

# Washington County Owner/User Opportunity

9670 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

9670 SW Beaverton Hillsdale Highway, Beaverton, OR 97005



## PROPERTY DESCRIPTION

Well-maintained three-story office building suitable for one or more occupants located on Beaverton Hillsdale Highway. Heavily improved with multiple private offices on the main and 2nd floors with a large waiting area. The lower level features a large room, storage room, and a breakroom for staff.

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

## PROPERTY HIGHLIGHTS

- Excellent visibility facing Beaverton Hillsdale Highway
- 11 parking spaces
- Washington County/City of Beaverton address
- Convenient access to Highway 217 and downtown Portland
- Traffic Count 26,953 (SW 99 Ave E)

## OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	13,503 SF
Building Size:	4,316 SF



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## DEMOGRAPHICS

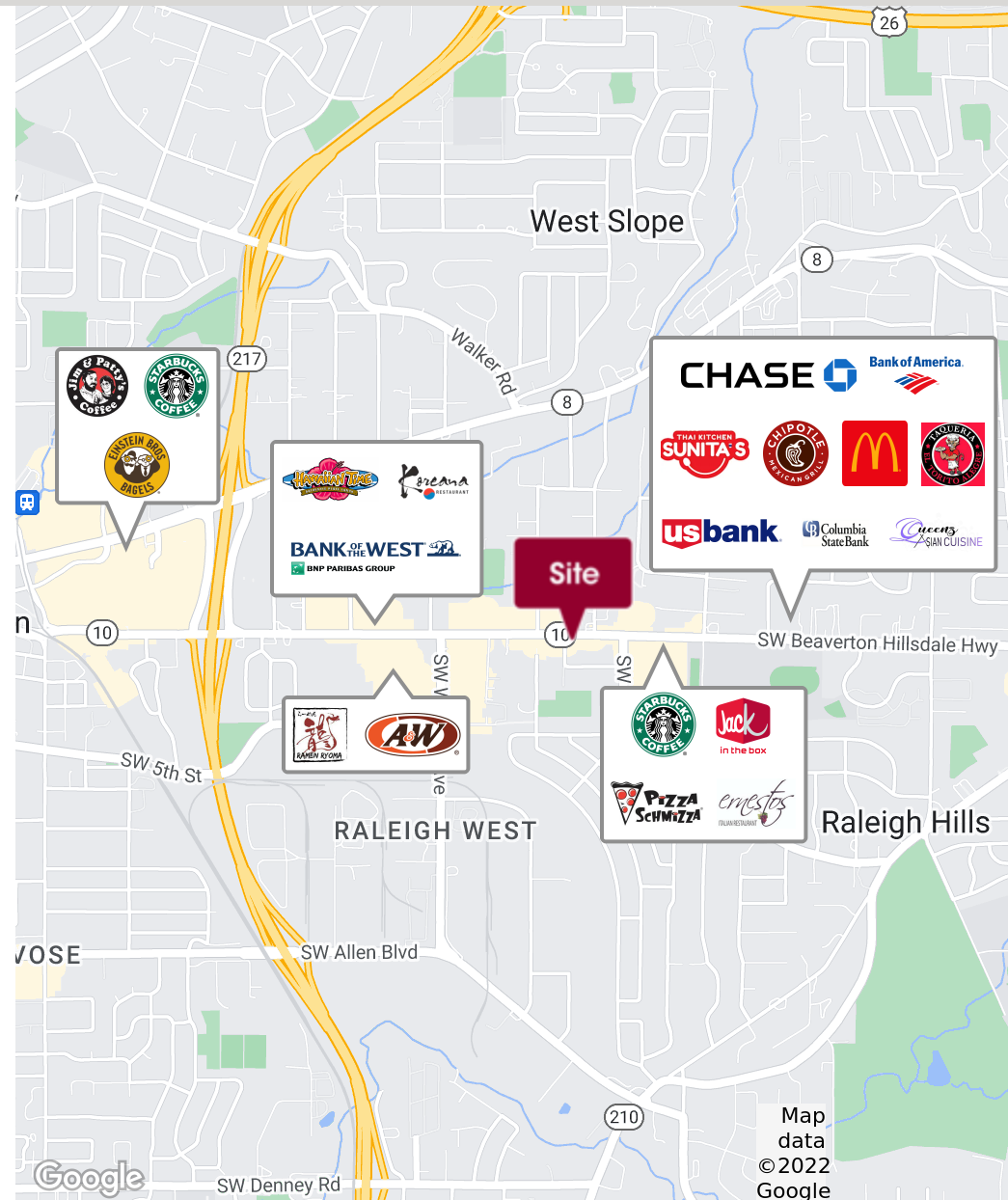
	1 MILE	2 MILES	3 MILES
Total population	10,682	55,052	126,976
Median age	42.8	40.2	40.5
Median age (Male)	40.1	38.0	39.2
Median age (Female)	46.8	43.4	42.2
Total households	5,001	24,792	56,737
Total persons per HH	2.1	2.2	2.2
Average HH income	\$94,347	\$96,041	\$104,304
Average house value	\$435,843	\$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	<b>81, Very Walkable</b>	Most errands can be accomplished on foot
Bike Score	<b>70, Very Bikeable</b>	Biking is convenient for most trips.



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