

Owner may finance with substantial down payment

launch



Presents:
12290 SW Main St | Tigard OR 97223

Liberty First Realty, LLC



Table of Contents

- Executive Summary
- Financials
- Market Area Information

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Executive Summary

- Executive Summary
- Highlights/Location

Executive Summary

Updated turnkey multi occupant building with upgraded features your staff & customers will appreciate. Open concept, fireplace, recent mechanical upgrades including A/C. Ready to occupy. Two street signs. Perfect space for professional office services such as Creative, Investment Firm, Insurance, Real Estate and much more.



- Located in Tigard
- Built in 1978
- 3,436 +/- SqFt.
- 3 unit – Office/Professional/Retail
- 1.5 miles to US-217
- Highly walkable main street
- 14 parking spaces available

Occupied Rent	\$16,248
SF/YR	\$54.16
SF/MO	\$4.51
Vacant - Available	2,500± sqft

Executive Summary cont.

12290 SW Main St

Updated turnkey multi occupant building with upgraded features your staff & customers will appreciate. Open concept, fireplace, mechanical upgrades including A/C. Ready to occupy. Two street signs, monument and building. Perfect space for professional office services such as Investment Firm, Insurance, Real Estate. Excellent Retail location too. Bring your ideas to this in demand location.

Rare added bonus of a transferable Trimet parking lease with up to 14 parking spots

The building is near many multi lane arteries, State Highways and Interstates.

Tigard provides access to many blue collar and degreed workers providing an ample selection of qualified employment candidates.



Financial Summary

- Partially Leased
- Current tenant may renegotiate
- Owner may finance with substantial down payment

Financials - 12290 SW Main St

Space

Unit 1 | 1,500± sqft | Vacant

Unit 2 | 1,200± sqft | Vacant

Unit 3 | 300± sqft | NNN MTM

\$1,345

Taxes

2025

\$5,993

Trimet Parking Lease Payment

2024

\$450



Property Highlights

Office | Professional | Retail

- Prime location
 - Major transportation arteries within 2 miles
 - Tech Sector, WES commuter train stops steps away,
 - Unique Main St location
 - Local shopping, mix of retail, dining and service opportunities
- Ready to Work
 - Single detached building
 - Brick exterior
 - Street Signage
- Recent past improvements
 - Office updates including tile and granite
 - Mechanical and aesthetic upgrades



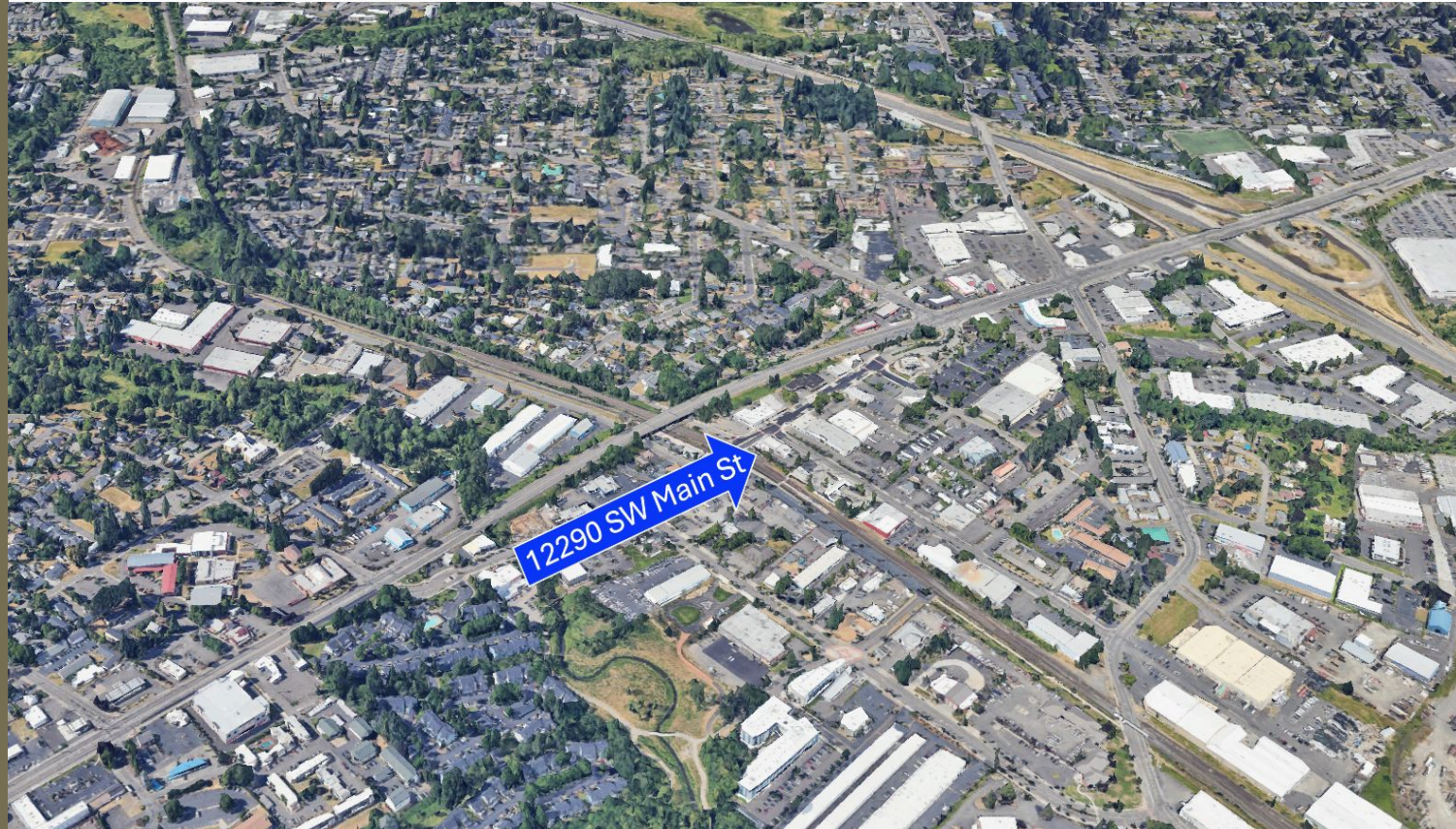
Location

Located near local blue collar, tech center, professional employment hubs with abundant local and regional hopping, recreation and parks.

- Portland 9.5 miles
- Salem 40 miles
- PDX Airport 20 miles
- HIO Airport 14 miles
- Interstate 5 4 miles
- WES Station 0.1 miles



Market Area Information



- Tigard By The Numbers
- Transportation

Tigard By The Numbers

- 3,400 Businesses¹
- 45,000 Employees in Tigard²
- 3.2% Unemployment²

Tigard Demographics²

Median Age:	38
Owner Occupied Housing:	62.2%
Median Household Income:	\$101,35
High School Graduate or Higher:	94 .9%
Bachelor Degree or Higher:	47.9%

² City of Tigard, US Census

¹ ABS 2017, US Census

Distance from 12290 SW Main St

Cities

Portland (Portland State)	9 mi
Salem (State Capital)	40 mi
Corvallis (Oregon State)	78 mi
Eugene (Univ of Oregon)	105 mi

Airports

Hillsboro Regional	14 mi
Portland International	20 mi
Aurora State	15 mi

Recreational

Oregon Wine Country	17 mi
Langdon Farms Golf	13 mi
Mt Hood Ski Areas	63 mi
Oregon Coast	79 mi



Area Transportation

Connected to the Region

In Tigard it all starts at the WES Commuter Rail hubs. This local commuter train connects Hillsboro, Beaverton, Tigard, Portland, and areas beyond. Tigard, Tualatin and Wilsonville connect via Max and Tri-met hubs to the WES Commuter Rail and Bus routes. Commuters, shoppers and travelers alike enjoy a world class rail transportation system connecting to all corners of the region and international air travel. Commuter's and Residents enjoy end of line destinations to locations like Wilsonville, Hillsboro, Milwaukie, Portland International Airport, and Gresham. In between the end of line destinations lay transportation hubs with connecting bus and streetcar routes throughout downtown Portland and all remaining areas of the three counties it serves.



WES Commuter Rail



Contact Information

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