

COMMERCIAL
REAL ESTATE

NW

FOR SALE

\$17,400,000

Tigard, Oregon

11880 SW PACIFIC HWY

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

ENTERPRISE ZONE,
OPPORTUNITY ZONE
& VERTICAL
HOUSING
DEVELOPMENT ZONE



Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



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PROPERTY INFORMATION

**11880 SW PACIFIC HWY TIGARD, OR
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Executive Summary

Property Photos

Property Photos

Zoning Allowable Uses

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$17,400,000
Building Size:	30,173 SF
Lot Size:	4.59 Acres
Price / SF:	\$576.67
Year Built:	1963
Zoning:	MU-CBD
Market:	Tigard

PROPERTY OVERVIEW

Large corner property of 4 lots and 4.6 acres for sale on Hwy 99W. Currently, the subject site houses a car dealership, and large overflow lot. The dealership includes an enormous 30,173 SF building that contains the showroom, private offices, and service center. The land is in an ideal location for redevelopment with numerous options for commercial or mixed-use buildings.

LOCATION OVERVIEW

Located right off Hwy 217 and directly facing Hwy 99W where over 40,000 cars travel daily. The land is in an ideal location for redevelopment with numerous opportunities for commercial buildings. Many big box retailers such as: Costco, WinCo, Walmart, Lowe's, PetSmart, Car Toys, Fred Meyer Auto Zone, McDonald's, Dutch Bros are just blocks away. Public transit options are available near the location as it is served by TriMet bus 12, and the WES commuter train within easy walking distance.

PROPERTY HIGHLIGHTS

- 30,173 SF flex building on 4.6 acres of land at signaled intersection
- At intersection of Hwy 217 and Hwy 99W where over 40,000 cars travel daily. 1.3 miles from I-5
- 3 Vehicle charging stations
- Oversized Grade Level roll up doors
- Located in both an Opportunity Zone and Enterprise Zone

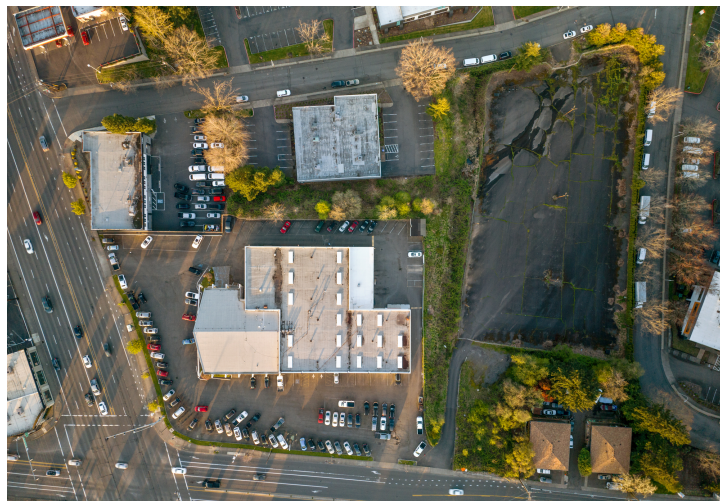
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Allowable Uses

This property is zoned Mixed Use - Central Business District (MU-CBD). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The MU-CBD zone is designed to provide a pedestrian friendly urban village in downtown Tigard. A wide variety of commercial, civic, employment, mixed use, multifamily, and attached single-family residences are permitted. In addition to the standards of this chapter, development within this zone is subject to the standards of Chapter 18.650, Tigard Downtown Plan District.

To learn more about this zoning, visit:

<https://images2.loopnet.com/d2/YMQzOe2zpJFUiUGaHCLtI9syi6r1vQwRbxIdAYnIJyM/document.pdf>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Residential Use	Transitional Housing
Colleges	Basic Utilities
Community Services	Medical Centers
Cultural Institutions	Custom Arts and Crafts
Daycare	Major Event Entertainment
Emergency Services	Outdoor Entertainment
Religious Institutions	Sales-Oriented Retail
Schools	Bulk Sales
Commercial Lodging	Motor Vehicle Sales/Rental
Eating and Drinking Establishments	Motor Vehicle Servicing/Repair
Personal Services	Vehicle Fuel Sales
Indoor Entertainment	Self-Service Storage
Repair-Oriented Retail	Research and Development
Office	Detention Facilities
Non-Accessory Parking	Wireless Communication Facilities

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[Regional Map](#)

[Location Maps](#)

[Additional Photos](#)

[Retailer Map](#)

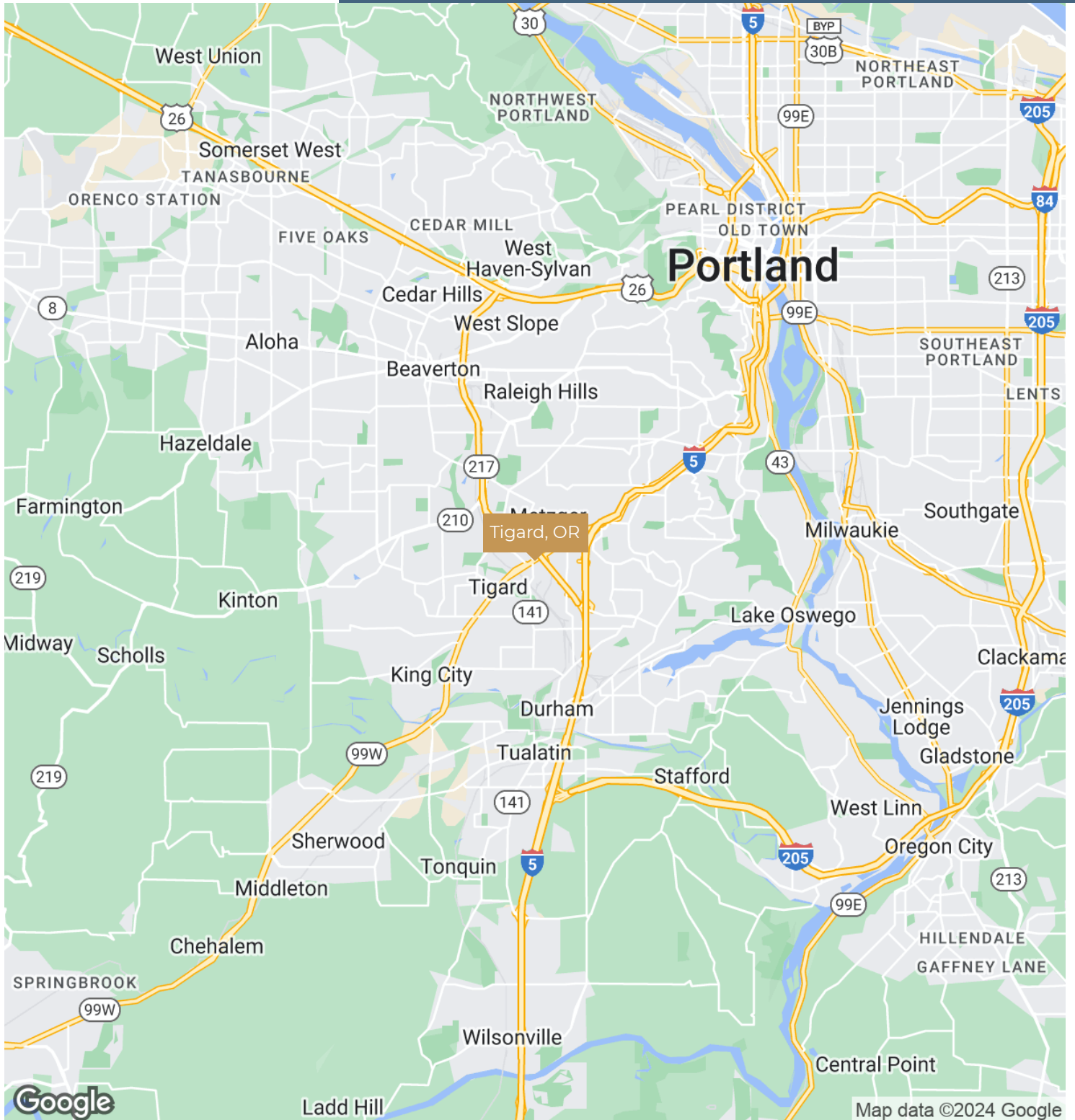
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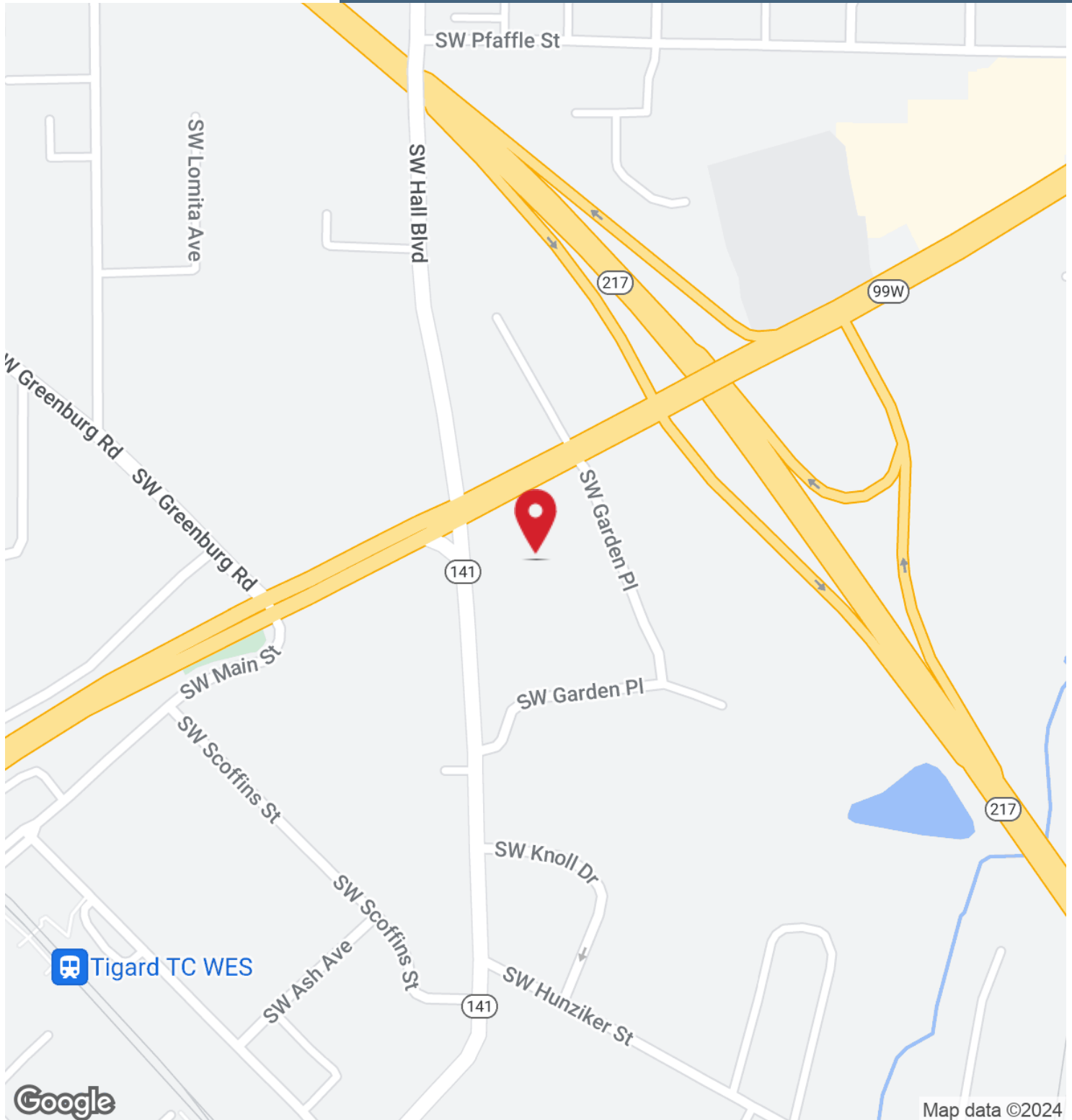
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LOCATION MAPS

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DEMOGRAPHICS

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Demographics Map & Report

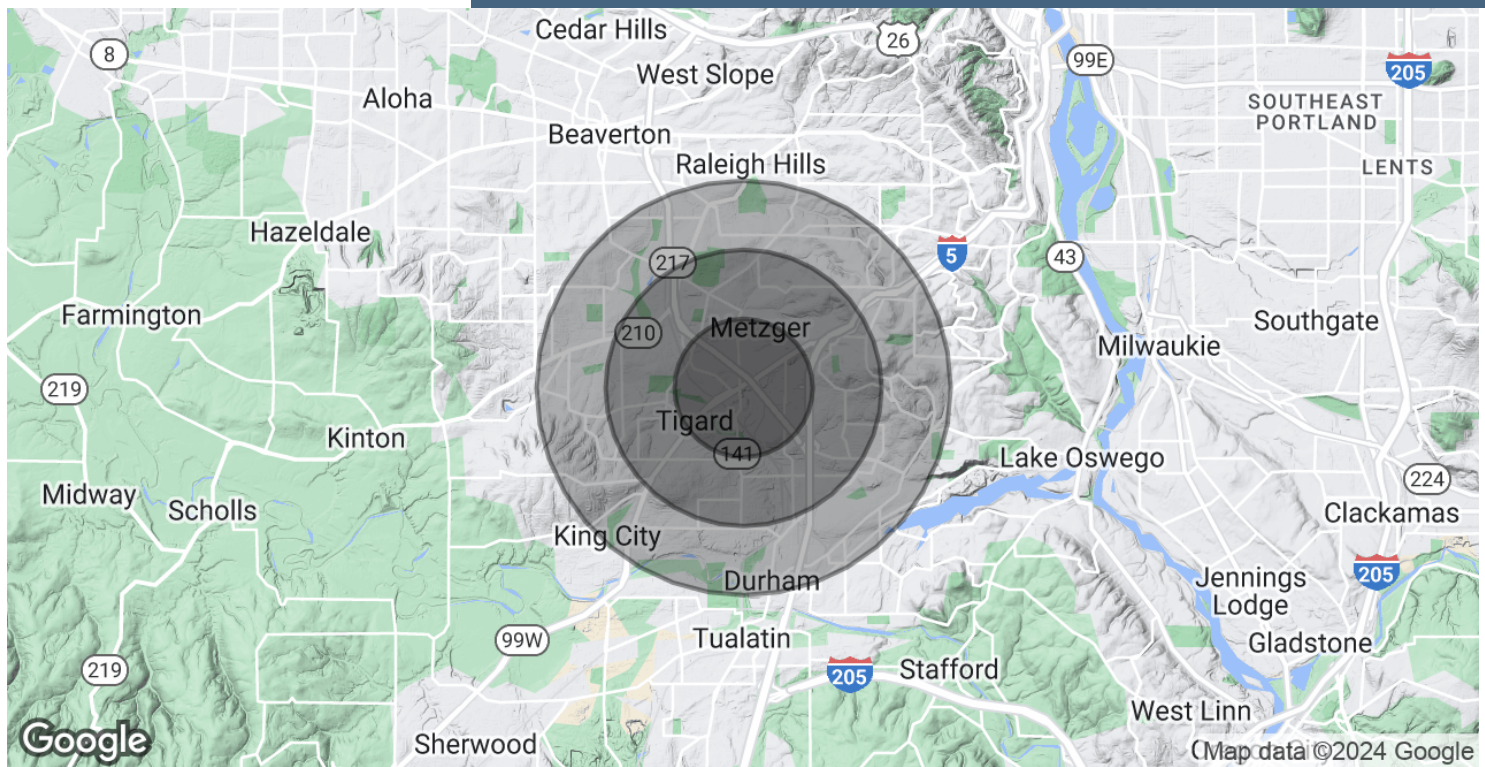
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,086	53,845	126,842
Average Age	35.5	39.5	41.5
Average Age (Male)	34.7	37.7	39.9
Average Age (Female)	35.7	41.0	43.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,438	23,135	55,699
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$71,875	\$97,597	\$104,068
Average House Value	\$356,653	\$434,434	\$451,133

* Demographic data derived from 2020 ACS - US Census

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