



12555 SW HALL BLVD

INVESTMENT SUMMARY

Kidder Mathews is pleased to present 12555 SW Hall Blvd for sale in Tigard, Oregon.

This multi-functional office building in Portland on SW Hall Boulevard recently went through full interior and exterior renovation two years ago. Taken down-to-the studs and expertly rebuilt with new plumbing, electrical, lighting, HVAC, interior office build-out, exterior siding, windows, roof and more. It is currently considered to be in

excellent condition, and it functions well for its current use as an office building.

The building is broken up into several different areas, with professional quality finishes. There is also an ample amount of air handling equipment throughout with two different zones.

There is ample on-site parking available which could be expanded in the future. Currently the property has two curb-cuts on SW Hall Blvd which allows for easy ingress/egress.



PROPERTY OVERVIEW

Address	12555 SW Hall Blvd, Tigard, OR 97223
Price	\$989,000
Total SF	2,630 SF
Lot Size	0.26 Acres
Full Renovation	2019
Originally Built	1960
County	Washington
Zoning	MU-CBD (Mixed-Use Central Business District)
APN	2S102AD-00300
Property Taxes	\$4,701
Traffic Count	11,408 VPD on SW Hall Blvd



78 BIKE SCORE



73 WALK SCORE

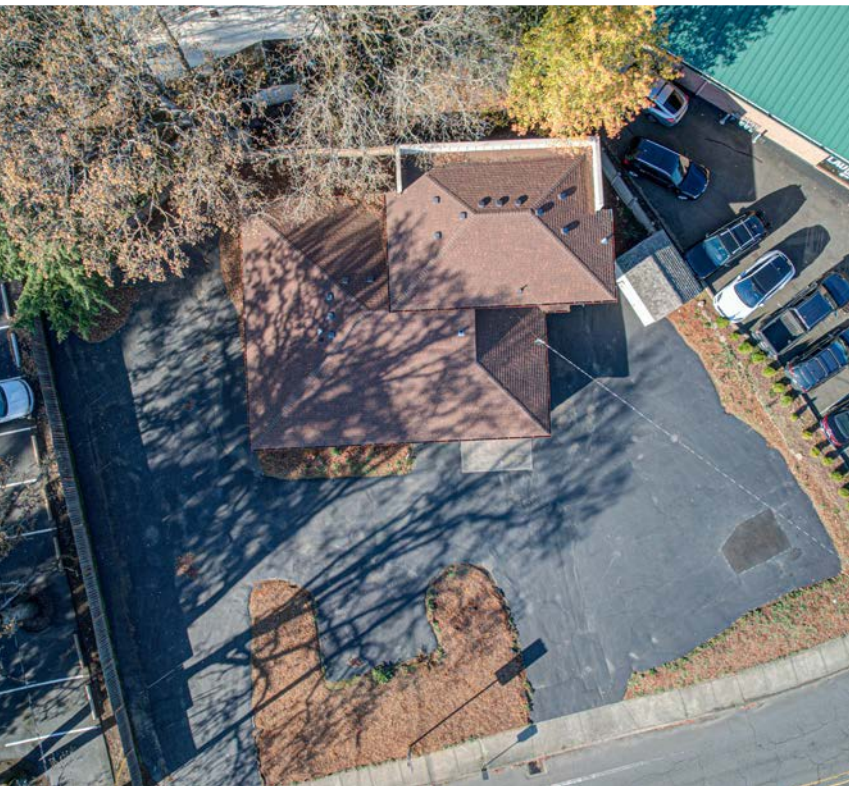
INTERIOR PHOTOS



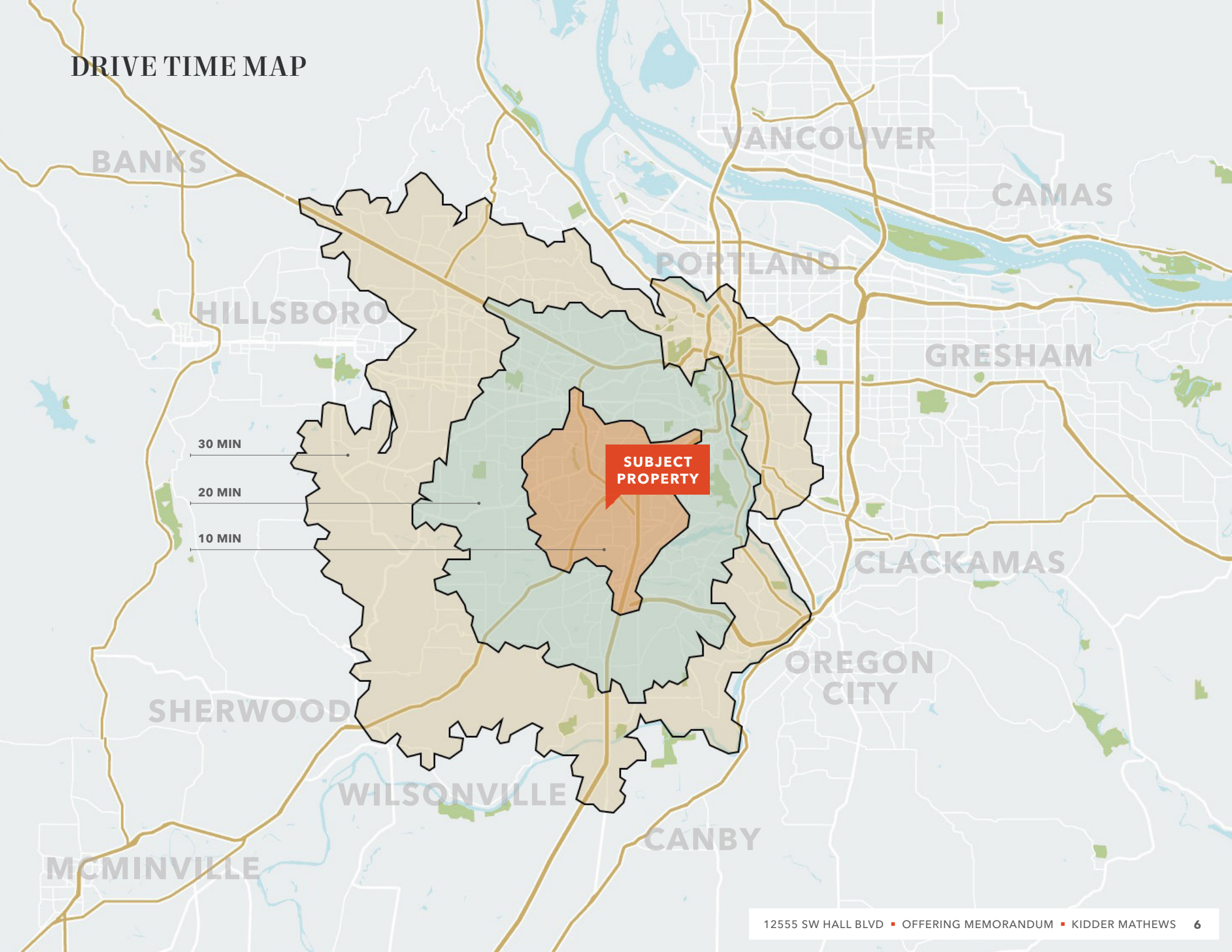
EXTERIOR PHOTOS



DRONE PHOTOS



DRIVE TIME MAP



**SUBJECT
PROPERTY**

30 MIN

20 MIN

10 MIN

TIGARD



217

Fred Meyer



INTERSTATE 5



SUBJECT PROPERTY



GEORGE FOX UNIVERSITY



99W

TIGARD CITY HALL

TIGARD PUBLIC LIBRARY

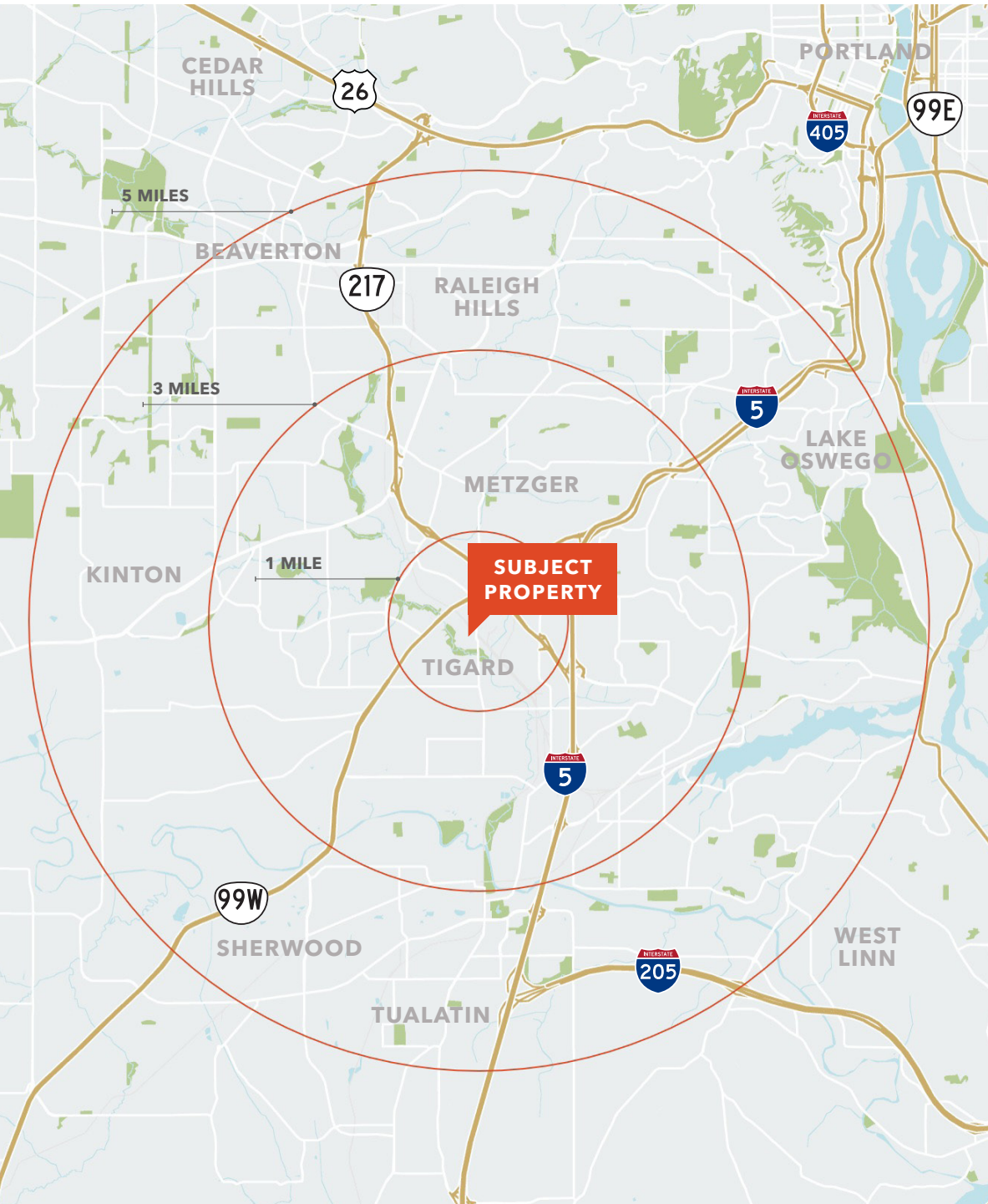
SW HALL BLVD



BI-MART



DEMOGRAPHICS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2010 Population	11,762	116,783	276,264
2022 Population	12,646	125,659	298,789
2027 Population Projection	13,340	127,907	304,400
Annual Growth 2022-2027	1.1%	0.4%	0.4%
2010 Households	4,729	49,611	114,313
2022 Households	5,191	52,985	122,127
2027 Household Projection	5,593	55,369	127,517
Annual Growth 2022-2027	1.6%	0.9%	0.9%
Avg Household Income 2022	\$71,196	\$115,728	\$126,374





EXCLUSIVELY LISTED BY

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