

7255 SW DARTMOUTH ST.

TIGARD • OR



FORMER OFFICE MAX - FOR LEASE

- 23,251 SF with 78 parking spaces.
- Rare Class A box space in strong regional trade area.
- Centrally located in the Tigard Triangle.
- Trade Area anchored by Costco, Walmart, Lowe's and Winco.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 POPULATION	10,344	117,566	304,416
2018 AVG. H.H. INCOME	\$98,126	\$112,964	\$120,672
2018 DAYTIME POPULATION	17,308	80,730	144,782

CONTACT



BROCK SWITZER
503-245-1400 EXT 518 - brock@hsmPacific.com



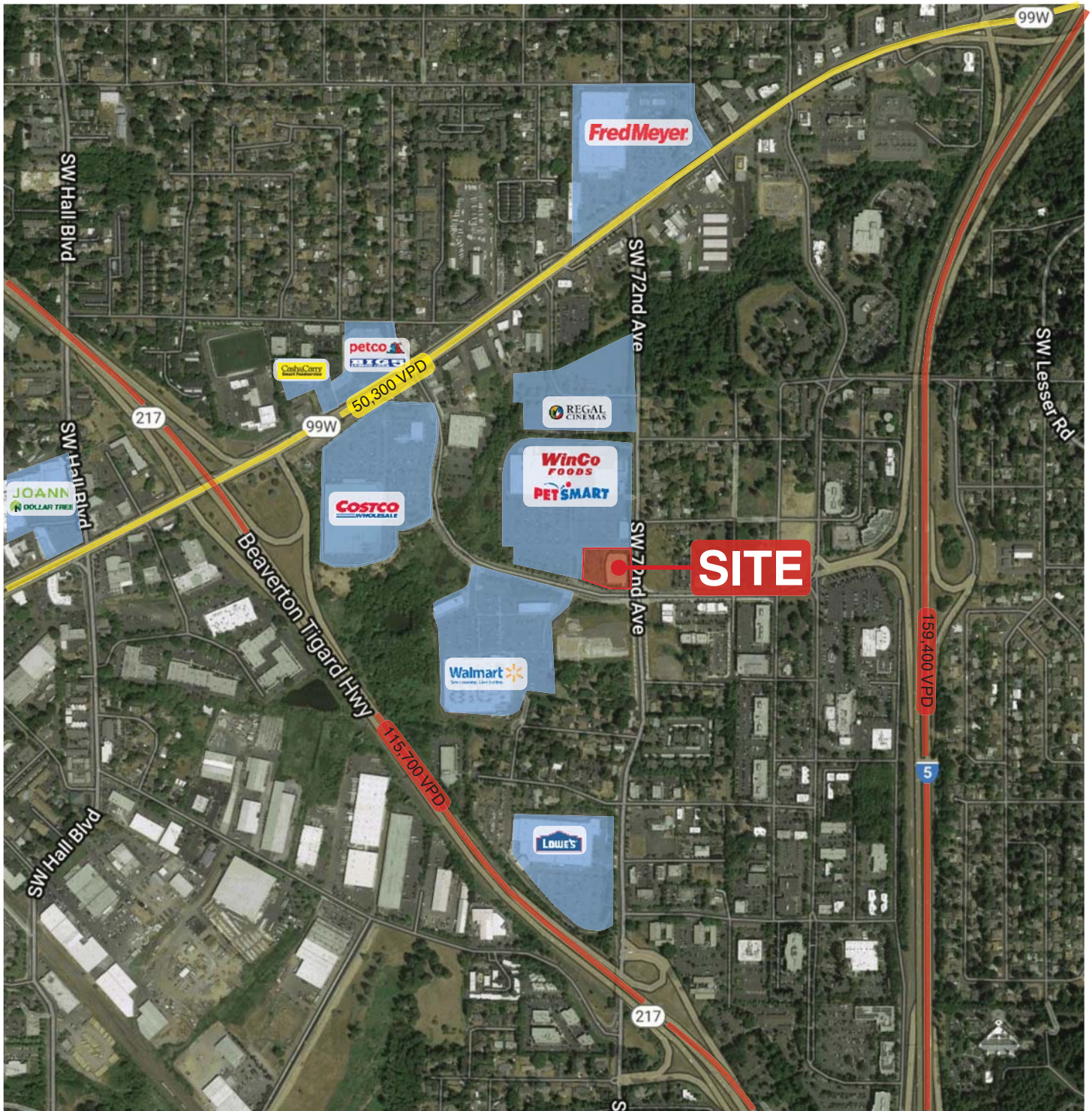
CHAINLINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
0612 SW IDAHO ST., SUITE 2
PORTLAND, OR 97239

WWW.HSMPACIFIC.COM

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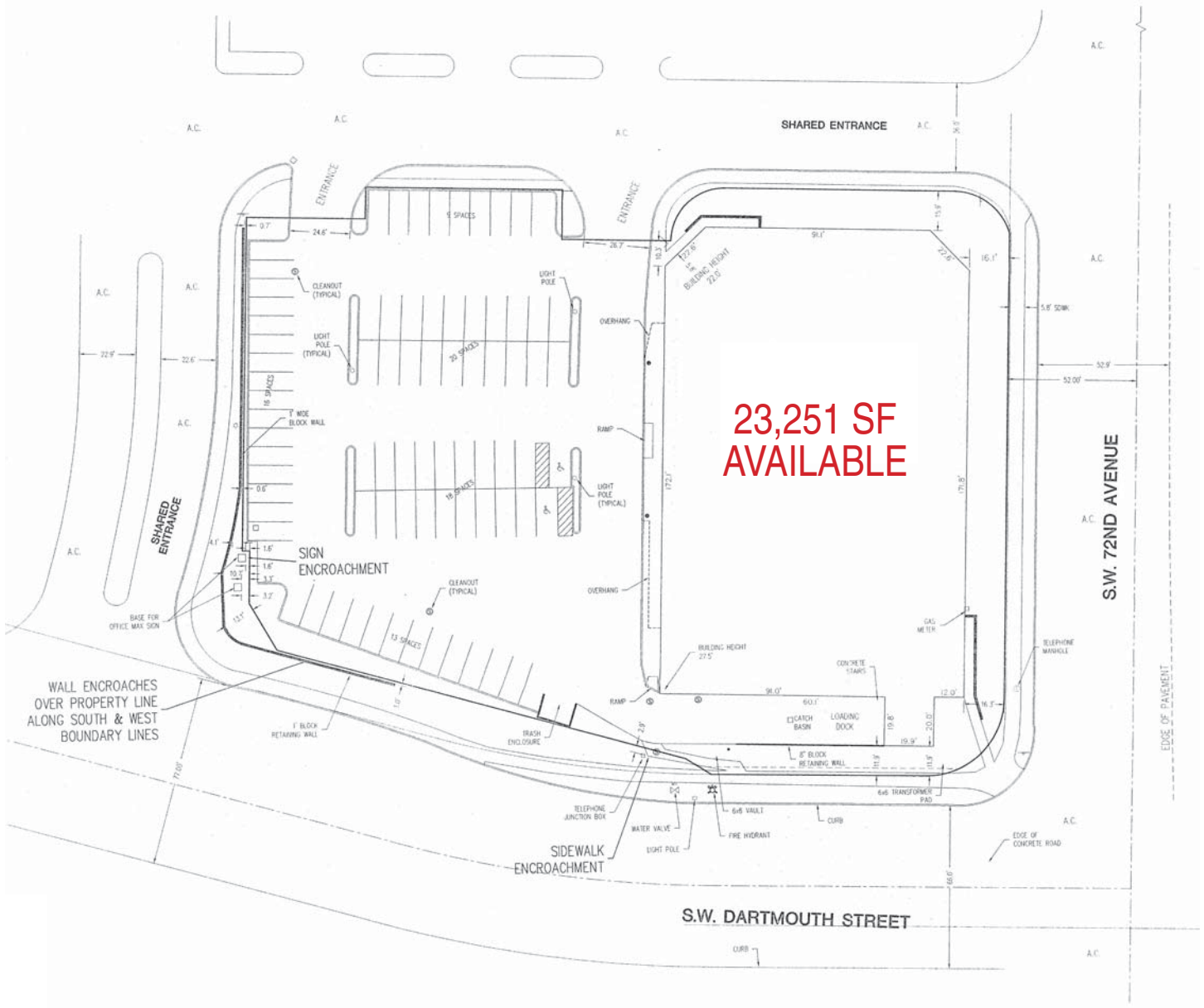
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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4337/-122.7517

RF1

7255 SW Dartmouth St

Tigard, OR 97223

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	10,344	117,566	304,416
	2023 Projected Population	10,877	123,395	319,555
	2010 Census Population	9,302	107,880	280,164
	2000 Census Population	9,045	101,475	259,410
	Projected Annual Growth 2018 to 2023	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	0.8%	0.9%	1.0%
HOUSEHOLDS	2018 Estimated Households	4,215	49,893	127,640
	2023 Projected Households	4,478	52,949	135,592
	2010 Census Households	3,773	45,661	117,051
	2000 Census Households	3,615	42,492	107,017
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	0.9%	1.0%	1.1%
AGE	2018 Est. Population Under 10 Years	11.8%	10.5%	10.7%
	2018 Est. Population 10 to 19 Years	11.0%	10.9%	11.3%
	2018 Est. Population 20 to 29 Years	13.4%	12.1%	12.3%
	2018 Est. Population 30 to 44 Years	21.9%	20.6%	20.8%
	2018 Est. Population 45 to 59 Years	22.3%	21.8%	21.4%
	2018 Est. Population 60 to 74 Years	15.2%	17.1%	16.9%
	2018 Est. Population 75 Years or Over	4.3%	6.9%	6.6%
	2018 Est. Median Age	38.3	41.2	40.7
MARITAL STATUS & GENDER	2018 Est. Male Population	50.6%	48.5%	48.6%
	2018 Est. Female Population	49.4%	51.5%	51.4%
	2018 Est. Never Married	29.0%	28.0%	28.8%
	2018 Est. Now Married	48.9%	49.7%	50.2%
	2018 Est. Separated or Divorced	18.0%	17.0%	15.9%
	2018 Est. Widowed	4.1%	5.3%	5.2%
INCOME	2018 Est. HH Income \$200,000 or More	11.4%	13.5%	14.1%
	2018 Est. HH Income \$150,000 to \$199,999	8.3%	10.3%	10.7%
	2018 Est. HH Income \$100,000 to \$149,999	17.2%	18.2%	18.1%
	2018 Est. HH Income \$75,000 to \$99,999	13.9%	12.5%	12.4%
	2018 Est. HH Income \$50,000 to \$74,999	14.4%	15.0%	14.7%
	2018 Est. HH Income \$35,000 to \$49,999	11.9%	9.6%	10.1%
	2018 Est. HH Income \$25,000 to \$34,999	8.2%	7.4%	7.0%
	2018 Est. HH Income \$15,000 to \$24,999	7.1%	6.9%	6.4%
	2018 Est. HH Income Under \$15,000	7.6%	6.5%	6.5%
	2018 Est. Average Household Income	\$98,126	\$112,964	\$120,672
	2018 Est. Median Household Income	\$83,156	\$88,247	\$91,529
	2018 Est. Per Capita Income	\$40,070	\$48,036	\$50,702
	2018 Est. Total Businesses	1,641	8,514	16,168
2018 Est. Total Employees	17,308	80,730	144,782	

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RACE	2018 Est. White	77.1%	80.6%	79.6%
	2018 Est. Black	2.6%	2.5%	2.4%
	2018 Est. Asian or Pacific Islander	8.3%	7.5%	8.1%
	2018 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
	2018 Est. Other Races	11.3%	8.8%	9.4%
HISPANIC	2018 Est. Hispanic Population	1,529	12,236	34,370
	2018 Est. Hispanic Population	14.8%	10.4%	11.3%
	2023 Proj. Hispanic Population	15.2%	10.8%	11.7%
	2010 Hispanic Population	13.5%	9.3%	10.2%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	7,396	86,207	220,881
	2018 Est. Elementary (Grade Level 0 to 8)	3.6%	2.4%	2.3%
	2018 Est. Some High School (Grade Level 9 to 11)	4.2%	2.9%	2.9%
	2018 Est. High School Graduate	16.9%	12.7%	13.2%
	2018 Est. Some College	21.5%	21.5%	20.3%
	2018 Est. Associate Degree Only	7.2%	7.5%	7.3%
	2018 Est. Bachelor Degree Only	28.4%	33.1%	33.5%
	2018 Est. Graduate Degree	18.4%	19.8%	20.6%
HOUSING	2018 Est. Total Housing Units	4,289	51,029	130,652
	2018 Est. Owner-Occupied	55.4%	60.3%	59.9%
	2018 Est. Renter-Occupied	42.9%	37.5%	37.8%
	2018 Est. Vacant Housing	1.7%	2.2%	2.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.2%	1.4%	1.6%
	2010 Homes Built 2000 to 2004	7.0%	10.1%	12.2%
	2010 Homes Built 1990 to 1999	19.0%	19.9%	20.6%
	2010 Homes Built 1980 to 1989	18.0%	19.8%	17.4%
	2010 Homes Built 1970 to 1979	27.4%	28.9%	25.4%
	2010 Homes Built 1960 to 1969	10.4%	10.2%	10.8%
	2010 Homes Built 1950 to 1959	11.3%	7.4%	8.4%
	2010 Homes Built Before 1949	9.5%	9.3%	10.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.8%	2.0%	2.7%
	2010 Home Value \$500,000 to \$999,999	24.5%	25.3%	27.8%
	2010 Home Value \$400,000 to \$499,999	25.1%	23.2%	22.8%
	2010 Home Value \$300,000 to \$399,999	26.1%	28.4%	27.3%
	2010 Home Value \$200,000 to \$299,999	24.3%	21.1%	18.7%
	2010 Home Value \$150,000 to \$199,999	3.8%	3.3%	3.2%
	2010 Home Value \$100,000 to \$149,999	1.7%	1.8%	1.6%
	2010 Home Value \$50,000 to \$99,999	1.0%	0.9%	0.6%
	2010 Home Value \$25,000 to \$49,999	0.6%	0.6%	0.9%
	2010 Home Value Under \$25,000	1.1%	0.9%	1.1%
	2010 Median Home Value	\$397,536	\$407,785	\$427,637
	2010 Median Rent	\$1,091	\$1,145	\$1,119

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	8,451	97,258	250,642
	2018 Est. Civilian Employed	69.2%	67.2%	66.4%
	2018 Est. Civilian Unemployed	2.3%	2.0%	2.1%
	2018 Est. in Armed Forces	-	0.1%	-
	2018 Est. not in Labor Force	28.5%	30.7%	31.5%
	2018 Labor Force Males	50.4%	47.9%	48.0%
	2018 Labor Force Females	49.6%	52.1%	52.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,812	65,671	166,496
	2010 Mgmt, Business, & Financial Operations	17.1%	21.3%	21.6%
	2010 Professional, Related	25.7%	27.3%	28.2%
	2010 Service	14.0%	14.1%	13.4%
	2010 Sales, Office	25.9%	24.5%	24.4%
	2010 Farming, Fishing, Forestry	0.2%	0.4%	0.3%
	2010 Construction, Extraction, Maintenance	6.4%	4.3%	4.2%
	2010 Production, Transport, Material Moving	10.7%	8.1%	7.8%
	2010 White Collar Workers	68.7%	73.1%	74.2%
	2010 Blue Collar Workers	31.3%	26.9%	25.8%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	73.3%	72.9%
2010 Drive to Work in Carpool		10.5%	8.9%	8.8%
2010 Travel to Work by Public Transportation		5.9%	5.5%	6.3%
2010 Drive to Work on Motorcycle		0.1%	0.2%	0.1%
2010 Walk or Bicycle to Work		4.3%	3.9%	4.0%
2010 Other Means		0.1%	0.3%	0.7%
2010 Work at Home		5.7%	8.2%	8.4%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	32.8%	25.9%
	2010 Travel to Work in 15 to 29 Minutes	41.3%	42.9%	42.4%
	2010 Travel to Work in 30 to 59 Minutes	29.6%	30.5%	30.7%
	2010 Travel to Work in 60 Minutes or More	3.3%	5.2%	5.3%
	2010 Average Travel Time to Work	19.9	21.7	22.3
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$290 M	\$3.81 B	\$10.2 B
	2018 Est. Apparel	\$10.2 M	\$134 M	\$361 M
	2018 Est. Contributions, Gifts	\$21.8 M	\$297 M	\$808 M
	2018 Est. Education, Reading	\$12.5 M	\$169 M	\$460 M
	2018 Est. Entertainment	\$16.4 M	\$216 M	\$582 M
	2018 Est. Food, Beverages, Tobacco	\$43.0 M	\$561 M	\$1.50 B
	2018 Est. Furnishings, Equipment	\$10.3 M	\$136 M	\$366 M
	2018 Est. Health Care, Insurance	\$24.5 M	\$321 M	\$857 M
	2018 Est. Household Operations, Shelter, Utilities	\$89.6 M	\$1.18 B	\$3.17 B
	2018 Est. Miscellaneous Expenses	\$4.17 M	\$54.5 M	\$146 M
	2018 Est. Personal Care	\$3.74 M	\$49.1 M	\$132 M
	2018 Est. Transportation	\$53.4 M	\$697 M	\$1.86 B

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