

# Multi-Tenant Investment Opportunity

11642 SW PACIFIC HIGHWAY, TIGARD, OR 97223



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# FOR SALE

## PROPERTY DESCRIPTION

Multi-tenant investment opportunity with great Westside location. The property consists of approximately 6,980 SF building (two levels) on approximately 0.78 acres of property. The rear of the property is excess land that could be developed into an additional structure, or parking. The building is currently 66% occupied, allowing an investor additional upside with future leasing.

## PROPERTY HIGHLIGHTS

- Multi-tenant investment opportunity
- 66% occupied
- Underdeveloped property for potential additional building
- Upside income potential with additional leasing

## OFFERING SUMMARY

Sale Price:	\$1,815,000
Lot Size:	0.78 Acres
Building Size:	6,980 SF
Zoning:	COM - Commercial, City of Tigard
In-Place Cap Rate:	6.08%
Proforma Cap Rate:	7.51%

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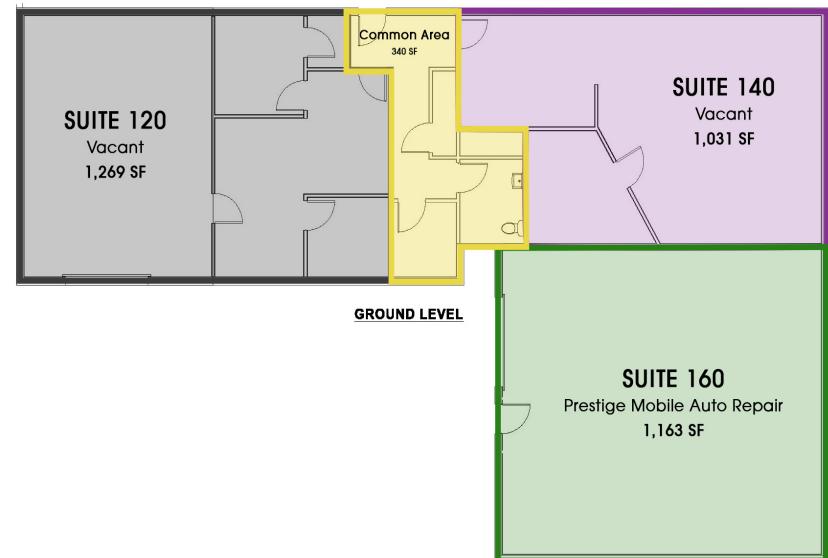
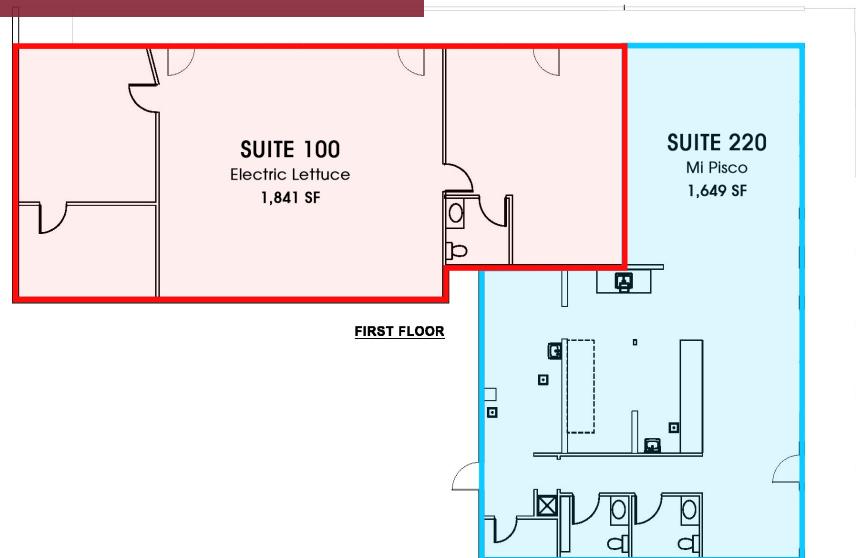
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Unit	Unit Type	RSF	Tenant Name	Market Rent	\$/SF	Annual Rent	\$/SF	Lease Expiration	Lease Extension	Extension Rent
Suite 100	Retail	1,841	Electric Lettuce			\$53,608.41	\$29.12	7/31/2026	5-yr	FMV
Suite 120	Office + Shop	1,296	Vacant	\$20,736.00	\$16.00					
Suite 140	Office	1,031	Vacant	\$12,372.00	\$12.00					
Suite 160	Shop	1,163	Prestige Mobile Auto Repair			\$15,595.20	\$13.41*	6/30/2028	None	
Suite 220	Retail	1,649	Mi Pisco			\$41192.02†	\$24.98	12/31/2033	1/1/2034	\$4,572.54
<b>Total</b>		<b>6,980</b>		<b>\$33,108.00</b>		<b>\$110,395.63</b>				<b>\$5,029.20</b>

\* 3% Annual Escalations

† Rent increases 10% on 1/1/2029



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## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	816	2,254	11,734
Median age	40	40	41
Median age (Male)	39	40	40
Median age (Female)	41	41	41
Total households	358	976	4,927
Total persons per HH	2.3	2.3	2.4
Average HH income	\$86,374	\$92,834	\$116,313
Average house value	\$612,844	\$615,300	\$644,307

## LOCATION OVERVIEW

The vibrant city of Tigard, Oregon, show potential for Retail and Street Retail investors. Nestled along SW Pacific Highway, the area offers high visibility and significant foot traffic, ideal for retail businesses. Nearby, two of the most successful malls Washington Square and Bridgeport Village boasts a diverse mix of shops and restaurants, drawing in both locals and visitors. The area is surrounded by affluent neighborhoods, providing a strong customer base. With its strategic location and access to amenities, Tigard presents an exciting opportunity for retail investors looking to establish a presence in a dynamic and thriving community.

## COLLECTION STREET

## CROSS STREET

## TRAFFIC VOLUME

SW Pacific Hwy	SW Pfaffle St NW	45,114
SW Pacific Hwy	SW 72nd Ave NE	45,813

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