

SW 124th & Tualatin Retail

12205 SW Tualatin Rd, TUALATIN OR

TUALATIN, OR

2,000 - 10,000 SF Retail Space FOR LEASE + Restaurant Pad for GROUND LEASE or BUILD-TO-SUIT

Corner Drive-Thru Opportunity • High-Visibility Signalized Corner at HWY 99W



Upcoming Space in Tualatin, Oregon

CALL BROKER FOR LEASE RATE

Retail / Service / Restaurant Opportunity Now Pre-Leasing

RETAIL SPACE FOR LEASE • RESTAURANT PAD FOR GROUND LEASE OR BTS
HIGH VISIBILITY • PRIME LOCATION AT SIGNALIZED HARD CORNER INTERSECTION



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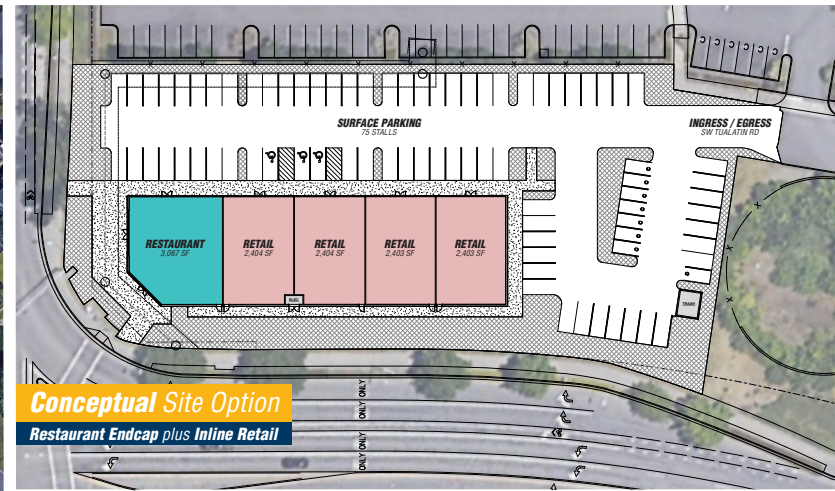
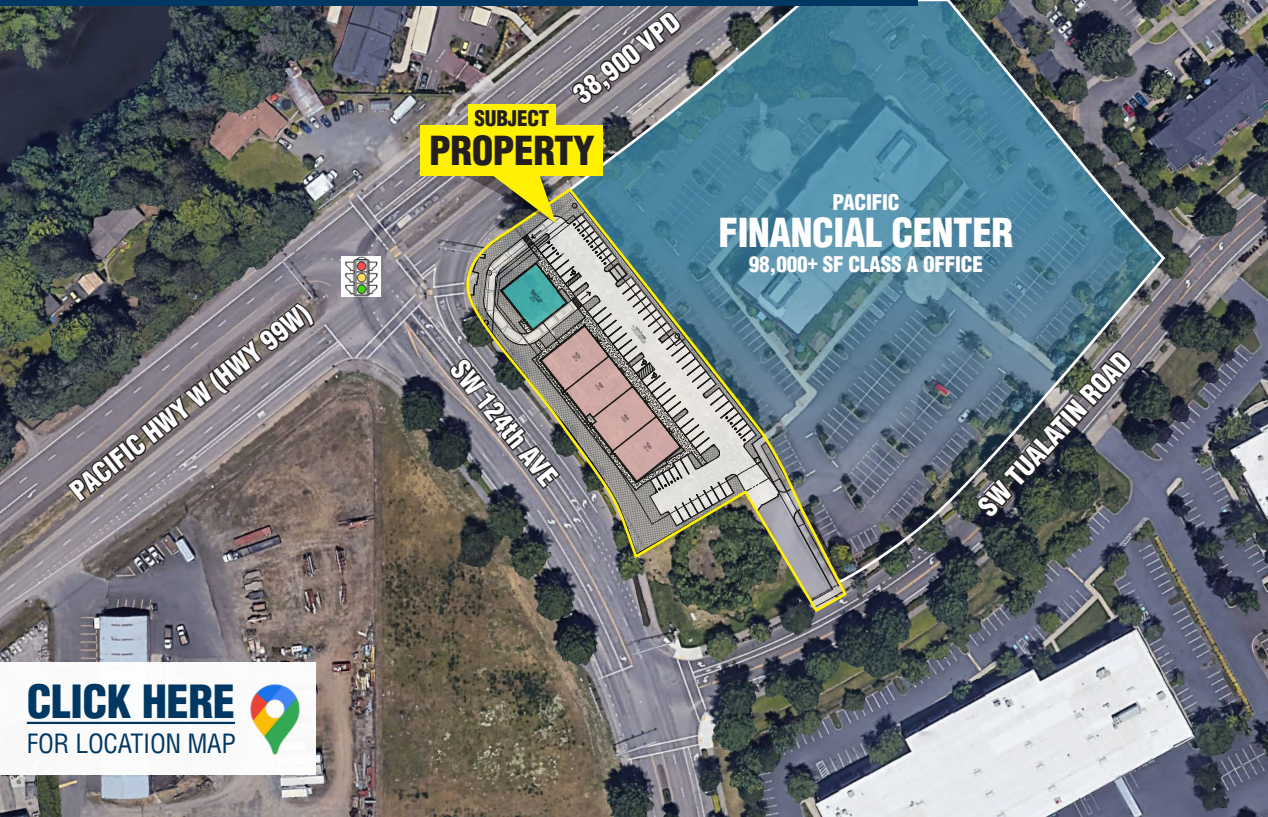
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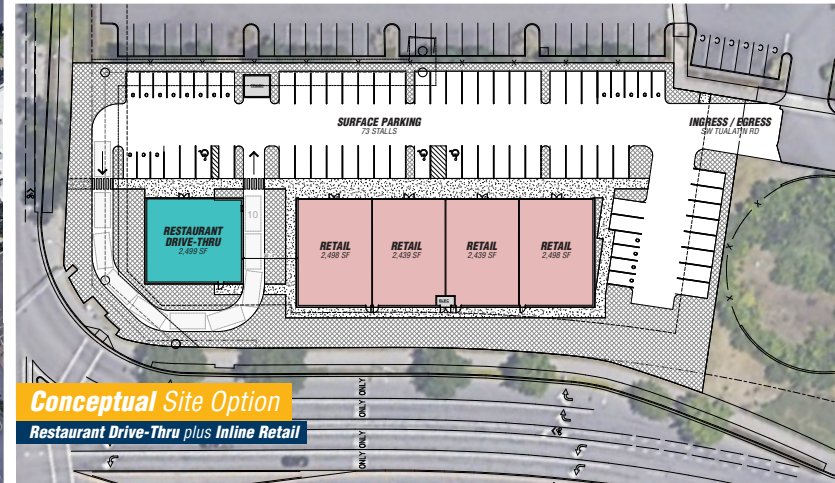
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SW 124th & Tualatin Retail

12205 SW Tualatin Rd, TUALATIN OR



Conceptual Site Option
Restaurant Endcap plus Inline Retail



Conceptual Site Option
Restaurant Drive-Thru plus Inline Retail

[CLICK HERE](#)
FOR LOCATION MAP

FOR LEASE
COMMERCIAL LAND

Retail & Pad Space Available

Call Broker for Lease Rate

Property Features

- Retail Space and Restaurant Pad Available in Upcoming Development in Tualatin, OR
- 2,000 - 10,000 SF Retail / Service Space for Lease - Available Q3 2024
- Restaurant Pad for Ground Lease or Build-to-Suit - Corner Drive-Thru Opportunity
- Excellent Visibility at Corner of Highway 99W and SW 124th Ave at Signalized Intersection
- Property Currently Under Contract to Sell and Assume New Ownership

Location Features

- Located in Tualatin, Washington County
- Situated at the Signalized Intersection of Pacific Highway W / HWY 99W (38,900 VPD) & SW 124th Ave
- Adjacent to Pacific Financial Center - A 98,000+ SF Class-A Office Property with a Diverse Mix of Tenants
- Highway 99W is a Major Connector to and from Sherwood, Tigard, Newberg, McMinnville SW Portland
- Tualatin was voted #7 of Best Cities to Live in Oregon by Chamber of Commerce



Retail Space & Restaurant Pad Available

SW 124th & Tualatin Retail

CONCEPTUAL OPTION

PARKING COUNT - OPTION B

REQUIRED: 69 SPACES (RETAIL & RESTAURANT - SEE BELOW)
PROVIDED: 75 SPACES

REGARDING:
STANDARD: 63 SPACES
COMPACT: 8 SPACES - 10.7% (MAX PER CODE)
ACCESSIBLE: 3 SPACES
UNIMPAVED: 5 SPACES

PARKING COUNT REQUIREMENT BY USE - TOC TOC 199
 RETAIL: 4 SPACES PER 1,000 SF
 RESTAURANT: 18 SPACES PER 1,000 SF
 GENERAL OFFICE: 2.7 SPACES PER 1,000 SF
 MEDICAL OFFICE: 3.3 SPACES PER 1,000 SF
 SCHOOL: 2 SPACES PER EMPLOYEE

GENERAL COMMERCIAL (GC) ZONE

ALLOWED USES - TOC 64.200
 EATING AND DRINKING ESTABLISHMENTS - PERMITTED
 OFFICE - PERMITTED
 OFFICE AND PROFESSIONAL SERVICES - PERMITTED
 SCHOOLS - CONDITIONAL

SETBACKS* - TOC 64.300
 FRONTAGE: 200 FT
 CORNER LOT: 100 FT
 FRONT: 5 FT
 SIDE: 5 FT

*MINIMUM SETBACK REQUIREMENTS DETERMINED FROM RANGE THROUGH ARCHITECTURAL REVIEW PROCESS WITH ARI

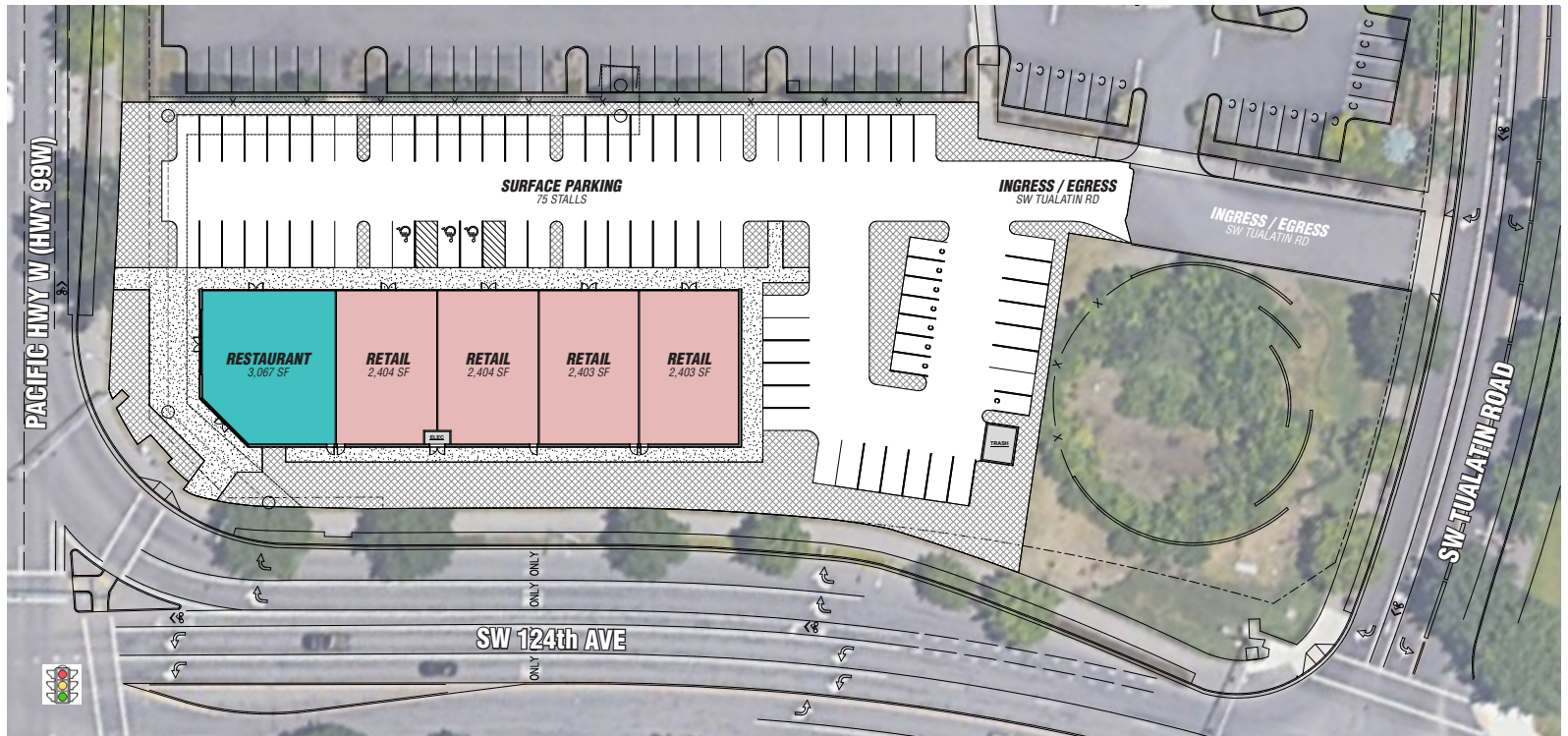
RETAIL
9,614 SF Total

RESTAURANT
3,067 SF Total

12,681 SF Total

PARKING
69 Spaces Required
75 Spaces Provided

5.91:1000 Ratio



1 SITE PLAN - OPTION B
SCALE: 1/8"=1'-0"



Retail Space & Restaurant Pad Available

SW 124th & Tualatin Retail

CONCEPTUAL OPTION

PARKING COUNT - OPTION C

REQUIRED: 64 SPACES (RETAIL & RESTAURANT - SEE BELOW)
PROVIDED: 73 SPACES

REGULATIONS:
 STANDARD: 50 SPACES
 COMPLEX: 50 SPACES + 27% (25% MAX PER CODE)
 ACCESSIBLE: 3 SPACES
 VANPOOL: 2 SPACES

PARKING COUNT REQUIREMENT BY USE - TOC TOC 100
 RETAIL: 4 SPACES PER 1,000 SF
 RESTAURANT: 16 SPACES PER 1,000 SF
 GENERAL OFFICE: 2.7 SPACES PER 1,000 SF
 MEDICAL OFFICE: 3.5 SPACES PER 1,000 SF
 SCHOOL: 2 SPACES PER EMPLOYEE

GENERAL COMMERCIAL (GC) ZONE

ALLOWED USES - TOC 64.200
 EATING AND DRINKING ESTABLISHMENTS - PERMITTED
 OFFICE - PERMITTED
 OFFICE AND PROFESSIONAL SERVICES - PERMITTED
 SCHOOLS - CONDITIONAL

SETBACKS - TOC 64.200
 FRONT: 20 FT
 SIDE: 10 FT
 CORNER LOT: 10 FT
 REAR: 5 FT

*MINIMUM SETBACK REQUIREMENTS DETERMINED FROM RANGE THROUGH ARCHITECTURAL REVIEW PROCESS WITH ARI

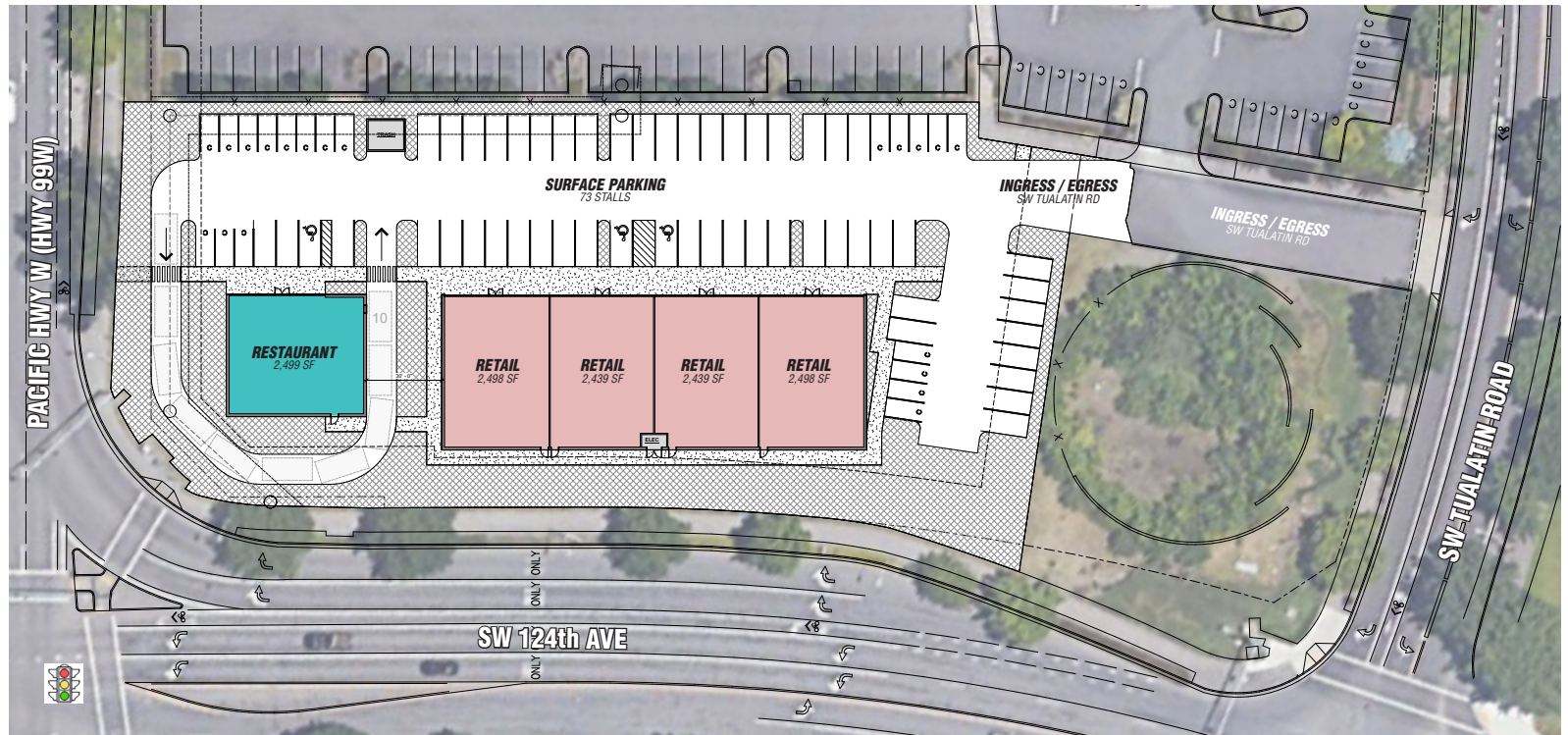
RETAIL
 9,874 SF Total

RESTAURANT (Drive-Thru)
 2,499 SF Total

12,373 SF Total

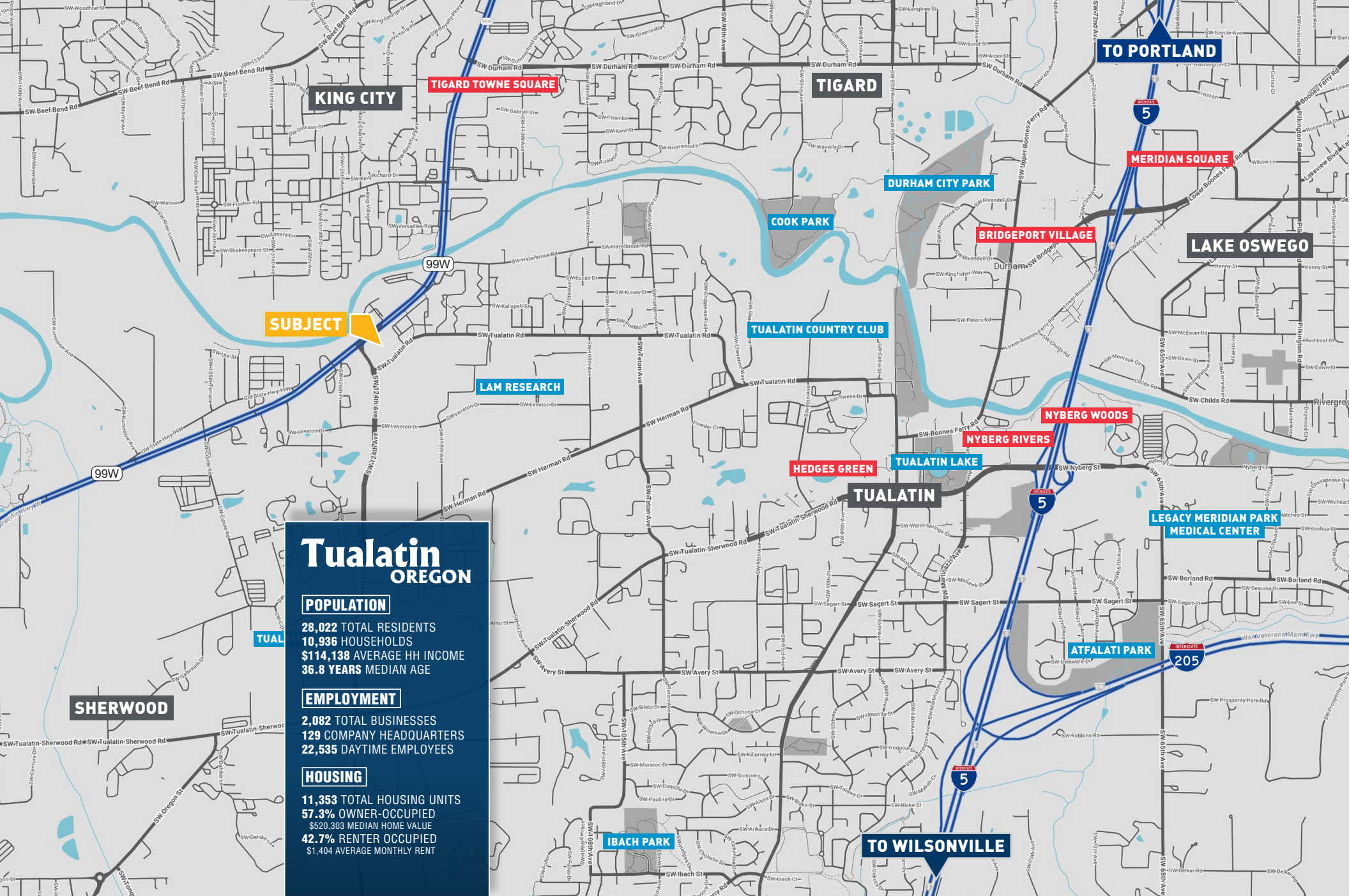
PARKING
 64 Spaces Required
 73 Spaces Provided

5.90:1000 Ratio



1 SITE PLAN - OPTION C





Tualatin OREGON

POPULATION

- 28,022 TOTAL RESIDENTS
- 10,936 HOUSEHOLDS
- \$114,136 AVERAGE HH INCOME
- 36.8 YEARS MEDIAN AGE

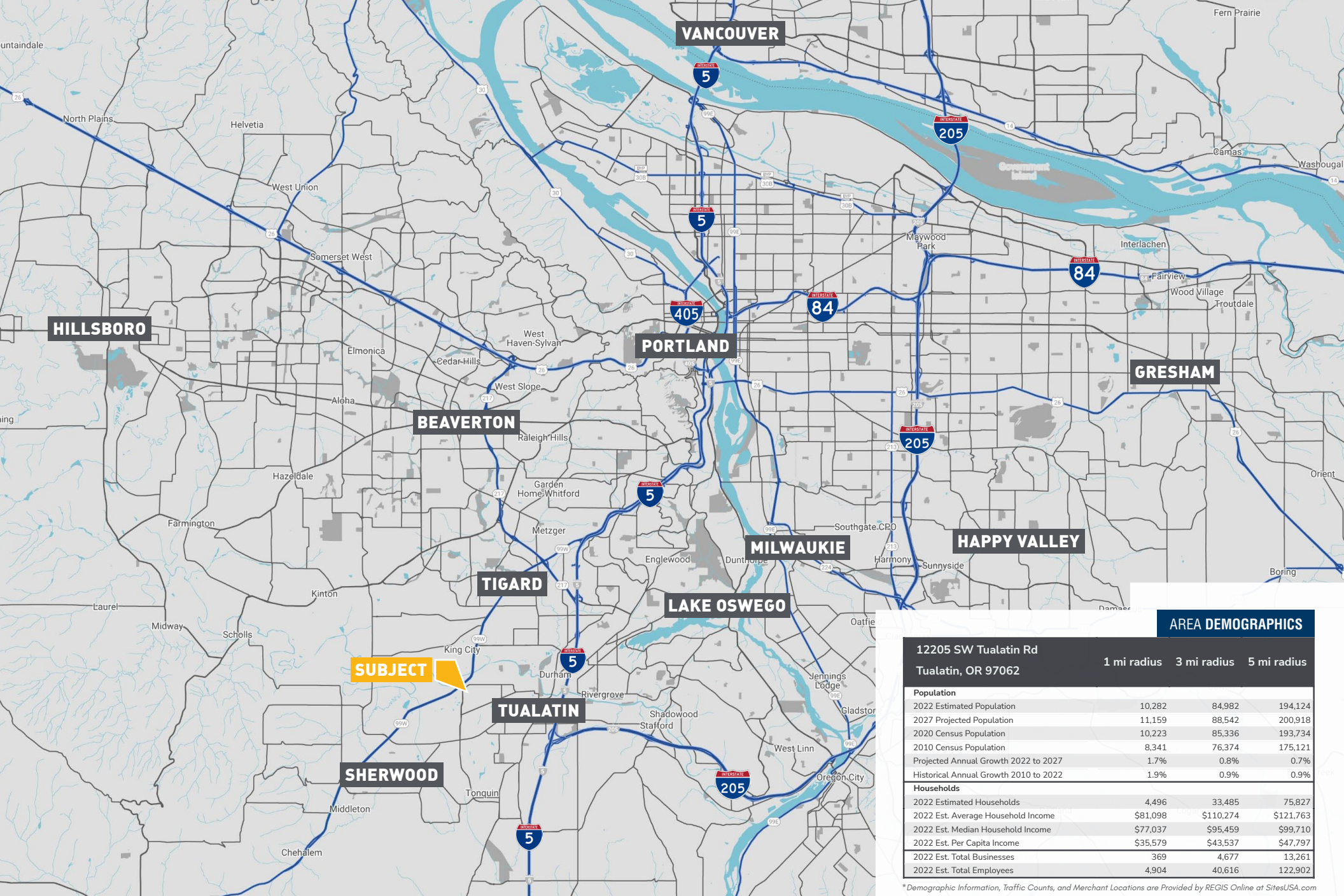
EMPLOYMENT

- 2,082 TOTAL BUSINESSES
- 129 COMPANY HEADQUARTERS
- 22,535 DAYTIME EMPLOYEES

HOUSING

- 11,353 TOTAL HOUSING UNITS
- 57.3% OWNER-OCCUPIED
- \$520,303 MEDIAN HOME VALUE
- 42.7% RENTER OCCUPIED
- \$1,404 AVERAGE MONTHLY RENT





AREA DEMOGRAPHICS

12205 SW Tualatin Rd Tualatin, OR 97062	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	10,282	84,982	194,124
2027 Projected Population	11,159	88,542	200,918
2020 Census Population	10,223	85,336	193,734
2010 Census Population	8,341	76,374	175,121
Projected Annual Growth 2022 to 2027	1.7%	0.8%	0.7%
Historical Annual Growth 2010 to 2022	1.9%	0.9%	0.9%
Households			
2022 Estimated Households	4,496	33,485	75,827
2022 Est. Average Household Income	\$81,098	\$110,274	\$121,763
2022 Est. Median Household Income	\$77,037	\$95,459	\$99,710
2022 Est. Per Capita Income	\$35,579	\$43,537	\$47,797
2022 Est. Total Businesses	369	4,677	13,261
2022 Est. Total Employees	4,904	40,616	122,902

*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com



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