

SPACE COULD BE DIVIDED

UNDER NEW OWNERSHIP

TIGARD PLAZA



FOR LEASE > TIGARD, OR

LOCATION

11945 SW Pacific Hwy #250
Tigard, OR 97223

AVAILABLE SPACE

- 33,420 SF (Can be demised)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Pacific HWY - 42,122 ADT ('25)
HWY 217 - 98,899 ADT ('25)

HIGHLIGHTS

- Free-Standing Monument Sign at the corner of Hwy. 99 & Hall Blvd.
- Traffic Counts at the intersection of exceed 60,000 vehicle trips per day.
- Located just south of Hwy. 217, with Trade Area Retailers which include Costco, Fred Meyer, WinCo, Walmart and Lowes.

[CLICK TO VIEW VIDEO >>](#)



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TIGARD PLAZA
11945 SW PACIFIC HWY
TIGARD, OR

SITE

TIGARD PLAZA

33,420 SF

42,122 ADT (25)

12,512 ADT (24)

95,359 ADT (24)

46,563 ADT (24)

Fred Meyer

Tires LES SCHWAB

TACO BELL

McDonald's

BIG 5

PANA FRESH

petco

Starbucks

US CHEF'S STORE

WESTSIDE CHRISTIAN HIGH SCHOOL

CAR TOYS

Auto Zone

Dutch Bros

WinCo FOODS

PET SMART

COSTCO WHOLESALE

DOLLAR TREE

CLAW CITY

Sesame Donuts

WELLS FARGO

McDonald's

value village

RITE AID

Post Office

Walmart Supercenter

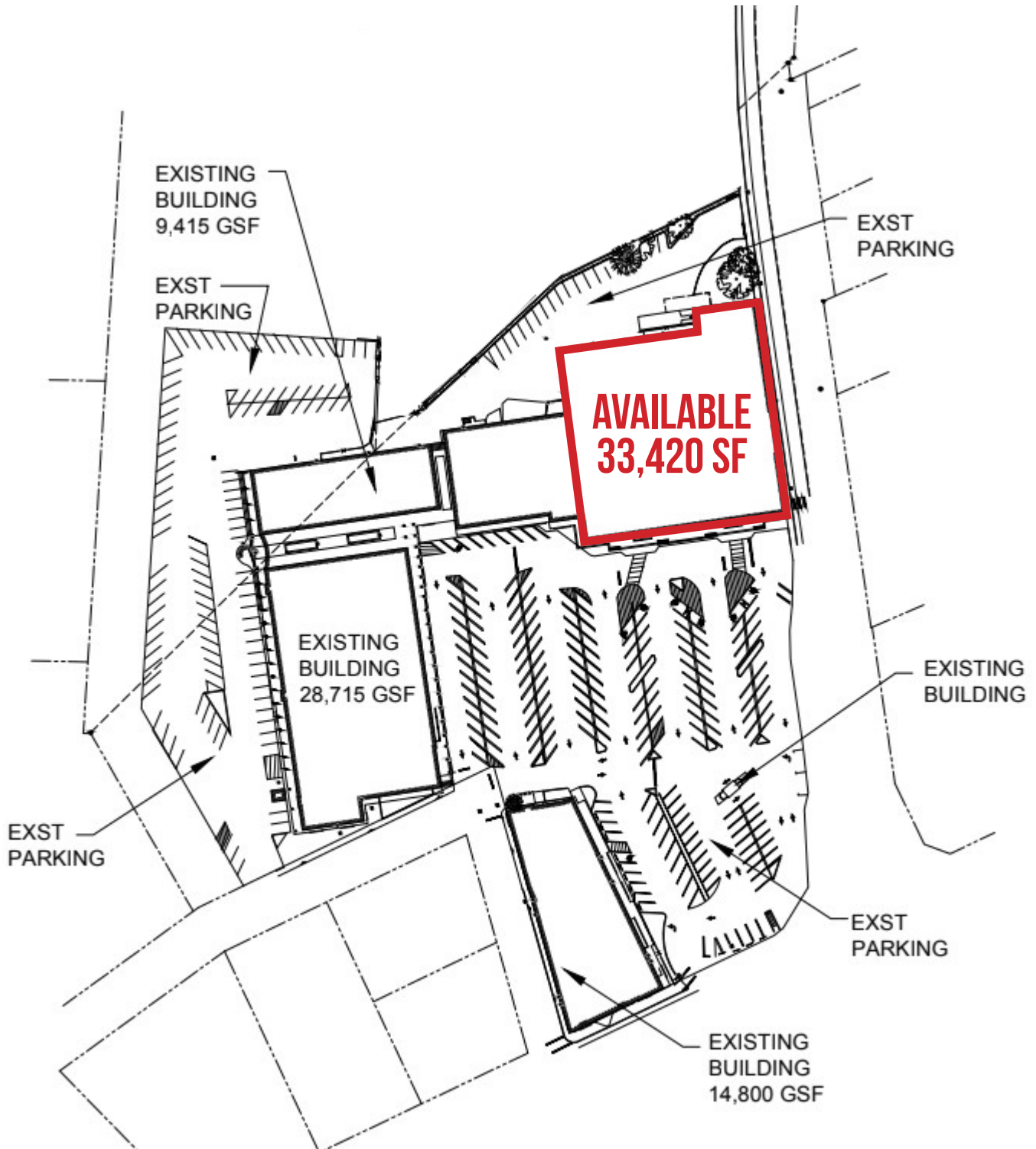
LOWE'S



TIGARD PLAZA

11945 SW PACIFIC HWY
TIGARD, OR

SITE PLAN



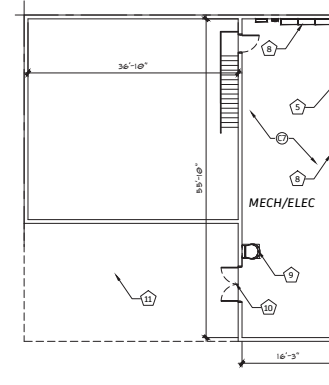
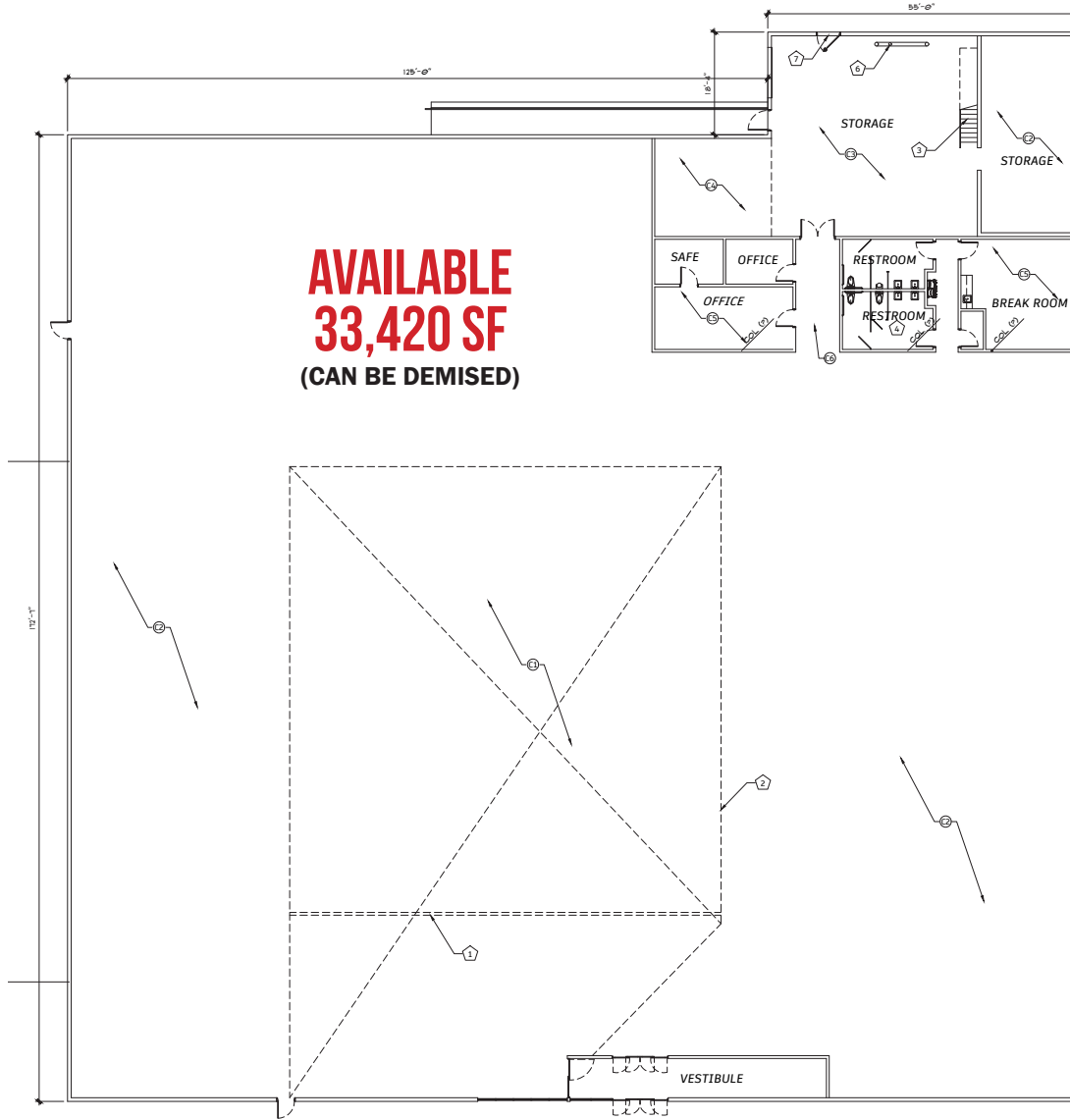
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

TIGARD PLAZA

11945 SW PACIFIC HWY

TIGARD, OR

FLOOR PLAN



A5 MEZZANINE FLOOR PLAN
SCALE: 3/32" = 1'-0"



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TIGARD PLAZA

11945 SW PACIFIC HWY

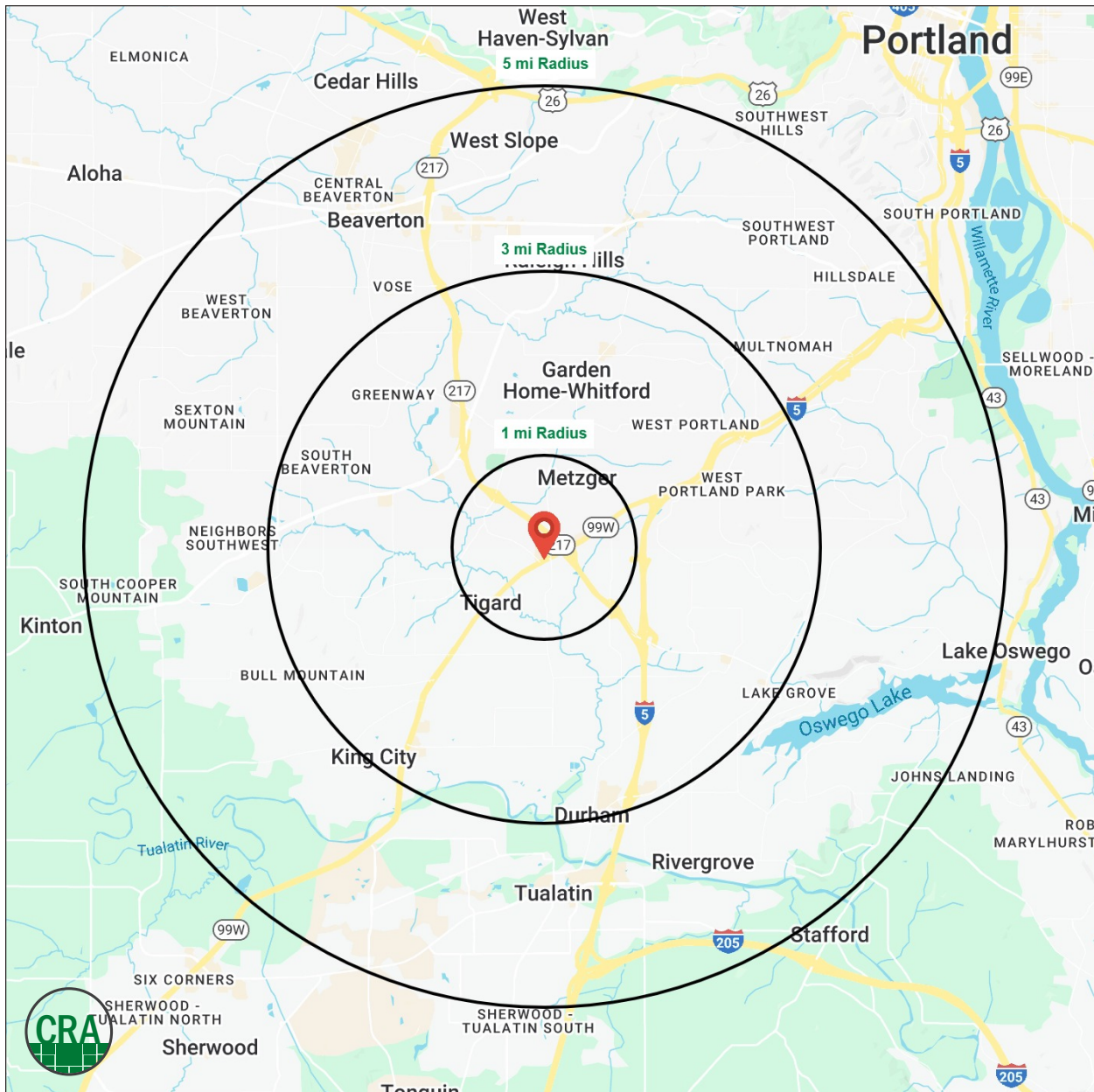
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,853	126,378	304,842
Estimated Households	5,919	54,871	128,443
Average HH Income	\$98,167	\$142,140	\$155,141
Median Home Value	\$527,303	\$613,748	\$653,921
Median Age	36.3	41.4	41.0
Daytime Demographics (16+ Years)	17,123	113,659	237,972

\$142,140
Average Household Income
3 MILE RADIUS

36.3
Median age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4353/-122.7656

11945 SW Pacific Hwy Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,853	126,378	304,842
2029 Projected Population	15,032	123,954	296,986
2020 Census Population	12,535	126,230	308,821
2010 Census Population	11,250	117,907	285,682
Projected Annual Growth 2024 to 2029	1.7%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	1.7%	0.5%	0.5%
2024 Median Age	36.3	41.4	41.0
Households			
2024 Estimated Households	5,919	54,871	128,443
2029 Projected Households	6,508	54,400	126,366
2020 Census Households	5,080	53,217	126,229
2010 Census Households	4,483	50,102	118,220
Projected Annual Growth 2024 to 2029	2.0%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	2.3%	0.7%	0.6%
Race and Ethnicity			
2024 Estimated White	65.8%	73.2%	72.7%
2024 Estimated Black or African American	3.1%	2.8%	2.8%
2024 Estimated Asian or Pacific Islander	9.9%	9.8%	9.7%
2024 Estimated American Indian or Native Alaskan	1.3%	0.6%	0.6%
2024 Estimated Other Races	19.9%	13.6%	14.3%
2024 Estimated Hispanic	20.8%	13.4%	14.1%
Income			
2024 Estimated Average Household Income	\$98,167	\$142,140	\$155,141
2024 Estimated Median Household Income	\$80,224	\$111,413	\$117,758
2024 Estimated Per Capita Income	\$42,048	\$61,817	\$65,481
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	1.8%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.3%	2.1%
2024 Estimated High School Graduate	17.9%	13.6%	13.1%
2024 Estimated Some College	23.3%	19.6%	18.4%
2024 Estimated Associates Degree Only	11.3%	8.3%	7.5%
2024 Estimated Bachelors Degree Only	28.5%	34.9%	35.1%
2024 Estimated Graduate Degree	12.7%	19.5%	21.3%
Business			
2024 Estimated Total Businesses	1,498	9,760	20,759
2024 Estimated Total Employees	13,467	77,045	150,997
2024 Estimated Employee Population per Business	9.0	7.9	7.3
2024 Estimated Residential Population per Business	9.2	12.9	14.7

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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.

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KNOWLEDGE

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