

FOR SALE OR LEASE

12020 SW MAIN ST

AVAILABLE



PRIME RETAIL BOX IN DOWNTOWN TIGARD

ADDRESS

12020 SW Main Street | Tigard, OR 97223

AVAILABLE SPACE

8,700 SF end-cap building on 0.94 acre site

SALE PRICE

\$2,300,000

RENTAL RATE

\$22.00/SF/YR, NNN

HIGHLIGHTS

- Shopping center anchored by Rite-Aid, Value Village, McDonald's and NAPA Auto Parts.
- Easy access to Hwy 99 and Hwy 217.
- Former home of Woodcraft for the last 31 years.

TRAFFIC COUNTS

Hwy 217 - 112,550 ADT ('22)

Pacific Hwy (99W) - 43,539 ADT ('22)

SW Hall Blvd - 12,242 ADT ('22)

SW Main St - 8,876 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

503.758.9573 | mark@cra-nw.com

503.274.0211

www.cra-nw.com

12020 SW MAIN STREET

TIGARD, OR

SITE

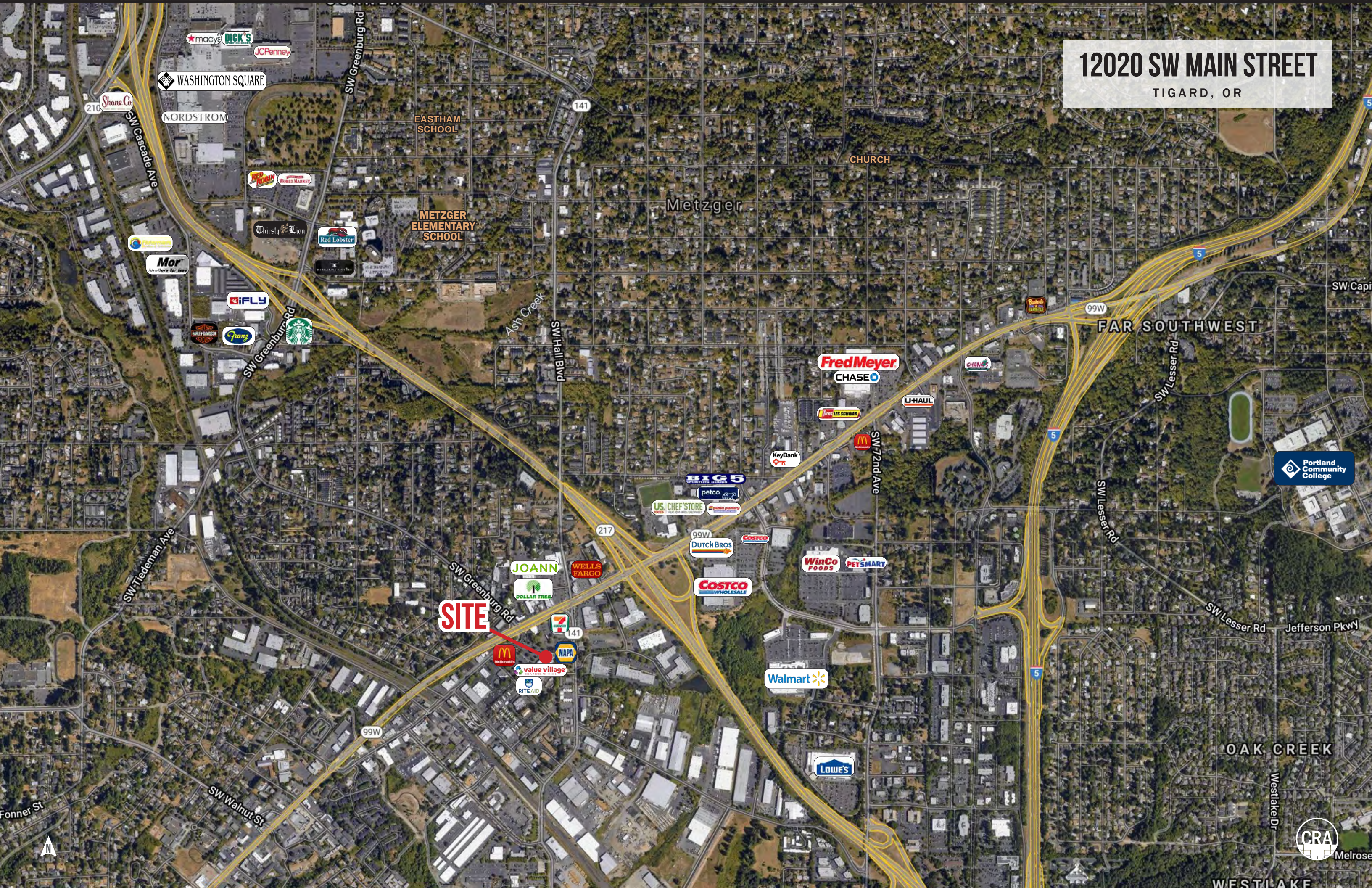
TIGARD HIGH SCHOOL
1,782 STUDENTS

PORTLAND COMMUNITY COLLEGE
23,280 STUDENTS



12020 SW MAIN STREET

TIGARD, OR



SITE

Portland Community College

CRA

Melrose

12020 SW MAIN STREET

TIGARD, OR

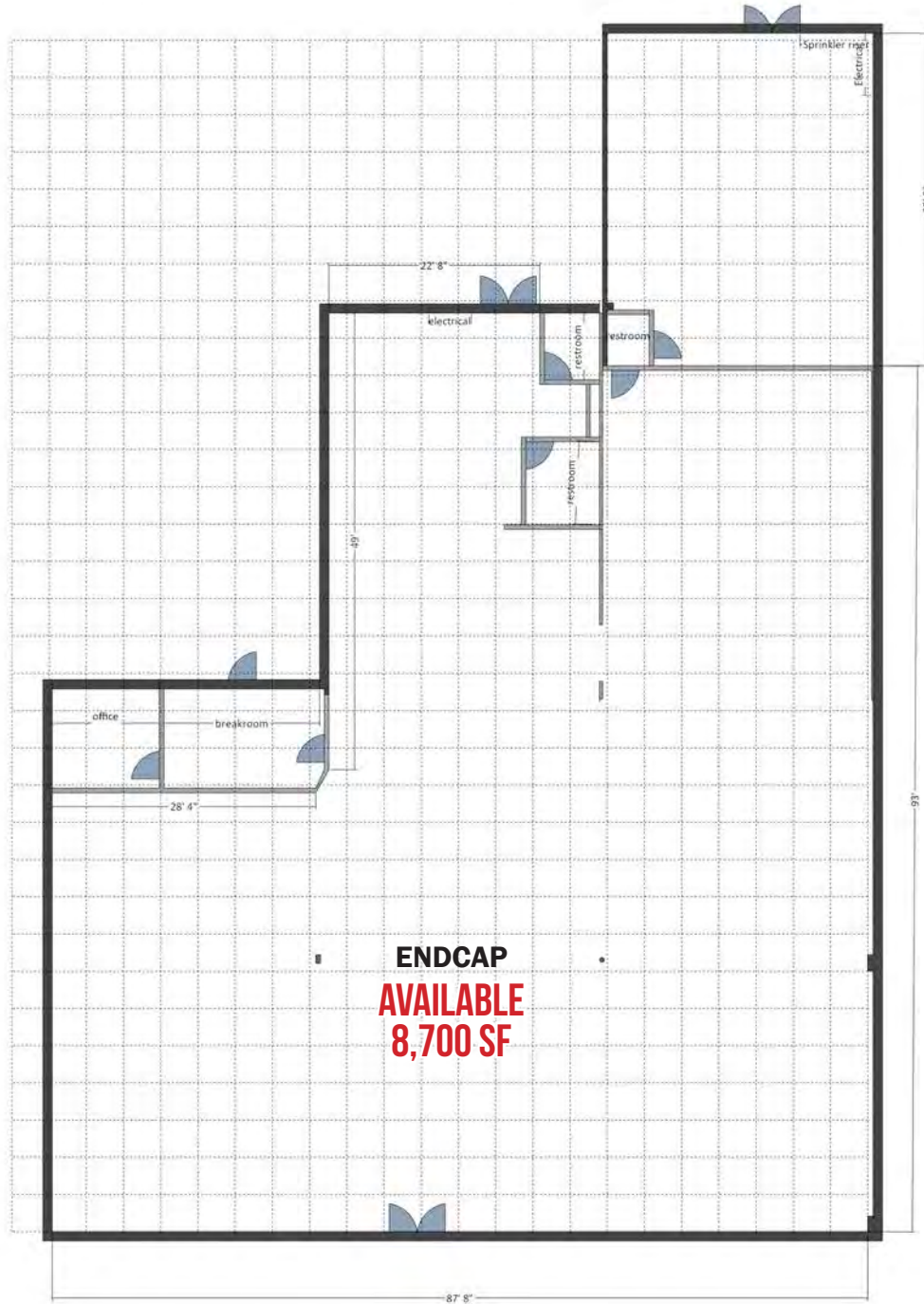
SITE



12020 SW MAIN STREET

FLOOR PLAN

TIGARD, OR



PARKING

PACIFIC HWY W



12020 SW MAIN STREET

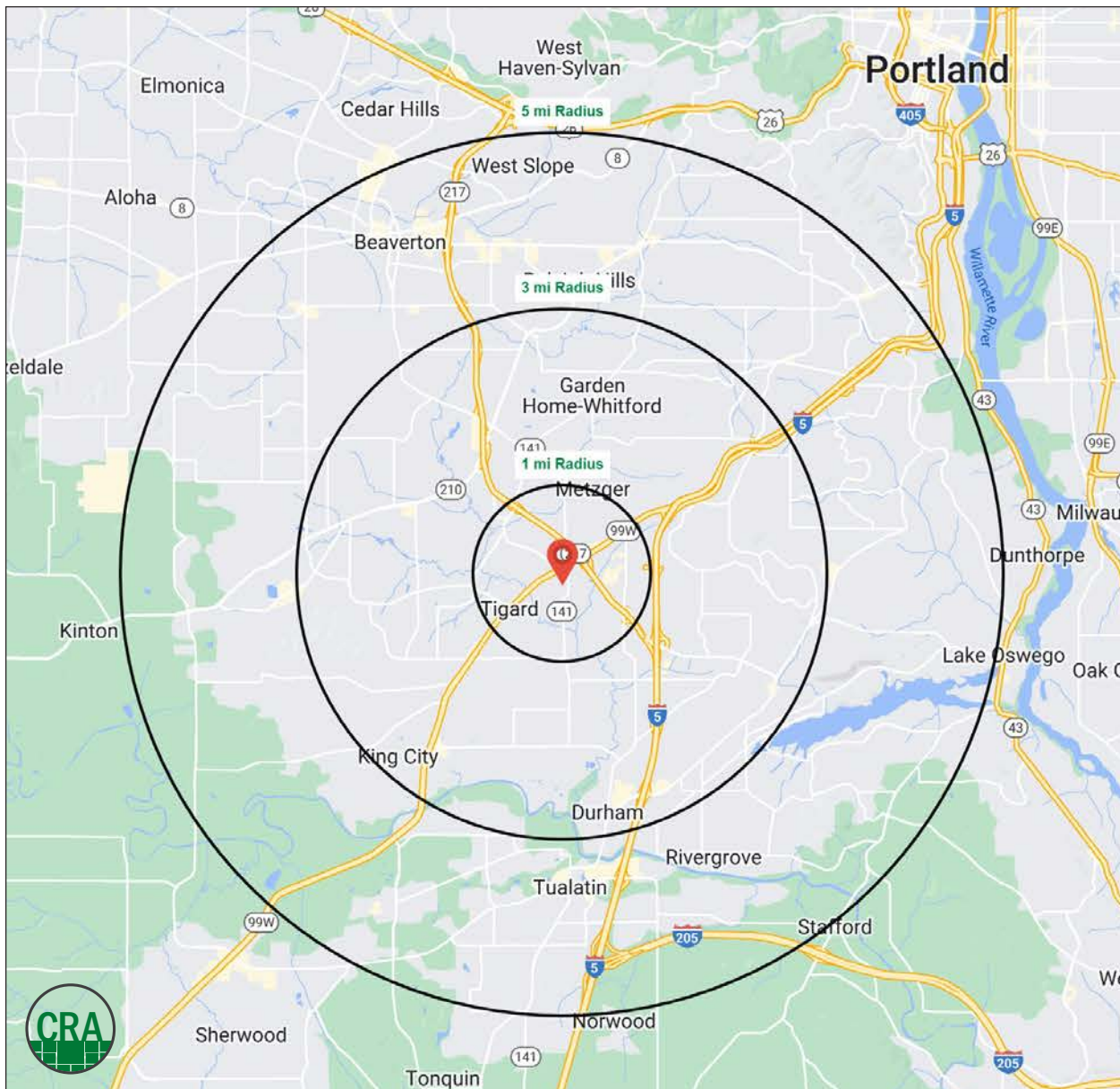
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,697	129,184	302,744
Projected Population 2029	15,310	128,179	297,129
Average HH Income	\$92,180	\$139,339	\$152,092
Median HH Income	\$74,134	\$107,941	\$114,409
Median Home Value	\$523,013	\$617,370	\$652,933
Daytime Demographics 16+	18,757	118,438	239,639
Some College or Higher	74.2%	820.9%	81.2%

36.1

Median Age
1 MILE RADIUS



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4323/-122.7658

12020 SW Main St Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,697	129,184	302,744
2029 Projected Population	15,310	128,179	297,129
2020 Census Population	12,380	128,019	304,431
2010 Census Population	11,289	119,129	281,331
Projected Annual Growth 2024 to 2029	2.4%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	1.5%	0.6%	0.5%
Households			
2024 Estimated Households	5,860	56,049	127,039
2029 Projected Households	6,654	56,338	126,223
2020 Census Households	5,047	54,129	124,353
2010 Census Households	4,516	50,710	116,363
Projected Annual Growth 2024 to 2029	2.7%	0.1%	-0.1%
Historical Annual Growth 2010 to 2024	2.1%	0.8%	0.7%
Age			
2024 Est. Population Under 10 Years	10.2%	9.9%	10.2%
2024 Est. Population 10 to 19 Years	10.2%	10.7%	11.5%
2024 Est. Population 20 to 29 Years	16.3%	11.9%	11.7%
2024 Est. Population 30 to 44 Years	26.1%	22.0%	21.9%
2024 Est. Population 45 to 59 Years	17.9%	18.7%	19.3%
2024 Est. Population 60 to 74 Years	14.3%	18.0%	17.6%
2024 Est. Population 75 Years or Over	4.9%	8.7%	7.8%
2024 Est. Median Age	36.1	41.5	40.9
Marital Status & Gender			
2024 Est. Male Population	51.7%	48.9%	49.2%
2024 Est. Female Population	48.3%	51.1%	50.8%
2024 Est. Never Married	40.4%	30.4%	30.6%
2024 Est. Now Married	38.3%	49.3%	50.4%
2024 Est. Separated or Divorced	16.7%	15.6%	14.9%
2024 Est. Widowed	4.7%	4.7%	4.1%
Income			
2024 Est. HH Income \$200,000 or More	7.2%	19.4%	21.7%
2024 Est. HH Income \$150,000 to \$199,999	8.9%	11.1%	11.9%
2024 Est. HH Income \$100,000 to \$149,999	21.8%	20.4%	19.0%
2024 Est. HH Income \$75,000 to \$99,999	9.5%	11.9%	11.6%
2024 Est. HH Income \$50,000 to \$74,999	16.7%	12.9%	12.4%
2024 Est. HH Income \$35,000 to \$49,999	9.2%	7.3%	7.5%
2024 Est. HH Income \$25,000 to \$34,999	7.6%	5.4%	5.0%
2024 Est. HH Income \$15,000 to \$24,999	8.8%	5.2%	4.8%
2024 Est. HH Income Under \$15,000	10.4%	6.5%	6.1%
2024 Est. Average Household Income	\$92,180	\$139,339	\$152,092
2024 Est. Median Household Income	\$74,134	\$107,941	\$114,409
2024 Est. Per Capita Income	\$39,540	\$60,554	\$63,934
2024 Est. Total Businesses	1,546	9,911	20,489
2024 Est. Total Employees	14,963	78,827	148,884

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4323/-122.7658

12020 SW Main St Tigard, OR 97223		1 mi radius	3 mi radius	5 mi radius
Race				
2024 Est. White		66.1%	74.1%	73.6%
2024 Est. Black		3.0%	2.7%	2.7%
2024 Est. Asian or Pacific Islander		9.7%	9.6%	9.5%
2024 Est. American Indian or Alaska Native		1.3%	0.6%	0.6%
2024 Est. Other Races		20.0%	13.0%	13.7%
Hispanic				
2024 Est. Hispanic Population		2,833	16,206	40,182
2024 Est. Hispanic Population		20.7%	12.5%	13.3%
2029 Proj. Hispanic Population		20.7%	13.6%	14.2%
2020 Hispanic Population		28.6%	12.6%	13.9%
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)		10,029	96,056	221,179
2024 Est. Elementary (Grade Level 0 to 8)		3.6%	2.0%	2.6%
2024 Est. Some High School (Grade Level 9 to 11)		3.1%	2.3%	2.2%
2024 Est. High School Graduate		19.1%	14.7%	14.0%
2024 Est. Some College		24.6%	20.3%	19.1%
2024 Est. Associate Degree Only		11.5%	8.0%	7.2%
2024 Est. Bachelor Degree Only		25.9%	33.1%	33.6%
2024 Est. Graduate Degree		12.3%	19.6%	21.4%
Housing				
2024 Est. Total Housing Units		6,195	59,441	134,732
2024 Est. Owner-Occupied		35.0%	55.9%	57.7%
2024 Est. Renter-Occupied		59.6%	38.4%	36.6%
2024 Est. Vacant Housing		5.4%	5.7%	5.7%
Homes Built by Year				
2024 Homes Built 2010 or later		16.9%	10.1%	10.4%
2024 Homes Built 2000 to 2009		10.5%	11.7%	11.4%
2024 Homes Built 1990 to 1999		10.9%	15.2%	15.0%
2024 Homes Built 1980 to 1989		13.0%	15.9%	14.1%
2024 Homes Built 1970 to 1979		19.2%	21.9%	19.6%
2024 Homes Built 1960 to 1969		12.3%	9.3%	10.3%
2024 Homes Built 1950 to 1959		6.6%	5.0%	6.3%
2024 Homes Built Before 1949		5.2%	5.2%	7.2%
Home Values				
2024 Home Value \$1,000,000 or More		2.4%	7.2%	10.2%
2024 Home Value \$500,000 to \$999,999		51.0%	63.0%	63.7%
2024 Home Value \$400,000 to \$499,999		26.3%	16.6%	14.1%
2024 Home Value \$300,000 to \$399,999		7.7%	6.5%	5.9%
2024 Home Value \$200,000 to \$299,999		6.8%	3.1%	2.6%
2024 Home Value \$150,000 to \$199,999		0.9%	1.0%	0.7%
2024 Home Value \$100,000 to \$149,999		1.9%	0.7%	0.6%
2024 Home Value \$50,000 to \$99,999		0.6%	0.8%	1.0%
2024 Home Value \$25,000 to \$49,999		0.6%	0.5%	0.4%
2024 Home Value Under \$25,000		1.7%	0.6%	0.7%
2024 Median Home Value		\$523,013	\$617,370	\$652,933
2024 Median Rent		\$1,366	\$1,534	\$1,508

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4323/-122.7658

12020 SW Main St Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	11,489	107,794	250,648
2024 Est. Civilian Employed	66.8%	63.1%	63.7%
2024 Est. Civilian Unemployed	3.2%	2.7%	2.6%
2024 Est. in Armed Forces	0.2%	0.1%	0.1%
2024 Est. not in Labor Force	29.8%	34.1%	33.6%
2024 Labor Force Males	51.6%	48.4%	48.8%
2024 Labor Force Females	48.4%	51.6%	51.2%
Occupation			
2024 Occupation: Population Age 16 Years or Over	7,227	66,320	158,570
2024 Mgmt, Business, & Financial Operations	17.7%	22.6%	23.2%
2024 Professional, Related	27.2%	32.0%	31.7%
2024 Service	16.2%	12.5%	12.8%
2024 Sales, Office	20.0%	18.9%	18.4%
2024 Farming, Fishing, Forestry	1.0%	0.5%	0.4%
2024 Construction, Extraction, Maintenance	5.8%	5.1%	4.7%
2024 Production, Transport, Material Moving	12.1%	8.4%	8.7%
2024 White Collar Workers	64.9%	73.5%	73.3%
2024 Blue Collar Workers	35.1%	26.5%	26.7%
Transportation to Work			
2024 Drive to Work Alone	58.7%	57.1%	57.6%
2024 Drive to Work in Carpool	6.0%	6.4%	5.9%
2024 Travel to Work by Public Transportation	4.9%	2.8%	2.9%
2024 Drive to Work on Motorcycle	-	0.1%	0.1%
2024 Walk or Bicycle to Work	4.0%	2.8%	3.2%
2024 Other Means	0.8%	1.0%	1.3%
2024 Work at Home	25.5%	29.9%	29.0%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	25.2%	25.6%	24.3%
2024 Travel to Work in 15 to 29 Minutes	49.0%	43.5%	44.6%
2024 Travel to Work in 30 to 59 Minutes	22.2%	27.0%	27.5%
2024 Travel to Work in 60 Minutes or More	3.6%	3.9%	3.6%
2024 Average Travel Time to Work	20.1	20.7	21.0
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$352.79 M	\$5.12 B	\$12.56 B
2024 Est. Apparel	\$12.52 M	\$183.84 M	\$451.85 M
2024 Est. Contributions, Gifts	\$20.18 M	\$321.73 M	\$801.87 M
2024 Est. Education, Reading	\$11.64 M	\$187.51 M	\$470.05 M
2024 Est. Entertainment	\$19.93 M	\$297.35 M	\$732.46 M
2024 Est. Food, Beverages, Tobacco	\$54.15 M	\$765.82 M	\$1.87 B
2024 Est. Furnishings, Equipment	\$12.4 M	\$183.86 M	\$452.36 M
2024 Est. Health Care, Insurance	\$31.8 M	\$455.8 M	\$1.11 B
2024 Est. Household Operations, Shelter, Utilities	\$114.7 M	\$1.64 B	\$4.02 B
2024 Est. Miscellaneous Expenses	\$6.67 M	\$98.15 M	\$240.79 M
2024 Est. Personal Care	\$4.75 M	\$68.79 M	\$168.34 M
2024 Est. Transportation	\$64.05 M	\$918.07 M	\$2.24 B

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

MARK BANTA 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.