

THE 72ND APARTMENTS

11740 SW 72nd Avenue | Tigard, OR 97223

REVISED LISTING PRICE
BELOW REPLACEMENT COST OFFERING



MIXED-USE - 38 UNITS + GROUND FLOOR RETAIL

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

- Delivered in Q1 of 2020
- 38 apartment units, plus 4 ground floor retail/office units
- Located in the Tigard Triangle in Washington County
- 7 years remaining on 80% 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

UNIT MIX

APARTMENTS

Unit Type	Number of Units	Square Feet	Avg. In-Place Rent	Avg. In-Place Rent/SF
Studio	16	517 - 648	\$1,722	\$2.97
1 x 1	19	690 - 786	\$2,095	\$2.80
2 x 2	2	1,064	\$2,950	\$2.77
3 x 2	1	1,561	\$4,000	\$2.56
TOTAL:	38	27,167	\$2,106	\$2.78

RETAIL

Unit Number	Use	Square Feet
Unit 1	Retail	697
Unit 2	Retail	502
Unit 3	Retail	567
Unit 4	Retail	551
TOTAL:		2,317

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

DAVID C. CHATFIELD
503.225.8487
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TIMOTHY S. MITCHELL
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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.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

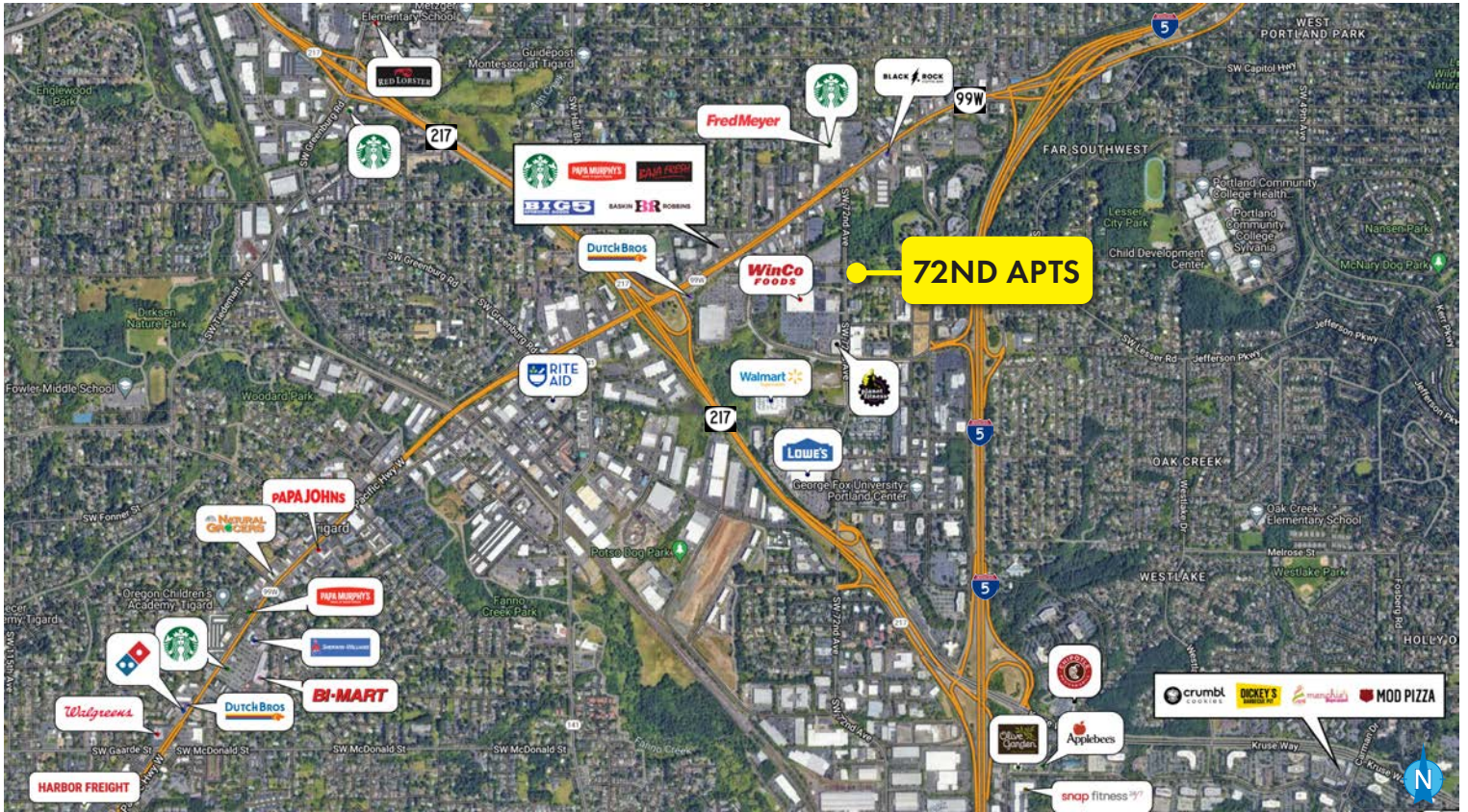
900 SW 5th Avenue • 17th Floor • Portland, OR 97204
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FEBRUARY 2024

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