

Single-story Owner/User Opportunity

9700 SW BEAVERTON HILLSDALE HIGHWAY | BEAVERTON, OR 97005

REDUCED PRICE!

FOR SALE

Joe Kappler
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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

9700 SW Beaverton Hillsdale Highway, Beaverton, OR 97005



PROPERTY DESCRIPTION

Well-maintained single-story office building fronting SW Beaverton Hillsdale Highway. The building is comprised of a large waiting area, a group room, several private offices, and a small break area.

The current zoning (Community Service, City of Beaverton) allows for a variety of retail, office, and other service-based businesses.

PROPERTY HIGHLIGHTS

- Monument signage facing SW Beaverton Hillsdale Highway
- 8 parking spaces
- Quick access to Highway 217 and Highway 26
- Traffic Count 26,953 (SW 99 Ave E)

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	14,108 SF
Building Size:	3,078 SF
Property Taxes:	\$9,776.43



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DEMOGRAPHICS

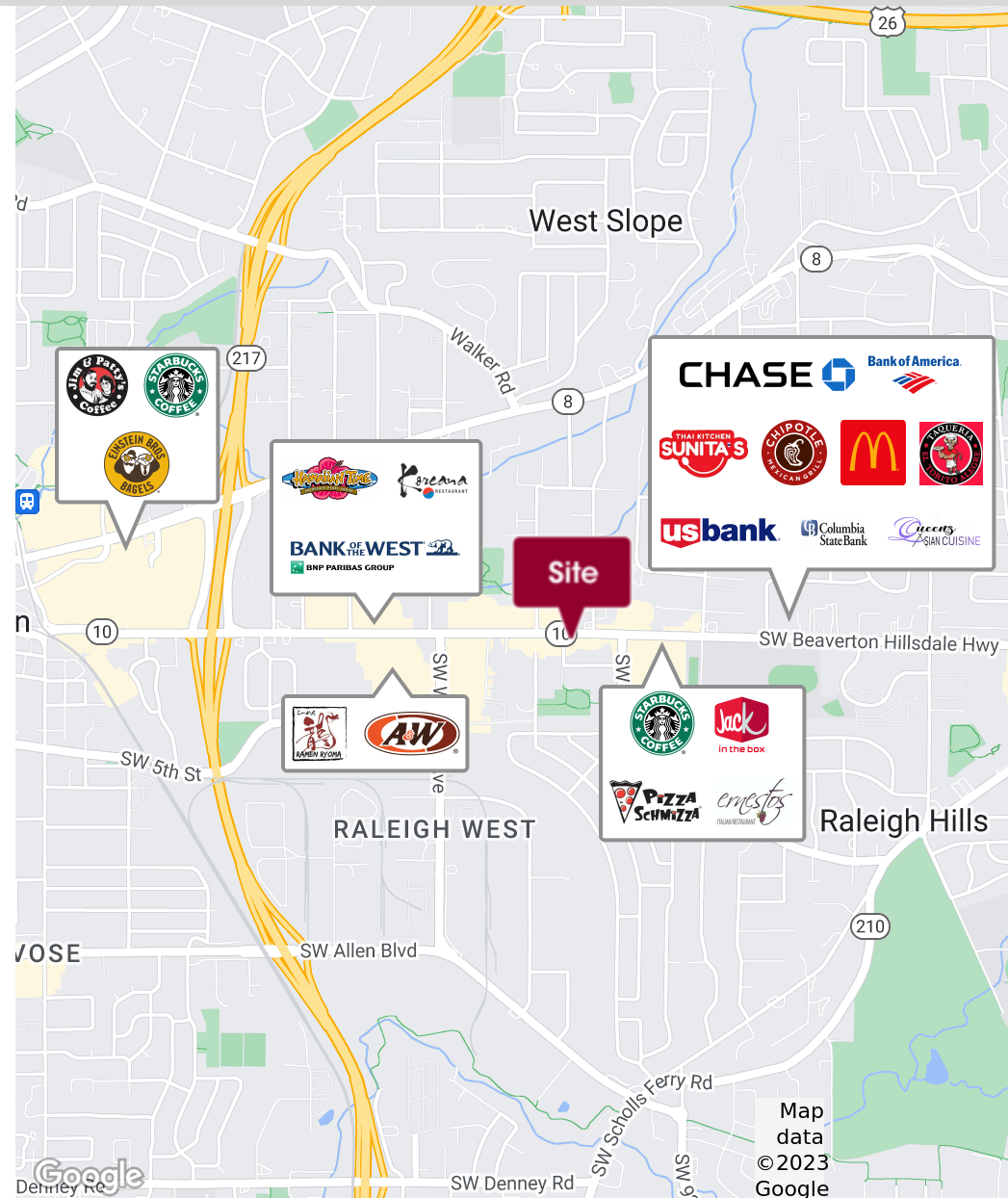
	1 MILE	2 MILES	3 MILES
Total population	10,682	55,052	126,976
Median age	42.8	40.2	40.5
Median age (Male)	40.1	38.0	39.2
Median age (Female)	46.8	43.4	42.2
Total households	5,001	24,792	56,737
Total persons per HH	2.1	2.2	2.2
Average HH income	\$94,347	\$96,041	\$104,304
Average house value	\$435,843	\$444,188	\$443,111

LOCATION OVERVIEW

The property is located in one of Oregon's best places to live, the Raleigh West neighborhood of Beaverton Oregon. Raleigh West offers an abundance of restaurants, coffee shops, and parks that are easily accessible from Beaverton Hillsdale Highway. The location also provides easy access to two major transportation corridors, Highway 217 traveling east/west and Highway 26 traveling north/south.

COMMUTE SCORES

Walk Score	81, Very Walkable	Most errands can be accomplished on foot
Bike Score	70, Very Bikeable	Biking is convenient for most trips.



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