



1ST CHOICE AUTO SERVICE

11993 SW PACIFIC HWY | TIGARD, OR 97223

100% LEASED
SINGLE TENANT INVESTMENT



PRESENTED BY CAPACITY COMMERCIAL GROUP

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Capacity Commercial Group is pleased to exclusively present this unique sale of a premier Single Tenant Investment Site in Tigard, Oregon.

Investment Opportunity:

- Freestanding, Single-Tenant building
- 24 Parking Spaces | 3.20/1,000 SF Parking Patio
- Excellent Access to Hwy 217 & Downtown Tigard
- Premier Location between SW Hall Blvd & SW Greenburg Rd.

Investment Summary

Address	11993 SW Pacific Hwy, Tigard, OR 97223
Sale Price	Call Brokers for Details
Cap Rate	Call Brokers for Details
Tenant	1st Choice Auto Service
Lease Term/Type	Feb 1, 2024 – Jan 31, 2029 Gross Lease
NOI & Annual Increases	Contact Brokers



Property Overview

Address	11993 SW Pacific Hwy, Tigard, OR 97223
Total SF	7,500 SF
Gross Land Area	0.48 Acres 20,909 SF FAR .36
Office SF	2,550 SF 34%
Grade Doors	7 (12'7W X 10'H)
Clear Height	13'
Power	240v 3 Phase
Lighting	Fluorescent
Zoning	Mixed-use CBD City of Tigard
Parking Spaces	24 Surface 3.20/1,000 SF
Utilities	City of Tigard Sewer/Water
Construction	Masonry
Parcel #	R277453 Tax Lot: 15135DD/05102

Tenant Details

1st Choice Auto Service is a local, family-owned repair business since 2003 bringing a high level of professionalism to its customers of both domestic and foreign vehicles.

Tigard is a Portland Suburb with a population of 55,800 and a workforce of 79,582 within a 3 mile radius. Average daily traffic count of 39,660 on Pacific Hwy & SW Hall Blvd.

Nearby Highlights

- Downtown Tigard
- Tigard Business Park
(9 buildings, 264,000 SF)
- Wells Fargo Bank
- Fred Meyer
- Costco

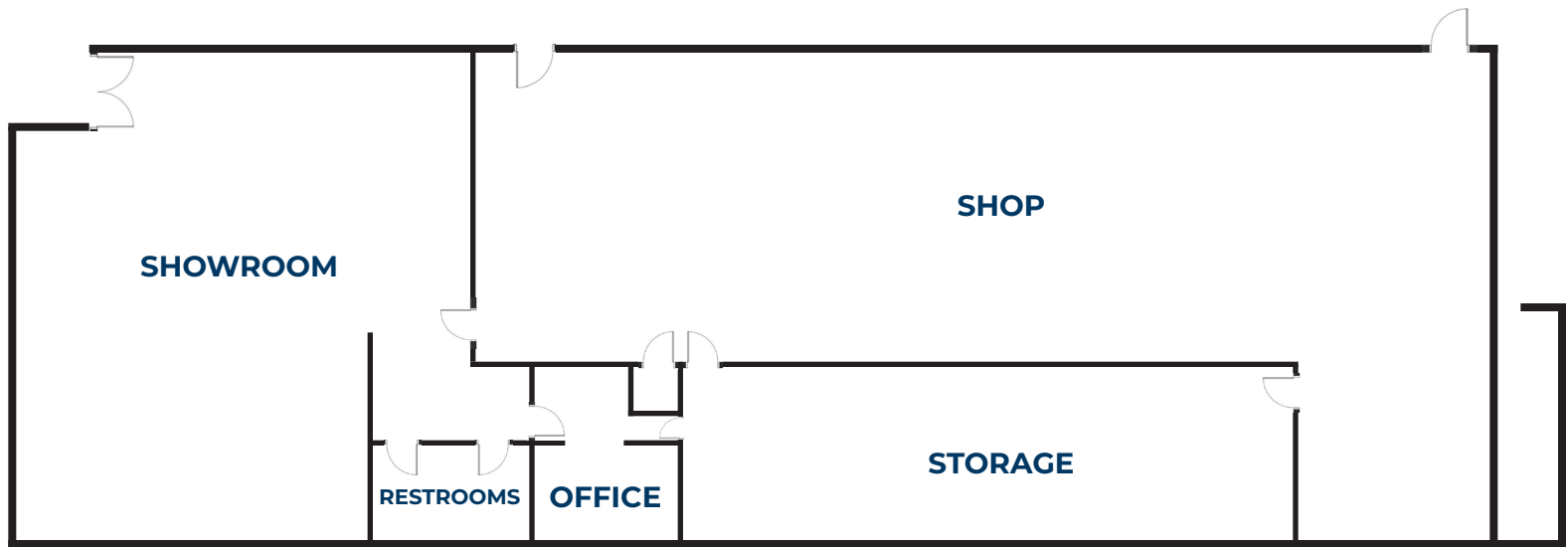


PHOTO LIBRARY



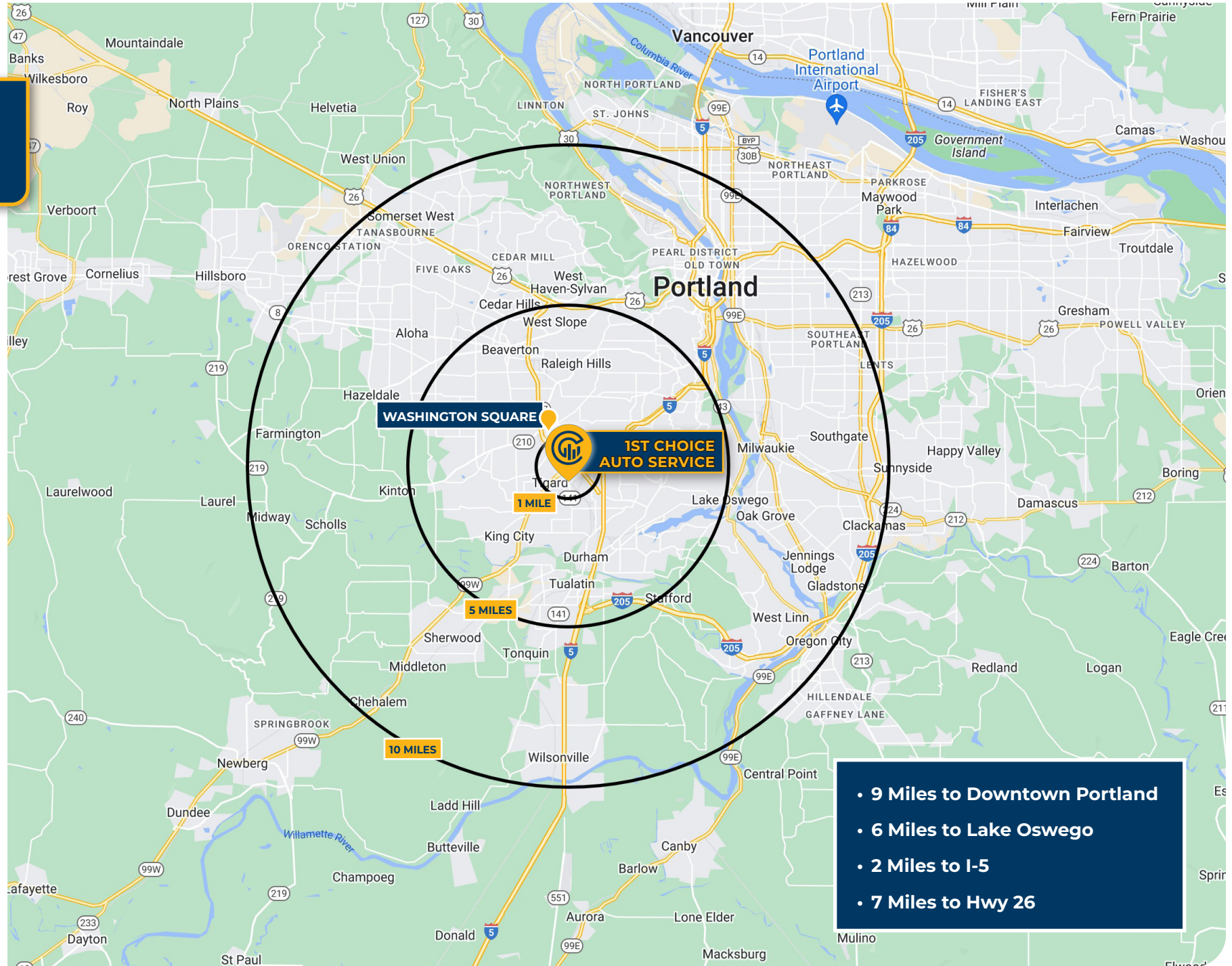


FLOOR PLAN





REGIONAL MAP



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CELEBRATING
20
YEARS
OF CAPACITY

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Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **Tigard Auto Service Building 11993 SW Pacific Hwy, Tigard, OR 97223** (the "Property"). The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately to the exclusive listing brokers.