

RETAIL FOR LEASE

STAND ALONE BUILDING LEASE OPPORTUNITY

11636 SW Pacific Hwy, Tigard, OR 97223



OFFERING SUMMARY

AVAILABLE SF:	1,316 SF
BUILDING SIZE:	1,316 SF
LEASE RATE:	\$37.00 SF/yr (NNN)
LOT SIZE:	0.42 Acres
ZONING:	C-P Professional Commercial
MARKET:	Portland
DAILY TRAFFIC COUNT:	46,300

PROPERTY OVERVIEW

Located directly on busy Hwy 99W, and between Hwy 217 and I-5, where thousand of cars travel each day. A thriving residential area is located nearby with schools, parks and a Regal Cinema theater.

This freestanding property previously leased by Starbucks, is an excellent lease opportunity. It features prominent outdoor signage, and 20 off street parking stalls. The interior is in great condition and has large floor to ceiling windows.

PROPERTY HIGHLIGHTS

- Directly on busy Hwy 99W and centered between Hwy 217 & I-5
- Freestanding with prominent outdoor signage
- Interior newly painted
- Plentiful off street parking

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KELLERWILLIAMS. REALTY
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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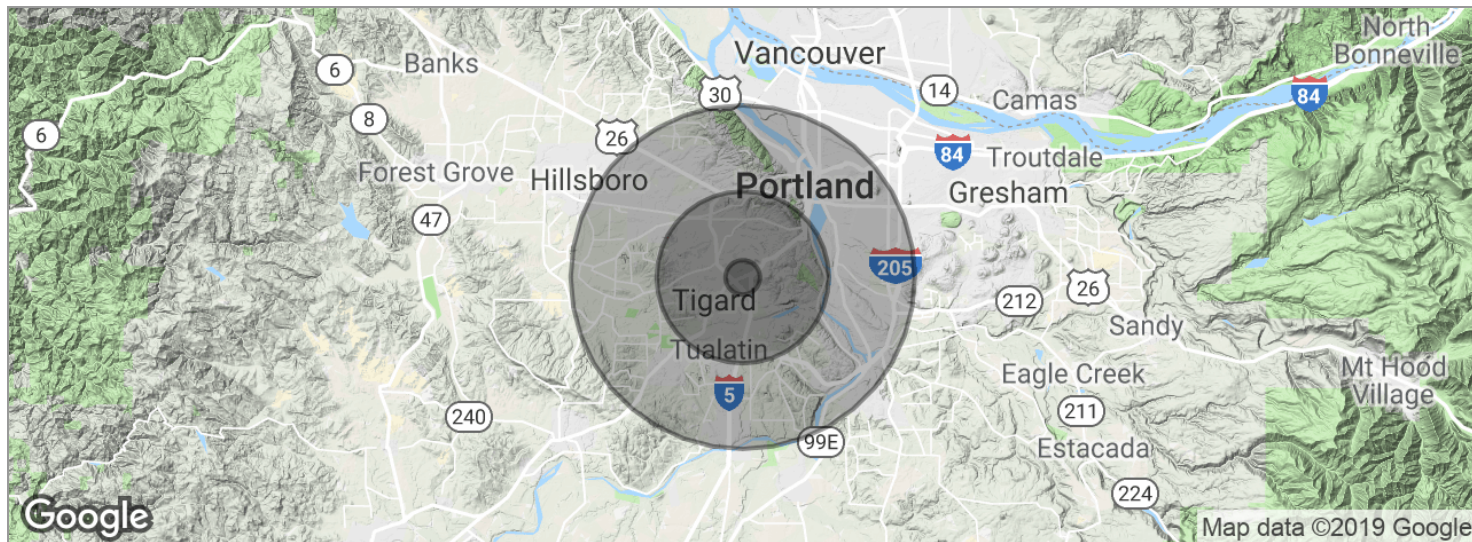
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DEMOGRAPHICS

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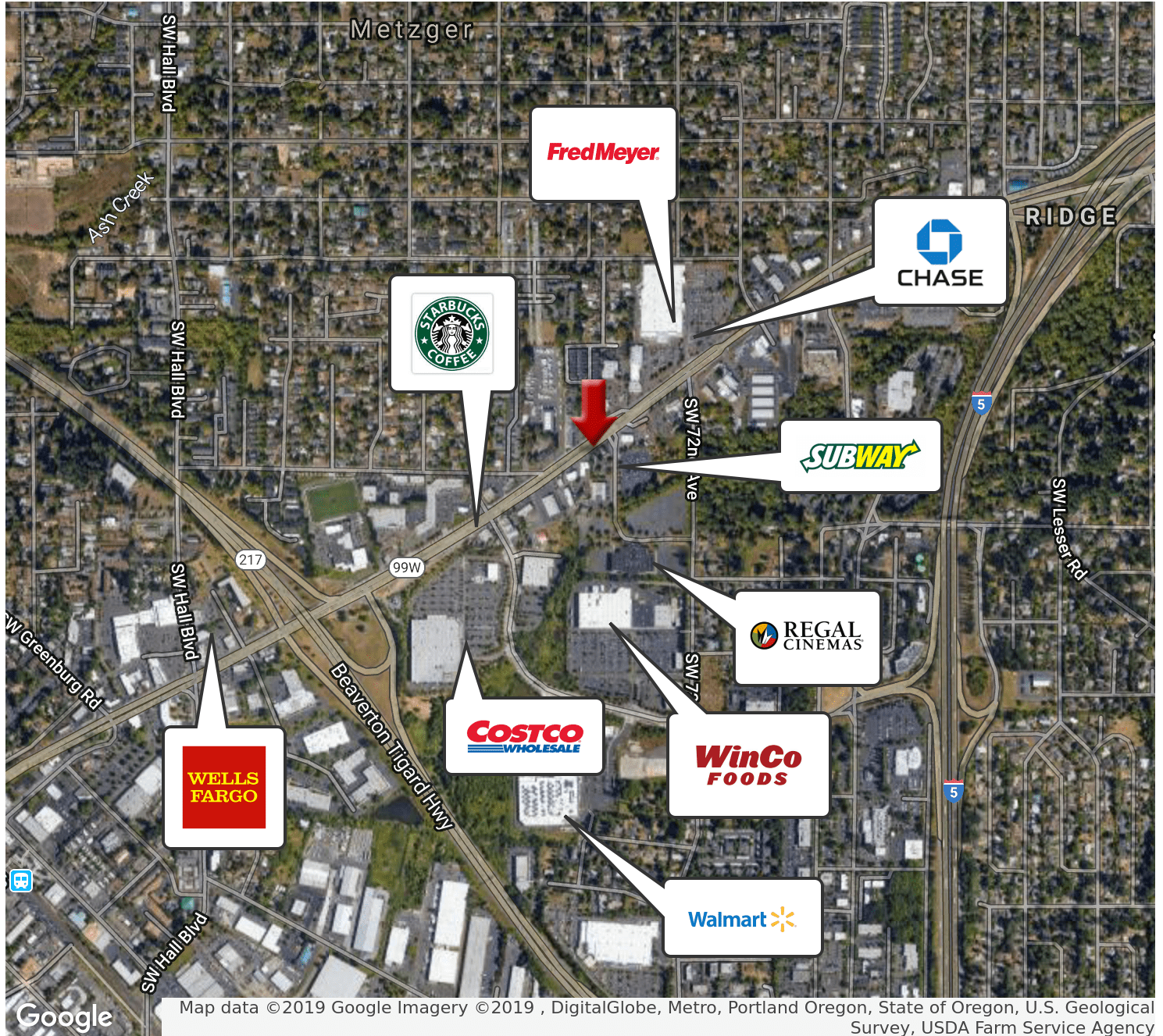
POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,232	287,894	906,244
Median age	39.5	39.2	37.5
Median age (male)	40.9	38.0	37.0
Median age (Female)	38.2	40.3	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,748	122,265	386,803
# of persons per HH	2.2	2.4	2.3
Average HH income	\$74,488	\$84,320	\$82,925
Average house value	\$332,623	\$400,196	\$412,978

* Demographic data derived from 2010 US Census

RETAILER MAP

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TIGARD, OR

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PRESENTED BY:

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