

Downtown Beaverton Office/Retail Opportunity

4705 SW WATSON AVENUE & 12670 SW 2ND STREET BEAVERTON, OR 97005



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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



FOR SALE

4705 SW Watson Avenue & 12670 SW 2nd Street, Beaverton, OR 97005



PROPERTY DESCRIPTION

4705 SW Watson Avenue: The subject building is a 2,311 SF retail building located in the heart of Downtown Beaverton. For the last several decades the building has been owned and occupied by Beaverton Florists. It has undergone significant renovations in the past few years and features modern finishes throughout. The building is equipped with above average infrastructure including plumbing and power to suit the needs of the florist business. It has a predominantly open layout with a few perimeter offices. This floor plan makes it easily suitable for a wide array of businesses. The property is situated on a 5,100 SF lot zoned RC-OT (Old Town, Beaverton).

12670 SW 2nd Street: This property consists of a 1,256 SF commercially zoned house that is currently used for storage and admin purposes for the florist's business. In addition, there is a recently built 500 SF fully insulated shop/storage building with a roll-up door along SW 2nd Street. The property is situated on a 4,792 SF lot zoned RC-OT (Old Town, Beaverton). Finally, there is a covered breezeway between the house and main shop building that is used for storage of the walk-in cooler.

In total, there is 4,067 SF of rentable building area situated on 9,892 SF of RC-OT zoned land. In addition, there is a loading zone along SW 2nd Street and free street parking.

PROPERTY HIGHLIGHTS

- Modern interior upgrades completed in 2022
- New HVAC installed in 2020
- Recent Exterior upgrades completed
- 10' x 20" walk-in cooler

OFFERING SUMMARY

Sale Price:	\$1,700,000
Land Size:	9,852 SF zoned RC-OT
Building Size:	4,067 SF



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Map
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,374	4,449	19,683
Average Age	31.5	35.8	36.3
Average Age (Male)	28.5	32.4	33.3
Average Age (Female)	32.2	40.6	40.8

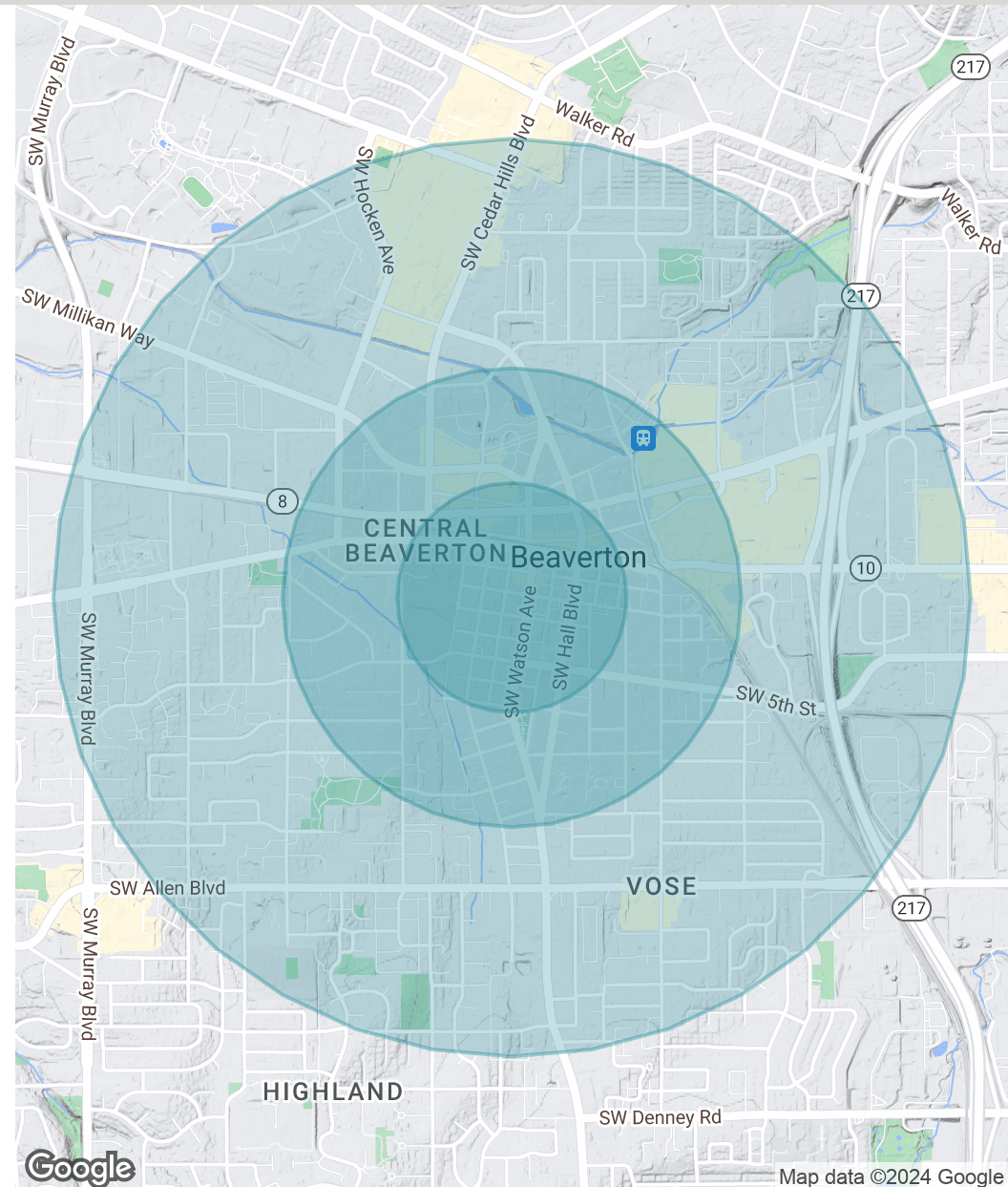
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	589	2,036	8,616
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$60,366	\$61,049	\$69,570
Average House Value	\$306,581	\$198,946	\$254,349

* Demographic data derived from 2020 ACS - US Census

TRANSIT/SUBWAY

	DRIVE	WALK	DISTANCE
Beaverton Central Transit Stop	3 min	9 min	0.4 mi
Beaverton Transit Center	3 min	12 min	0.6 mi



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