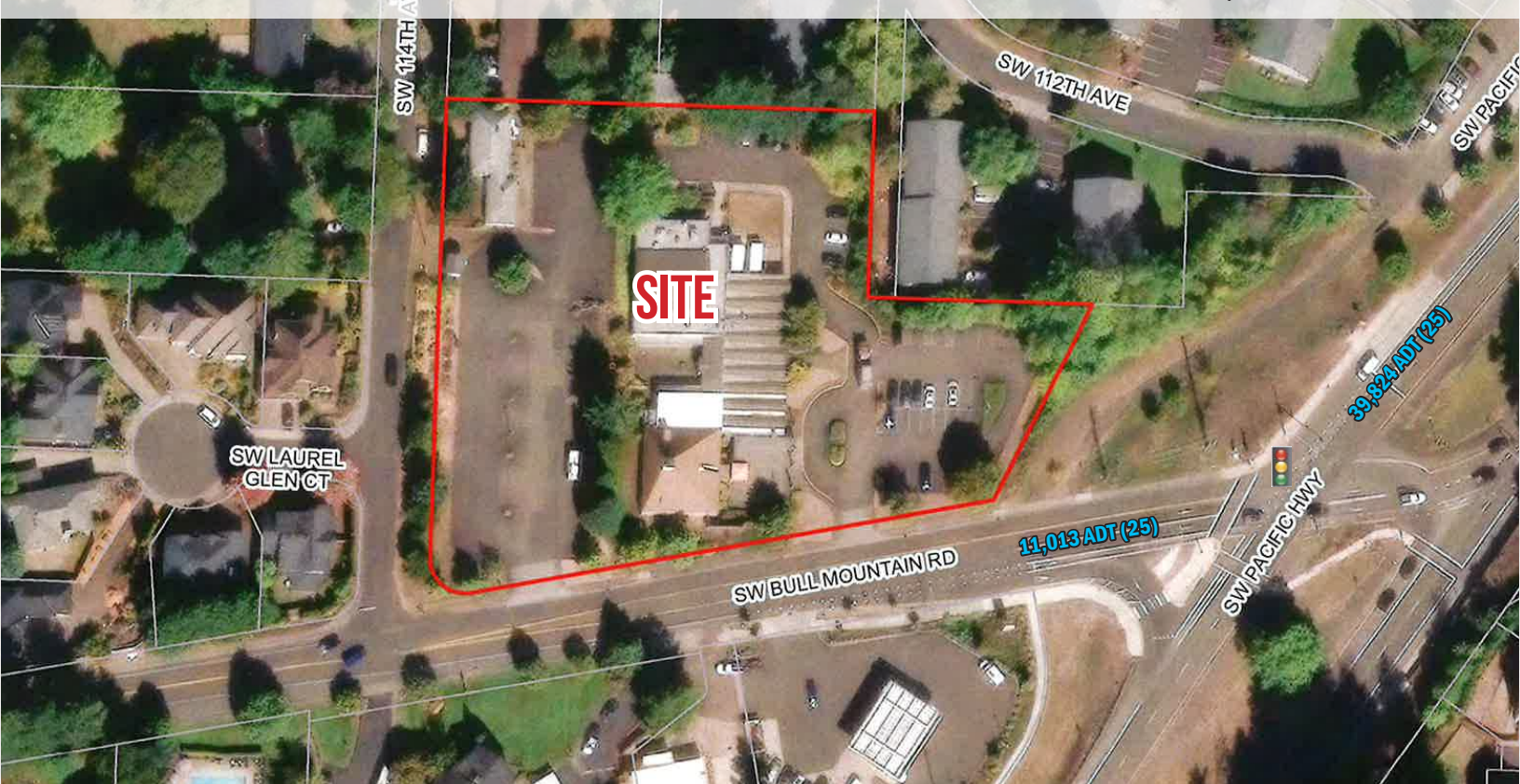


— FOR LEASE —

DEVELOPMENT LAND

COMMERCIAL DEVELOPMENT LAND | TIGARD, OR



ADDRESS

11305 SW Bull Mountain Road
Tigard, Oregon 97224

AVAILABLE SPACE

- 1.78 AC

ASKING RENT

Please call for details.

TRAFFIC COUNTS

Pacific Highway (Hwy 99) – 39,824 ADT ('25)
SW Bull Mountain Rd – 11,013 ADT ('25)

HIGHLIGHTS

- The property consists of multiple buildings totaling 17,340 square feet in size, on 1.78 AC of land. The balance of the property consists of surface parking that wraps around the exterior of the building.
- Located at the intersection of Bull Mountain Rd and Highway 99 with high visibility & traffic counts plus a public transit stop at the front of the site.
- The site is located half a mile from Trader Joe's and Safeway and has nearby access to shopping centers, groceries, and restaurants and lodging in an area with strong demographics.

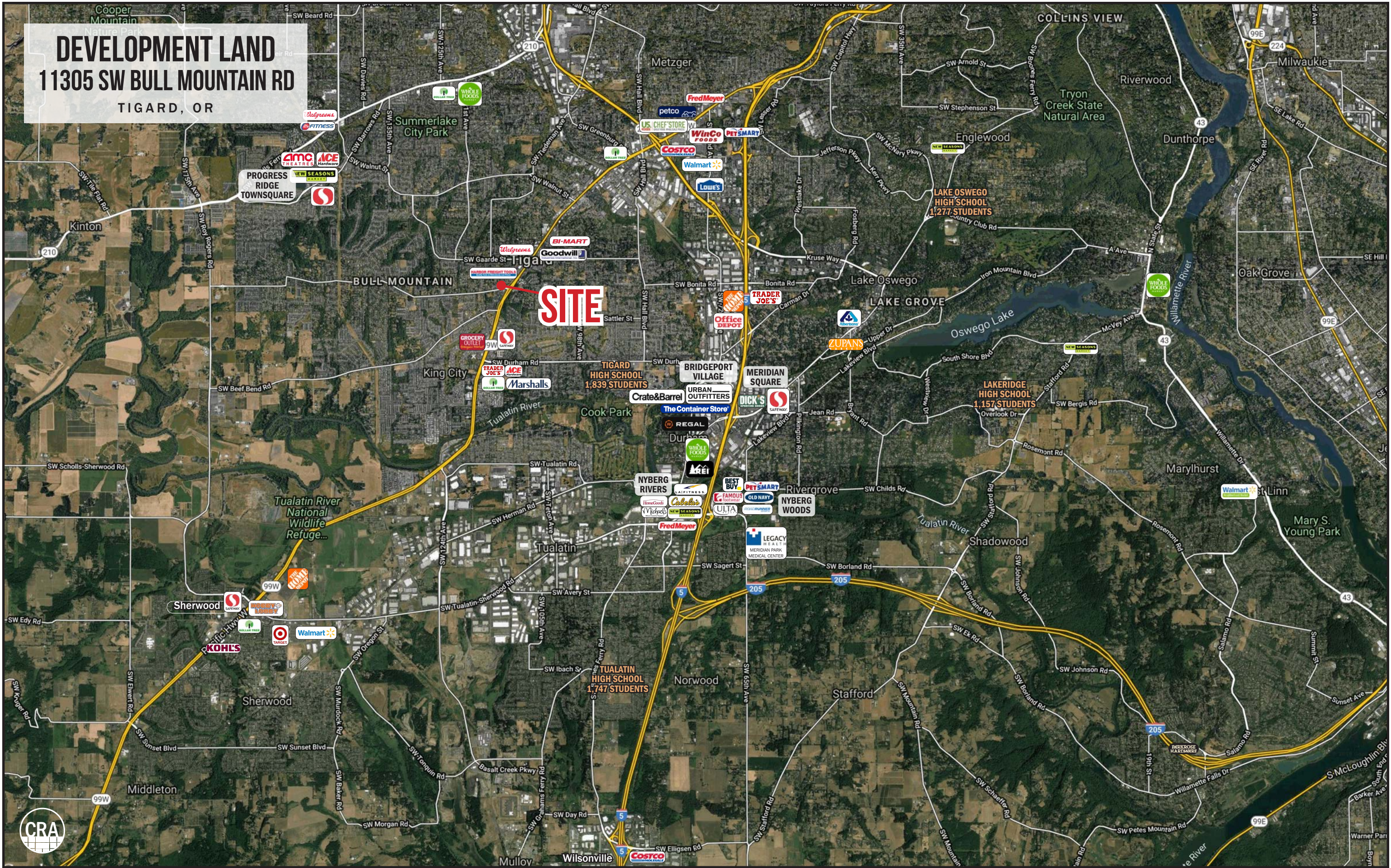


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DEVELOPMENT LAND
11305 SW BULL MOUNTAIN RD
TIGARD, OR



DEVELOPMENT LAND
11305 SW BULL MOUNTAIN RD
TIGARD, OR

SW 114TH AVE

SW 112TH AVE

SW PACIFIC HWY FRONTAGE RD

SITE

SW LAUREL
GLEN CT

39,824 ADT (25)

11,013 ADT (25)

SW BULL MOUNTAIN RD

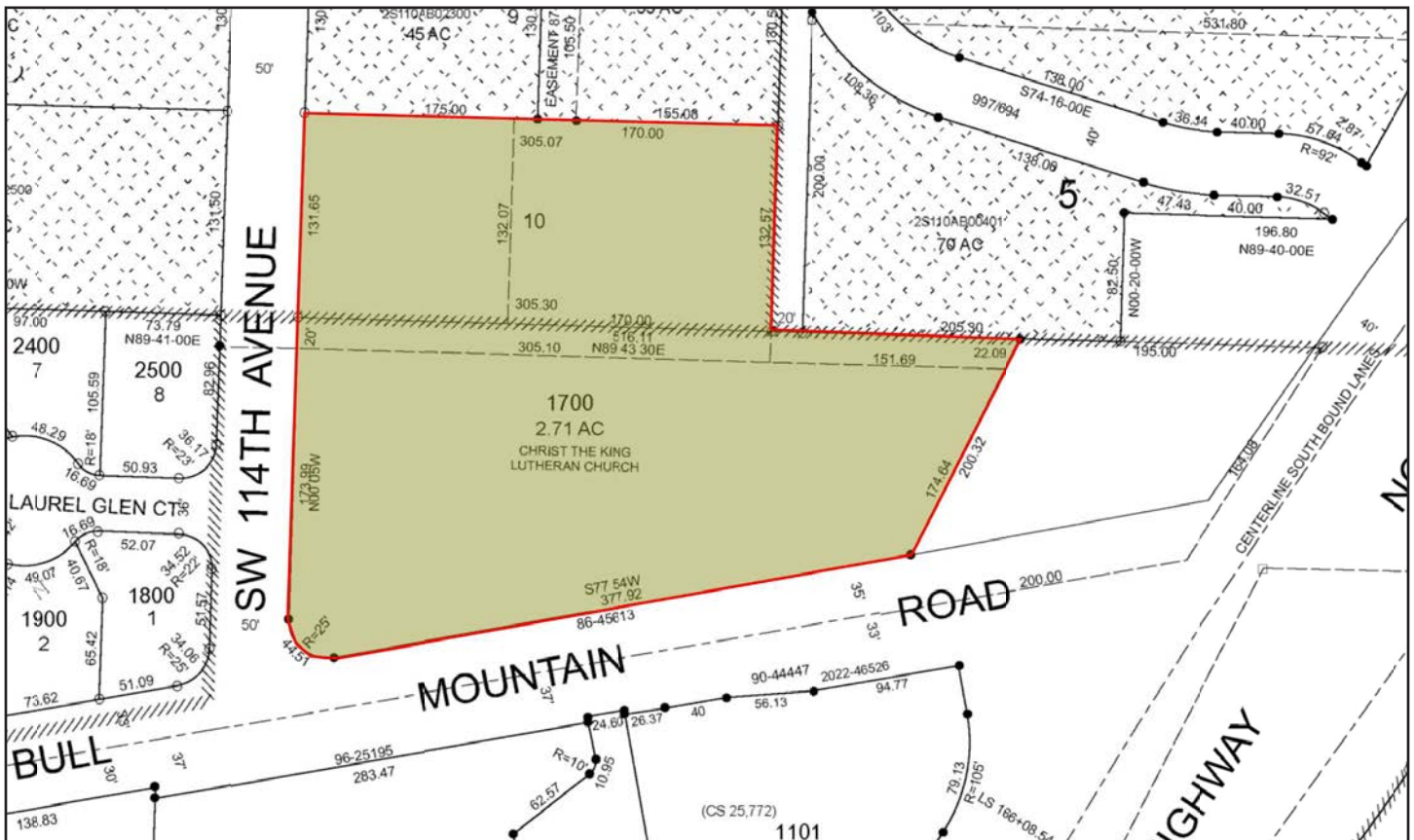
SW PACIFIC HWY



DEVELOPMENT LAND 11305 SW BULL MOUNTAIN RD

ZONING/ASSESSOR MAP

TIGARD, OR



DEVELOPMENT LAND

11305 SW BULL MOUNTAIN RD

DEMOGRAPHIC SUMMARY

TIGARD, OR

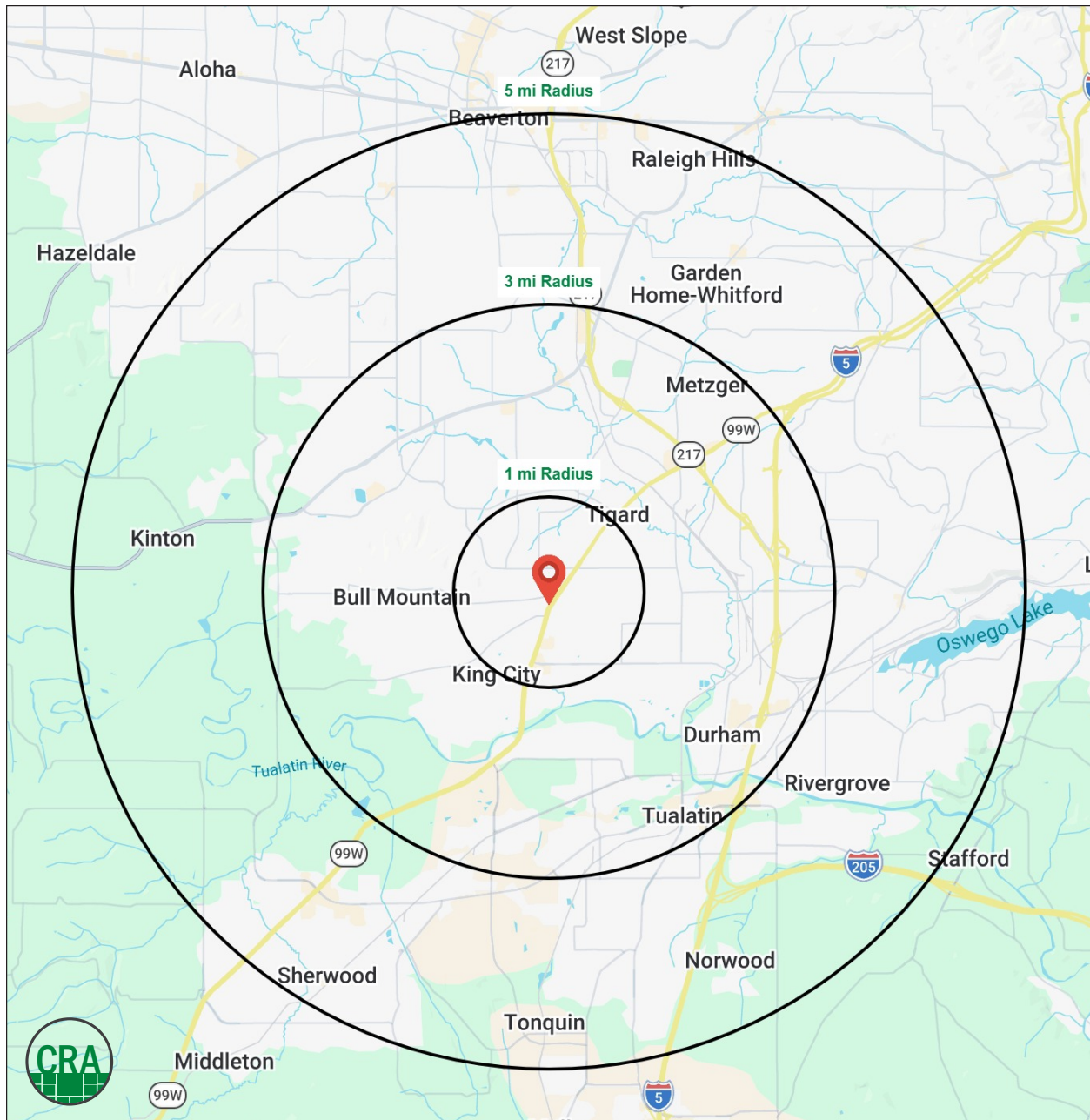
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	17,393	115,620	264,489
Estimated Households	7,788	49,038	109,357
Average HH Income	\$132,338	\$141,254	\$157,677
Median Home Value	\$609,190	\$623,230	\$675,550
Daytime Demographics 16+	9,900	110,648	208,607

\$141,254

Average Household Income
3 MILE RADIUS

110,648

Daytime Demographics 16+
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4149/-122.7932

11305 SW Bull Mountain Rd Tigard, OR 97224	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	17,393	115,620	264,489
2031 Projected Population	16,758	115,980	261,203
2020 Census Population	17,415	113,383	261,050
2010 Census Population	16,393	100,782	239,112
Projected Annual Growth 2026 to 2031	-0.7%	-	-0.2%
Historical Annual Growth 2010 to 2026	0.4%	0.9%	0.7%
2026 Median Age	45.2	40.2	40.9
Households			
2026 Estimated Households	7,788	49,038	109,357
2031 Projected Households	7,563	49,476	108,700
2020 Census Households	7,634	46,230	104,159
2010 Census Households	7,164	41,429	96,736
Projected Annual Growth 2026 to 2031	-0.6%	0.2%	-0.1%
Historical Annual Growth 2010 to 2026	0.5%	1.1%	0.8%
Race and Ethnicity			
2026 Estimated White	72.1%	68.3%	70.6%
2026 Estimated Black or African American	2.9%	3.2%	2.9%
2026 Estimated Asian or Pacific Islander	10.9%	12.5%	11.2%
2026 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2026 Estimated Other Races	13.5%	15.3%	14.7%
2026 Estimated Hispanic	14.1%	15.8%	15.0%
Income			
2026 Estimated Average Household Income	\$132,338	\$141,254	\$157,677
2026 Estimated Median Household Income	\$112,599	\$116,832	\$124,203
2026 Estimated Per Capita Income	\$59,395	\$60,005	\$65,310
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.3%	2.2%
2026 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.6%	2.6%
2026 Estimated High School Graduate	13.7%	14.4%	13.5%
2026 Estimated Some College	22.2%	20.1%	18.7%
2026 Estimated Associates Degree Only	10.5%	9.0%	8.3%
2026 Estimated Bachelors Degree Only	31.9%	33.4%	33.6%
2026 Estimated Graduate Degree	17.4%	18.2%	21.0%
Business			
2026 Estimated Total Businesses	756	8,707	17,088
2026 Estimated Total Employees	3,540	77,689	132,824
2026 Estimated Employee Population per Business	4.7	8.9	7.8
2026 Estimated Residential Population per Business	23.0	13.3	15.5

For more information, please contact:

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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www.cra-nw.com



503.274.0211

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