

# 11847 SW PACIFIC HIGHWAY

11847 SW Pacific Highway, Tigard, OR 97223

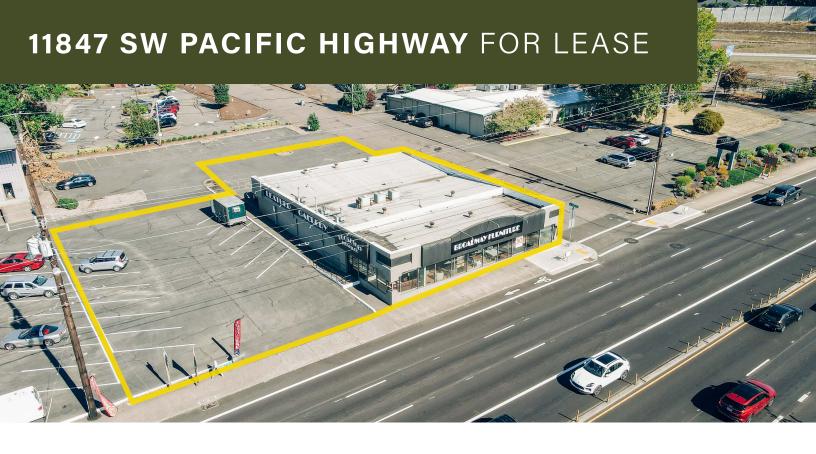
Retail Showroom at 6,000 RSF Highly Visible Location in Tigard, Washington County

Rate: \$25.00/SF NNN

#### **DON DRAKE**

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Strategically located in Tigard, Washington County, this building offers high visibility on SW Pacific Highway, off-street parking and a dense residential and employment population.

### **BUILDING HIGHLIGHTS**

- Natural light with windows facing Pacific Hwy
- 10' Ceilings
- ADA access
- Newly remodeled bathrooms
- Double door grade loading from SW Warner Ave
- · Off-street parking
- · Retail showroom available at 6,000 RSF
- Rate is \$25,00/SF NNN
- Estimated 2024 \$3.90/SF NNN
- High visibility, traffic counts and strong demographics

## LOCATION HIGHLIGHTS

- 2 blocks from Hwy 217 and Pacific Hwy interchange
- West of Tigard Plaza: home to Dollar Tree, JoAnn Fabrics & a variety of dining and cafes
- Zoning MU-CBD allows for commercial, civic, employment, and mixed uses indoor sale & services
- 2022 ADT Pacific Hwy & 217 NE 47,266
- Pacific Hwy & Hall Blvd SW 40,266



RETAIL SPACE



PROFESSIONAL



ACCESSIBLITY



COFFEE SHOP(S



NEARB)



CENTRA



PARKING













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The information contained herein has been obtained from sources we deem reliable.