

FORMER BASSETT FURNITURE SPACE – HIGH VISIBILITY RETAIL

9587 SW Cascade Avenue, Beaverton, Oregon



FOR LEASE

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

AVAILABLE SPACE

24,862 SF

CLEAR HEIGHT

16' 3"

LOADING

1 dock high door

PARKING

4.8/1,000 SF

ZONING

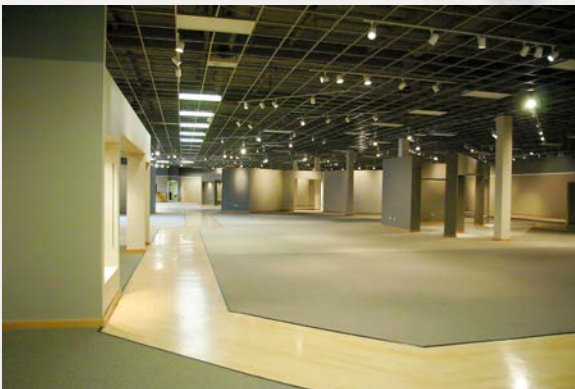
C-WS, Commercial, Washington Square

LEASE RATE

\$16/SF NNN

ESTIMATED NNN'S

\$2.87/SF/Year

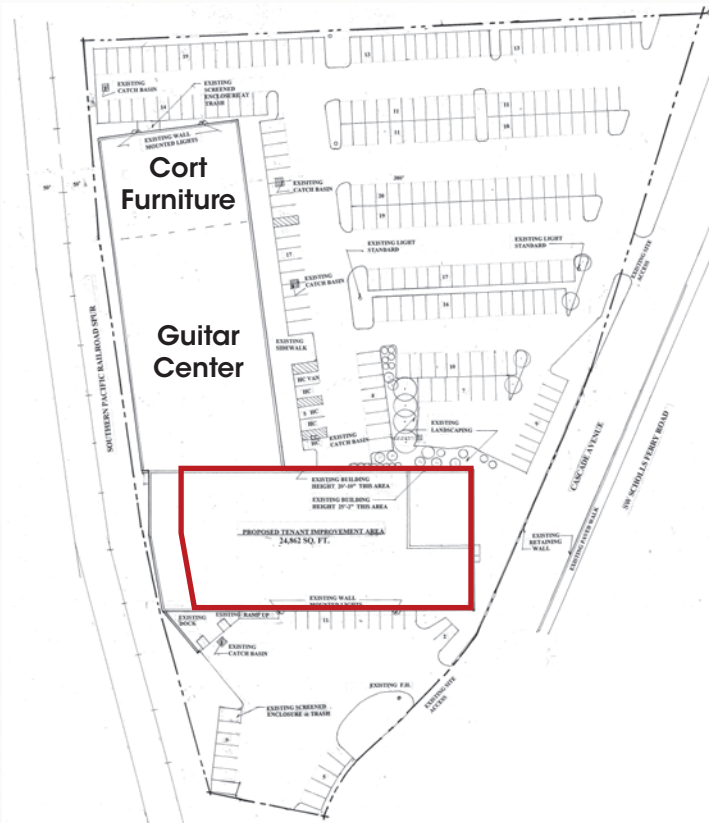


FEATURES

- Signage and front of building visible from Highway 217
- Recently repainted exterior
- Repaving, restriping and landscape update coming in Spring 2018
- Fantastic location just off of SW Scholls Ferry Road and Highway 217 with quick access to and from Washington Square Mall



SITE PLAN



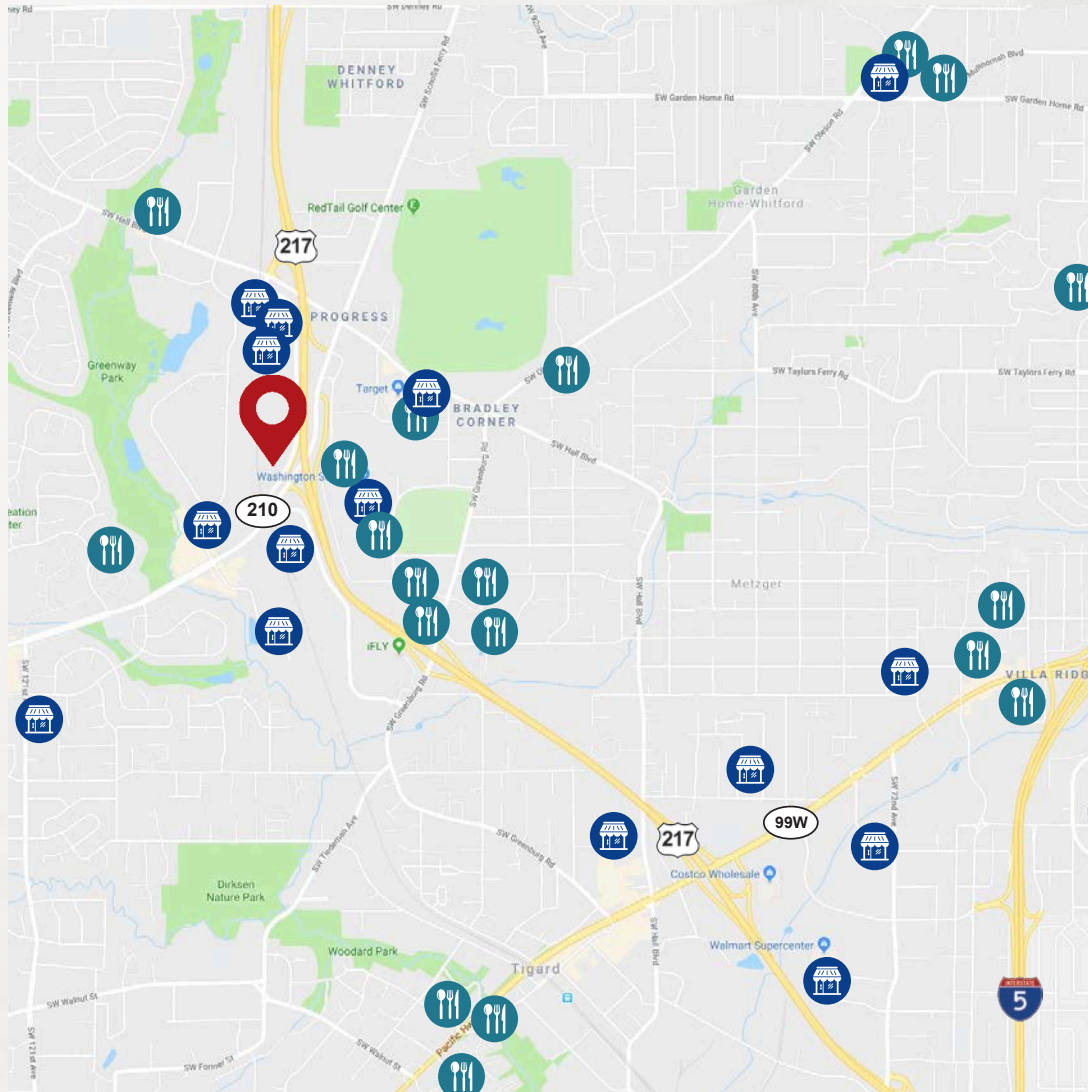




LOCATION & DEMOGRAPHICS

DEMOGRAPHICS

	1 Mile	3 Miles
Population	12,819	144,750
Households	5,163	59,032
Median HH Income	\$54,187	\$67,796
Pop. Growth '17-'22	↑6.7%	↑6.5%
HH Growth '17-'22	↑6.6%	↑6.4%



RETAIL



- Washington Square Mall
- Best Buy
- Nordstrom Rack
- Target
- Fisherman's Marine & Outdoor
- Guitar Center
- Costco

DINING



- Cheesecake Factory
- Portland Seafood
- Thirsty Lion Gastropub
- Gustav's Pub & Grill
- Red Lobster
- Benihana
- Broder Soder
- Stockpot
- Red Robin