

FOR SALE > EXCELLENT HIGHWAY EXPOSURE

3 Free-Standing Commercial Buildings

TIGARD, OREGON



FOR SALE > TERRIFIC LOCATION ON 99W

3 Free-Standing Bldgs on .6 Acres

TIGARD, OREGON



13765-75 SW Pacific Hwy
Tigard, Oregon 97223

Demographics:	1 Mile	3 Miles	5 Miles
Population	16,799	118,184	272,591
Average HH Income	\$93,801	\$98,966	\$104,794

Bldgs: 3,700 SF (\$175/SF)
Land: .6 Acres (25,300 SF)

Motivated Seller
Call for details

\$649,000 SALE PRICE



For more information:

TOM DECHENNE
503 542 5878
PORTLAND, OR
tom.dechenne@colliers.com

JACK GALLAGHER MCNE
503 542 5887
PORTLAND, OR
jack.gallagher@colliers.com

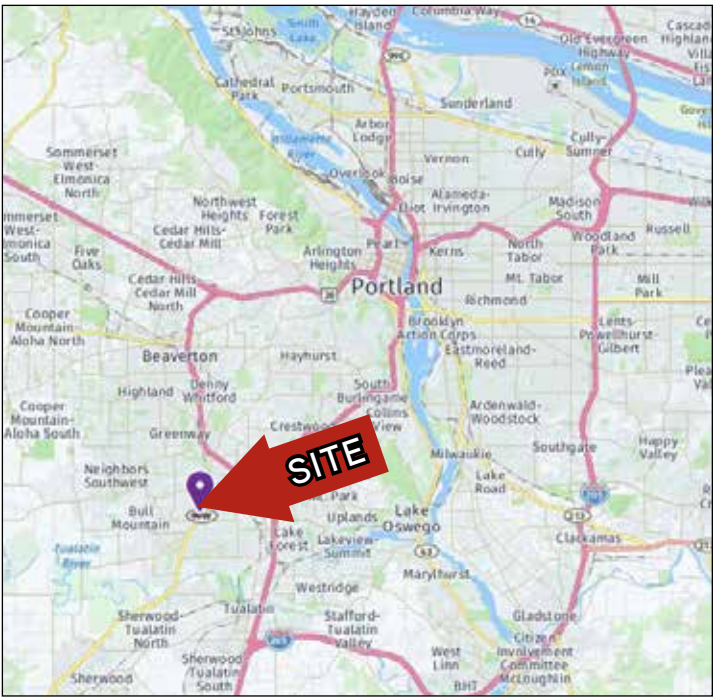
COLLIERS INTERNATIONAL
851 SW Sixth Avenue, Suite 1200
Portland, OR 97204
www.colliers.com



Property Highlights

- 13765-75 SW Pacific Highway, Tigard, OR 97223.
- 3 free-standing commercial buildings.
- Direct **EXPOSURE** and **ACCESS** to Pacific Hwy (Hwy 99W).
- Between Downtown Tigard & King City.
- In the heart of the Pacific Hwy heavy commercial district.
- Zoned: CG - General Commercial.
- Reasonable price/value of \$175/SF.
- Significant Hwy 99W Traffic Counts ± 38,900 ADT.

SALE PRICE: \$649,000



TOM DECHENNE
503 542 5878
PORTLAND, OR
tom.dechenne@colliers.com

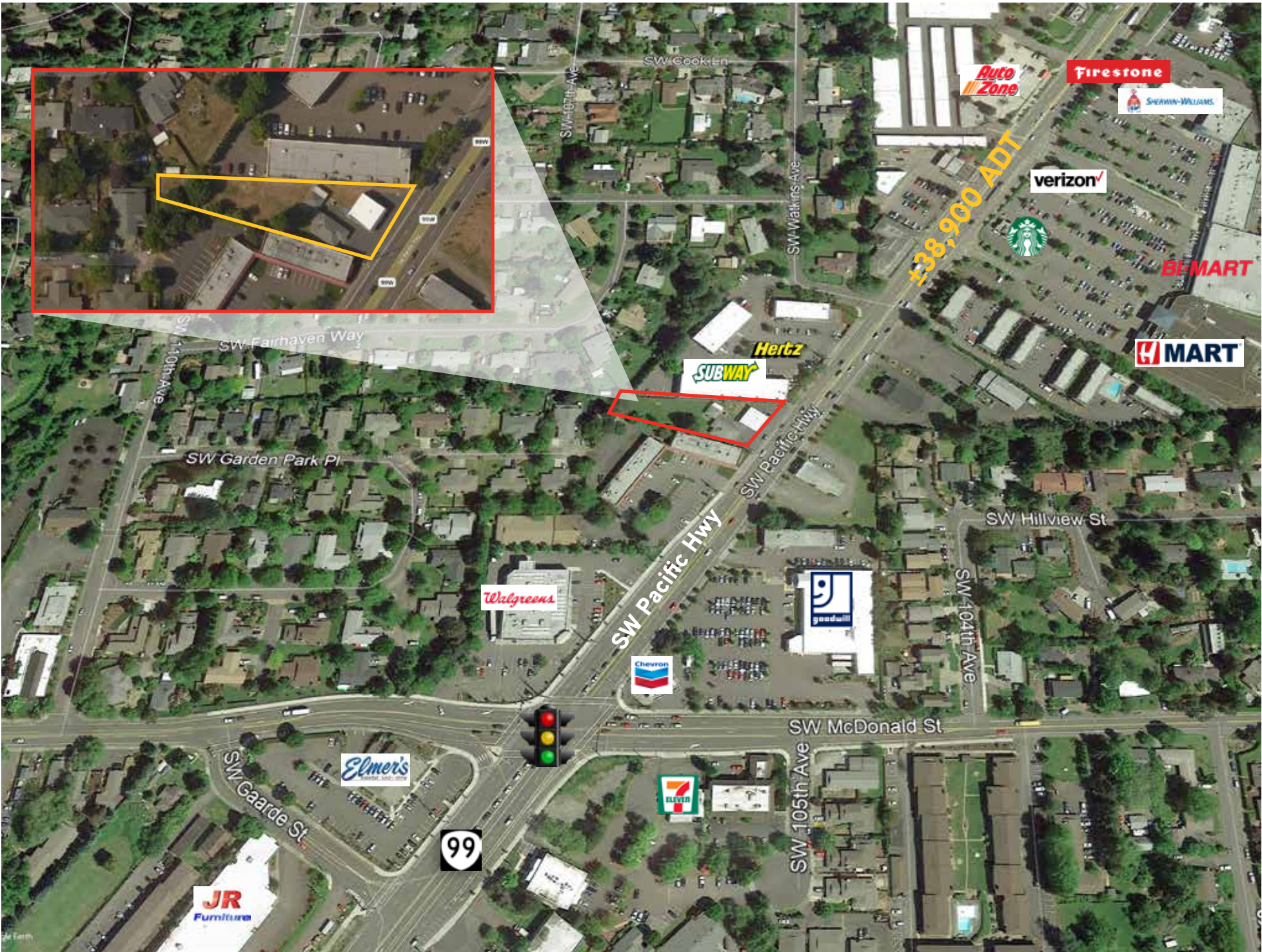
JACK GALLAGHER MCNE
503 542 5887
PORTLAND, OR
jack.gallagher@colliers.com

COLLIERS INTERNATIONAL
851 SW Sixth Avenue, Suite 1200
Portland, OR 97204
www.colliers.com

FOR SALE > \$649,000

3 Free-Standing Bldgs on .6 Acres

13765-75 SW PACIFIC HIGHWAY TIGARD, OREGON



Property Highlights

- Great exposure and access to Pacific Hwy.
- Easily Identifiable signage
- Three buildings:
 - Main Retail Front Bldg. 1,700 SF
 - Office Bldg. 1,400 SF
 - Storage Bldg. 600 SF
- Total Building Size 3,700 SF
- Land Size: 25,265 SF (.6 Acres)
- Zoning: CG General Commercial, City of Tigard allows retail, office, vehicle repair, restaurant (including potential fast food drive-thru), mini-storage, other
- Potential for redevelopment (land value: \$26/SF)
- Real Estate Taxes: \$5462/year (2017-18)

Call for showing or tour

TOM DECHENNE
503 542 5878
PORTLAND, OR
tom.dechenne@colliers.com

JACK GALLAGHER MCNE
503 542 5887
PORTLAND, OR
jack.gallagher@colliers.com

COLLIERS INTERNATIONAL
851 SW Sixth Avenue, Suite 1200
Portland, OR 97204
www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

