

FOR LEASE

Tigard Walmart Outparcel Buildings

SW 72ND AVE & DARTMOUTH ST, TIGARD, OR



AVAILABLE SPACE

- 1,200 - 5,878 SF (divisible)

LEASE RATE

- Available Upon Request

TRAFFIC COUNTS

- SW 72nd St at Dartmouth St – 13,868 VPD
- On Dartmouth St, east of SW 72nd St – 4,753 VPD
- On Highway 217, south of Highway 99 – 120,168 VPD

HIGHLIGHTS

- Two multi-tenant retail buildings in front of Walmart
- Can accommodate tenants 1,200 SF - 5,878 SF
- Abundance of parking
- Adjacent to Costco and WinCo

CONTACT

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NAI Elliott

These outparcels with convenient access to I-5, Hwy 217 and Hwy 99 in Tigard, Oregon offer a convenient location for businesses looking to establish a presence in a growing community.

TIGARD WALMART OUTPARCEL BUILDINGS ADJACENT TO COSTCO AND WINCO.

NEARBY BUSINESSES

- Walmart
- WinCo Foods
- Verizon
- Petsmart
- Costco
- Lowe's

TRANSPORTATION ACCESS HIGHLIGHTS

- Conveniently located with access to I-5, Hwy 217 and Hwy 99 just south of Portland
- The area is served by several public transportation options, including bus routes and the nearby WES commuter rail
- Ample parking options on site for those who choose to drive

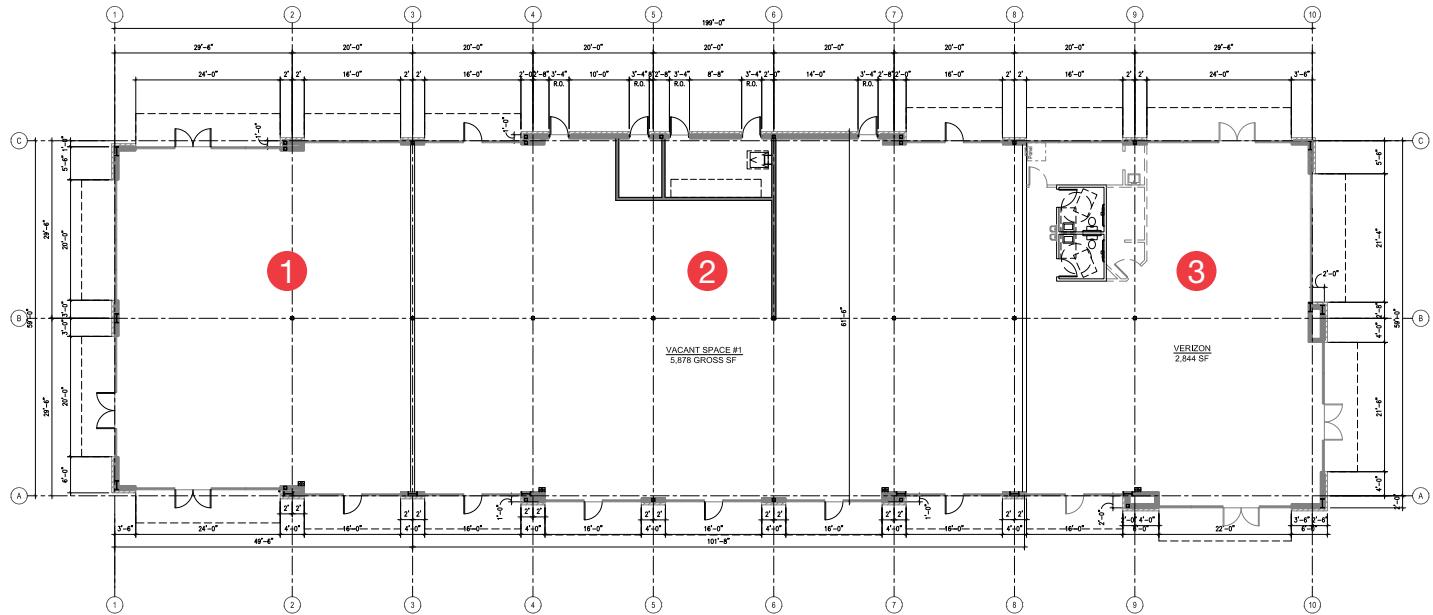


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Site plan - outlet building #1



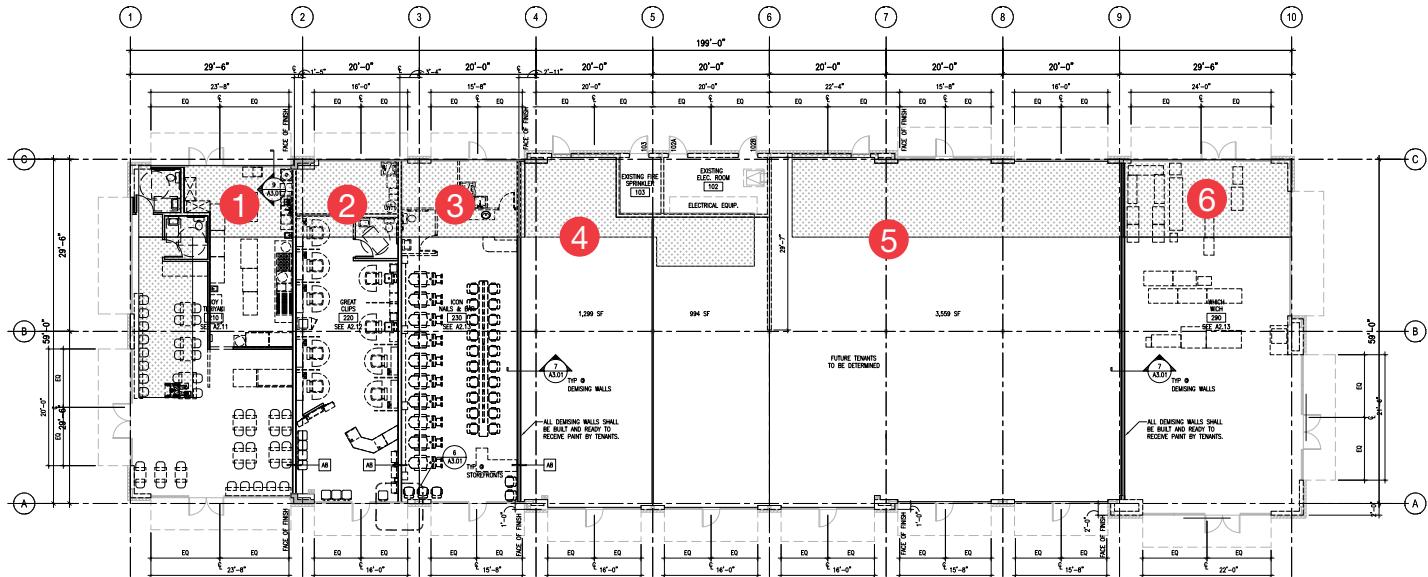
TENANT	SF
1 AVAILABLE (2nd-gen restaurant)	2,884
2 PENDING (divisible)	5,878
3 Verizon	2,844

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Site plan - outlet building #2



TENANT	SF
1 Mashita Teryaki	1,600
2 AVAILABLE (salon)	1,061
3 Icon Nails	1,201
4 AVAILABLE	1,324
5 Kyuramen	4,554
6 WhichWich	1,800

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Photos



• Building 1



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.
View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Photos

- Building 2



- Building 2

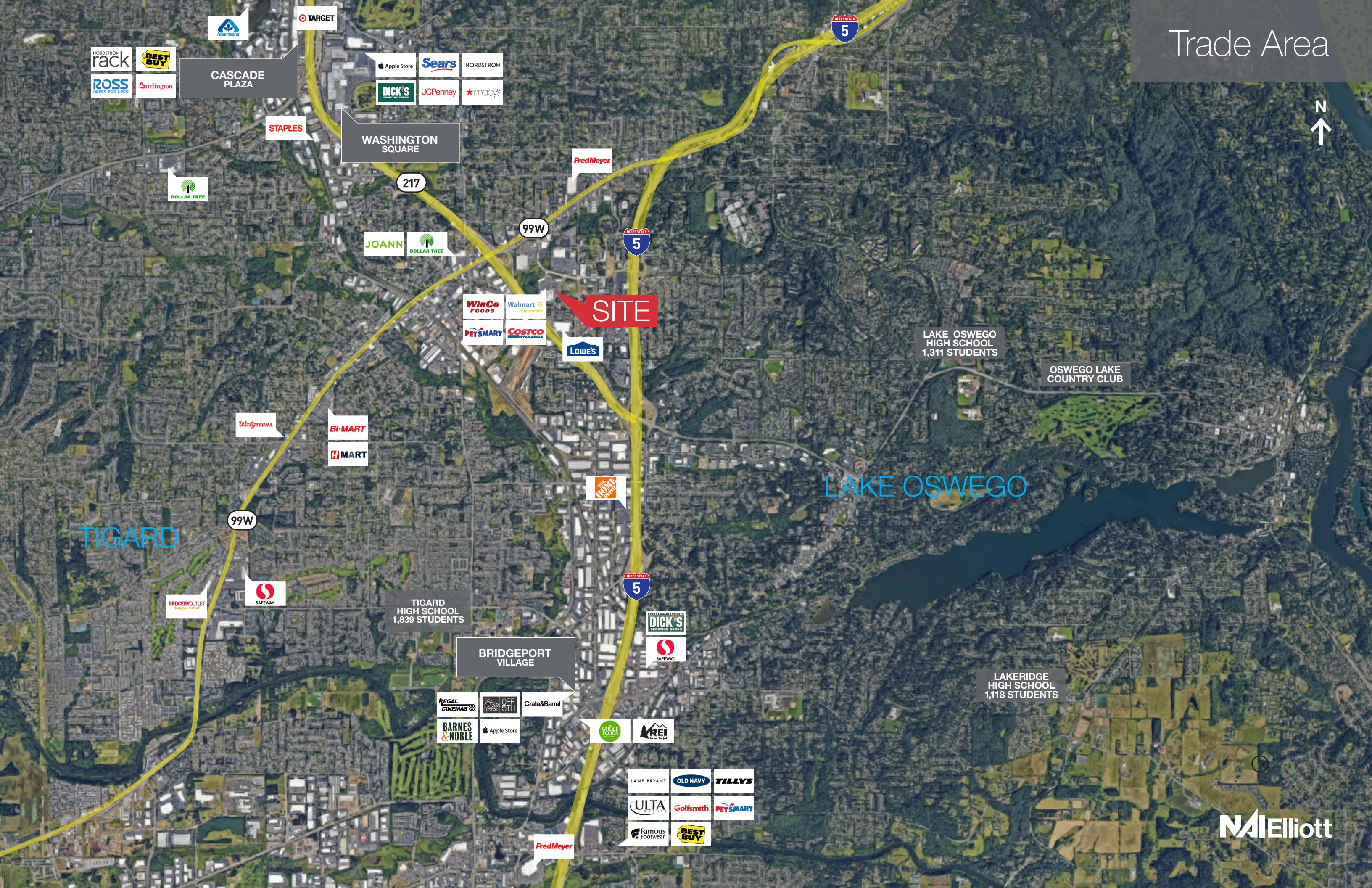


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Trade Area



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TIGARD

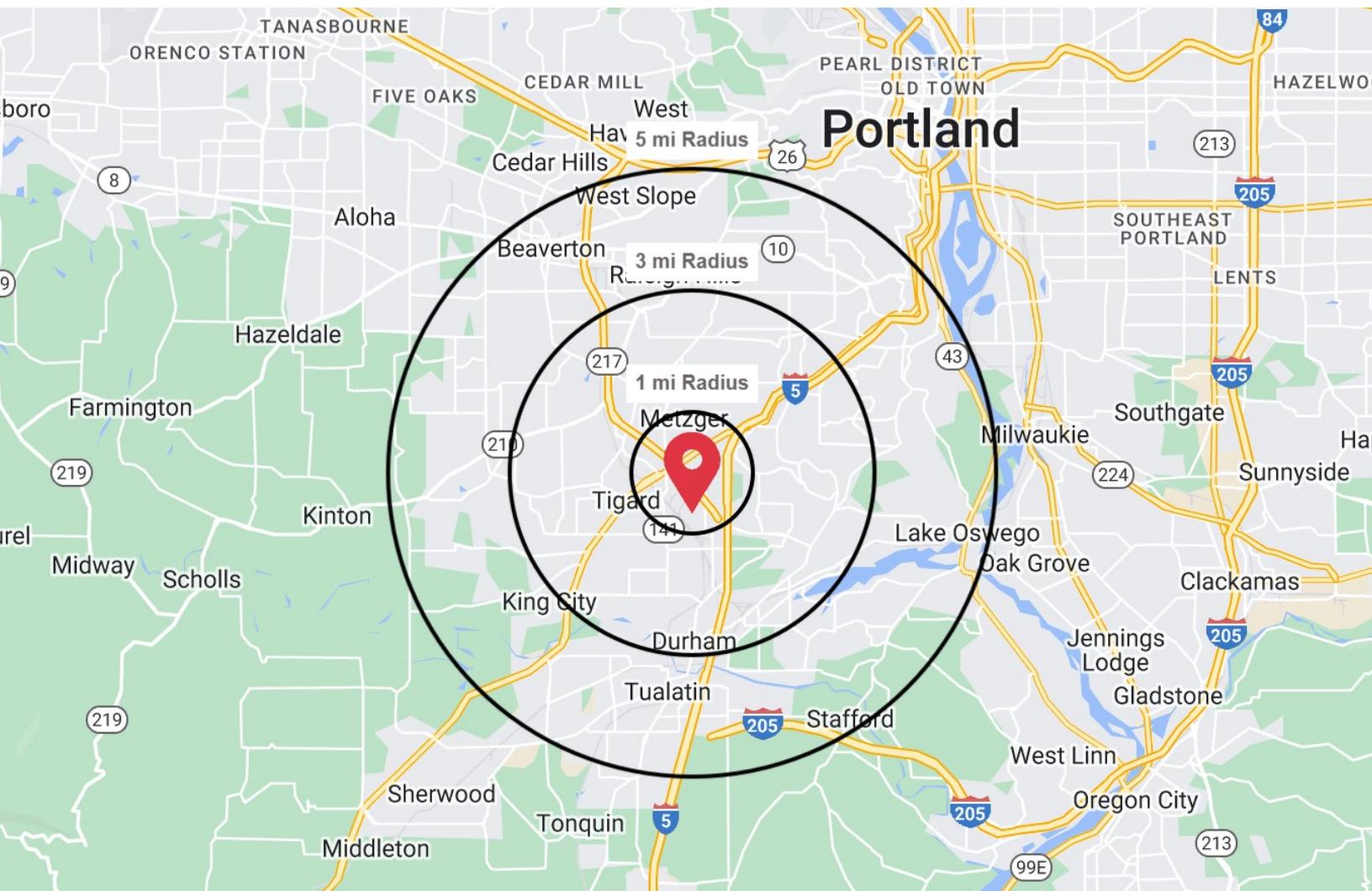
LAKE OSWEGO

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Trade area



Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	10,741	52,984	119,124
Projected 5 Year Population 2028	11,881	55,415	123,244
Median HH Income	\$88,375	\$106,351	\$111,406
Median Home Value	\$524,216	\$527,778	\$550,456
Estimated Total Housing Units	4,768	23,275	53,644
Daytime Population	21,002	61,599	113,471
Some College	21.7%	21.5%	20.0%

Source: Esri (2023)

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Demographics—full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

7700 SW Dartmouth St, Portland, Oregon 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,741	52,984	119,124
2028 Projected Population	11,881	55,415	123,244
2020 Census Population	10,277	52,308	118,090
2010 Census Population	9,378	48,525	110,124
Projected Annual Growth 2023 to 2028	2.1%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	1.1%	0.7%	0.6%
Households			
2023 Estimated Households	4,439	21,954	50,852
2028 Projected Households	5,185	24,009	54,883
2020 Census Households	4,218	21,395	49,768
2010 Census Households	3,810	19,984	46,711
Projected Annual Growth 2023 to 2028	3.4%	1.9%	1.6%
Historical Annual Growth 2010 to 2023	1.3%	0.8%	0.7%
Age			
2023 Est. Population Under 10 Years	10.7%	10.5%	9.9%
2023 Est. Population 10 to 19 Years	11.2%	11.3%	11.3%
2023 Est. Population 20 to 29 Years	14.9%	13.0%	12.0%
2023 Est. Population 30 to 44 Years	23.4%	22.6%	21.6%
2023 Est. Population 45 to 59 Years	21.2%	20.9%	21.0%
2023 Est. Population 60 to 74 Years	14.2%	16.0%	17.3%
2023 Est. Population 75 Years or Over	4.4%	5.6%	7.1%
2023 Est. Median Age	37.2	39.2	41.1
Marital Status & Gender			
2023 Est. Male Population	51.5%	50.0%	49.0%
2023 Est. Female Population	48.5%	50.0%	51.0%
2023 Est. Never Married	36.8%	30.9%	29.5%
2023 Est. Now Married	45.2%	50.2%	50.3%
2023 Est. Separated or Divorced	14.0%	14.6%	15.6%
2023 Est. Widowed	4.0%	4.3%	4.6%
Income			
2023 Est. HH Income \$200,000 or More	10.8%	18.3%	20.6%
2023 Est. HH Income \$150,000 to \$199,999	10.6%	12.2%	11.8%
2023 Est. HH Income \$100,000 to \$149,999	21.7%	21.8%	20.6%
2023 Est. HH Income \$75,000 to \$99,999	12.9%	12.5%	11.9%
2023 Est. HH Income \$50,000 to \$74,999	14.9%	12.9%	12.8%
2023 Est. HH Income \$35,000 to \$49,999	9.3%	7.7%	7.3%
2023 Est. HH Income \$25,000 to \$34,999	4.8%	4.5%	4.9%
2023 Est. HH Income \$15,000 to \$24,999	6.8%	4.4%	4.4%
2023 Est. HH Income Under \$15,000	8.0%	5.8%	5.7%
2023 Est. Average Household Income	\$111,232	\$ 139,012	\$ 151,287
2023 Est. Median Household Income	\$88,375	\$ 106,351	\$ 111,406
2023 Est. Per Capita Income	\$ 46,063	\$ 57,688	\$ 64,680
2023 Est. Total Businesses	1,641	5,414	10,171
2023 Est. Total Employees	18,358	47,328	80,198

Demographics—full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

7700 SW Dartmouth St, Portland, Oregon 97223	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	69.9%	74.0%	76.1%
2023 Est. Black	2.9%	2.7%	2.5%
2023 Est. Asian or Pacific Islander	9.2%	8.7%	8.3%
2023 Est. American Indian or Alaska Native	1.0%	0.7%	0.6%
2023 Est. Other Races	17.0%	13.7%	12.5%
Hispanic			
2023 Est. Hispanic Population	1,920	7,110	13,923
2023 Est. Hispanic Population	17.9%	13.4%	11.7%
2028 Proj. Hispanic Population	18.1%	13.6%	11.8%
2020 Hispanic Population	19.9%	14.1%	11.8%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	7,708	38,476	87,750
2023 Est. Elementary (Grade Level 0 to 8)	2.4%	1.9%	1.8%
2023 Est. Some High School (Grade Level 9 to 11)	2.5%	2.8%	2.3%
2023 Est. High School Graduate	17.9%	14.1%	13.0%
2023 Est. Some College	21.7%	21.5%	20.0%
2023 Est. Associate Degree Only	10.1%	9.0%	7.9%
2023 Est. Bachelor Degree Only	27.9%	30.8%	33.9%
2023 Est. Graduate Degree	17.5%	19.8%	21.2%
Housing			
2023 Est. Total Housing Units	4,768	23,275	53,644
2023 Est. Owner-Occupied	47.3%	59.9%	60.8%
2023 Est. Renter-Occupied	45.8%	34.5%	34.0%
2023 Est. Vacant Housing	6.9%	5.7%	5.2%
Homes Built by Year			
2023 Homes Built 2010 or later	14.6%	9.9%	8.9%
2023 Homes Built 2000 to 2009	8.9%	10.8%	10.4%
2023 Homes Built 1990 to 1999	13.5%	14.2%	13.9%
2023 Homes Built 1980 to 1989	14.4%	17.4%	17.2%
2023 Homes Built 1970 to 1979	16.0%	21.1%	22.8%
2023 Homes Built 1960 to 1969	8.6%	8.0%	9.0%
2023 Homes Built 1950 to 1959	9.7%	7.0%	6.9%
2023 Homes Built Before 1949	7.4%	6.0%	5.9%
Homes Values			
2023 Home Value \$1,000,000 or More	3.6%	3.1%	4.9%
2023 Home Value \$500,000 to \$999,999	43.5%	48.5%	51.4%
2023 Home Value \$400,000 to \$499,999	27.4%	27.0%	24.6%
2023 Home Value \$300,000 to \$399,999	15.3%	13.4%	11.2%
2023 Home Value \$200,000 to \$299,999	5.6%	3.9%	4.0%
2023 Home Value \$150,000 to \$199,999	1.3%	0.9%	1.1%
2023 Home Value \$100,000 to \$149,999	1.4%	0.8%	0.7%
2023 Home Value \$50,000 to \$99,999	0.6%	0.7%	0.9%
2023 Home Value \$25,000 to \$49,999	1.0%	1.1%	0.8%
2023 Home Value Under \$25,000	0.4%	0.7%	0.6%
2023 Median Home Value	\$ 524,216	\$ 527,778	\$ 550,456
2023 Median Rent	\$ 1,320	\$ 1,397	\$ 1,428

Demographics—full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

7700 SW Dartmouth St, Portland, Oregon 97223	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	1,428	43,679	98,933
2023 Est. Civilian Employed	69.7%	67.7%	66.2%
2023 Est. Civilian Unemployed	3.6%	2.6%	2.7%
2023 Est. in Armed Forces	0.2%	0.1%	-
2023 Est. not in Labor Force	26.5%	29.5%	31.0%
2023 Labor Force Males	51.2%	49.7%	48.6%
2023 Labor Force Females	48.8%	50.3%	51.4%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,188	29,572	65,529
2023 Mgmt, Business, & Financial Operations	17.9%	21.0%	21.4%
2023 Professional, Related	29.2%	31.9%	32.8%
2023 Service	16.0%	12.4%	12.6%
2023 Sales, Office	20.6%	20.5%	20.0%
2023 Farming, Fishing, Forestry	0.6%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	4.7%	4.8%	4.7%
2023 Production, Transport, Material Moving	11.0%	9.2%	8.3%
2023 White Collar Workers	67.8%	73.4%	74.2%
2023 Blue Collar Workers	32.2%	26.6%	25.8%
Transportation to Work			
2023 Drive to Work Alone	54.6%	53.8%	52.7%
2023 Drive to Work in Carpool	4.4%	5.1%	5.9%
2023 Travel to Work by Public Transportation	4.0%	5.1%	5.9%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	3.3%	2.3%	2.3%
2023 Other Means	0.2%	0.7%	0.8%
2023 Work at Home	33.4%	35.2%	35.7%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	29.2%	28.8%	27.9%
2023 Travel to Work in 15 to 29 Minutes	47.3%	42.9%	42.9%
2023 Travel to Work in 30 to 59 Minutes	19.7%	24.9%	25.8%
2023 Travel to Work in 60 Minutes or More	3.8%	3.5%	3.4%
2023 Average Travel Time to Work	19.8	19.6	20.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$337.54 M	\$1.96 B	\$4.84 B
2023 Est. Apparel	\$12.07 M	\$70.36 M	\$174.27 M
2023 Est. Contributions, Gifts	\$20.02 M	\$121.2 M	\$305.02 M
2023 Est. Education, Reading	\$11.66 M	\$71.19 M	\$178.89 M
2023 Est. Entertainment	\$19.36 M	\$113.61 M	\$281.91 M
2023 Est. Food, Beverages, Tobacco	\$51.24 M	\$293.18 M	\$722.74 M
2023 Est. Furnishings, Equipment	\$12.02 M	\$70.33 M	\$174.32 M
2023 Est. Health Care, Insurance	\$30.26 M	\$173.96 M	\$430.02 M
2023 Est. Household Operations, Shelter, Utilities	\$108.65 M	\$625.15 M	\$1.55 B
2023 Est. Miscellaneous Expenses	\$6.41 M	\$37.33 M	\$92.57 M
2023 Est. Personal Care	\$4.55 M	\$26.28 M	\$64.98 M
2023 Est. Transportation	\$61.3 M	\$352.8 M	\$869.87 M