

Business Productivity Starts Here

launch



Liberty First Realty, LLC

Presents:

12290 SW Main St | Tigard OR 97223



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Exclusive Representation By

Liberty First Realty, LLC
James White, Principal Broker
503-278-5342
james@libertyfirstrealty.com

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Information is presented for discussion purposes only and should be independently verified by buyer and buyer's advisors. Broker makes no warranty regarding projections, permitted uses, financing, or future performance.



Executive Summary

- Owner-user opportunity
- Business-ready building
- Rare Main Street visibility & parking

A practical building for a company that wants to own its space instead of being subjected to continual leasing renewals.

Executive Summary

Business-Ready Building for an Owner-Occupant

Updated, turnkey multi-occupant building with features a business owner, staff, and customers can use immediately. Open work areas, fireplace, recent mechanical upgrades including A/C, and flexible office/professional/retail layout. Strong fit for a company that wants street presence, signage, parking, and control of its long-term occupancy costs.

- Downtown Tigard / Main Street setting
- Built in 1978
- 3,000 +/- SF
- Flexible office / professional / retail layout
- 1.5 miles to US-217
- Highly walkable Main Street
- Up to 14 parking spaces available



Owner-User Advantage

Occupy the building, lease a smaller suite if desired, and build equity while controlling your business location.

Executive Summary cont.

12290 SW Main St

A distinctive Main Street building with flexible office, professional, and retail possibilities. The building offers street visibility, monument and building signage, updated interior finishes, and a rare transferable TriMet parking lease with up to 14 parking spaces.

The property works best for a business owner who wants to occupy the space, establish a branded headquarters, and potentially lease a smaller area for supplemental income.

Potential owner-users include insurance, financial services, real estate, creative, wellness, counseling, professional services, specialty retail, and other local service businesses, subject to buyer verification of permitted use.



Financial / Occupancy Snapshot

- Unit 1 vacant / available
- Unit 2 vacant / available
- Unit 3 small-suite income opportunity
- Good fit for owner-user underwriting

Occupancy - 12290 SW Main St

Space

Unit 1 1,500+/- SF	Vacant / Available
Unit 2 1,200+/- SF	Vacant / Available
Unit 3 300+/- SF	MTM - \$1,150/mo + NNN

Taxes 2024	\$5,611
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TriMet Parking Lease 2024	\$450/mo
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Note: Buyer to verify occupancy, lease terms, expenses, parking lease transferability, financing terms, and permitted use.



Property Highlights

Office | Professional | Retail

Prime location

- Major transportation arteries within 2 miles
- WES commuter rail stop steps away
- Unique Main Street location
- Retail, dining and service amenities nearby

Ready for business occupancy

- Single detached building
- Brick exterior
- Street signage

Recent improvements

- Office updates including tile and granite
- Mechanical and aesthetic upgrades



Location

Downtown Tigard access with parking and transit nearby

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



Parking lease areas shown for general orientation. All lines and distances are approximate; buyer to verify.

Market Area Information



- Tigard by the Numbers
- Transportation
- Employment and customer access
- Main Street business visibility

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: \$101,350
High School Graduate or Higher: 94.9%
Bachelor Degree or Higher: 47.9%

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

¹ ABS 2017, US Census ² City of Tigard, US Census



Area Transportation

Connected to the Region

The WES Commuter Rail and nearby TriMet connections support access across the west side and Portland metro. For an owner-user, the transportation advantage supports employees, clients, customers, and regional visibility.

The property is also positioned near major arterials, US-217 and I-5, with Portland, Tualatin, Wilsonville, Hillsboro, and Beaverton all within practical reach.



* Source images courtesy TriMet in original memorandum.



Contact Information

Offers and additional information:

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