

FOR SALE

FORMER BANK BRANCH W/ DRIVE-THRU

11999 SW Pacific Hwy, Tigard OR 97223

PRICE REDUCED!



MULTI-TENANT COMMERCIAL BUILDING FOR SALE

Price: ~~\$2,000,000~~ \$1,850,000

Total Building Area: 7,166 SF

Land Area: 0.28 Acres

- 5,502 SF formerly occupied by Bank of America, available for immediate occupancy
- 1,664 SF leased to Reclaimed Hair Salon and Spa at \$2,080 per month + NNN through Sept. 30 2024
- Recent interior bank remodel 2019
- Double-lane drive thru
- Shared parking with adjacent building
- Exceptional visibility on Hwy 99W
- Signalized intersection at Greenburg Road
- Zoned MU-CBD: Mixed-Use Central Business District (Tigard)

For more information,
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PROPERTY AERIAL OVERVIEW AND EXTERIOR PHOTOS

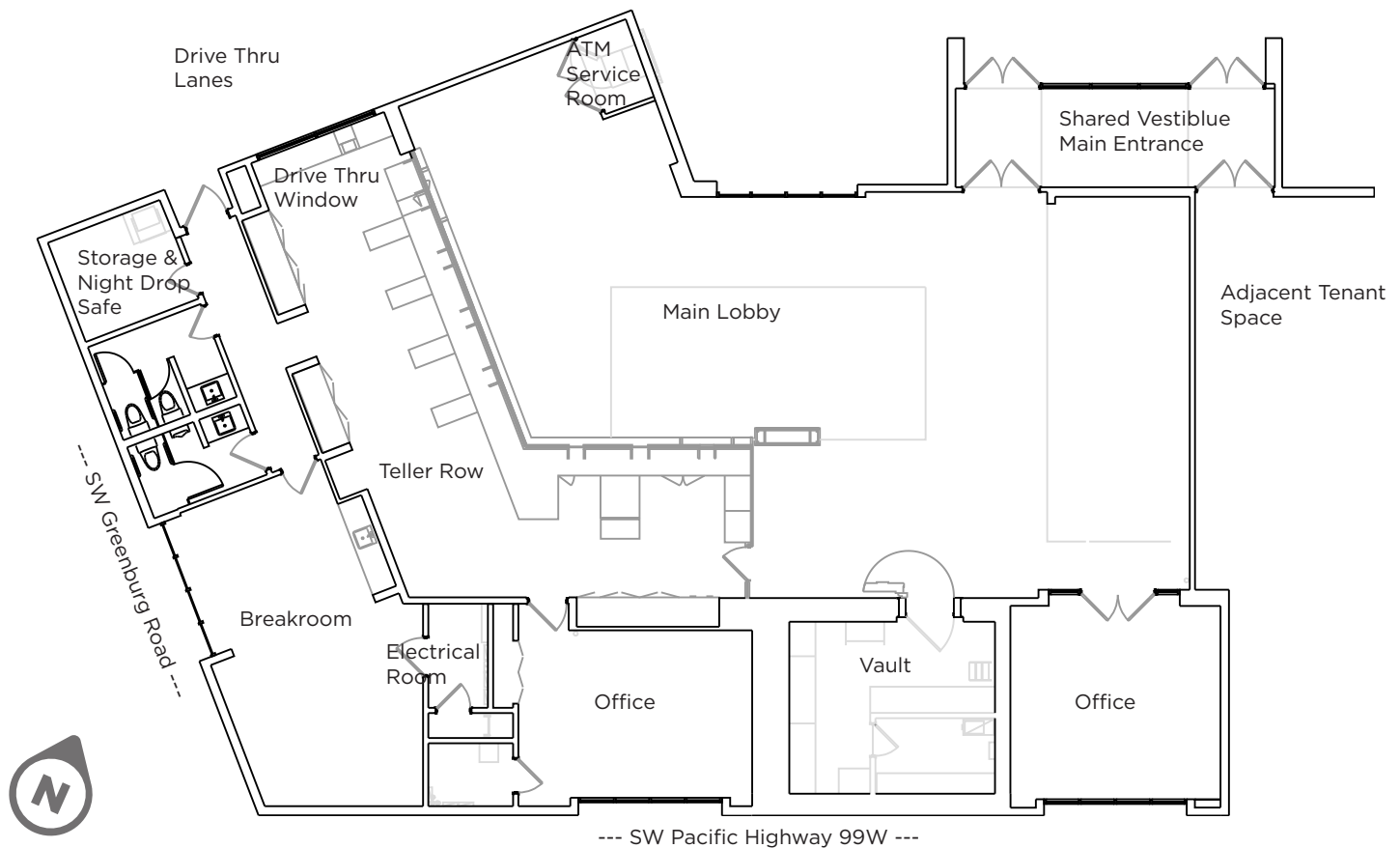


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BANK REMODEL SUITE PLAN & INTERIOR PHOTOS



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AERIAL MAP



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Total Population	14,115	132,352	311,935
2026 Proj. Population	14,680	136,632	321,346
Median Age	36.4	40.6	40.2
Employees	14,983	79,959	146,817
Businesses	1,978	8,445	16,770
2021 Total Households	5,604	55,718	127,548
Median Home Value	\$404,267	\$464,089	\$484,560
Average HH Income	\$82,966	\$112,151	\$118,962
Total Specified Spending	\$170.6M	\$2.1B	\$4.9B
Avg. Per Household	\$30,443	\$37,002	\$38,461