

# 8861 SW COMMERCIAL ST

FOR SALE



## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

DECEMBER 2024

# EXECUTIVE SUMMARY

8861 SW COMMERCIAL ST | TIGARD, OR 97223  
FOR SALE



## PROPERTY SUMMARY

<b>Sales price:</b>	\$1,000,000
<b>Address:</b>	8861 SW Commercial St
<b>City/State/Zip:</b>	Tigard, OR 97223
<b>Land size:</b>	± 0.32 AC (13,939 SF)
<b>Building size:</b>	<ul style="list-style-type: none"><li>± 4,144 SF on two floors</li><li>± 1,050 SF of warehouse/production area</li><li>± 700 SF of secured yard/parking area</li></ul>
<b>Zone:</b>	MU-CBD, City of Tigard
<b>Parking:</b>	18 off-street spaces
<b>Current leases:</b>	All three tenants on month-to-month leases



## DEMOGRAPHICS

	1 MILE	3 MILES
<b>2024 Estimated Population:</b>	13,693	128,657
<b>2029 Projected Population:</b>	15,121	127,720
<b>2024 Estimated Households:</b>	5,853	55,704
<b>2029 Projected Households:</b>	6,569	56,038
<b>Median Household Income:</b>	\$77,071	\$107,571
<b>Median Age:</b>	36.1	41.5

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# PROPERTY PHOTOS



2ND FLOOR OFFICES



SECURED OUTDOOR AREA



2ND FLOOR OFFICES



GROUND FLOOR OFFICES

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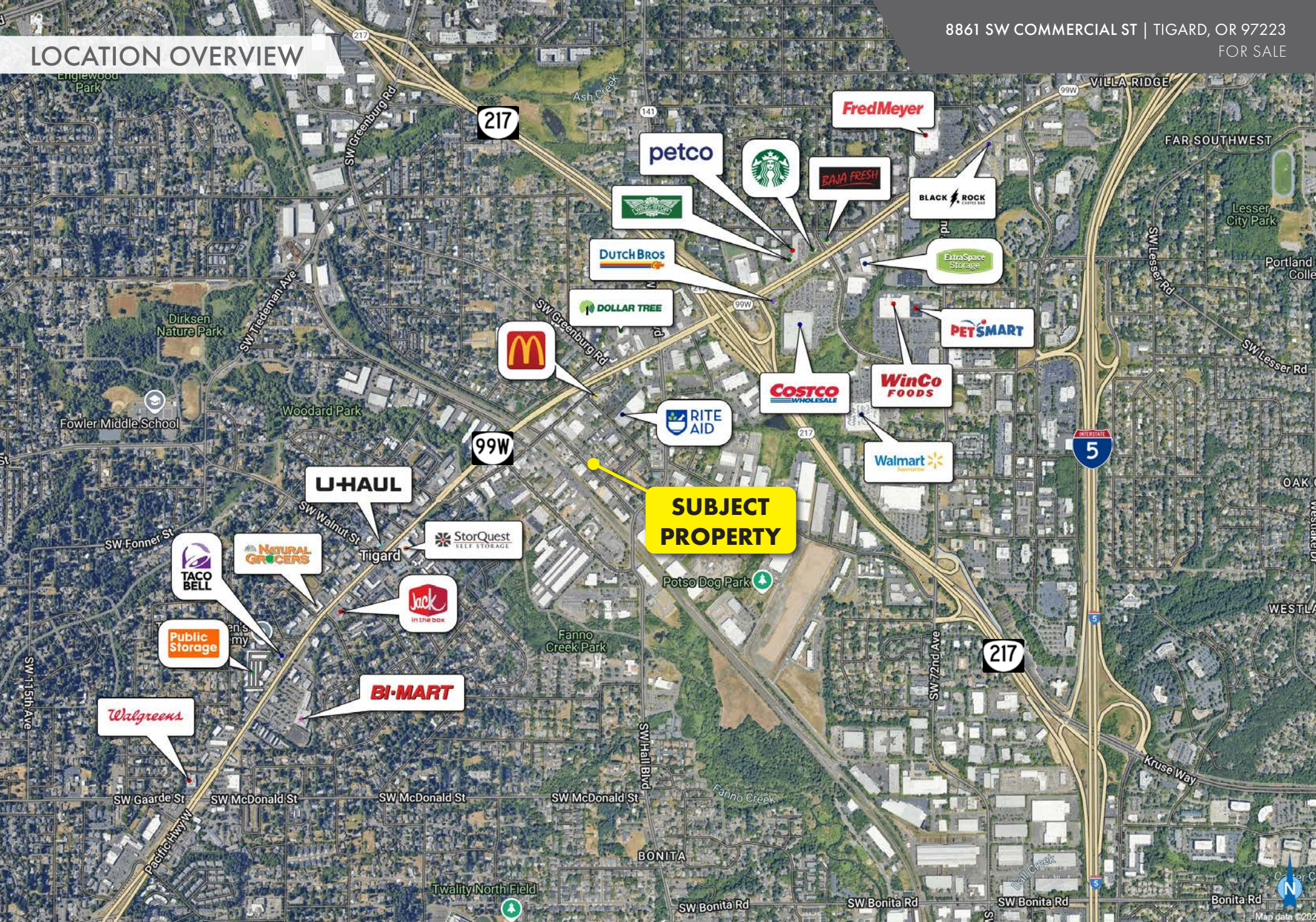
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# LOCATION OVERVIEW





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