

PACIFIC HWY RETAIL

FOR LEASE > TIGARD, OR



LOCATION

11642 SW Pacific Hwy, Tigard, OR

AVAILABLE SPACES

LOWER LEVEL (Suite 140): 1,031 RSF

LOWER LEVEL (Suite 120): 1,296 SF

RENTAL RATE

Please call for details

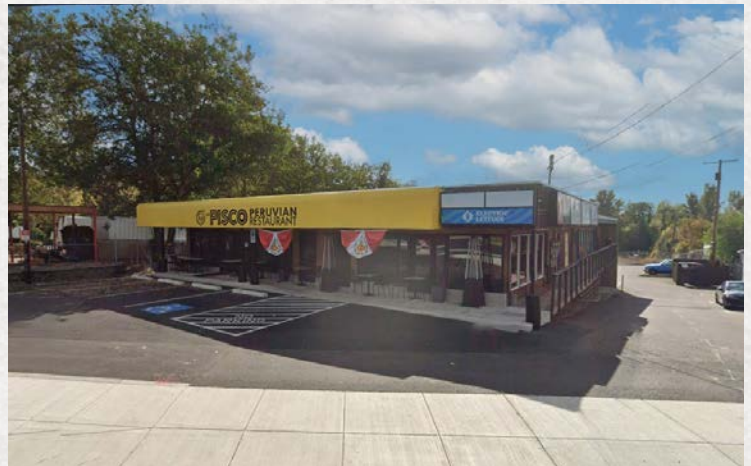
TRAFFIC COUNT

Pacific Hwy 99W – 45,114 ADT ('25)

Hwy 217 – 98,899 ADT ('25)

HIGHLIGHTS

- Located on Hwy 99W near Hwy 217 in the Tigard Triangle with high traffic counts and great visibility.
- Major nearby retailers include Fred Meyer, Costco, Walmart, WinCo, Lowe's, PetSmart, Petco, US Foods, Chef'Store and Big 5 Sporting Goods.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

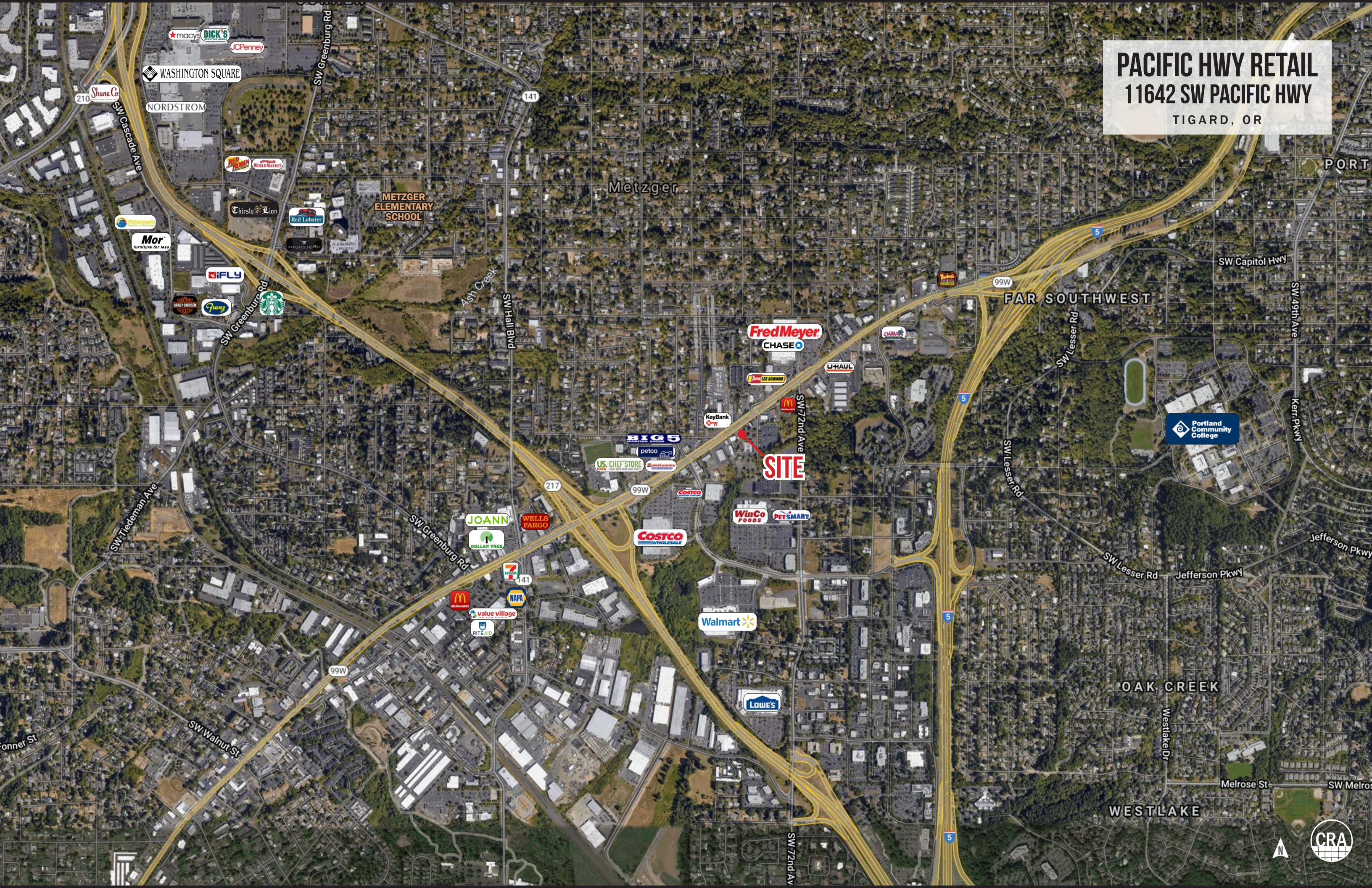
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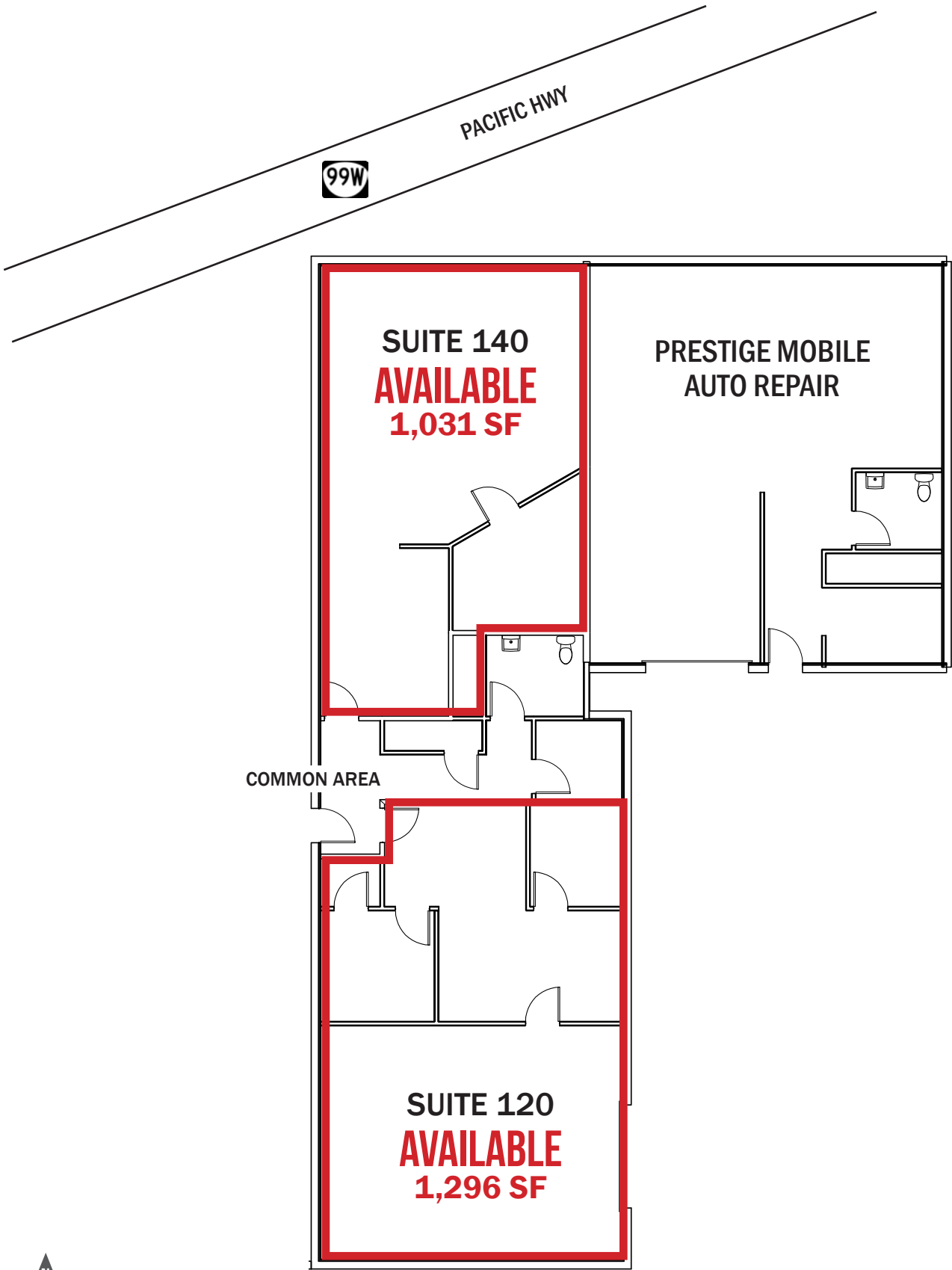
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SITE PLAN | LOWER LEVEL



PACIFIC HWY RETAIL

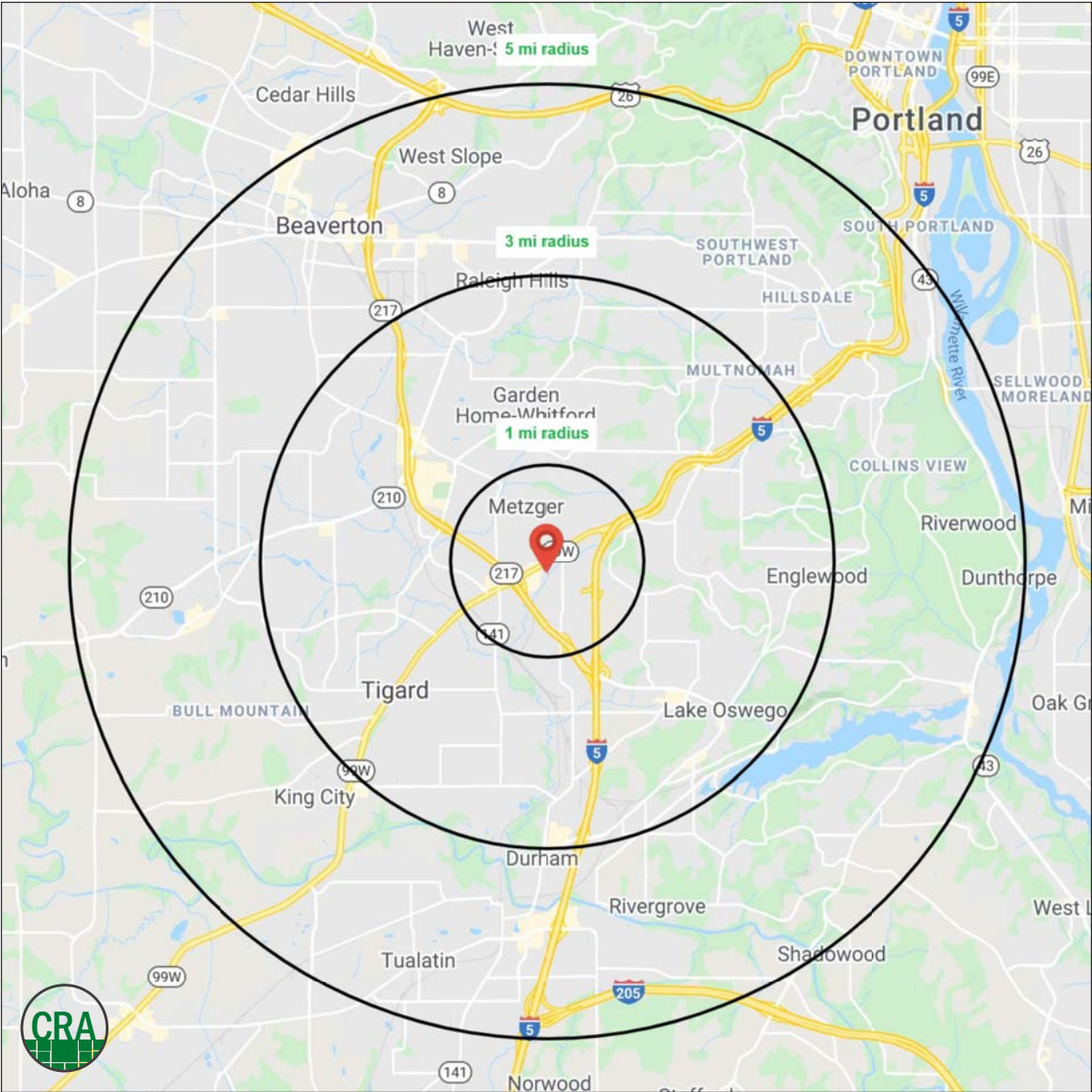
11642 SW PACIFIC HWY

TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,261	121,017	312,274
Estimated Households 2025	5,532	52,134	131,577
Average HH Income	\$116,339	\$147,394	\$158,512
Median Home Value	\$597,615	\$651,474	\$688,246
Daytime Demographics 16+	16,507	116,936	249,572
Some College or Higher	78.5%	83.6%	83.1%

\$147,394
Average Household Income
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.438/-122.7543

11642 SW Pacific Hwy Tigard, OR 97224	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,261	121,017	312,274
2030 Projected Population	14,218	119,003	304,598
2020 Census Population	11,712	119,423	311,941
2010 Census Population	10,467	112,188	288,420
Projected Annual Growth 2025 to 2030	1.4%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2025	1.8%	0.5%	0.6%
2025 Median Age	38.9	41.5	41.0
Households			
2025 Estimated Households	5,532	52,134	131,577
2030 Projected Households	6,044	52,127	130,444
2020 Census Households	4,776	50,396	128,660
2010 Census Households	4,276	47,758	120,325
Projected Annual Growth 2025 to 2030	1.9%	-	-0.2%
Historical Annual Growth 2010 to 2025	2.0%	0.6%	0.6%
Race and Ethnicity			
2025 Estimated White	70.2%	74.3%	73.0%
2025 Estimated Black or African American	3.0%	2.8%	2.7%
2025 Estimated Asian or Pacific Islander	10.3%	9.2%	9.6%
2025 Estimated American Indian or Native Alaskan	1.0%	0.6%	0.6%
2025 Estimated Other Races	15.5%	13.2%	14.1%
2025 Estimated Hispanic	15.8%	12.9%	13.8%
Income			
2025 Estimated Average Household Income	\$116,339	\$147,394	\$158,512
2025 Estimated Median Household Income	\$86,454	\$113,712	\$119,458
2025 Estimated Per Capita Income	\$48,616	\$63,615	\$66,916
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.7%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.2%	2.2%
2025 Estimated High School Graduate	17.1%	12.5%	12.5%
2025 Estimated Some College	21.8%	19.4%	18.1%
2025 Estimated Associates Degree Only	8.9%	7.8%	7.5%
2025 Estimated Bachelors Degree Only	31.6%	35.9%	35.7%
2025 Estimated Graduate Degree	16.3%	20.4%	21.8%
Business			
2025 Estimated Total Businesses	1,208	10,375	22,124
2025 Estimated Total Employees	12,393	80,719	157,892
2025 Estimated Employee Population per Business	10.3	7.8	7.1
2025 Estimated Residential Population per Business	11.0	11.7	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



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