



launch



Presents:  
12990 SW Main St | Tigard OR 97223

Liberty First Realty, LLC



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## Exclusive Representation By

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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      | \$56,400    |
| SF/YR              | \$31.33     |
| SF/MO              | \$2.61      |
| Vacant - Available | 1,500± 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

## Financials - 12290 SW Main St

### Space

|        |             |           |         |
|--------|-------------|-----------|---------|
| Unit 1 | 1,500± sqft | NNN Lease | \$3,800 |
| Unit 2 | 1,500± sqft | Vacant    |         |
| Unit 3 | 300± sqft   | MTM       | \$900   |

### Taxes

|      |         |
|------|---------|
| 2024 | \$5,611 |
|------|---------|

### 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



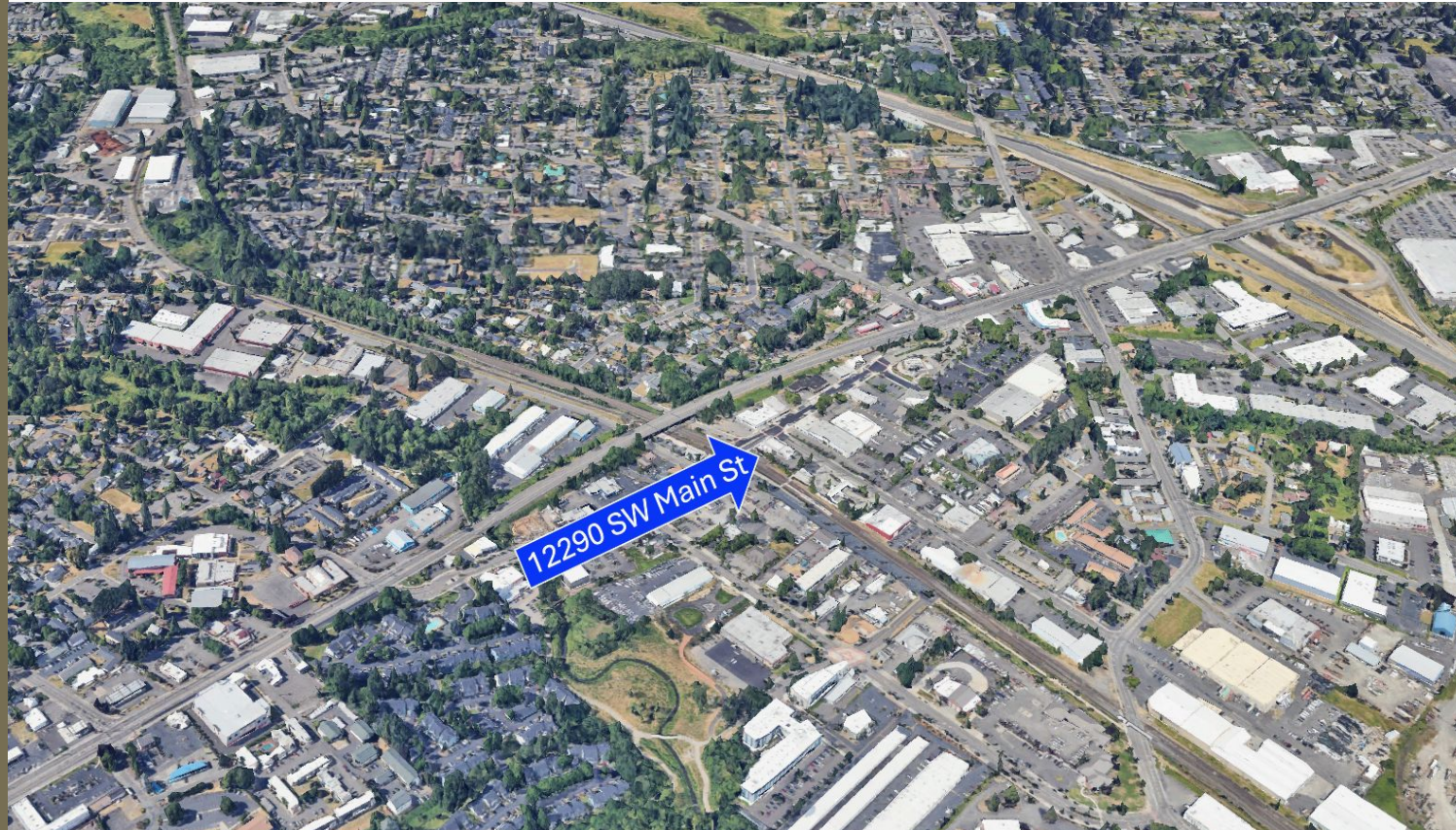
# Location

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 Businesses<sup>1</sup>
- 45,000 Employees in Tigard<sup>2</sup>
- 3.2% Unemployment<sup>2</sup>

## Tigard Demographics<sup>2</sup>

|                                 |          |
|---------------------------------|----------|
| 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%    |

<sup>2</sup> City of Tigard, US Census  
<sup>1</sup> 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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