

FOR SALE

12255 - 12297 SW MAIN STREET, TIGARD, OREGON 97223



PROPERTY DESCRIPTION

The Johnson Building offers approximately 10,000 square feet of fully leased, multi-tenant space in the heart of downtown Tigard. With strong visibility, steady foot traffic, and a diverse mix of local tenants, the property generates stable in-place income at a 6.0% cap rate. On-site parking, direct transit access, and a central Main Street location enhance its long-term appeal, while future rent growth and redevelopment potential provide additional upside.

PROPERTY HIGHLIGHTS

- Prime downtown Tigard location
- Fully leased multi-tenant retail
- On-site surface parking
- Stable cash flow with local tenants
- Potential for rent growth and redevelopment
- Vintage character with modern updates

OFFERING SUMMARY

Sale Price:	\$2,595,000
\$ / Bldg SF:	\$261 SF
Bldg Size:	9,950 SF
Lot Size:	24,829 SF
Cap Rate:	6.0%
Zoning:	MU - CBD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households:	5,940	54,792	122,021
Total Population:	14,420	131,223	301,822
Average HH Income:	\$85,060	\$117,714	\$125,121

STEVE HAGAN

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Additional Photos

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Aerial Map

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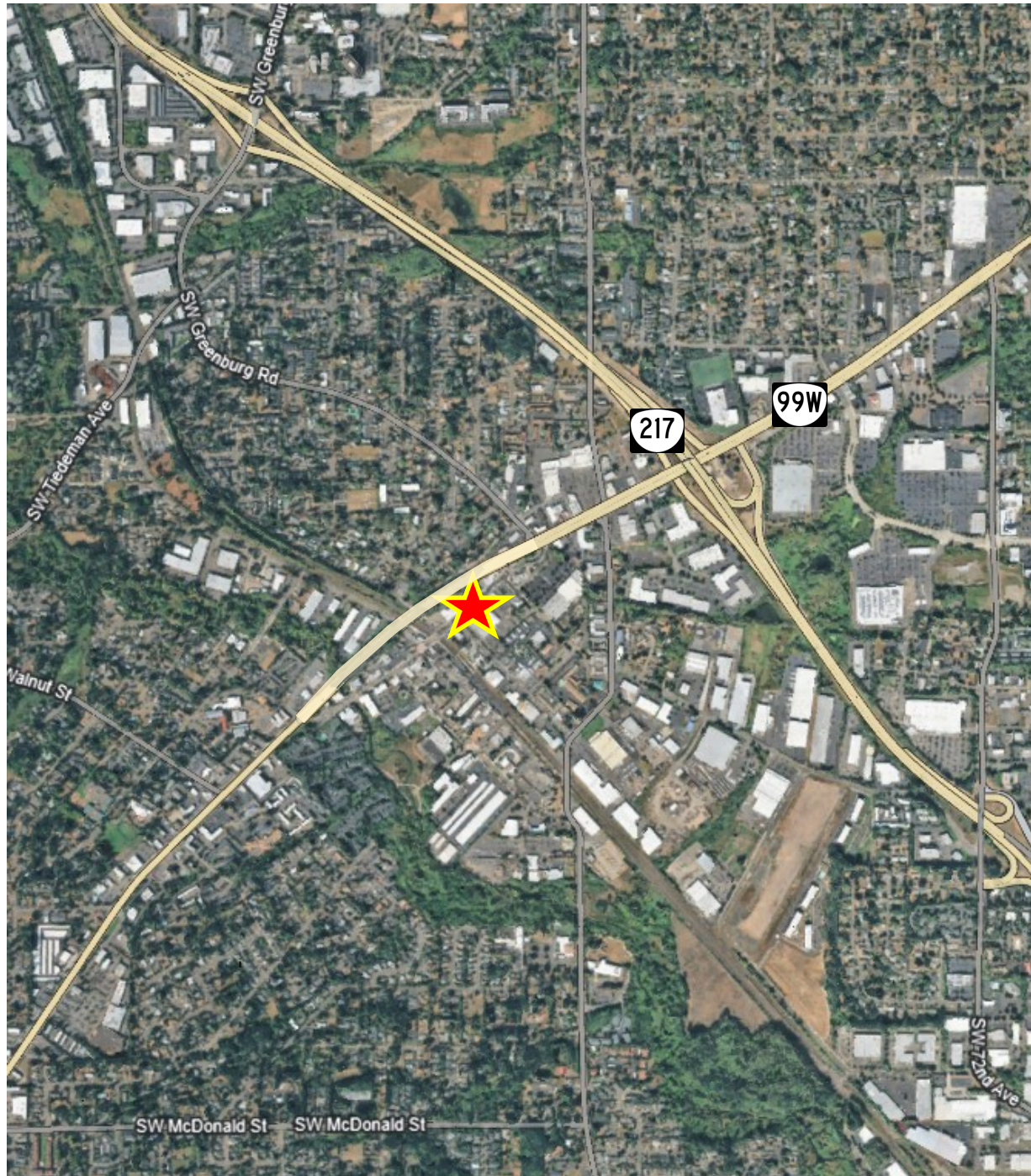
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Location Map

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