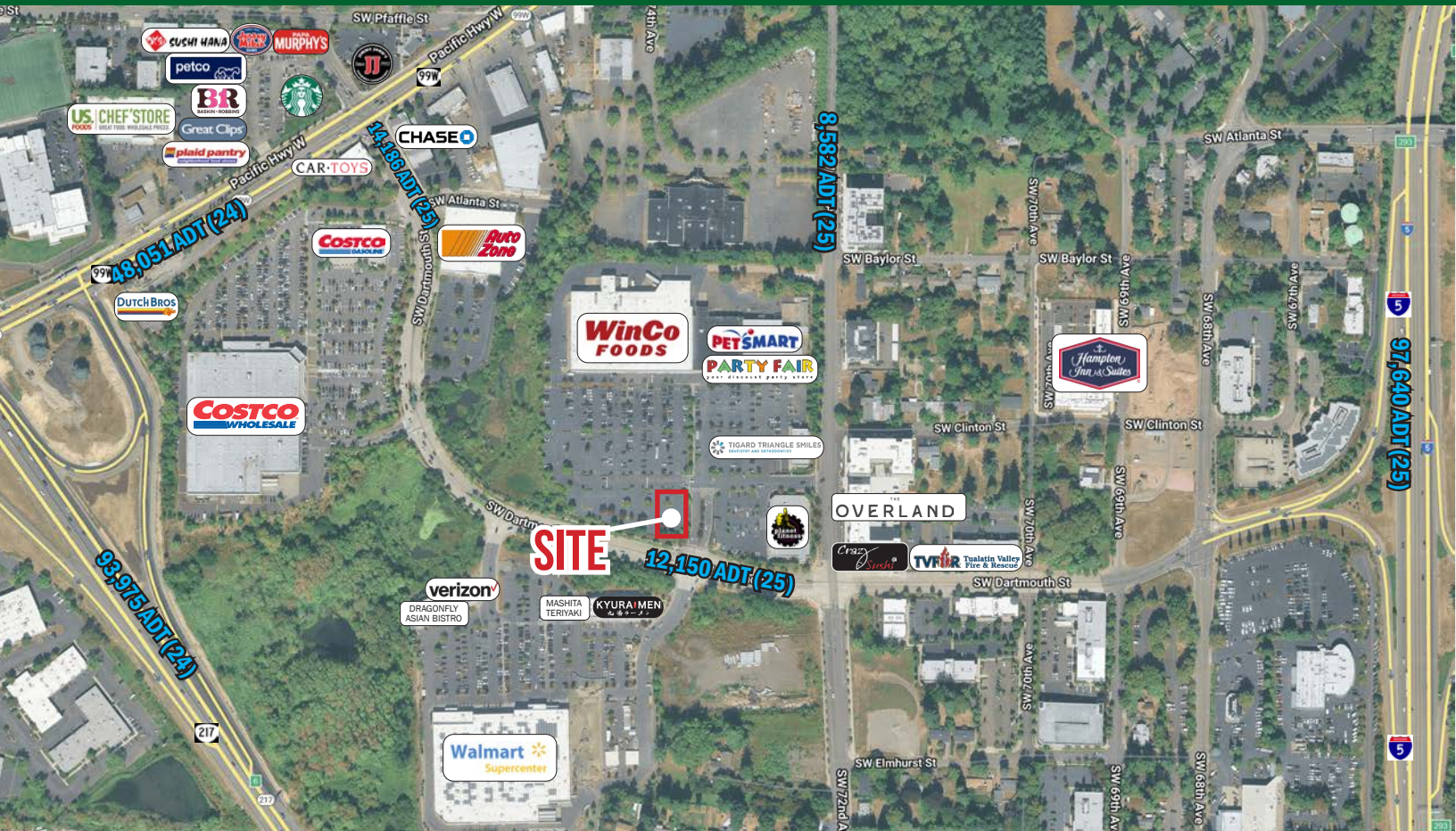


FOR LEASE

TIGARD *WinCo* FOODS PAD

TIGARD, OREGON



LOCATION

7500 SW Dartmouth Street, Tigard, Oregon

AVAILABLE SPACE

6,500 SF Maximum Building Area on
Approximately 33,500 SF of Land.
No drive-thru allowed.

LEASE RATE

Initial Ground Rent \$75,000/YR

HIGHLIGHTS

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

TRAFFIC COUNT

SW Dartmouth St - 12,150 ADT ('25)
Pacific Hwy 99W - 48,051 ADT ('24)
Hwy 217 - 93,975 ADT ('24)
Interstate 5 - 97,640 ADT ('25)



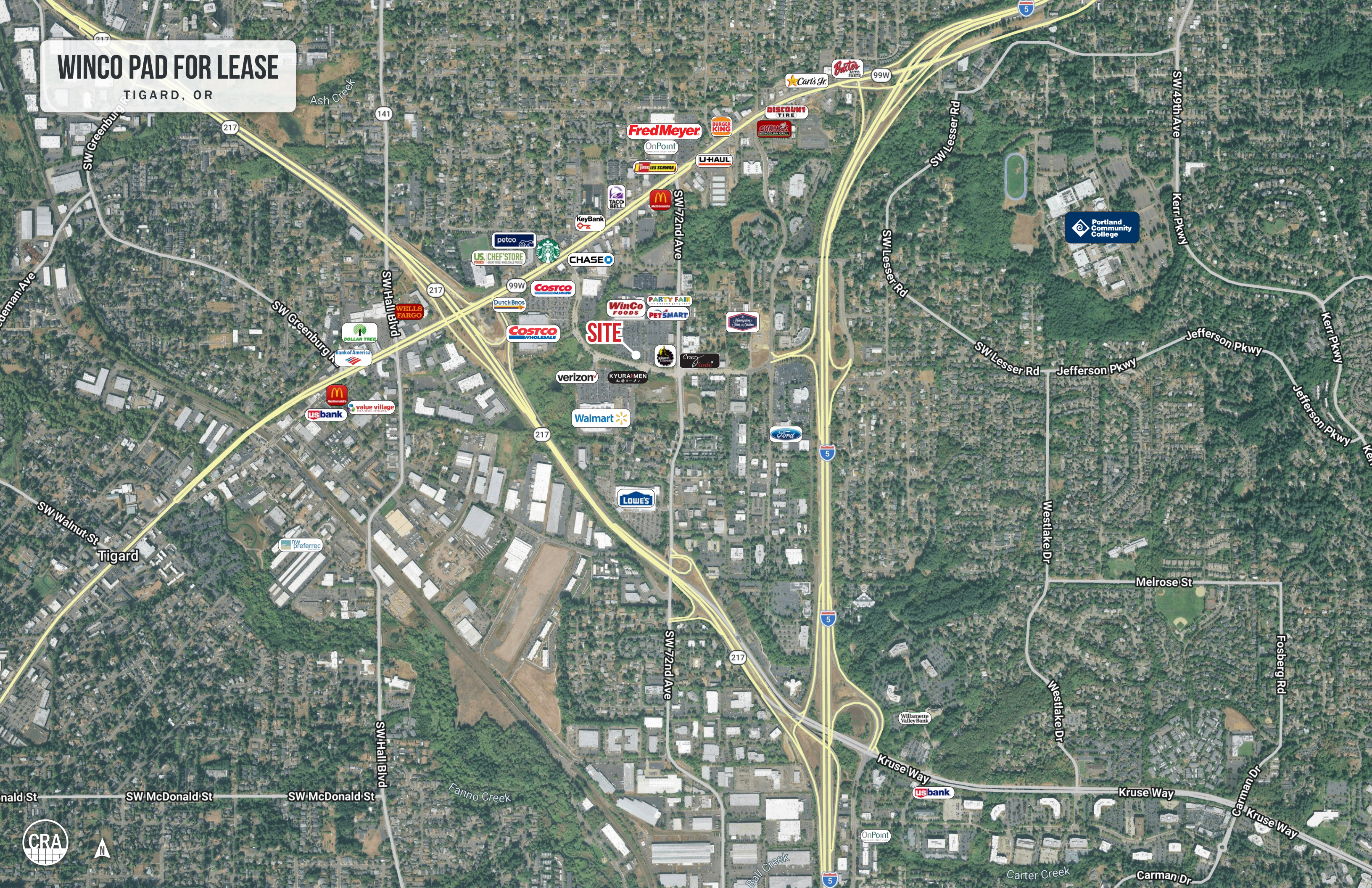
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WINCO PAD FOR LEASE

TIGARD, OR





SITE DATA					
LOT 1	8.27 ACRES	91,802 S.F.	WINCO	438 STALLS	4.77/1000
LOT 2	0.77 ACRES	6,500 S.F.		27 STALLS	4.15/1000
LOT 3	2.00 ACRES	25,416 S.F.	PETSMART	130 STALLS	5.11/1000
LOT 4	3.15 ACRES	17,209 S.F.	PARTY FAIR	145 STALLS	3.72/1000
		15,863 S.F.	SHOP		
		5,816 S.F.	DENTIST		
LOT 5	1.50 ACRES	23,490 S.F.	PLANET FITNESS	78 STALLS	3.30/1000
TOTALS	15.69 ACRES	186,096 S.F.		818 STALLS	4.39/1000

**6,500 SF
SINGLE STORY
MAXIMUM
BUILDING AREA**



WINCO PAD FOR LEASE

TIGARD, OR

DEMOGRAPHIC SUMMARY

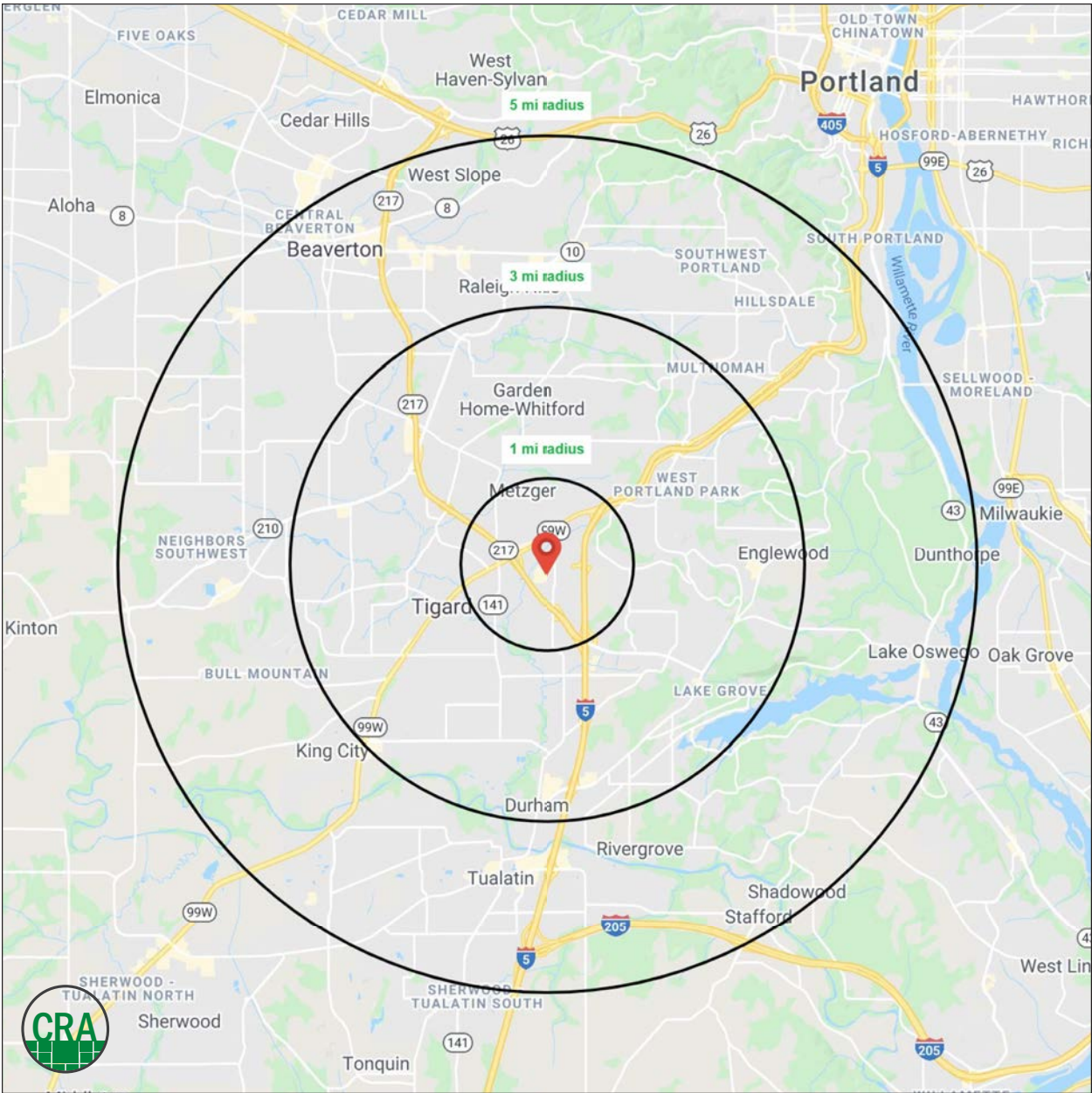
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	12,109	119,329	306,524
Projected Population 2030	13,157	117,421	299,026
Average HH Income	\$116,027	\$148,959	\$158,827
Median Age	38.7	41.7	41
Total Businesses	1,506	10,401	21,540

119,329

Estimated 2025 Population
3 MILE RADIUS

\$148,959

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: 45.4352/-122.7535

7501 SW Dartmouth St Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,109	119,329	306,524
2030 Projected Population	13,157	117,421	299,026
2020 Census Population	10,783	117,715	306,423
2010 Census Population	9,871	110,218	283,287
Projected Annual Growth 2025 to 2030	1.7%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2025	1.5%	0.6%	0.5%
2025 Median Age	38.7	41.7	41.0
Households			
2025 Estimated Households	5,015	51,301	129,058
2030 Projected Households	5,562	51,350	127,961
2020 Census Households	4,400	49,550	126,367
2010 Census Households	4,013	46,753	118,219
Projected Annual Growth 2025 to 2030	2.2%	-	-0.2%
Historical Annual Growth 2010 to 2025	1.7%	0.6%	0.6%
Race and Ethnicity			
2025 Estimated White	69.9%	74.5%	73.2%
2025 Estimated Black or African American	2.9%	2.7%	2.7%
2025 Estimated Asian or Pacific Islander	10.7%	9.2%	9.5%
2025 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.6%
2025 Estimated Other Races	15.6%	13.0%	14.0%
2025 Estimated Hispanic	15.7%	12.7%	13.7%
Income			
2025 Estimated Average Household Income	\$116,027	\$148,959	\$158,827
2025 Estimated Median Household Income	\$83,656	\$115,203	\$119,663
2025 Estimated Per Capita Income	\$48,122	\$64,154	\$66,996
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.7%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.2%	2.2%
2025 Estimated High School Graduate	16.8%	12.5%	12.5%
2025 Estimated Some College	21.5%	19.3%	18.1%
2025 Estimated Associates Degree Only	9.9%	7.8%	7.4%
2025 Estimated Bachelors Degree Only	30.8%	35.8%	35.9%
2025 Estimated Graduate Degree	17.2%	20.7%	21.8%
Business			
2025 Estimated Total Businesses	1,506	10,401	21,540
2025 Estimated Total Employees	18,045	81,036	151,864
2025 Estimated Employee Population per Business	12.0	7.8	7.1
2025 Estimated Residential Population per Business	8.0	11.5	14.2

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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

RELATIONSHIPS

EXPERIENCE



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