

Newly Rennovated Freestanding Retail

8680 SW OLD TUALATIN SHERWOOD ROAD | TUALATIN, OR 97062

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FOR
SUBLEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

8680 SW Old Tualatin Sherwood Road, Tualatin, OR 97062



PROPERTY DESCRIPTION

The former Basics Market only recently had completed a high-end renovation of the stand-alone building before having to close down due to Covid-19-related issues. The building is a unique combination of open retail space, food & beverage related retail improvements, and kitchen space.

PROPERTY HIGHLIGHTS

- Sublease through September 2027
- Stand-alone building with off-street parking
- Zoning: ML - Light Manufacturing
- 2% annual rent increases

OFFERING SUMMARY

Lease Rate:	\$9,051.00 per month (NNN)
Available SF:	5,000 SF
Lot Size:	21,344 SF
Building Size:	5,000 SF



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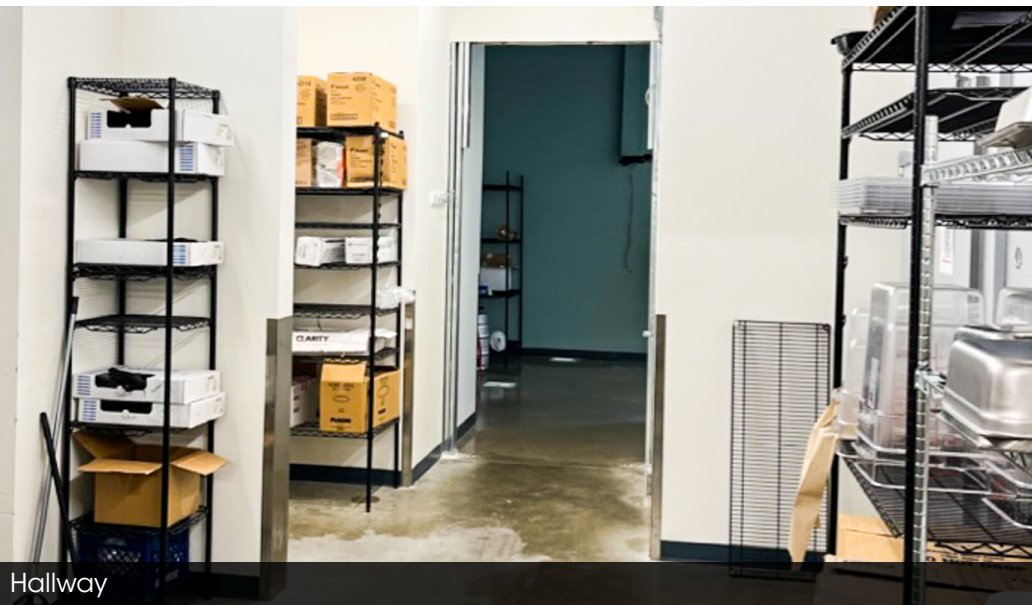
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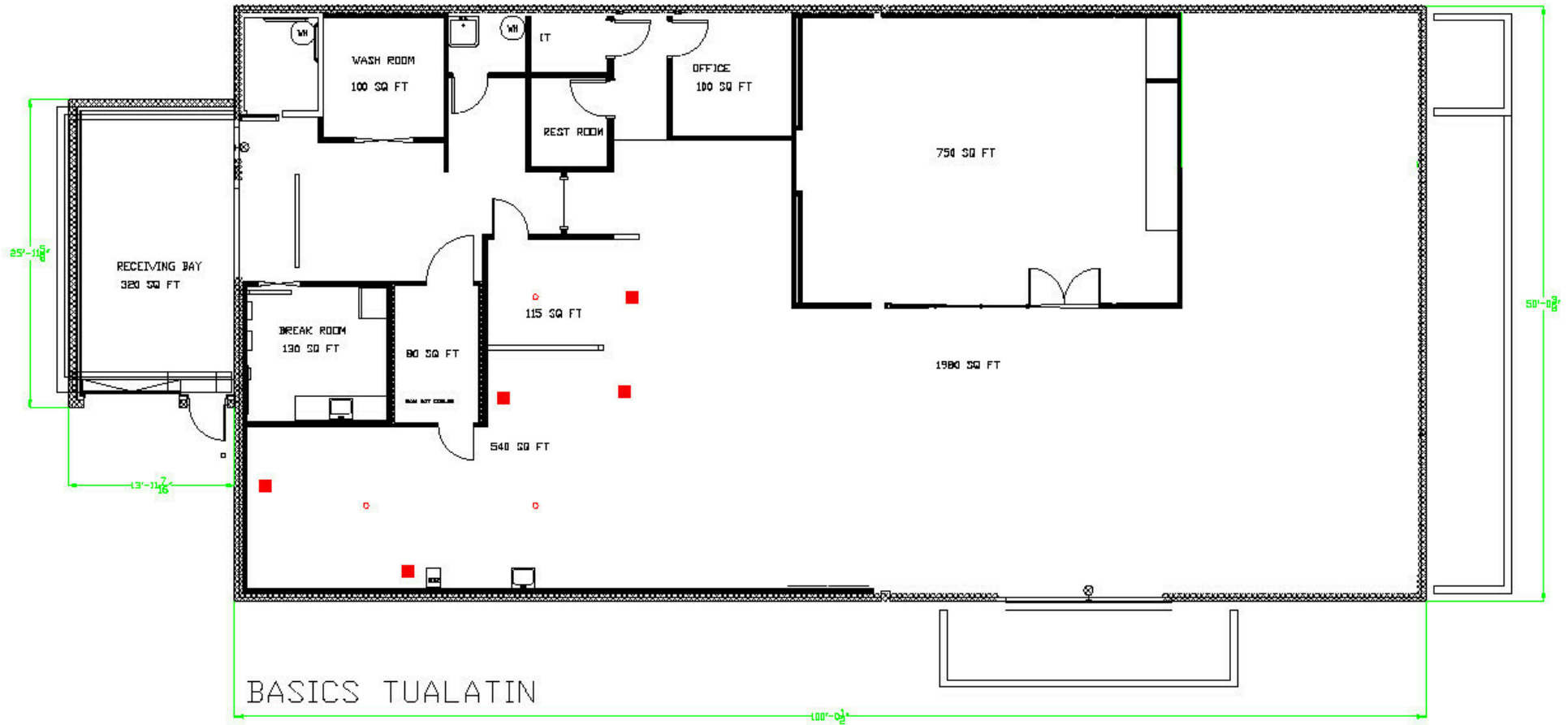
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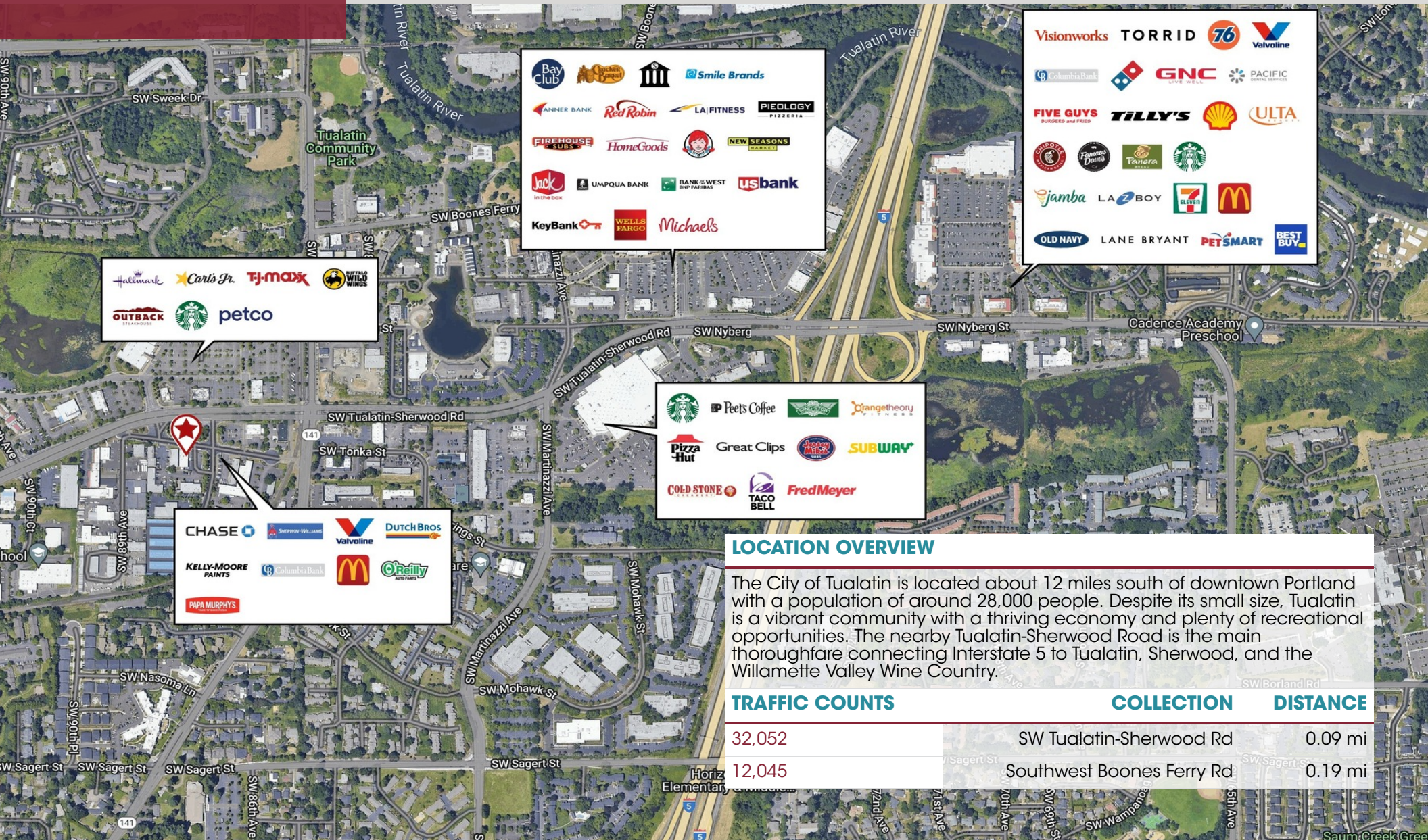
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LOCATION OVERVIEW

The City of Tualatin is located about 12 miles south of downtown Portland with a population of around 28,000 people. Despite its small size, Tualatin is a vibrant community with a thriving economy and plenty of recreational opportunities. The nearby Tualatin-Sherwood Road is the main thoroughfare connecting Interstate 5 to Tualatin, Sherwood, and the Willamette Valley Wine Country.

TRAFFIC COUNTS

32,052

12,045

COLLECTION

SW Tualatin-Sherwood Rd

Southwest Boones Ferry Rd

DISTANCE

0.09 mi

0.19 mi



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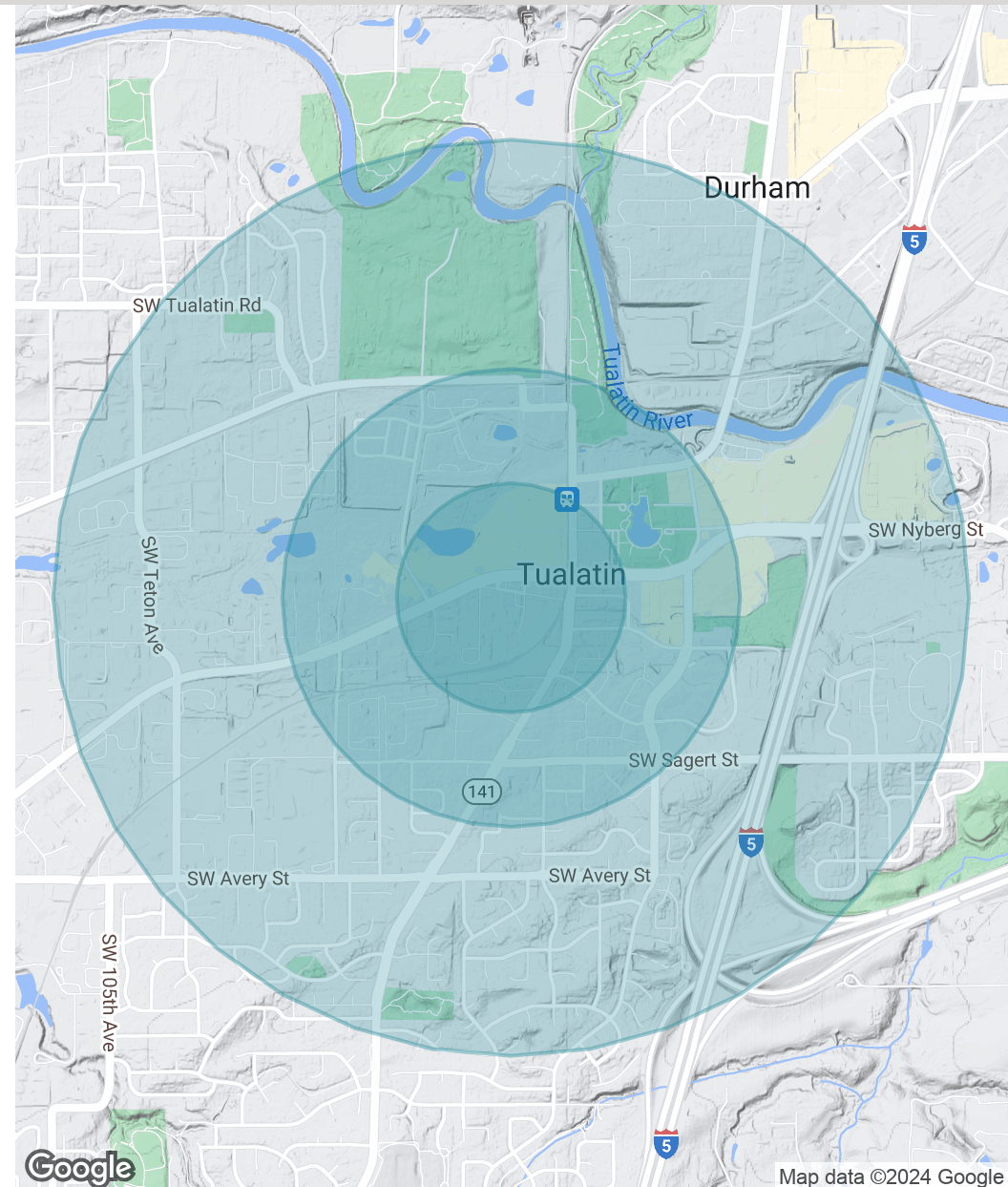
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	571	2,695	10,261
Average Age	33.0	33.2	34.2
Average Age (Male)	33.2	33.5	34.6
Average Age (Female)	30.5	31.3	33.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	240	1,127	4,367
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$53,529	\$64,933	\$78,662
Average House Value	\$274,053	\$283,794	\$321,037

* Demographic data derived from 2020 ACS - US Census



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