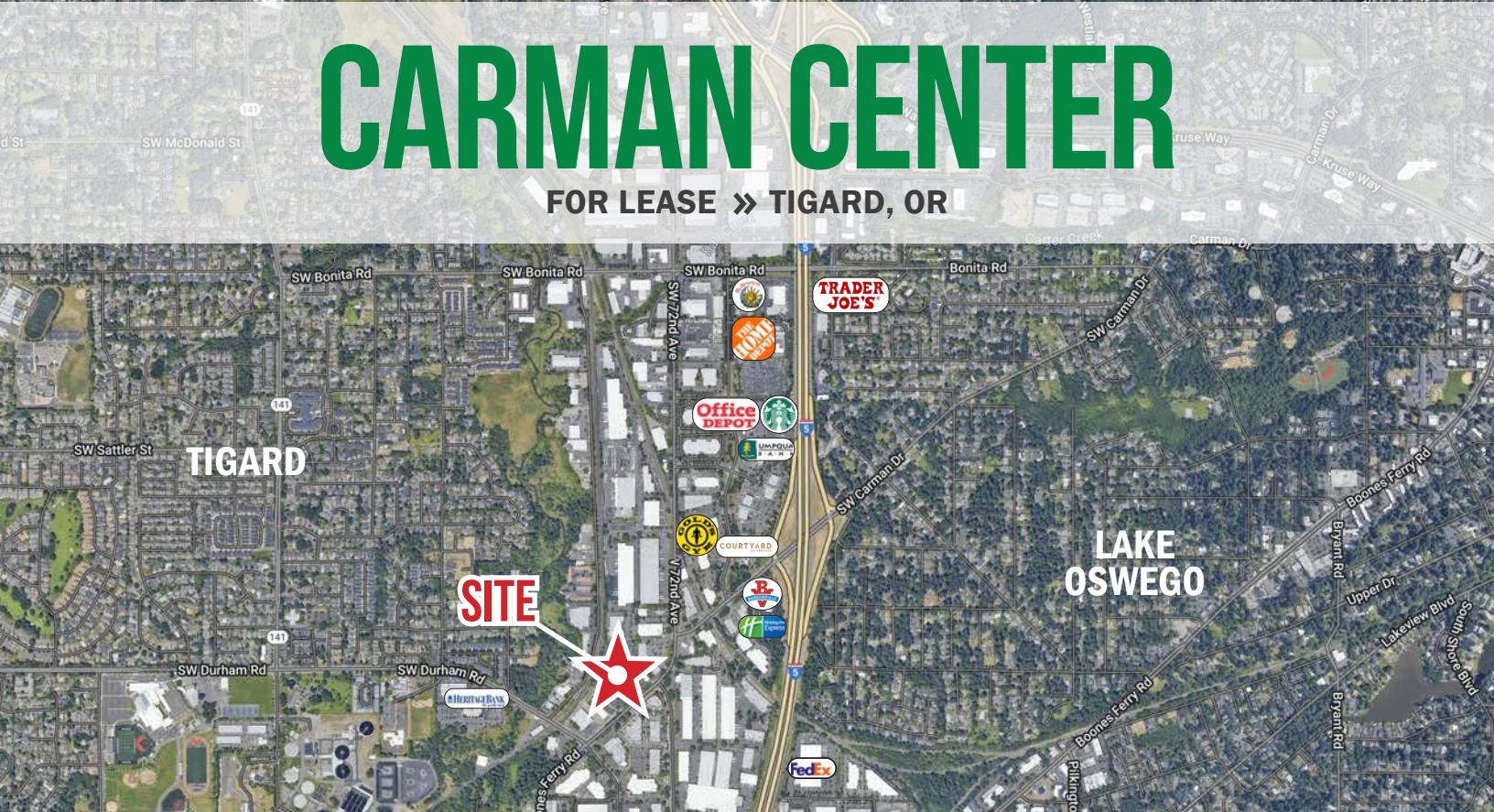


CARMAN CENTER

FOR LEASE » TIGARD, OR



**Office
DEPOT**



**MILLER
PAINT CO.**



**COURTYARD
BY MARRIOTT**



ADDRESS

15975 SW 72nd Ave
Tigard, Oregon 97224

AVAILABLE SPACE

- 1,396 SF
- 1,310 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW 72nd Ave/Boones Ferry Rd - 10,756 ADT ('25)
Boones Ferry Rd @ SW Sequoia Pkwy - 23,036 ADT ('24)

HIGHLIGHTS

- Excellent, affordably priced retail/service space.
- Centrally located to Bridgeport, Lake Oswego, Tigard and Tualatin.
- Surrounded by active daytime employment and strong residential demographics.
- Easily accessible from I-5.



PACTRUST
Pacific Realty Associates, L.P.



**COMMERCIAL
REALTY ADVISORS
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Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
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CARMAN CENTER

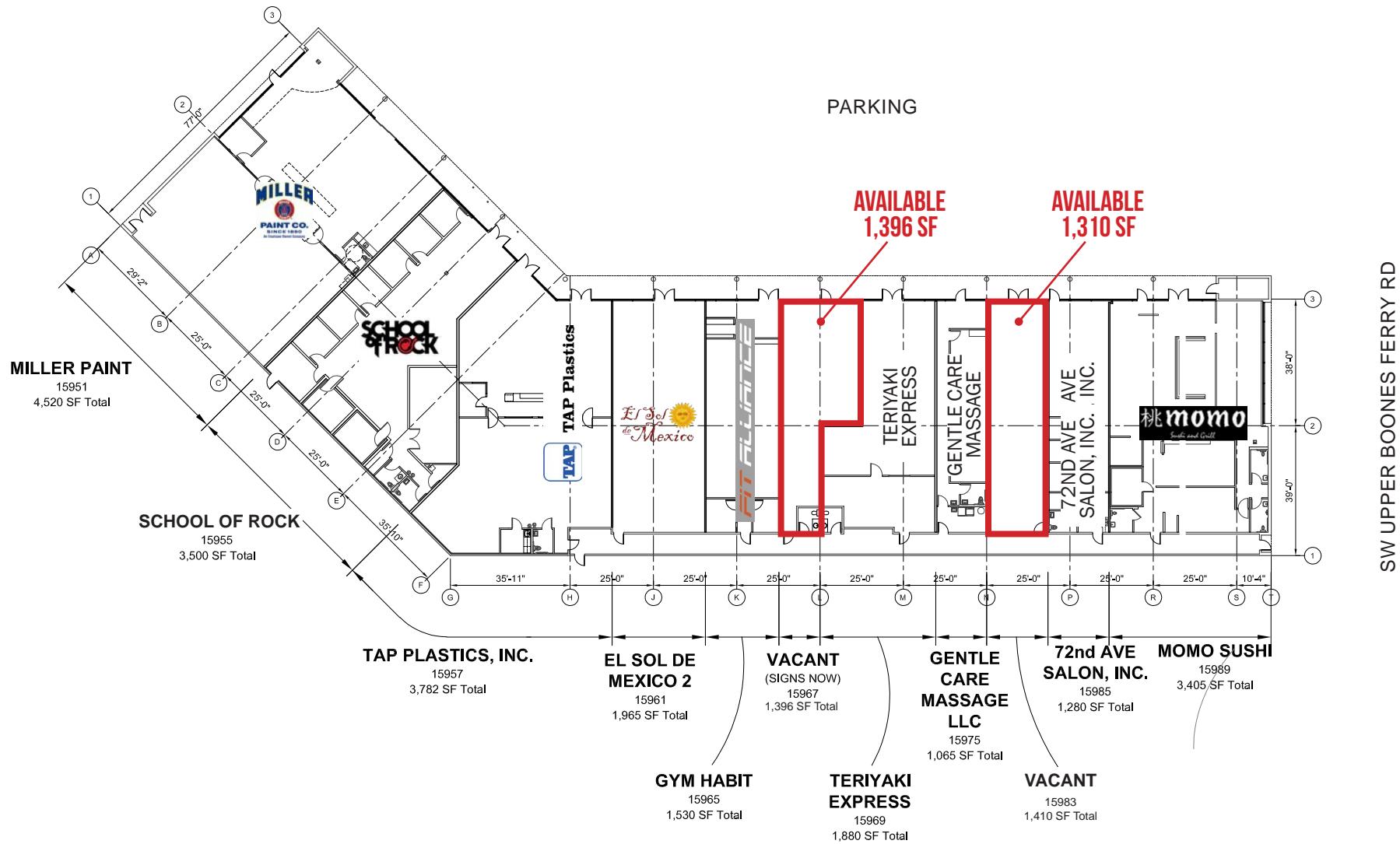
15975 SW 72ND AVE

TIGARD, OR



SITE PLAN

**CARMAN CENTER
15975 SW 72ND AVE
TIGARD, OR**



CARMAN CENTER

15975 SW 72ND AVE

DEMOGRAPHIC SUMMARY

TIGARD, OR

Source: Regis - SitesUSA (2025)

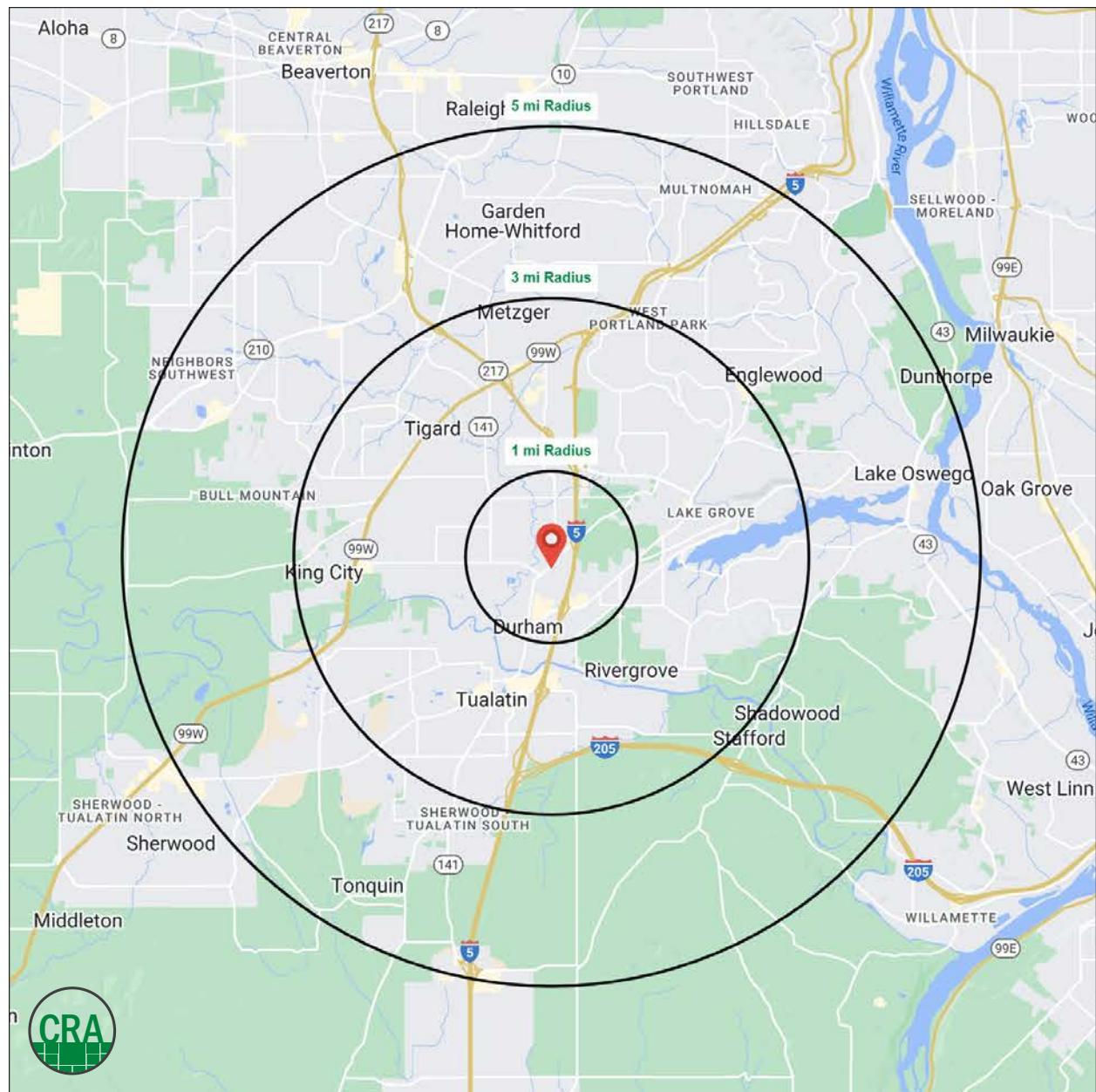
	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,028	104,978	234,925
Estimated Population 2030	9,025	104,418	230,293
Average HH Income	\$171,936	\$153,022	\$159,282
Median HH Income	\$136,832	\$115,297	\$122,482
Median Home Value	\$669,464	\$694,540	\$702,476
Daytime Demographics 16+	17,654	106,355	199,751
Some College or Higher	85.1%	81.6%	83.4%

\$171,936

Average Household Income
1 MILE RADIUS

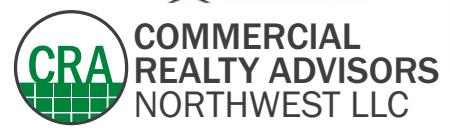
\$669,464

Median Home Value
1 MILE RADIUS



Complete Profile

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



Lat/Lon: 45.405/-122.7496

Carman Center Tigard, OR 97224	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	9,028	104,978	234,925
Projected Population (2030)	9,025	104,418	230,293
Census Population (2020)	9,477	102,160	233,891
Census Population (2010)	7,959	94,450	214,603
Projected Annual Growth (2025-2030)	-3	-	-560 -0.1% -4,632 -0.4%
Historical Annual Growth (2020-2025)	-449	-	2,818 0.6% 1,034 -
Historical Annual Growth (2010-2020)	1,518 1.9%	7,710 0.8%	19,288 0.9%
Estimated Population Density (2025)	2,875 psm	3,715 psm	2,992 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	3,897	44,631	97,648
Projected Households (2030)	3,982	45,259	97,395
Census Households (2020)	3,977	42,423	95,102
Census Households (2010)	3,219	39,630	88,204
Projected Annual Growth (2025-2030)	85 0.4%	628 0.3%	-253 -
Historical Annual Change (2010-2025)	678 1.4%	5,001 0.8%	9,443 0.7%
Average Household Income			
Estimated Average Household Income (2025)	\$171,936	\$153,022	\$159,282
Projected Average Household Income (2030)	\$169,214	\$149,230	\$156,181
Census Average Household Income (2010)	\$80,474	\$80,254	\$86,239
Census Average Household Income (2000)	\$72,703	\$73,789	\$74,804
Projected Annual Change (2025-2030)	-\$2,722 -0.3%	-\$3,791 -0.5%	-\$3,101 -0.4%
Historical Annual Change (2000-2025)	\$99,233 5.5%	\$79,233 4.3%	\$84,478 4.5%
Median Household Income			
Estimated Median Household Income (2025)	\$136,832	\$115,297	\$122,482
Projected Median Household Income (2030)	\$135,670	\$113,461	\$120,938
Census Median Household Income (2010)	\$64,725	\$62,677	\$66,196
Census Median Household Income (2000)	\$60,739	\$59,844	\$60,321
Projected Annual Change (2025-2030)	-\$1,162 -0.2%	-\$1,836 -0.3%	-\$1,545 -0.3%
Historical Annual Change (2000-2025)	\$76,093 5.0%	\$55,453 3.7%	\$62,161 4.1%
Per Capita Income			
Estimated Per Capita Income (2025)	\$74,250	\$65,157	\$66,307
Projected Per Capita Income (2030)	\$74,701	\$64,783	\$66,154
Census Per Capita Income (2010)	\$32,565	\$33,668	\$35,442
Census Per Capita Income (2000)	\$28,515	\$30,363	\$30,467
Projected Annual Change (2025-2030)	\$450 0.1%	-\$374 -0.1%	-\$153 -
Historical Annual Change (2000-2025)	\$45,735 6.4%	\$34,794 4.6%	\$35,840 4.7%
Estimated Average Household Net Worth (2025)	\$1.88 M	\$1.6 M	\$1.7 M

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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