

High-visibility Retail/Auto-related

18435 SW PACIFIC HIGHWAY | TUALATIN, OR 97062



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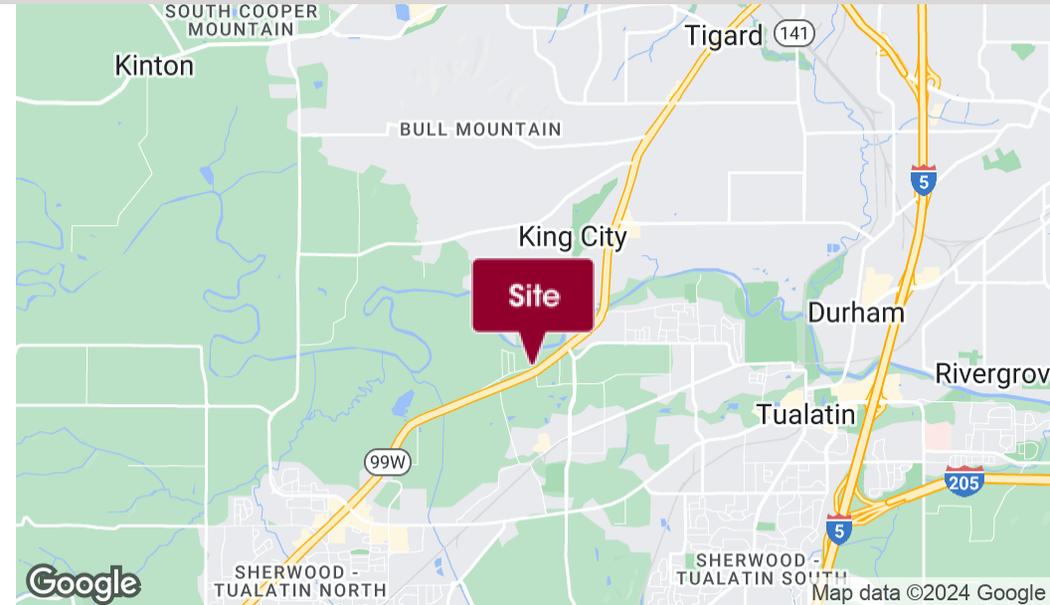
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FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

18435 SW Pacific Highway, Tualatin, OR 97062



PROPERTY DESCRIPTION

Unique owner-user or investment opportunity with existing income in place. High visibility location perfect for auto-related uses with approximately 30,000 ADT. Multi-tenant retail/service-oriented building with large yard area.

PROPERTY HIGHLIGHTS

- Secured, fenced lot
- Indoor storage available
- Multi-tenant capabilities
- Washington County location
- Zoning: CG - General Commercial

LOCATION DESCRIPTION

Incredible Highway 99 location with approximately 300' of highway frontage. Ideal location for auto sales which is a legacied, non-confirming use in Tualatin (to be confirmed by buyer).

OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	0.48 Acres
Building Size:	7,800 SF

CURRENT TENANT	LEASE RATE	LEASE EXPIRE	OPTION TO RENEW
Resolution Jiu Jitsu	\$2,121.80	11/30/2025	One 1-year option
Car Detox LLC	\$3,991.25	11/30/2025	One 3-year option



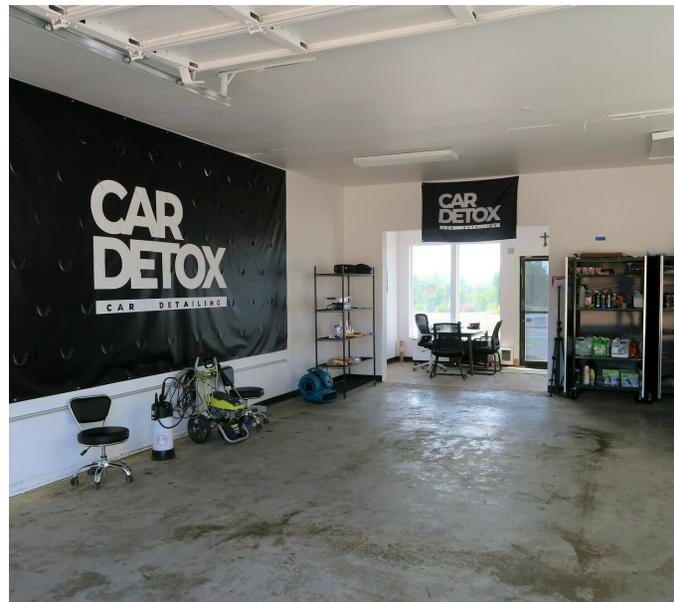
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,200	79,989	163,664
Average Age	39.4	40.8	40.0
Average Age (Male)	37.7	39.5	38.5
Average Age (Female)	42.3	42.1	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,118	31,697	72,217
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$81,716	\$105,279	116,261
Average House Value	\$357,274	\$424,944	470,860

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

	VOLUME
SW Pacific Hwy & SW 124th Ave NE	30,896
SW Pacific Hwy & SW 124th Ave SW	31,014



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