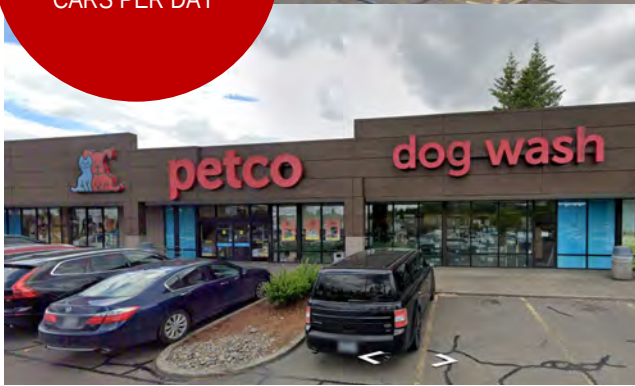


PACIFIC CROSSROADS SHOPPING CENTER

11705 SW PACIFIC HWY · TIGARD · OR



PROPERTY HIGHLIGHTS

- 10,000 SF available
- Please call for rates
- High traffic intersection 54,000 CPD
- Great visibility to Pacific Hwy

ANCHORED BY:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	14,153	126,291	311,387
2025 AVG. HH INCOME	\$102,044	\$145,992	\$158,103
2025 DAYTIME POPULATION	15,480	79,905	154,714

CONTACT



David Demers

503-245-1400 Ext 521 - david@hsmPacific.com

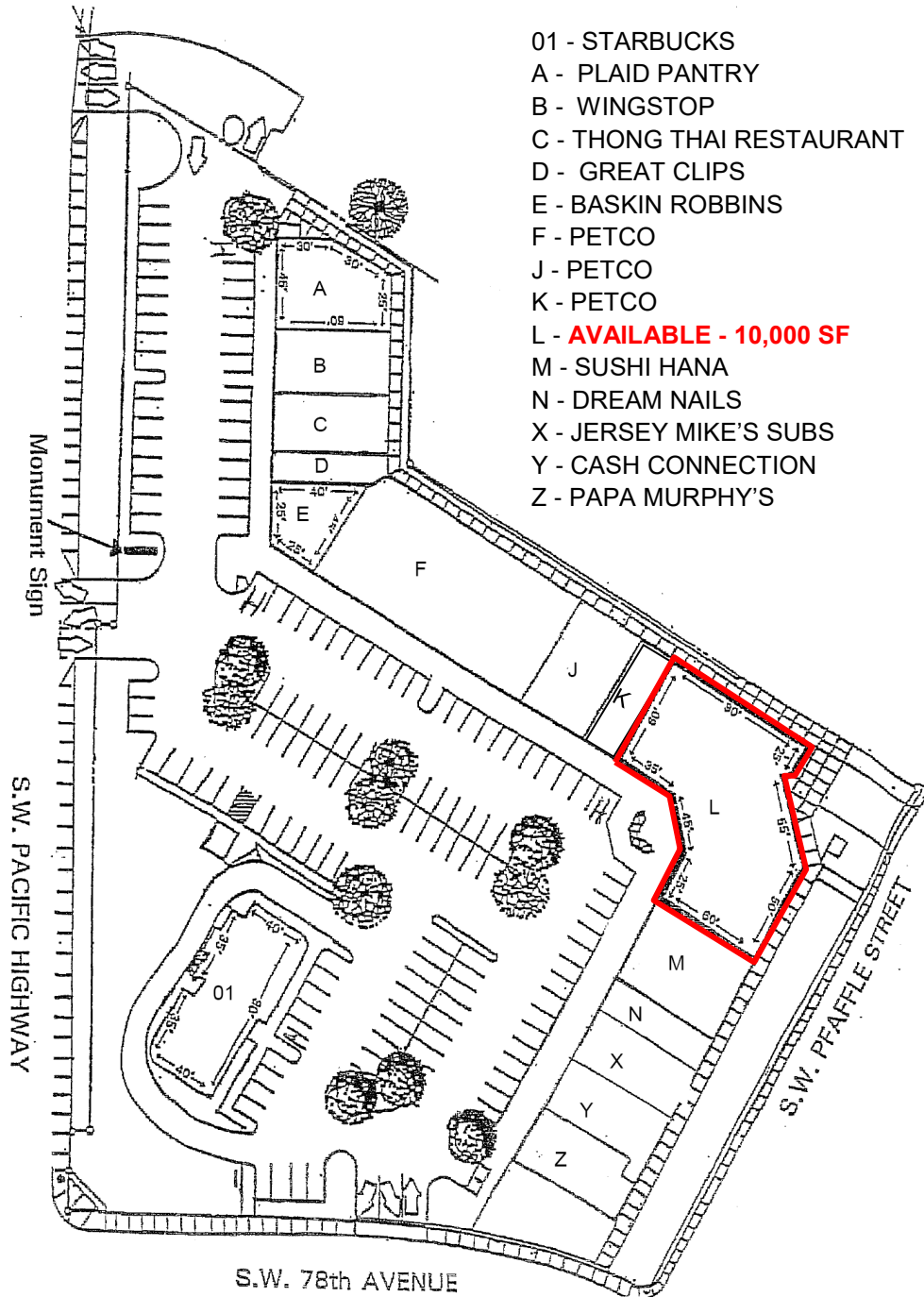


HSM Pacific Realty, Inc.
4260 Galewood St., Suite B
Lake Oswego, OR 97035
www.hsmPacific.com



PACIFIC CROSSROADS SHOPPING CENTER

11705 SW PACIFIC HWY · TIGARD · OR



- 01 - STARBUCKS
- A - PLAID PANTRY
- B - WINGSTOP
- C - THONG THAI RESTAURANT
- D - GREAT CLIPS
- E - BASKIN ROBBINS
- F - PETCO
- J - PETCO
- K - PETCO
- L - **AVAILABLE - 10,000 SF**
- M - SUSHI HANA
- N - DREAM NAILS
- X - JERSEY MIKE'S SUBS
- Y - CASH CONNECTION
- Z - PAPA MURPHY'S

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Full Profile

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

Lat/Lon: 45.4369/-122.7586

11705 SW Pacific Hwy Tigard, OR 97223		1 mi radius	3 mi radius	5 mi radius
Population				
2025 Estimated Population		14,153	126,291	311,387
2030 Projected Population		15,444	123,946	303,472
2020 Census Population		12,501	124,900	311,486
2010 Census Population		11,229	117,184	288,189
Projected Annual Growth 2025 to 2030		1.8%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025		1.7%	0.5%	0.5%
Households				
2025 Estimated Households		5,979	54,371	130,719
2030 Projected Households		6,650	54,278	129,517
2020 Census Households		5,112	52,681	127,981
2010 Census Households		4,560	49,803	119,831
Projected Annual Growth 2025 to 2030		2.2%	-	-0.2%
Historical Annual Growth 2010 to 2025		2.1%	0.6%	0.6%
Age				
2025 Est. Population Under 10 Years		9.8%	9.9%	10.0%
2025 Est. Population 10 to 19 Years		10.2%	10.8%	11.5%
2025 Est. Population 20 to 29 Years		15.3%	11.5%	11.8%
2025 Est. Population 30 to 44 Years		25.9%	22.2%	21.8%
2025 Est. Population 45 to 59 Years		18.6%	19.0%	19.5%
2025 Est. Population 60 to 74 Years		15.0%	17.9%	17.4%
2025 Est. Population 75 Years or Over		5.3%	8.7%	8.0%
2025 Est. Median Age		37.3	41.6	41.0
Marital Status & Gender				
2025 Est. Male Population		51.8%	49.1%	49.4%
2025 Est. Female Population		48.2%	50.9%	50.6%
2025 Est. Never Married		38.8%	30.1%	30.9%
2025 Est. Now Married		40.1%	49.6%	50.1%
2025 Est. Separated or Divorced		16.7%	15.6%	14.9%
2025 Est. Widowed		4.4%	4.8%	4.1%
Income				
2025 Est. HH Income \$200,000 or More		9.1%	20.9%	23.2%
2025 Est. HH Income \$150,000 to \$199,999		7.5%	12.2%	12.4%
2025 Est. HH Income \$100,000 to \$149,999		23.5%	20.2%	19.1%
2025 Est. HH Income \$75,000 to \$99,999		13.4%	12.3%	11.6%
2025 Est. HH Income \$50,000 to \$74,999		15.9%	12.7%	12.9%
2025 Est. HH Income \$35,000 to \$49,999		6.5%	6.7%	6.7%
2025 Est. HH Income \$25,000 to \$34,999		7.5%	5.0%	4.5%
2025 Est. HH Income \$15,000 to \$24,999		7.1%	4.3%	4.0%
2025 Est. HH Income Under \$15,000		9.6%	5.9%	5.7%
2025 Est. Average Household Income		\$102,044	\$145,992	\$158,103
2025 Est. Median Household Income		\$79,009	\$113,551	\$119,457
2025 Est. Per Capita Income		\$43,205	\$62,966	\$66,497
2025 Est. Total Businesses		1,600	10,261	21,608
2025 Est. Total Employees		15,480	79,905	154,714

Full Profile

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Race			
2025 Est. White	67.2%	73.8%	72.9%
2025 Est. Black	3.1%	2.8%	2.7%
2025 Est. Asian or Pacific Islander	10.2%	9.5%	9.7%
2025 Est. American Indian or Alaska Native	1.3%	0.6%	0.6%
2025 Est. Other Races	18.3%	13.3%	14.1%
Hispanic			
2025 Est. Hispanic Population	2,716	16,460	43,291
2025 Est. Hispanic Population	19.2%	13.0%	13.9%
2030 Proj. Hispanic Population	19.5%	14.1%	14.8%
2020 Hispanic Population	24.5%	12.3%	13.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	10,490	94,084	228,084
2025 Est. Elementary (Grade Level 0 to 8)	2.3%	1.7%	2.2%
2025 Est. Some High School (Grade Level 9 to 11)	3.6%	2.3%	2.3%
2025 Est. High School Graduate	18.6%	12.8%	12.6%
2025 Est. Some College	23.5%	19.5%	18.2%
2025 Est. Associate Degree Only	10.4%	8.0%	7.5%
2025 Est. Bachelor Degree Only	28.1%	35.6%	35.6%
2025 Est. Graduate Degree	13.5%	20.2%	21.6%
Housing			
2025 Est. Total Housing Units	6,320	57,787	138,755
2025 Est. Owner-Occupied	38.8%	56.4%	57.0%
2025 Est. Renter-Occupied	55.8%	37.7%	37.3%
2025 Est. Vacant Housing	5.4%	5.9%	5.8%
Homes Built by Year			
2025 Homes Built 2010 or later	20.7%	11.0%	11.5%
2025 Homes Built 2000 to 2009	10.7%	11.2%	11.2%
2025 Homes Built 1990 to 1999	10.1%	14.5%	15.1%
2025 Homes Built 1980 to 1989	12.7%	15.9%	13.9%
2025 Homes Built 1970 to 1979	17.2%	18.7%	16.4%
2025 Homes Built 1960 to 1969	12.4%	10.2%	11.2%
2025 Homes Built 1950 to 1959	6.0%	6.8%	7.4%
2025 Homes Built Before 1949	4.8%	5.8%	7.5%
Home Values			
2025 Home Value \$1,000,000 or More	2.9%	8.6%	12.0%
2025 Home Value \$500,000 to \$999,999	57.8%	62.9%	62.9%
2025 Home Value \$400,000 to \$499,999	23.0%	16.0%	12.8%
2025 Home Value \$300,000 to \$399,999	5.1%	5.6%	5.7%
2025 Home Value \$200,000 to \$299,999	6.7%	3.8%	3.0%
2025 Home Value \$150,000 to \$199,999	0.7%	0.8%	0.8%
2025 Home Value \$100,000 to \$149,999	0.6%	0.5%	0.6%
2025 Home Value \$50,000 to \$99,999	1.0%	0.8%	1.1%
2025 Home Value \$25,000 to \$49,999	0.2%	0.3%	0.4%
2025 Home Value Under \$25,000	2.0%	0.7%	0.8%
2025 Median Home Value	\$564,691	\$643,777	\$685,675
2025 Median Rent	\$1,495	\$1,625	\$1,617

Full Profile

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	11,908	105,351	258,402
2025 Est. Civilian Employed	64.6%	63.9%	64.6%
2025 Est. Civilian Unemployed	4.4%	3.1%	3.1%
2025 Est. in Armed Forces	0.2%	0.1%	0.1%
2025 Est. not in Labor Force	30.8%	32.9%	32.2%
2025 Labor Force Males	51.8%	48.7%	49.0%
2025 Labor Force Females	48.2%	51.3%	51.0%
Occupation			
2025 Occupation: Population Age 16 Years or Over	7,690	67,331	166,919
2025 Mgmt, Business, & Financial Operations	18.3%	23.2%	23.7%
2025 Professional, Related	30.7%	33.4%	32.5%
2025 Service	13.7%	11.3%	12.0%
2025 Sales, Office	21.9%	19.4%	18.8%
2025 Farming, Fishing, Forestry	0.6%	0.3%	0.2%
2025 Construction, Extraction, Maintenance	4.3%	4.9%	4.8%
2025 Production, Transport, Material Moving	10.5%	7.7%	7.9%
2025 White Collar Workers	70.9%	75.9%	75.0%
2025 Blue Collar Workers	29.1%	24.1%	25.0%
Transportation to Work			
2025 Drive to Work Alone	63.3%	59.7%	60.2%
2025 Drive to Work in Carpool	7.5%	7.2%	7.0%
2025 Travel to Work by Public Transportation	4.6%	2.7%	3.1%
2025 Drive to Work on Motorcycle	-	0.2%	0.2%
2025 Walk or Bicycle to Work	3.1%	3.7%	3.4%
2025 Other Means	0.6%	1.0%	1.0%
2025 Work at Home	21.0%	25.6%	25.0%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	27.7%	27.5%	25.5%
2025 Travel to Work in 15 to 29 Minutes	44.7%	42.4%	44.3%
2025 Travel to Work in 30 to 59 Minutes	22.8%	25.1%	25.3%
2025 Travel to Work in 60 Minutes or More	4.9%	5.0%	4.9%
2025 Average Travel Time to Work	20.2	20.5	20.8
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$594 M	\$6.58 B	\$16.32 B
2025 Est. Apparel	\$10.91 M	\$118.26 M	\$292.31 M
2025 Est. Contributions, Tax and Retirement	\$164.72 M	\$2.15 B	\$5.42 B
2025 Est. Education	\$13.35 M	\$153.11 M	\$379.9 M
2025 Est. Entertainment	\$33.83 M	\$364.8 M	\$901.19 M
2025 Est. Food, Beverages, Tobacco	\$71.58 M	\$720.75 M	\$1.77 B
2025 Est. Health Care	\$37.43 M	\$362.74 M	\$867.39 M
2025 Est. Household Furnishings and Equipment	\$15.67 M	\$172.48 M	\$426.68 M
2025 Est. Household Operations, Shelter, Utilities	\$140.71 M	\$1.39 B	\$3.42 B
2025 Est. Miscellaneous Expenses	\$10.11 M	\$110.27 M	\$272.34 M
2025 Est. Personal Care	\$7.64 M	\$75.79 M	\$186.06 M
2025 Est. Transportation	\$88.06 M	\$958.46 M	\$2.38 B

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