

# High-visibility Retail/Auto-related

18435 SW PACIFIC HIGHWAY | TUALATIN, OR 97062

Greg Burpee  
503.972.7282  
burpee@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

## FOR SALE





# 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



**Greg Burpee**  
503.972.7282  
burpee@macadamforbes.com  
Licensed in OR

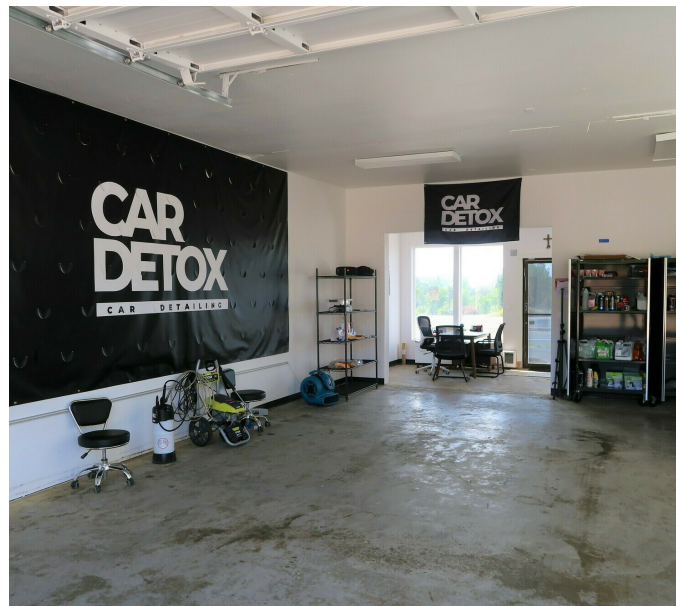
All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



# FOR SALE

18435 SW Pacific Highway, Tualatin, OR 97062



**Greg Burpee**

503.972.7282

burpee@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



# FOR SALE

18435 SW Pacific Highway, Tualatin, OR 97062

## 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



**Greg Burpee**

503.972.7282

burpee@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500