

# THE 72ND

11740 SW 72nd Avenue | Tigard, OR 97223

# TIGARD TRIANGLE MIXED USE



## CLASS A - BELOW REPLACEMENT COST OFFERING

### Five-story mixed-use building located on 72nd Avenue in the Tigard Triangle

- Delivered in Q1 of 2020
- 38 apartment units, +4 ground floor retail/office units
- Located in Washington County
- 6 years remaining on 80% property tax abatement
- 18-stall underground parking garage with an additional 28 off-street spaces, which includes 12 carports and 16 open stalls
- Common area amenities on 5th floor include:
  - Community room
  - Rooftop patio
  - Hot tub
  - Fitness center

APARTMENT UNIT MIX			
Unit Type	Number of Units	Square Feet	Avg. Current Asking Rent
Studio	16	517 - 648	\$1,641
1 x 1	19	690 - 786	\$1,953
2 x 2	2	1,064	\$2,698
3 x 2	1	1,561	\$3,495
<b>TOTAL:</b>	<b>38</b>	<b>27,167</b>	<b>\$1,845</b>

RETAIL MIX		
Unit Number	Use	Square Feet
Unit 1	Retail/Office	697
Unit 2	Retail/Office	502
Unit 3	Retail/Office	567
Unit 4	Retail/Office	551
<b>TOTAL:</b>		<b>2,317</b>

For further offering materials or to schedule a tour, please contact:

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JANUARY 2025

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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