

8861 SW COMMERCIAL ST

FOR SALE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



MATT LYMAN

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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 his/her own satisfaction.

OCTOBER 2024

EXECUTIVE SUMMARY

8861 SW COMMERCIAL ST | TIGARD, OR 97223
FOR SALE



PROPERTY SUMMARY

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



DEMOGRAPHICS

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

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PROPERTY PHOTOS



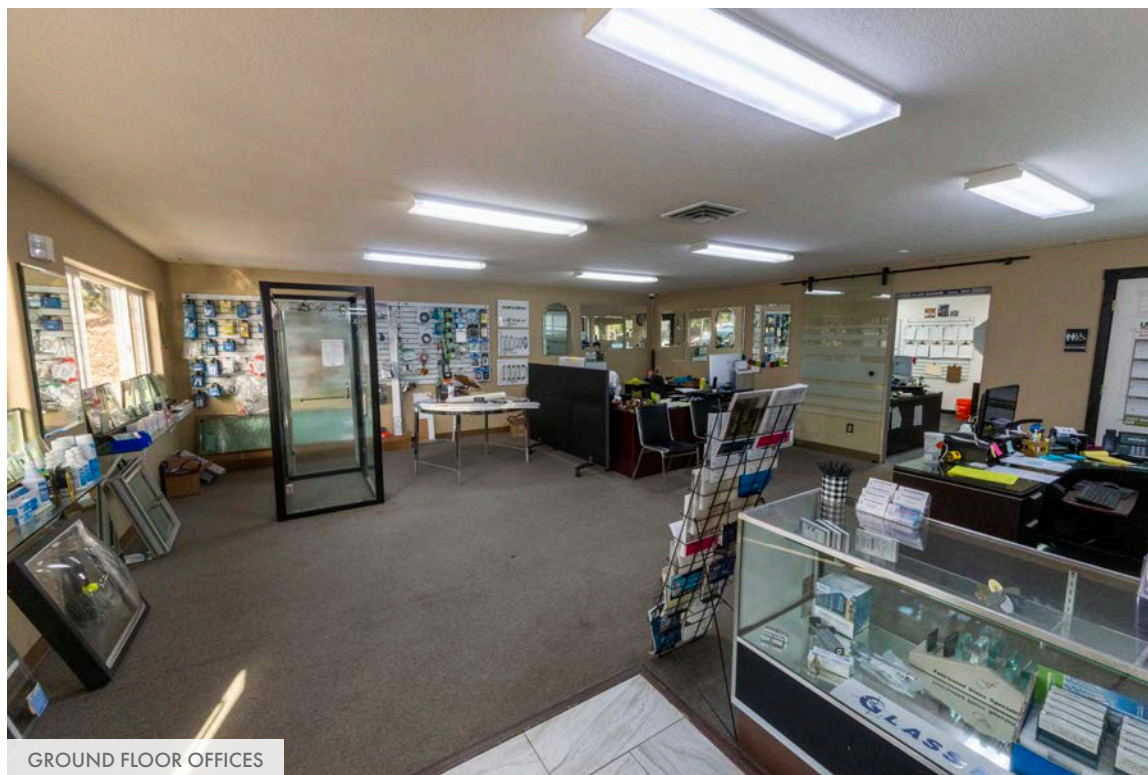
2ND FLOOR OFFICES



SECURED OUTDOOR AREA



2ND FLOOR OFFICES



GROUND FLOOR OFFICES

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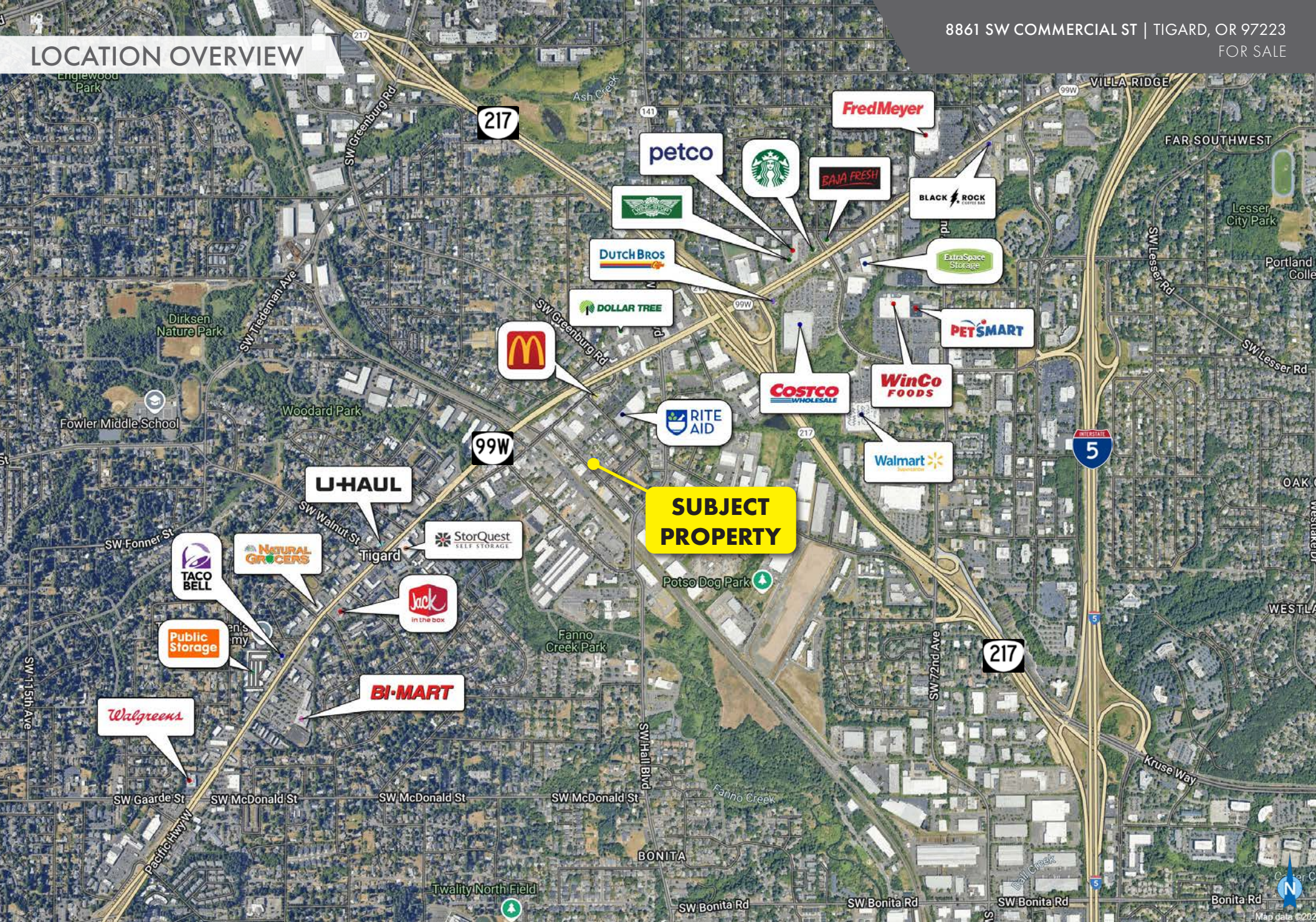
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LOCATION OVERVIEW





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