

KING CITY PLAZA

FOR LEASE > KING CITY, OR



Perform Properties



LOCATION

15705 SW 116th Ave
King City, OR 97224

AVAILABLE SPACE

- Suite 15685A - 6,000 SF
- Suite 15525 - 1,200 SF
- Pad - 3,909 SF
- Storage - 270 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Pacific Hwy 99- 40,386 ADT ('24)
SW Durham Rd- 19 787 ADT ('25)

HIGHLIGHTS

- King City Plaza is a 62,676 square foot shopping center anchored by Grocery Outlet.
- Located on Highway 99W, the property benefits from high daily traffic counts, great signage, excellent visibility.
- Situated in a rapidly growing area with a high population density and strong household incomes, ensuring a robust customer base for businesses.



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KING CITY PLAZA 15705 SW 116TH AVE KING CITY, OR

PHOTOS



KING CITY PLAZA
15705 SW 116TH AVE
KING CITY, OR

AVAILABLE 1,200 SF

AVAILABLE 3,909 SF

AVAILABLE 6,000 SF

SITE

Pacific Hwy W
99W

40,386 ADT (24)

SW Durham Rd

19,787 ADT (25)

SW Durham Rd

SW Durham Rd

Best Western PLUS

Little Caesars

CHINA WOK

CHASE

PANDA EXPRESS

BIG BOY

Planet Fitness

TRADER JOE'S

ACE Hardware

SUBWAY

Marshalls

DOLLAR TREE

Starbucks



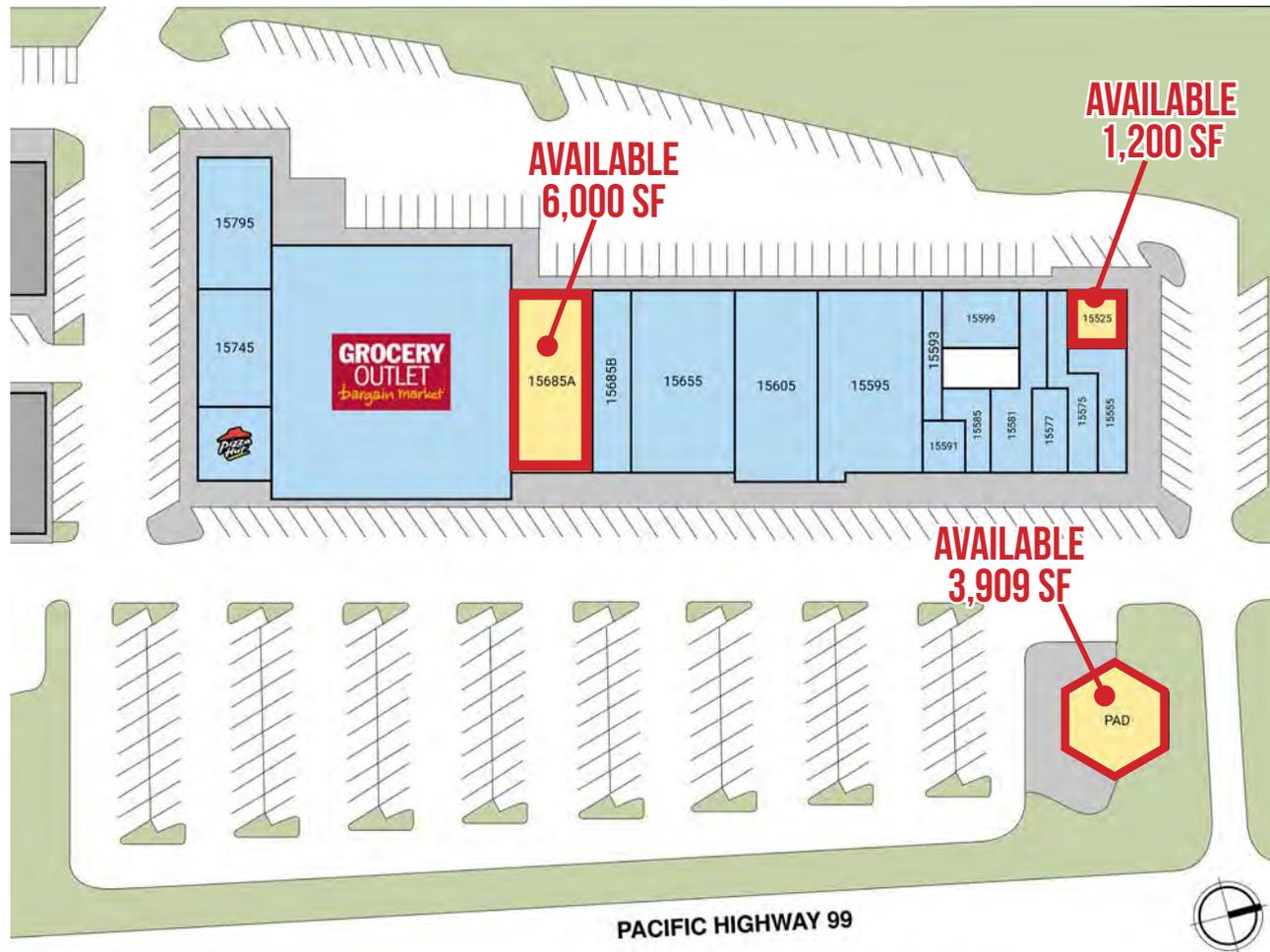
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KING CITY PLAZA

15705 SW 116TH AVE

KING CITY, OR

SITE PLAN



Suite	TENANT	SF
15685A	AVAILABLE	6,000
PAD	AVAILABLE	3,909
15525	AVAILABLE	1,200
STORG	AVAILABLE	270
15705	GROCERY OUTLET	18,230
15595	FIRE UP DANCE ACADEMY	6,292
15605	TIGARD ARTS ACADEMY	4,239
15575	GAMBINO'S ITALIAN CAFE	3,220
15685B	SPECIAL WHEN LIT	3,075
15795	PACIFIC COIN LAUNDRY	3,060
15655	PUERTO MAZATLAN RESTAURANT	2,942
15745	KING CITY LIQUOR	2,500
15581	DOTTY'S DELI	1,870
15585	KING'S CLEANERS	1,519
1513	PIZZA HUT	1,350
15715	PIZZA HUT	1,500
15555	COFFEE TIME	1,500
15599	DOGGY AMOUR	800
15577	GORILLA DONUTS	720
15591	BOBA TEA	530
15593	FIRE UP DANCE ACADEMY	500



KING CITY PLAZA 15705 SW 116TH AVE

KING CITY, OR

DEMOGRAPHIC SUMMARY

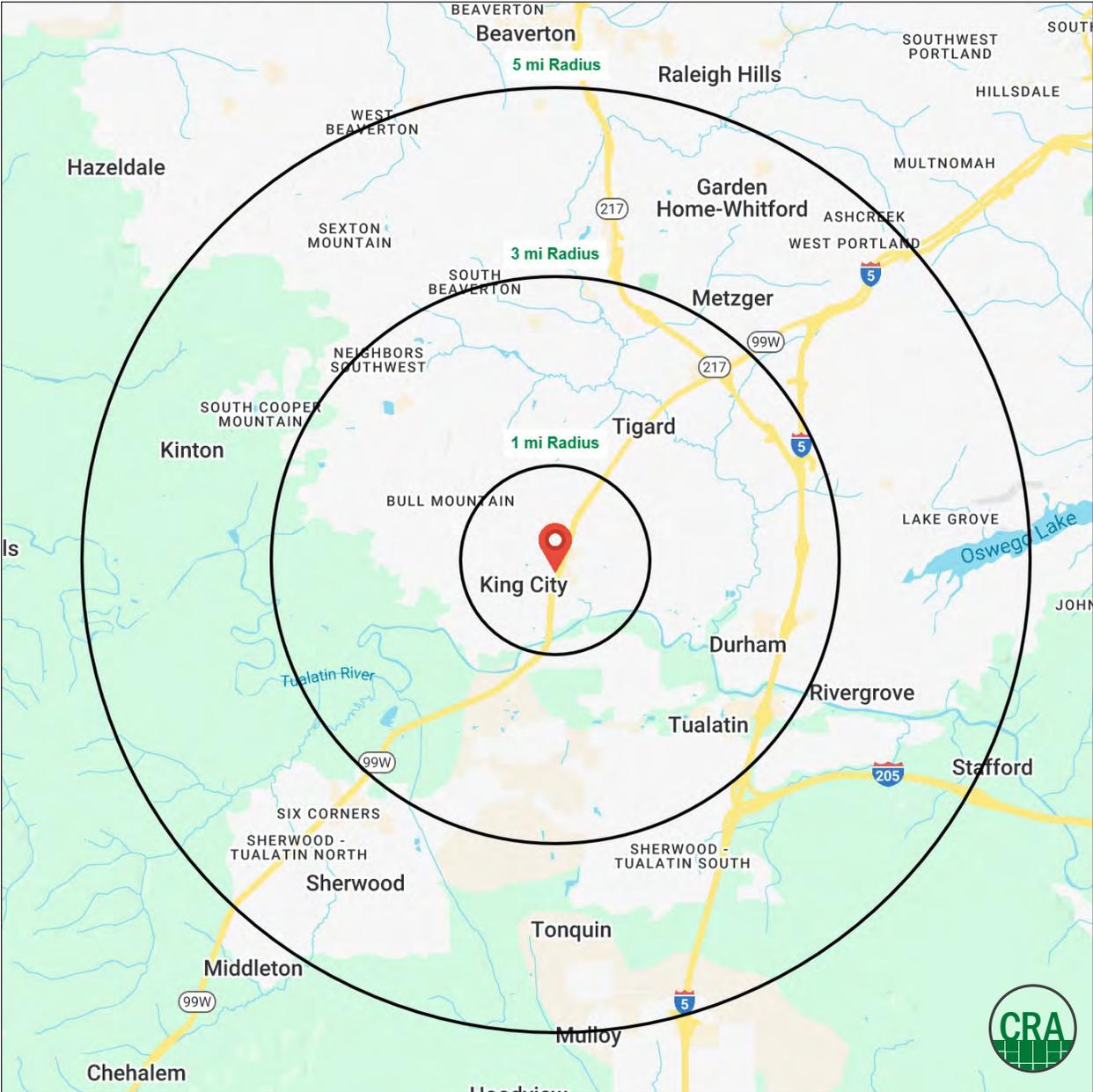
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	17,645	104,142	245,870
Estimated Households	8,393	43,885	99,502
Average HH Income	\$113,697	\$133,180	\$152,831
Median Home Value	\$537,693	\$590,199	\$650,510
Daytime Demographics 16+	9,970	94,571	192,691

\$133,180

Average HH Income
3 MILE RADIUS

48.2

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4062/-122.7975

King City Plaza	1 mi	3 mi	5 mi
King City, OR 97224	radius	radius	radius
Population			
2025 Estimated Population	17,645	104,142	245,870
2030 Projected Population	16,819	103,183	240,848
2020 Census Population	17,215	101,819	243,302
2010 Census Population	15,541	90,442	222,390
Projected Annual Growth 2025 to 2030	-0.9%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	0.9%	1.0%	0.7%
2025 Median Age	48.2	40.2	40.9
Households			
2025 Estimated Households	8,393	43,885	99,502
2030 Projected Households	8,155	44,343	99,450
2020 Census Households	8,144	41,660	95,752
2010 Census Households	7,458	37,226	88,727
Projected Annual Growth 2025 to 2030	-0.6%	0.2%	-
Historical Annual Growth 2010 to 2025	0.8%	1.2%	0.8%
Race and Ethnicity			
2025 Estimated White	73.0%	68.4%	71.0%
2025 Estimated Black or African American	3.0%	3.1%	2.8%
2025 Estimated Asian or Pacific Islander	10.3%	12.3%	11.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2025 Estimated Other Races	13.2%	15.6%	14.4%
2025 Estimated Hispanic	14.1%	16.2%	14.7%
Income			
2025 Estimated Average Household Income	\$113,697	\$133,180	\$152,831
2025 Estimated Median Household Income	\$89,370	\$110,205	\$120,505
2025 Estimated Per Capita Income	\$54,194	\$56,208	\$61,944
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.8%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.8%	2.4%
2025 Estimated High School Graduate	17.9%	15.1%	13.9%
2025 Estimated Some College	22.4%	21.1%	19.4%
2025 Estimated Associates Degree Only	10.0%	9.2%	8.2%
2025 Estimated Bachelors Degree Only	27.7%	32.6%	34.5%
2025 Estimated Graduate Degree	16.2%	16.5%	19.6%
Business			
2025 Estimated Total Businesses	594	7,672	15,869
2025 Estimated Total Employees	2,756	65,071	122,858
2025 Estimated Employee Population per Business	4.6	8.5	7.7
2025 Estimated Residential Population per Business	29.7	13.6	15.5

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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.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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