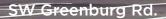
# FOR SALE FORMER BANK BRANCH W/ DRIVE-THRU 11999 SW Pacific Hwy, Tigard OR 97223

PRICE REDUCED!



Hwy 99W

Monument Signage

#### 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, please contact:

#### **ANNE HECHT**

Director +1 503 279 1728 anne.hecht@cushwake.com

JIM LEWIS Senior Director +1 503 279 1743 jim.lewis@cushwake.com

200 SW Market St. Ste. 200 Portland, OR 97201 Main +1 503 279 1700 **cushmanwakefield.com** 



# FOR SALE FORMER BANK BRANCH W/ DRIVE-THRU 11999 SW Pacific Hwy, Tigard OR 97223

### PROPERTY AERIAL OVERVIEW AND EXTERIOR PHOTOS





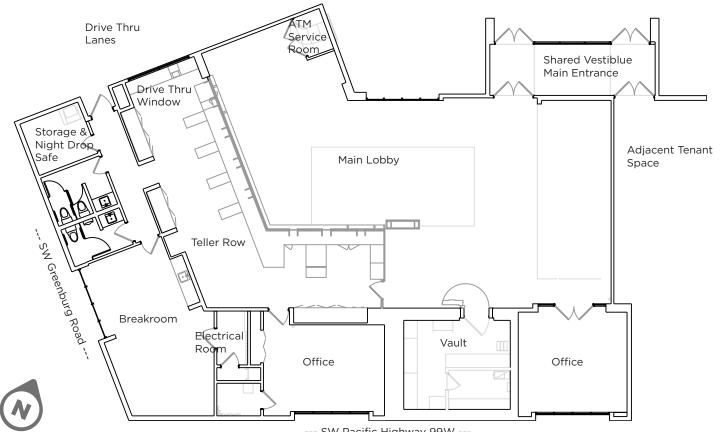


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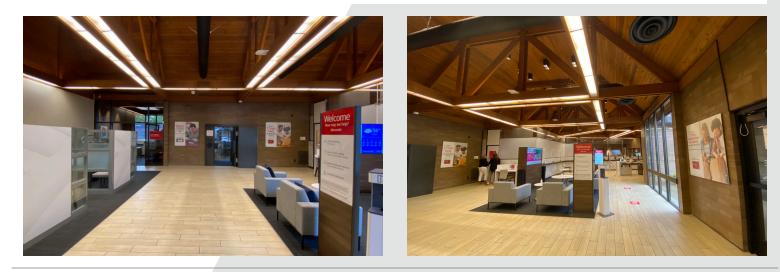
# FOR SALE FORMER BANK BRANCH W/ DRIVE-THRU

11999 SW Pacific Hwy, Tigard OR 97223

## **BANK REMODEL SUITE PLAN & INTERIOR PHOTOS**



--- SW Pacific Highway 99W ---



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## FOR SALE FORMER BANK BRANCH W/ DRIVE-THRU 11999 SW Pacific Hwy, Tigard OR 97223

#### **AERIAL MAP**

Swood Real Provide R	SW OAK ST			SW CAPITOL	INTERSTOR 5
217 SW GREENBURG RD			99w Sw HAINE	PORTLI COMMU COLLE	LAND
SW TIGARD RD SW TIGARD TIGAR	OANN WEILS TREE WEILS COSTON SW	A DARTMOUTH ST.	SW 68TH AVE	W LESSER RD	
	SW HUILBLASE ST	LOUES AND AND NZZVDZ S	иники 5	MESILA	
	DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	
	2021 Total Population	14,115	132,352	311,935	100
	2026 Proj. Population	14,680	136,632	321,346	
SW MCDONALD ST	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	-

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