



FOR SUBLEASE



FORMER PAPA MURPHY'S PIZZA

2nd-Generation Restaurant Endcap

1,773 SF | \$29.00 psf + NNN

11705 SW Pacific Hwy, Suite Z, Tigard, OR 97223

- Endcap Location within Pacific Crossroads Shopping Center
- Co-Tenants include Starbucks, Petco, Baskin Robbins, Sushi Hana, Big 5 Sporting Goods, Jersey Mike's, and more!
- Built out Restaurant Space (space does not currently have a hood)
- **DO NOT DISTURB TENANT**

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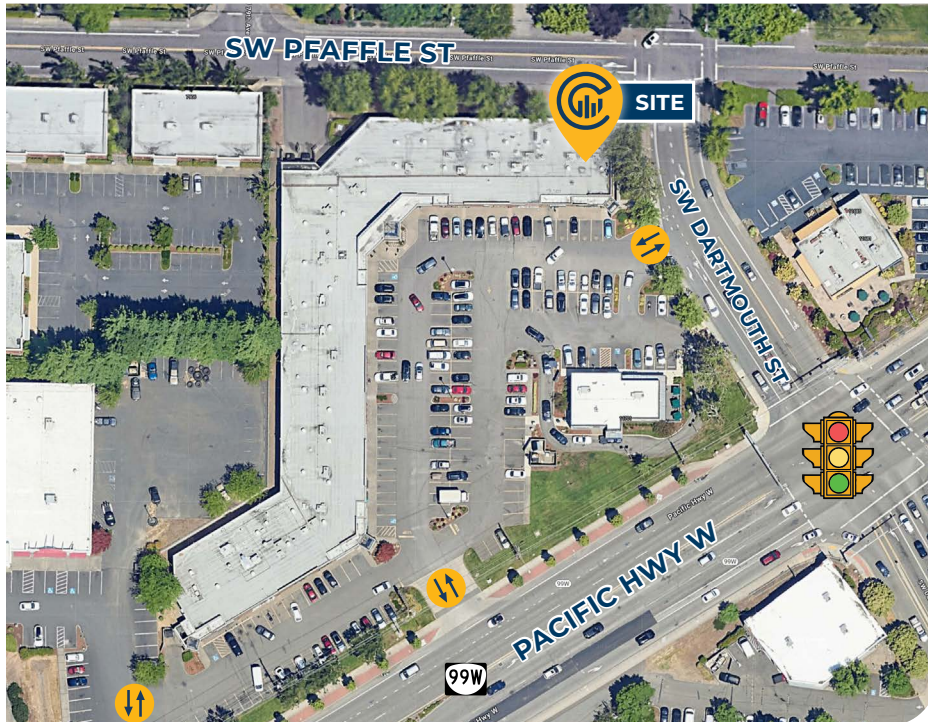
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PROPERTY SUMMARY



PROPERTY DETAILS

Address	11705 SW Pacific Hwy, Suite Z, Tigard, OR 97223
Available Space	1,773 SF
Lease Rate	\$29.00 psf + NNN
Use Type	Retail / Restaurant
Condition	Existing Papa Murphy's Pizza
Zoning	C-G General Commercial



Nearby Highlights

- Starbucks
- Jersey Mike's
- Wingstop
- Petco
- Baja Fresh
- Baskin Robbins
- Big 5 Sporting Goods
- Costco
- WinCo Foods
- US Foods Chef Store
- Westside Christian School
- AFC Urgent Care
- Planet Fitness
- PetSmart
- Dollar Tree
- Fred Meyer

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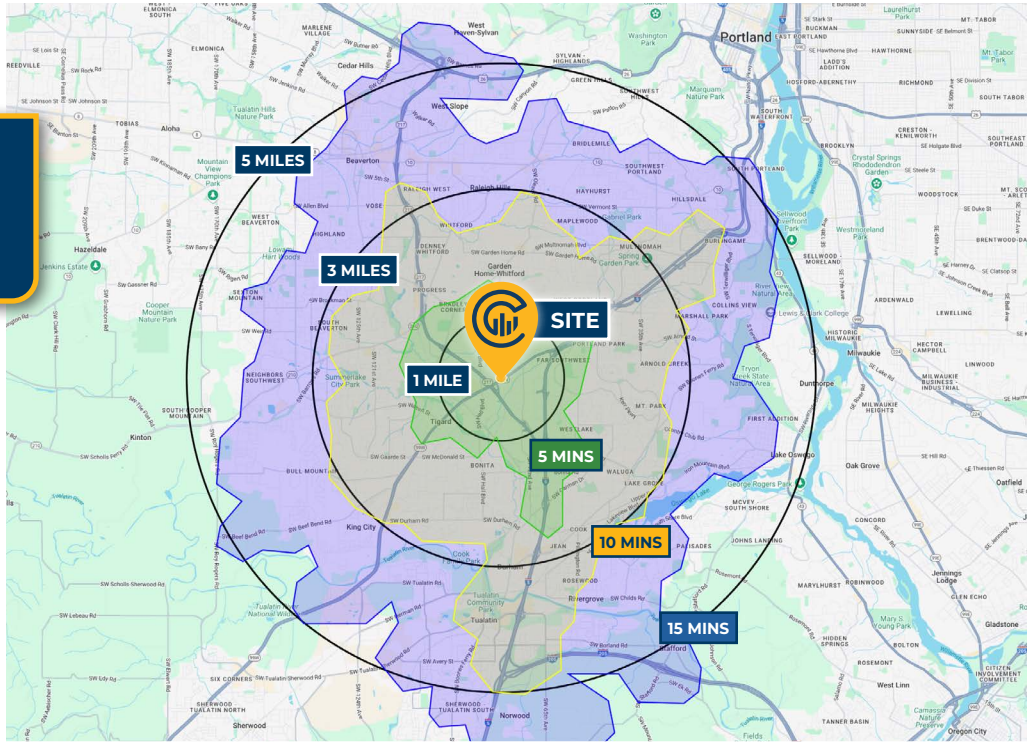


LOCAL AERIAL MAP

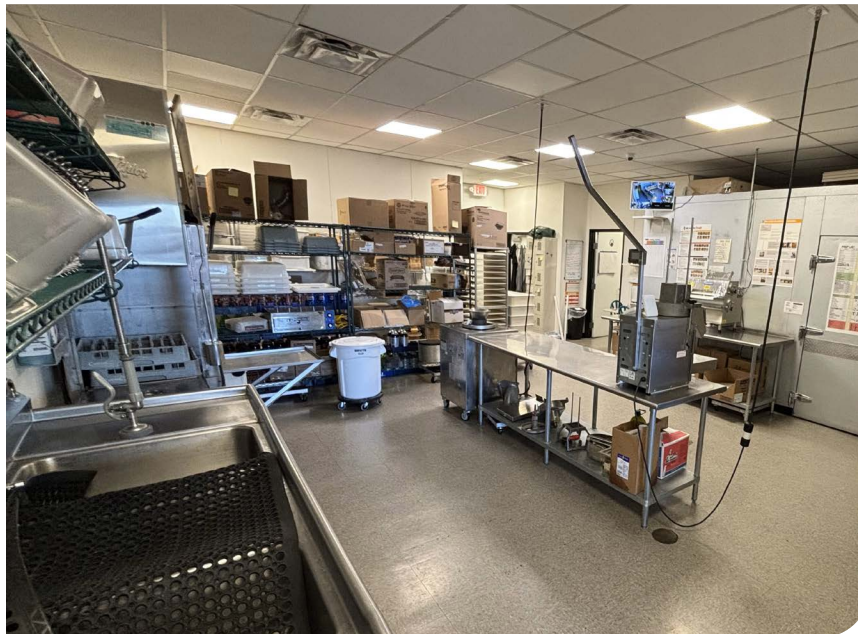




DRIVE TIMES & DEMOGRAPHICS



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72

Walk Score®
"Very Walkable"


77

Bike Score®
"Very Bikeable"


45

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	13,691	124,889	307,639
2029 Projected Population	14,947	122,483	299,661
2020 Census Population	12,501	124,900	311,486
2010 Census Population	11,229	117,184	288,189
Projected Annual Growth 2024 to 2029	1.8%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	1.6%	0.5%	0.5%
Households & Income			
2024 Estimated Households	5,859	54,205	130,228
2024 Est. Average HH Income	\$102,413	\$145,885	\$156,948
2024 Est. Median HH Income	\$82,797	\$112,273	\$118,503
2024 Est. Per Capita Income	\$43,916	\$63,423	\$66,556
Businesses			
2024 Est. Total Businesses	1,551	10,007	21,125
2024 Est. Total Employees	15,266	78,496	152,375

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024,
TIGER Geography - RS1

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