

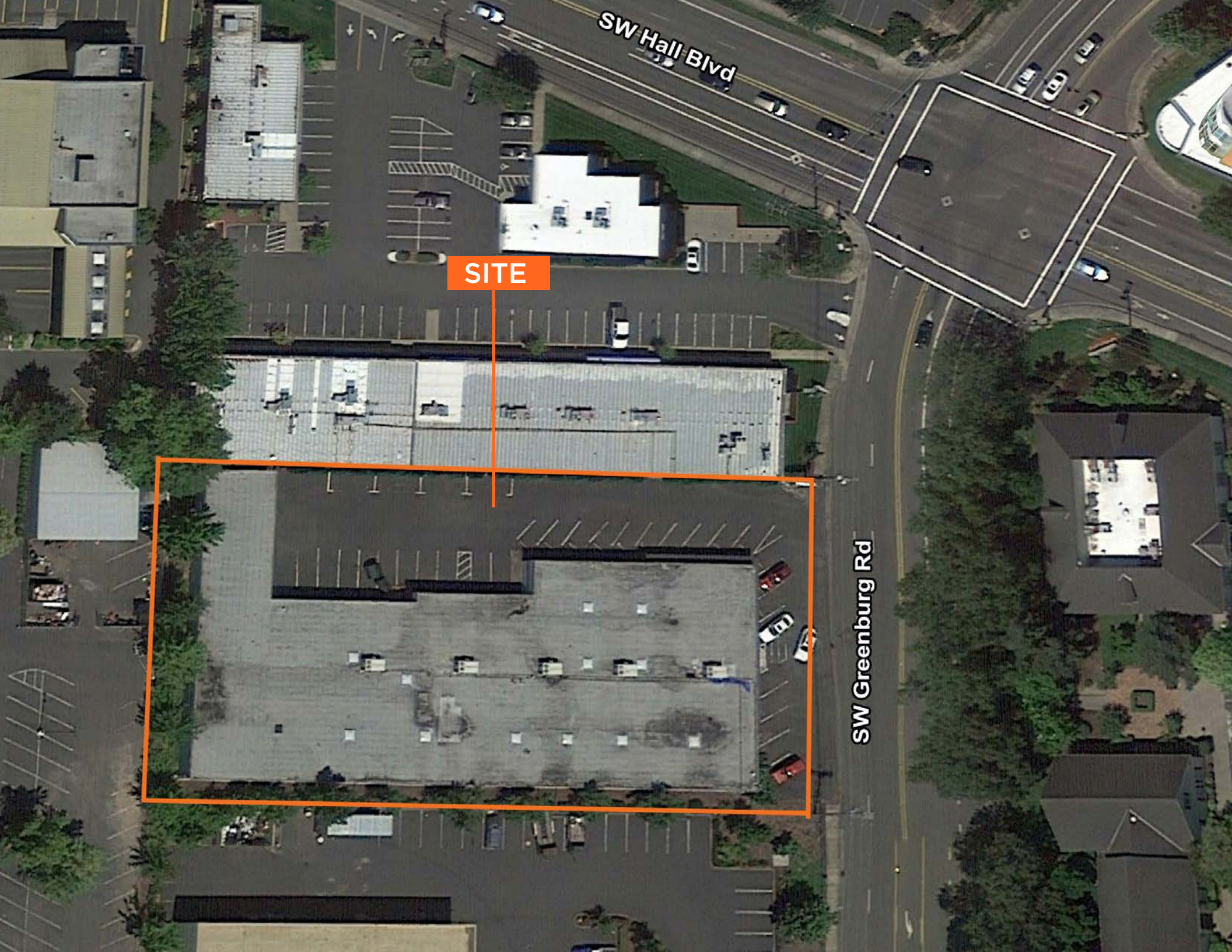


VALUE-ADD RETAIL INVESTMENT OPPORTUNITY

9285 SW GREENBURG ROAD
TIGARD, OR 97223

PRICE REDUCED





SW Hall Blvd

SITE

SW Greenburg Rd



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Executive Summary

The 9285 SW Greenburg Road building represents an excellent Value-Add repositioning, or redevelopment opportunity. The property is ideally located directly adjacent to Washington Square Mall, at the intersection of Hall Boulevard and Greenburg Road, with an ADT of 20,500 vehicles per day.

The property is currently the home of The Chair Outlet, which leases approximately 13,500 square feet (57.4%) on a month-to-month basis. This tenant has been at the site for many years and has expressed an interest in considering a new long term lease for smaller reconfigured space in the rear of the building, which would open up the more valuable frontage on Greenburg Road for a user or new tenant.



Value-Add
OPPORTUNITY



±23,500
SQUARE FEET



44
SPACES



1967
YEAR BUILT



±41,818
SQUARE FOOT SITE



20,500
ADT



\$2,750,000 ~~**\$3,000,000**~~

ASKING PRICE

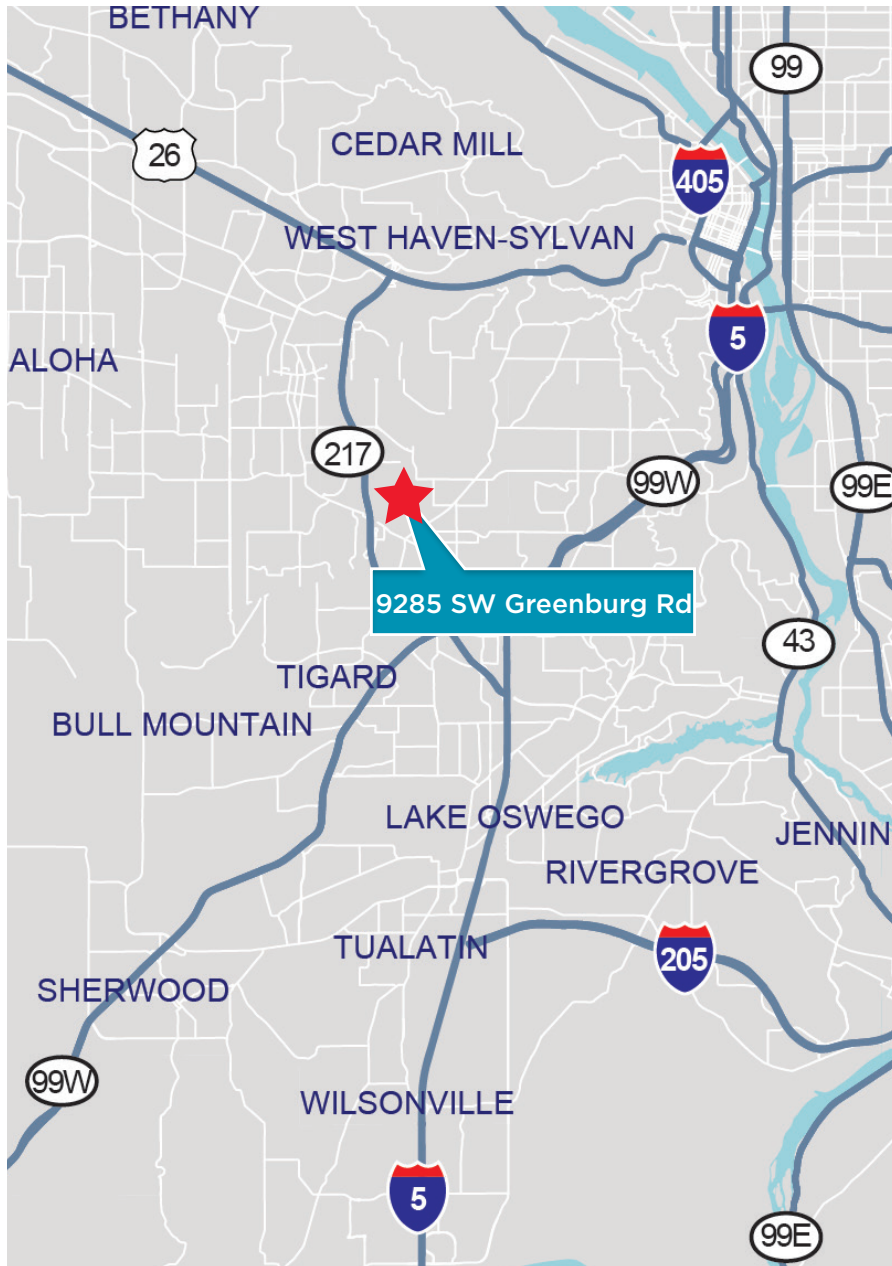


Property Overview

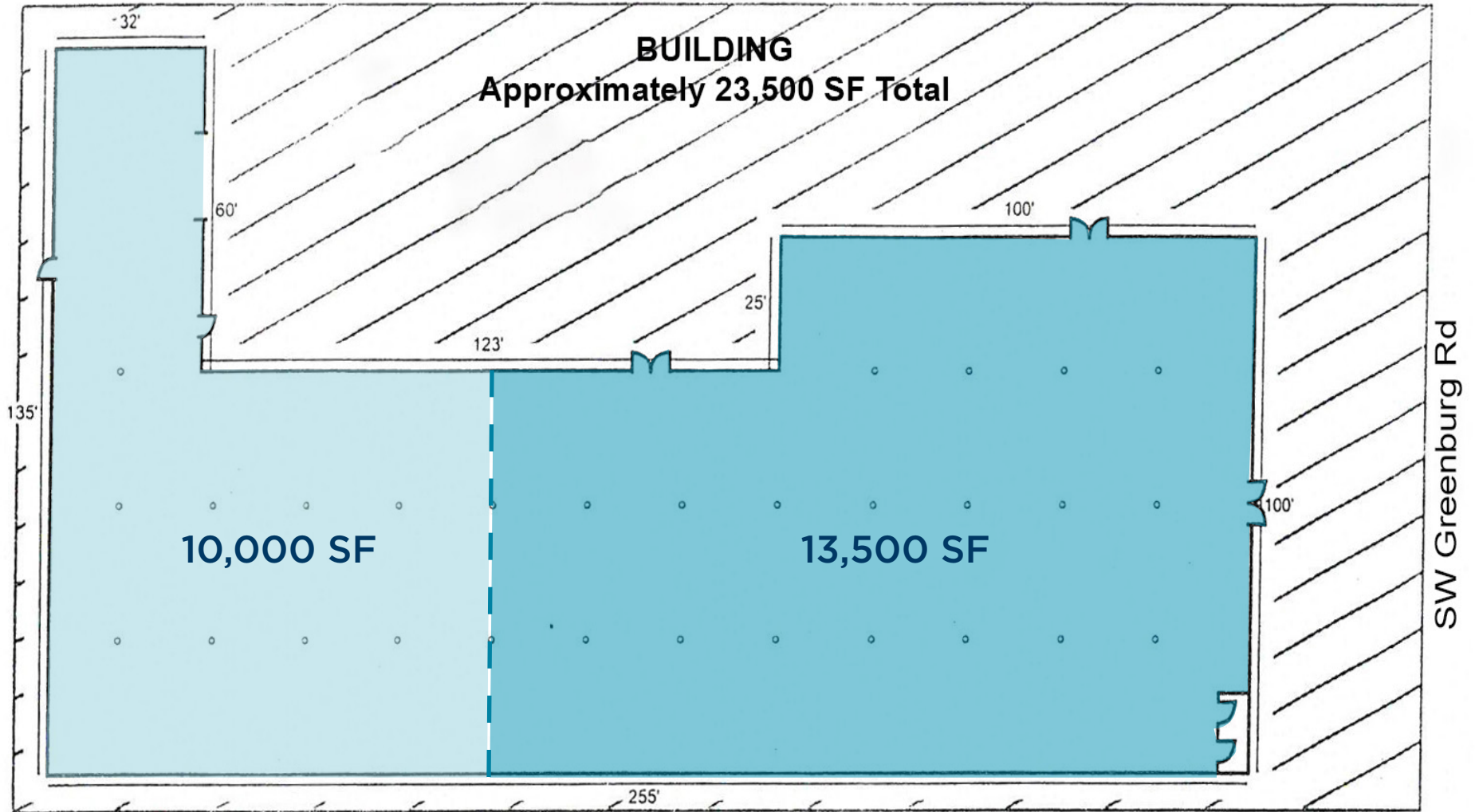
Property Summary

Address	9285 SW Greenburg Road Tigard, OR 97223
County	Washington
Price	\$3,000,000 \$2,750,000
Site	±41,818 SF (0.96 acres)
Rentable Building Area	±23,500 SF
Parking	44 spaces
Zoning	MUC (Mixed Use Commercial)
Year Built	1967
Construction Type	Concrete walls with metal siding on concrete slab
Nearby Amenities	Directly adjacent to Washington Square Mall with numerous restaurants and retail destinations
FAR	1.25 (±51,272 SF allowed)





Site Plan



-  Vacant
-  Chair Outlet



Demographics

	3 MILES	5 MILES	10 MILES
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POPULATION

• 2022 Projection	146,404	348,053	1,127,615
• 2017 Estimate	137,608	326,326	1,055,547
• 210 Census	129,336	301,532	957,535
• Growth 2017 - 2022	6.39%	6.66%	6.83%
• Growth 2010 - 2017	6.40%	8.22%	10.25%

HOUSEHOLD INCOME

• 2017 Average HH Income	\$89,415	\$99,320	\$95,256
• 2017 Median HH Income	\$67,785	\$74,559	\$71,388

DAYTIME POPULATION

• 2017 Daytime Population	81,213	171,169	668,687
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Chair Outlet

CHAIRS • BEAN BAG CHAIRS • WOOD GLIDERS • KIDS CHAIRS • LEATHER

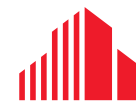
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