

CARMAN CENTER

FOR LEASE » TIGARD, OR



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 Advisors, L.P.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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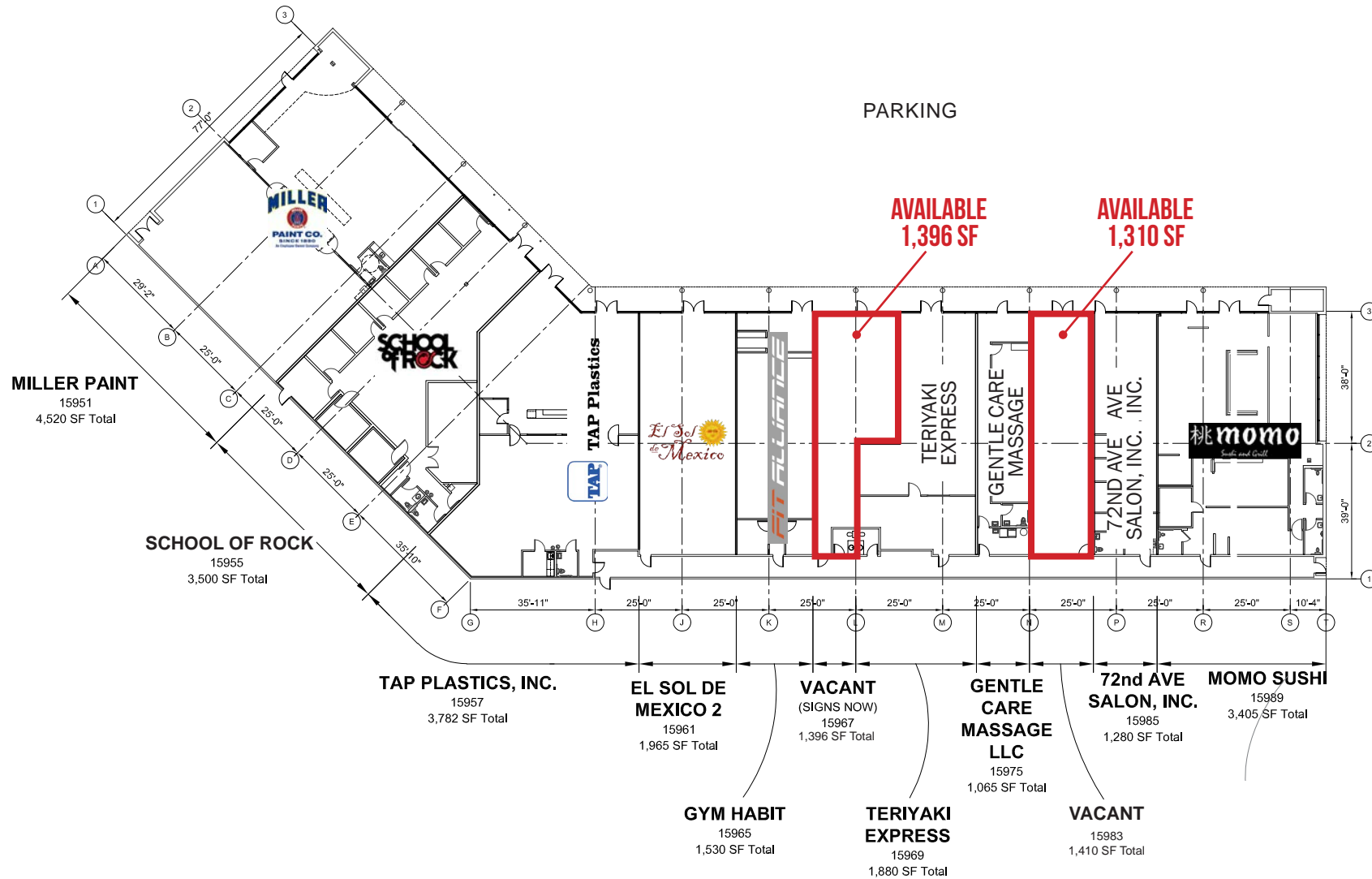
503.274.0211
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CARMAN CENTER

15975 SW 72ND AVE

TIGARD, OR

SITE PLAN



CARMAN CENTER

15975 SW 72ND AVE

TIGARD, OR

DEMOGRAPHIC SUMMARY

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

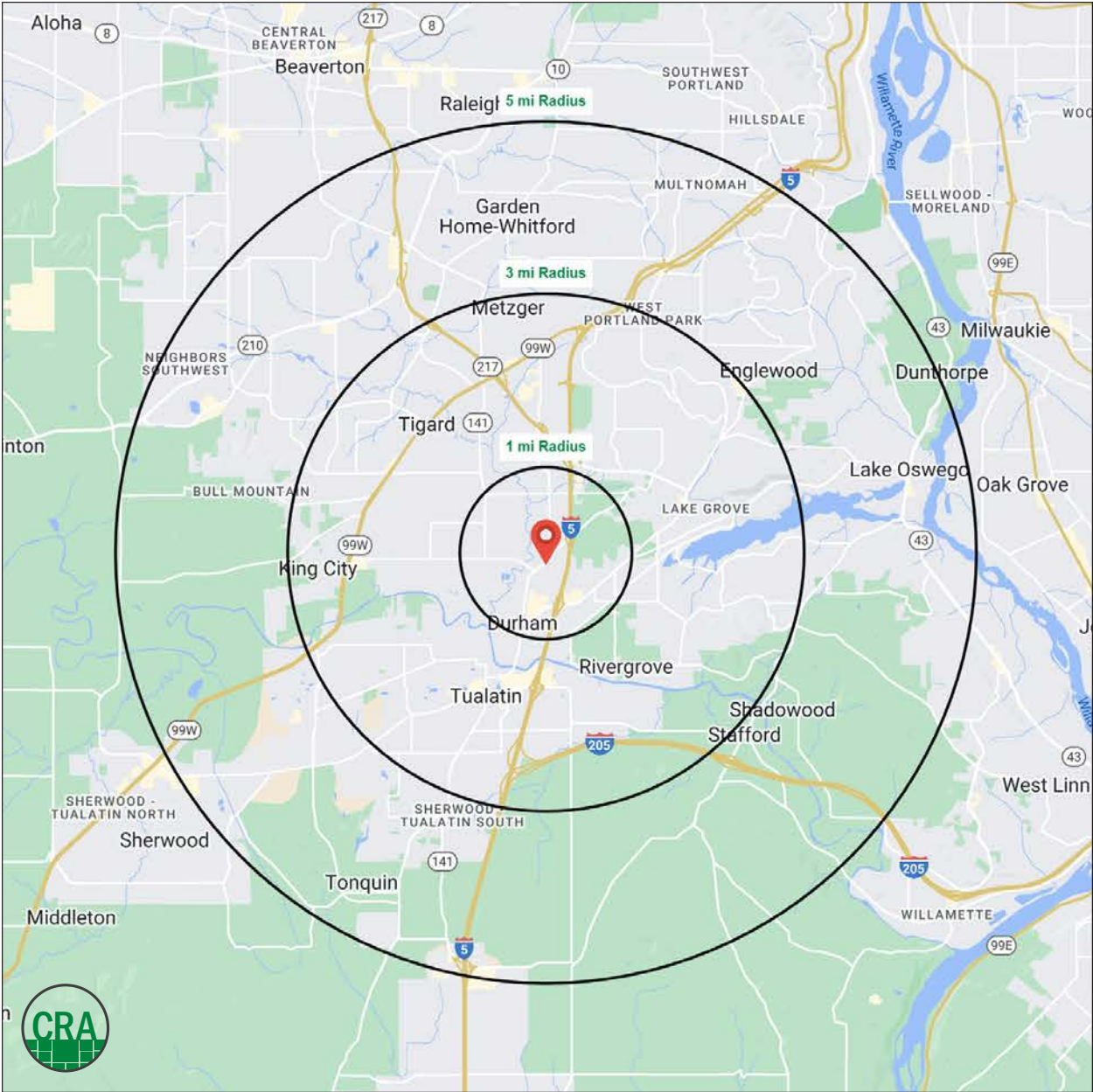
Average Household Income

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



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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.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.