

# 4320 & 4350 SW 185TH AVE.

Aloha, OR 97078



For More Information, Contact:

**Joe Kappler**

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

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

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

4320 & 4350 SW 185th Ave., Aloha, OR 97078



## PROPERTY DESCRIPTION

Subject property is made up of two tax lots totaling 45,303 SF of land area and zoned Office Commercial District (OC Washington County). The zoning allows for a variety of retail uses including drive-in restaurants, professional service establishments (limited to 5,000 SF per use), hardware and drug stores (limited to a max gross floor area of 10,000 SF per use), service stations, drive-up banks, daycare, medical/ office uses and more.

The seller has plans for an initial 6,000 SF two-tenant building and additional plans (Phase II) to add another 4,000 SF of expansion space, with a total of 48 parking stalls plus 2 handicap stalls. Building plans can be purchased from seller for an additional cost.

## LOCATION DESCRIPTION

The property is located on the SE corner of SW 185th Avenue and SW Wheeler Court, near the largest planned housing development in Oregon history. The South Hillsboro Development will consist of 8,000 residences, 286 acres of new parks and 2 mixed-use village and town centers offering a range of shopping and services. The subject property is located between SW Tualatin Valley Hwy and SW Kinnaman Road.

## OFFERING SUMMARY

Sale Price:	\$1,473,347
Lot Size:	45,303 SF



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

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





View of lot from the corner of SW 185th Ave and SW Wheeler Court.



General street view of lot.

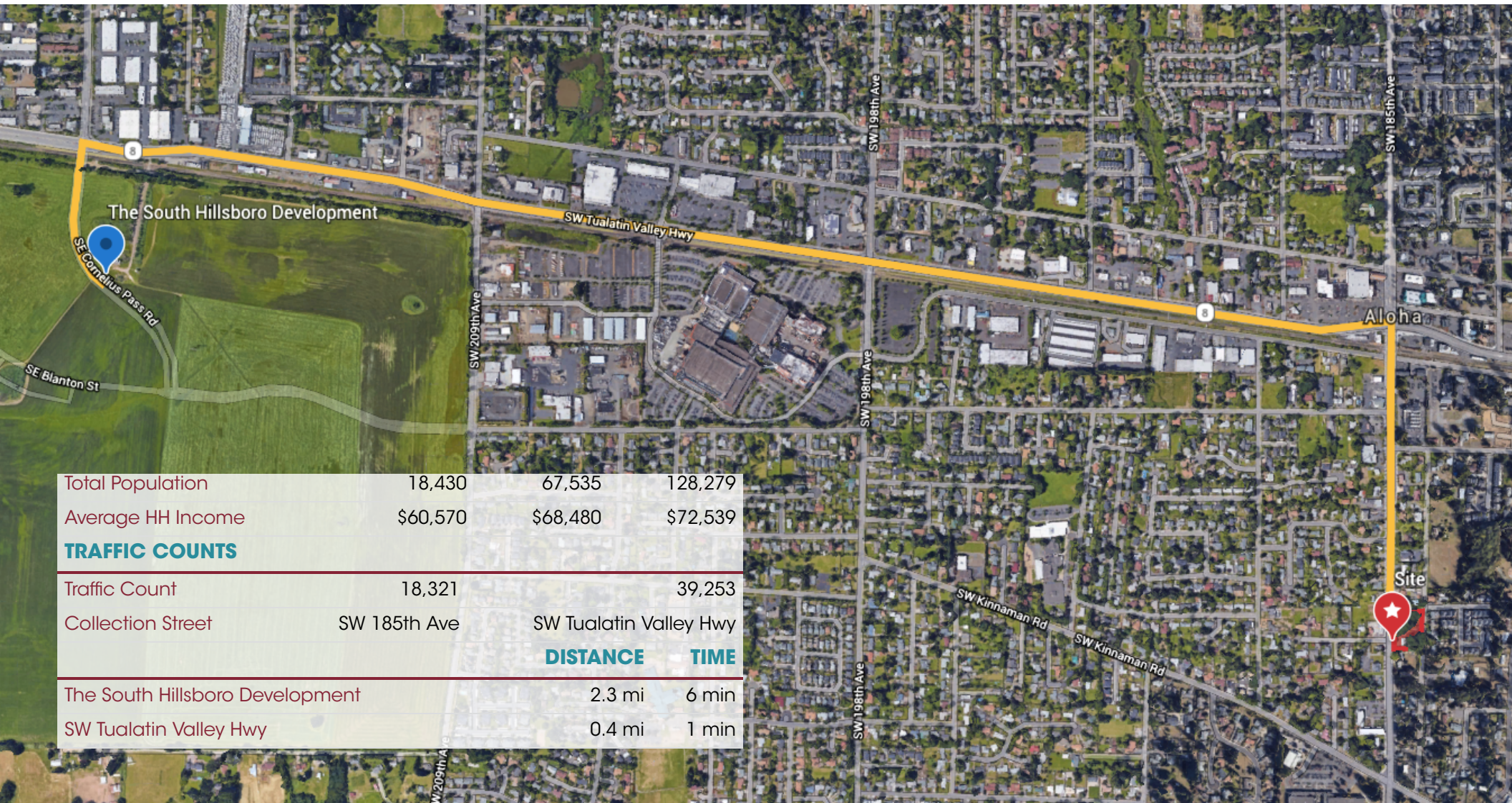


Building plans can be purchased from seller for an additional cost.



# FOR SALE

4320 & 4350 SW 185th Ave., Aloha, OR 97078



Total Population	18,430	67,535	128,279
Average HH Income	\$60,570	\$68,480	\$72,539

#### TRAFFIC COUNTS

Traffic Count	18,321	39,253
Collection Street	SW 185th Ave	SW Tualatin Valley Hwy

#### DISTANCE TIME

The South Hillsboro Development	2.3 mi	6 min
SW Tualatin Valley Hwy	0.4 mi	1 min



**Joe Kappler**

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

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.

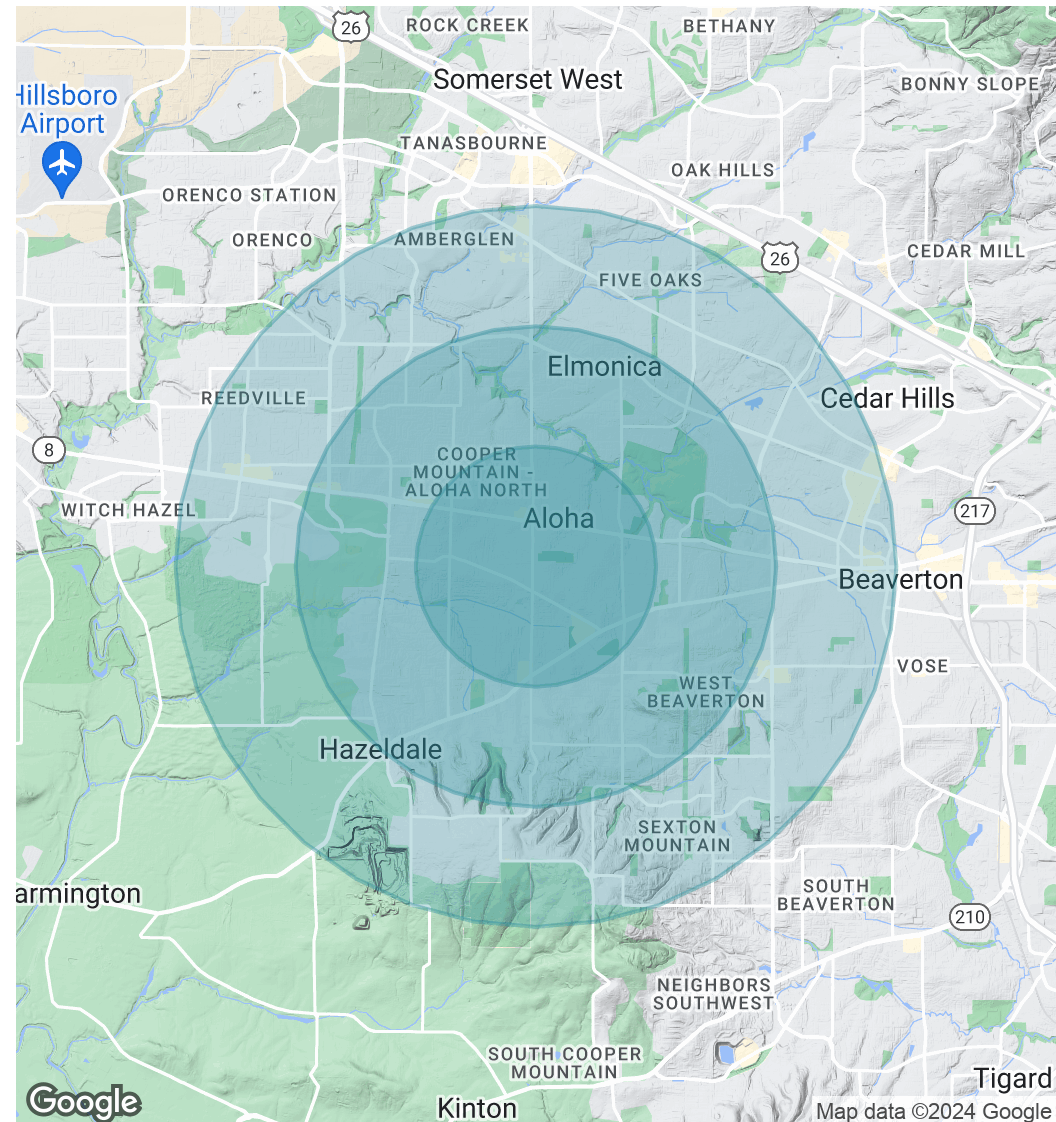
MACADAMFORBES.COM | 503.227.2500



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,430	67,535	128,279
Average Age	32.7	32.8	33.2
Average Age (Male)	32.0	32.3	32.6
Average Age (Female)	33.6	33.6	33.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,410	23,920	46,643
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$60,570	\$68,480	\$72,539
Average House Value	\$254,468	\$280,607	\$290,751

2020 American Community Survey (ACS)



**Joe Kappler**

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA