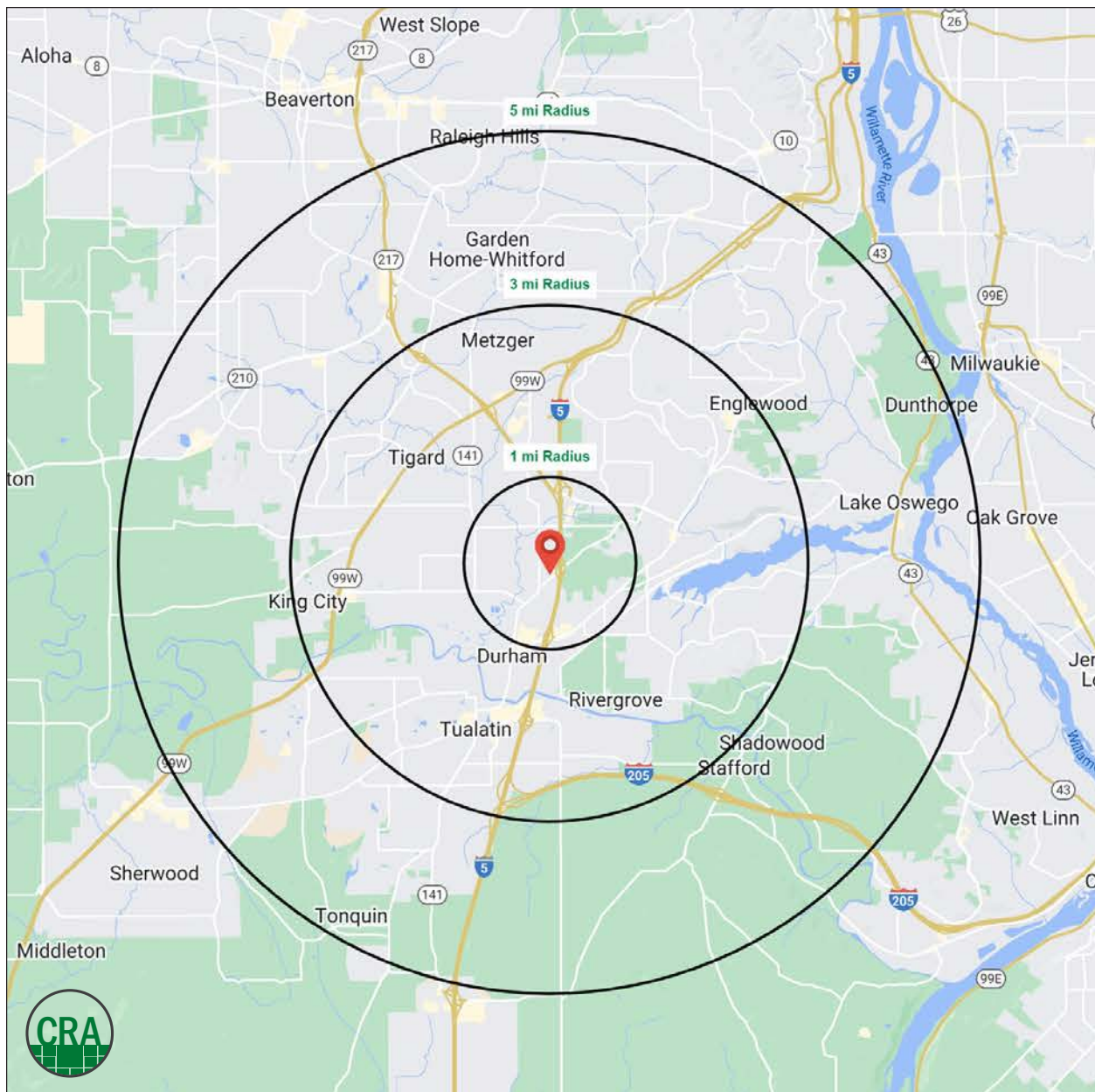
	1 MILE	3 MILE	5 MILE
Estimated Population 2025	7,861	107,316	245,189
Average HH Income	\$166,384	\$153,477	\$159,227
Median HH Income	\$128,740	\$115,101	\$121,842
Median Home Value	\$681,957	\$700,698	\$700,194
Daytime Demographics 16+	23,501	110,650	202,466
Some College or Higher	84.6%	82.0%	83.7%

\$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

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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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