

FOR LEASE

Tigard Walmart Outparcel Buildings

SW 72ND AVE & DARTMOUTH ST, TIGARD, OR



Prime retail opportunities in a
high-traffic anchored shopping center

CONTACT

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Well-positioned in a thriving trade area

AVAILABLE SPACE

- 1,324 SF - Raw Shell
- 1,500 SF - 2nd generation sandwich shop end cap with outdoor patio. Available 05/13/26.

LEASE RATE

- Available upon request

TRAFFIC COUNTS

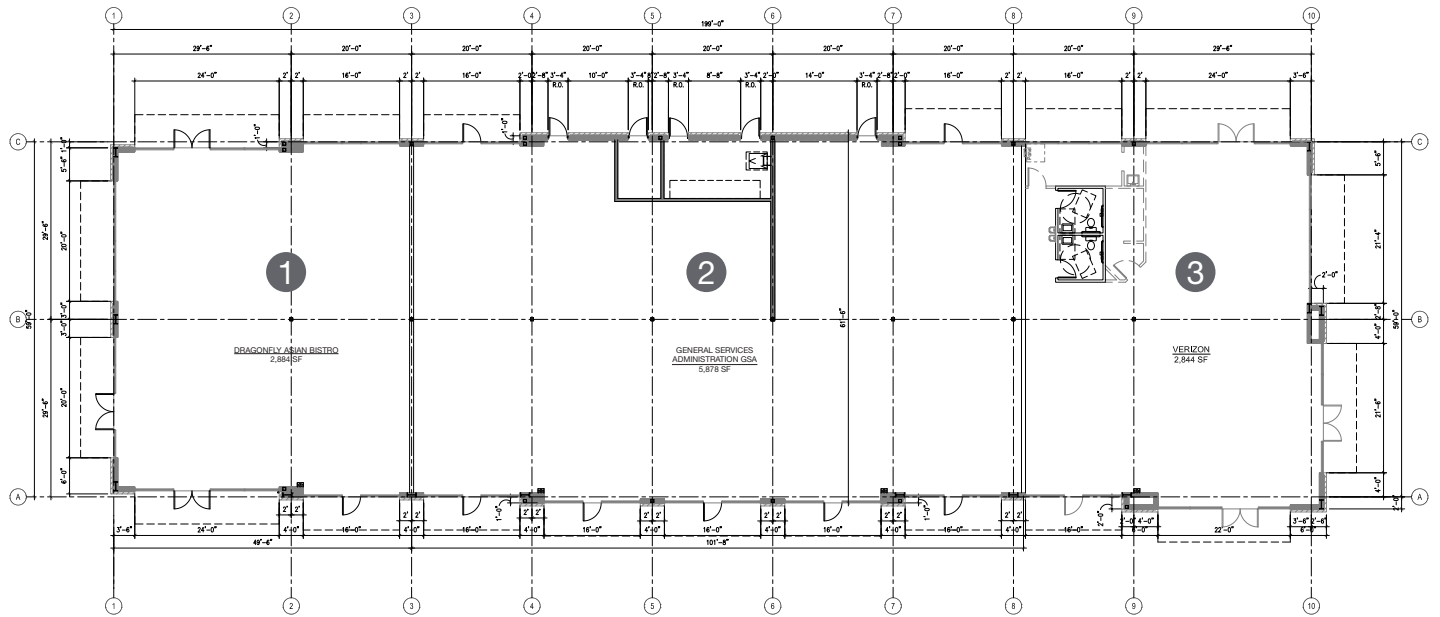
- SW 72nd St at Dartmouth St – 13,868 VPD
- On Dartmouth St, east of SW 72nd St – 4,753 VPD
- On Highway 217, south of Highway 99 – 120,168 VPD

HIGHLIGHTS

- Walmart-anchored outparcels with consistent traffic
- Prime visibility at SW Dartmouth St & SW 72nd Ave
- Ample customer & employee parking
- Next to Costco and WinCo for strong retail synergy
- Convenient access to I-5, Hwy 217 and Hwy 99
- Ideal for retail, services, or QSRs



Site plan - outlot building #1



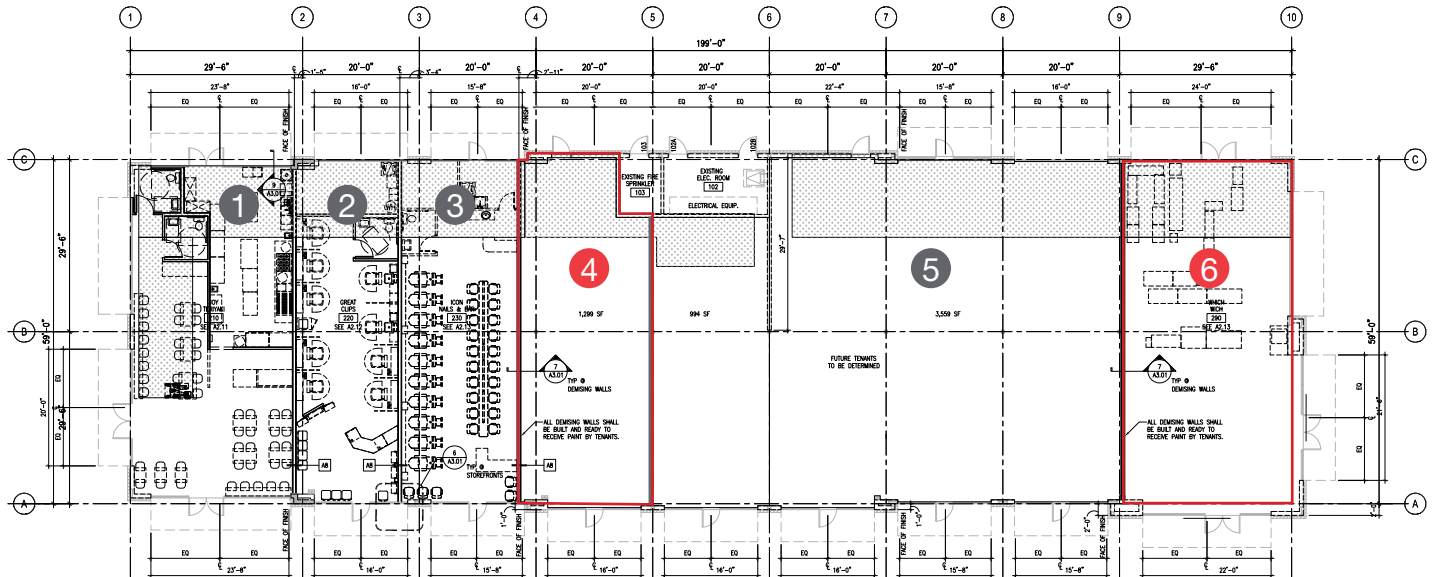
	TENANT	SF
1	Dragonfly Asian Bistro	2,884
2	General Services Administration GSA	5,878
3	Verizon	2,844

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Site plan - outlot building #2



TENANT	SF	TENANT	SF
1 Mashita Teriyaki	1,600	4 AVAILABLE	1,324
2 Sharkey's Cuts for Kids	1,061	5 Kyuramen	4,554
3 Icon Nails	1,201	6 WhichWich - AVAILABLE 5/13/26	1,500

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Photos

• Building 1



Building 2



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Photos



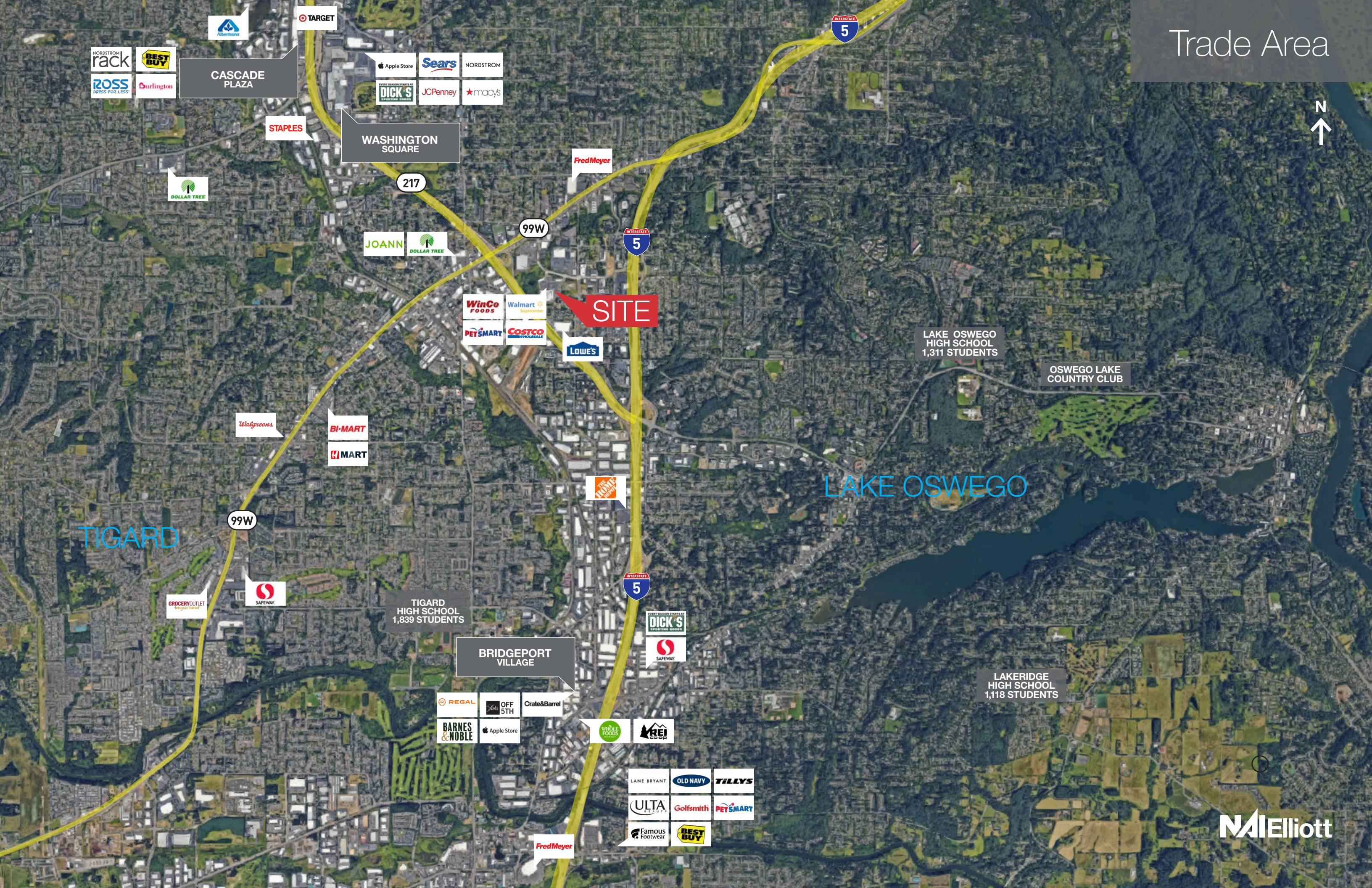
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Trade Area



CASCADE PLAZA

WASHINGTON SQUARE

SITE

LAKE OSWEGO HIGH SCHOOL
1,311 STUDENTS

OSWEGO LAKE COUNTRY CLUB

LAKE OSWEGO

TIGARD

TIGARD HIGH SCHOOL
1,839 STUDENTS

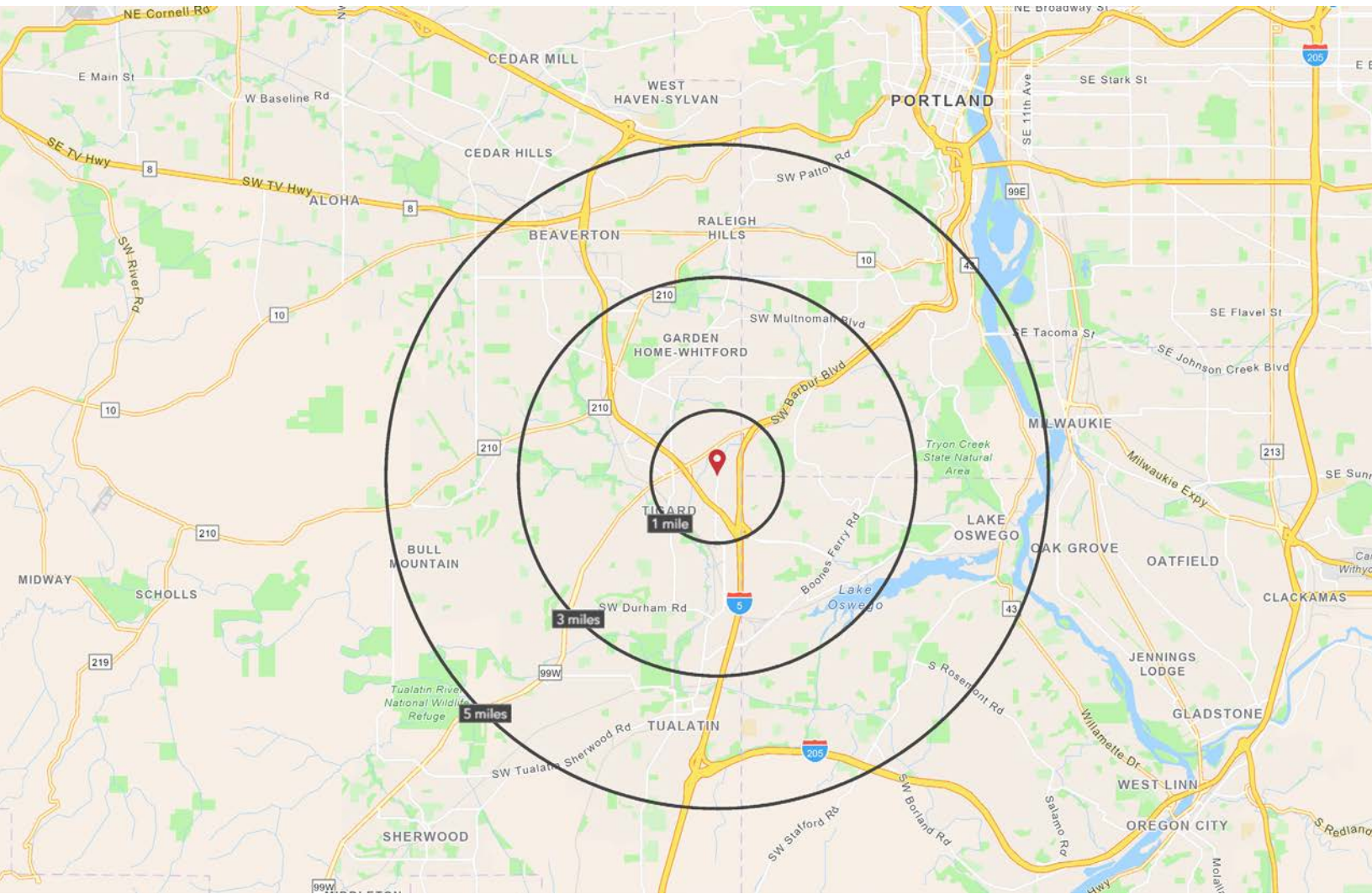
BRIDGEPORT VILLAGE

LAKERIDGE HIGH SCHOOL
1,118 STUDENTS

Trade area



Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	10,259	116,133	307,735
Projected Population 2030	10,522	117,604	311,789
Average Household Income	\$125,636	\$154,038	\$159,751
Median Home Value	\$668,212	\$679,101	\$689,024
Estimated Total Households	4,186	48,725	126,127
Daytime Population	20,824	99,229	191,669
Some College	83%	85%	84%

Source: Esri (2023)

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Demographics — full profile

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Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



Executive Summary (Esri 2025)

SW 72nd Ave & SW Dartmouth St, Portland, Oregon, 97223
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.43318
Longitude: -122.75122

	1 mile	3 miles	5 miles
Population			
2010 Population	8,842	106,497	278,485
2020 Population	9,542	115,280	304,107
2025 Population	10,259	116,133	307,735
2030 Population	10,522	117,604	311,789
2010-2020 Annual Rate	0.76%	0.80%	0.88%
2020-2024 Annual Rate	1.39%	0.14%	0.23%
2024-2029 Annual Rate	0.51%	0.25%	0.26%
2020 Male Population	50.7%	48.6%	48.5%
2020 Female Population	49.3%	51.4%	51.5%
2020 Median Age	39.5	41.1	40.4
2025 Male Population	51.1%	49.4%	49.2%
2025 Female Population	48.9%	50.6%	50.8%
2025 Median Age	40.8	42.3	41.6

In the identified area, the current year population is 10,259. In 2020, the Census count in the area was 9,542. The rate of change since 2020 was 1.39% annually. The five-year projection for the population in the area is 10,522 representing a change of 0.51% annually from 2025 to 2030. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	66.8%	72.2%	70.9%
2025 Black Alone	2.6%	2.3%	2.3%
2025 American Indian/Alaska Native Alone	1.0%	0.8%	0.7%
2025 Asian Alone	9.1%	7.4%	8.0%
2025 Pacific Islander Alone	1.4%	0.8%	0.6%
2025 Other Race	7.6%	5.3%	5.8%
2025 Two or More Races	11.5%	11.2%	11.7%
2025 Hispanic Origin (Any Race)	14.7%	11.9%	13.0%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	111	146	151
2010 Households	3,633	45,080	116,383
2020 Households	3,834	48,040	124,297
2025 Households	4,186	48,725	126,127
2030 Households	4,322	49,490	128,055
2010-2020 Annual Rate	0.54%	0.64%	0.66%
2020-2024 Annual Rate	1.69%	0.27%	0.28%
2024-2029 Annual Rate	0.64%	0.31%	0.30%
2025 Average Household Size	2.44	2.36	2.41

The household count in this area has changed from 3,834 in 2020 to 4,186 in the current year, a change of 1.69% annually. The five-year projection of households is 4,322, a change of 0.64% annually from the current year total. Average household size is currently 2.44, compared to 2.48 in the year 2020. The number of families in the current year is 2,526 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	44.5%	38.2%	38.2%
Median Household Income			
2025 Median Household Income	\$94,071	\$111,389	\$112,880
2030 Median Household Income	\$102,506	\$125,692	\$128,761
2024-2029 Annual Rate	1.73%	2.45%	2.67%
Average Household Income			
2025 Average Household Income	\$125,636	\$154,038	\$159,751
2030 Average Household Income	\$144,566	\$172,187	\$178,215
2024-2029 Annual Rate	2.85%	2.25%	2.21%
Per Capita Income			
2025 Per Capita Income	\$52,244	\$64,646	\$65,604
2030 Per Capita Income	\$60,429	\$72,472	\$73,340
2024-2029 Annual Rate	2.95%	2.31%	2.25%
GINI Index			
2025 Gini Index	49.9	45.4	45.0
Households by Income			

Current median household income is \$94,071 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,506 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$125,636 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$144,566 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$52,244 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$60,429 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	54	63	63
2010 Total Housing Units	3,818	47,543	123,005
2010 Owner Occupied Housing Units	2,091	27,996	72,065
2010 Renter Occupied Housing Units	1,542	17,084	44,318
2010 Vacant Housing Units	185	2,463	6,622
2020 Total Housing Units	4,100	50,425	130,397
2020 Owner Occupied Housing Units	2,190	29,626	76,591
2020 Renter Occupied Housing Units	1,644	18,414	47,706
2020 Vacant Housing Units	268	2,388	6,143
2025 Total Housing Units	4,492	51,461	132,726
2025 Owner Occupied Housing Units	2,284	30,424	79,198
2025 Renter Occupied Housing Units	1,902	18,301	46,929
2025 Vacant Housing Units	306	2,736	6,599
2030 Total Housing Units	4,637	52,394	135,206
2030 Owner Occupied Housing Units	2,364	31,039	80,804
2030 Renter Occupied Housing Units	1,958	18,452	47,251
2030 Vacant Housing Units	315	2,904	7,151
Socioeconomic Status Index			
2025 Socioeconomic Status Index	54.5	56.6	56.1

Currently, 50.8% of the 4,492 housing units in the area are owner occupied; 42.3%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 4,100 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.75%. Median home value in the area is \$668,212, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.51% annually to \$720,197.

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