

APPLE WAY CORNER

FOR LEASE ► PORTLAND OREGON



LOCATION

8538-8540 SW Apple Way at Beaverton-Hillsdale Hwy
Portland, Oregon

AVAILABLE SPACE | RATE

#8540 - UPPER LEVEL:

- **3,305 SF**
(Asking price: \$24.00/SF, NNN [NNN est. at \$7.50 SF])
- Suitable for office, medical clinic, personal service or retail uses

#8538 - LOWER LEVEL:

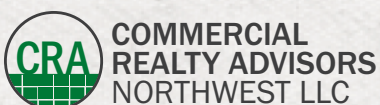
- **2,777 SF** (Subject to a right of first refusal from existing tenant.)
(Asking price: \$13.00/SF, modified gross)
- **5,491 SF** (Available 5/31/2023 with 90 days notice)
(Asking price: \$15.00/SF, modified gross)
- Lower Level is perfect for athletic (biking, yoga, Pilates, martial arts, etc.) or inexpensive office, service, retail or educational uses
- **PLEASE DO NOT DISTURB CURRENT TENANTS**

TRAFFIC COUNT

SW Beaverton-Hillsdale Hwy - 27,064 ADT ('22)

HIGHLIGHTS

Co-tenants include Ernesto's Italian Restaurant, Edward Jones, Fidelity National Title, Wet Pets Tropical Fish, McBride Vision Clinic, Raleigh Park Dental Care, PDX RC Underground and Latino Built.



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APPLE WAY CORNER
8538-8540 SW APPLE WAY
PORTLAND, OR

IMAGES - UPPER LEVEL

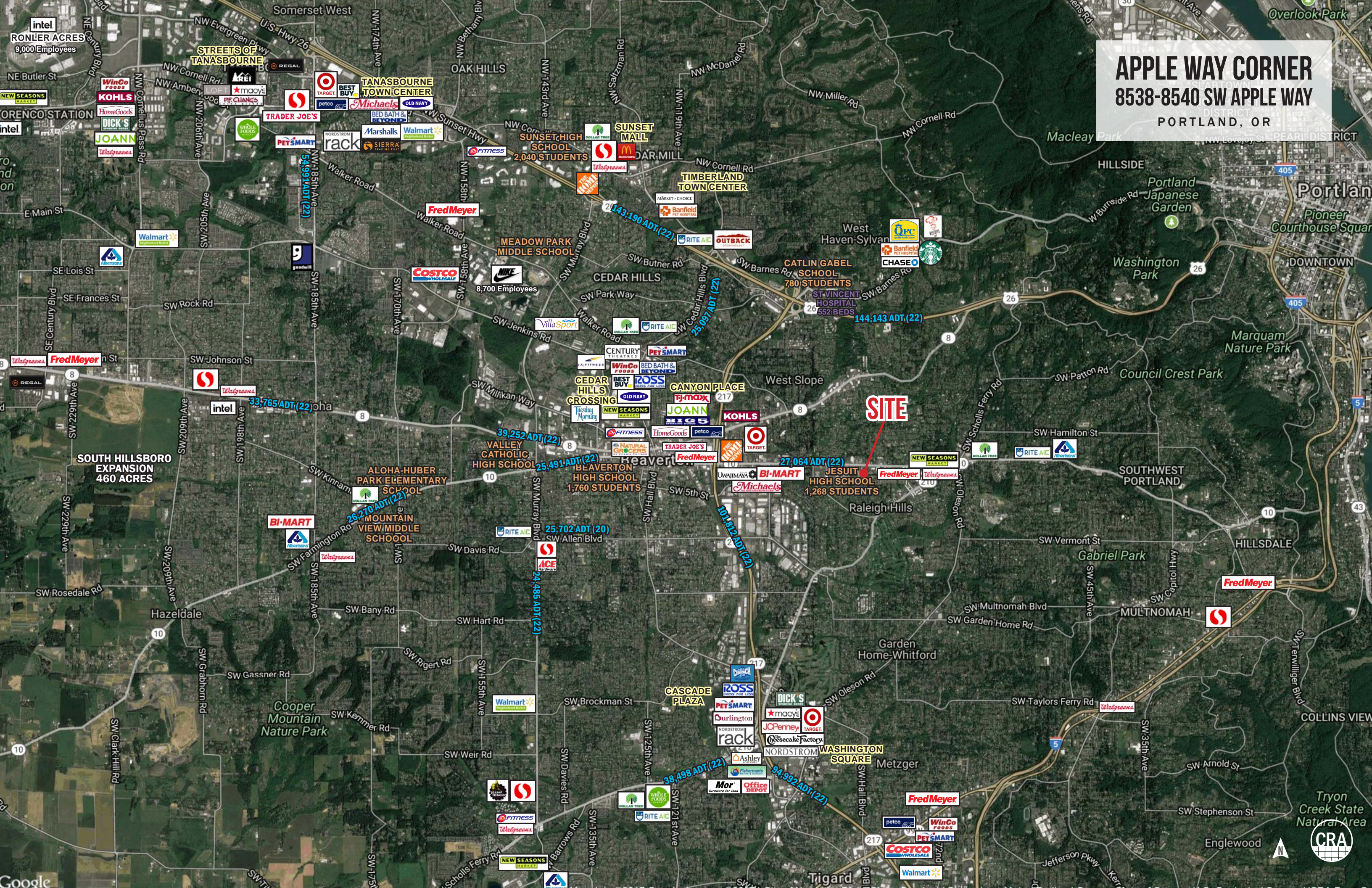




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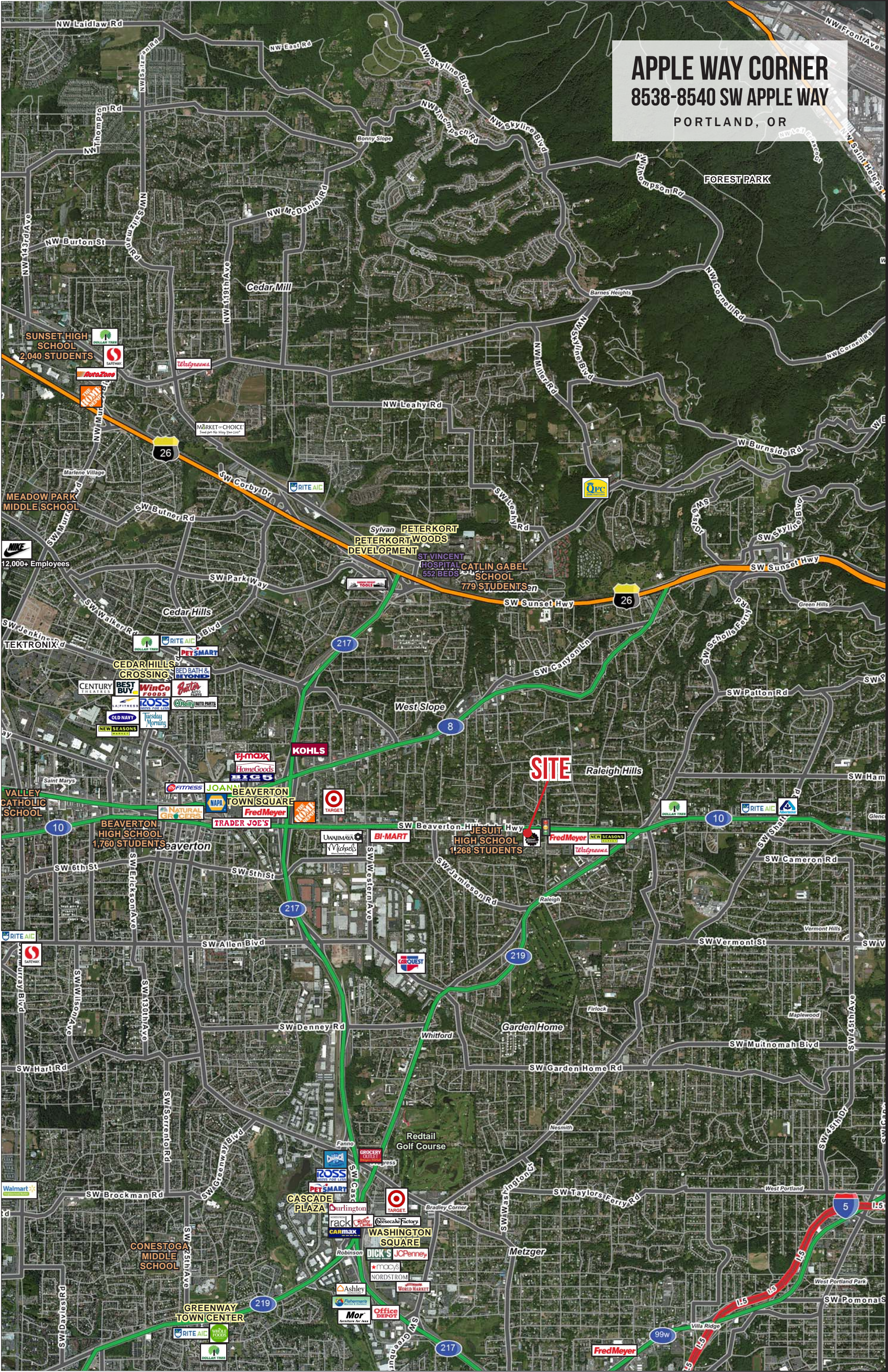
8538-8540 SW APPLE WAY

PORTLAND, OR



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SUNSET HIGH SCHOOL
2,040 STUDENTS

MEADOW PARK MIDDLE SCHOOL

12,000+ Employees

VALLEY CATHOLIC SCHOOL

BEAVERTON HIGH SCHOOL
1,760 STUDENTS

CONESTOGA MIDDLE SCHOOL

Cedar Mill

Cedar Hills

BEAVERTON TOWN SQUARE

GREENWAY TOWN CENTER

Sylvan PETERKORT PETERKORT WOODS DEVELOPMENT

West Slope

CASCADE PLAZA

WASHINGTON SQUARE

ST VINCENT HOSPITAL CATLIN GABEL SCHOOL
552 BEDS
779 STUDENTS

JESUIT HIGH SCHOOL
1,268 STUDENTS

REDTAIL GOLF COURSE

Metzger

FOREST PARK

QFC

SITE

Raleigh Hills

219

217

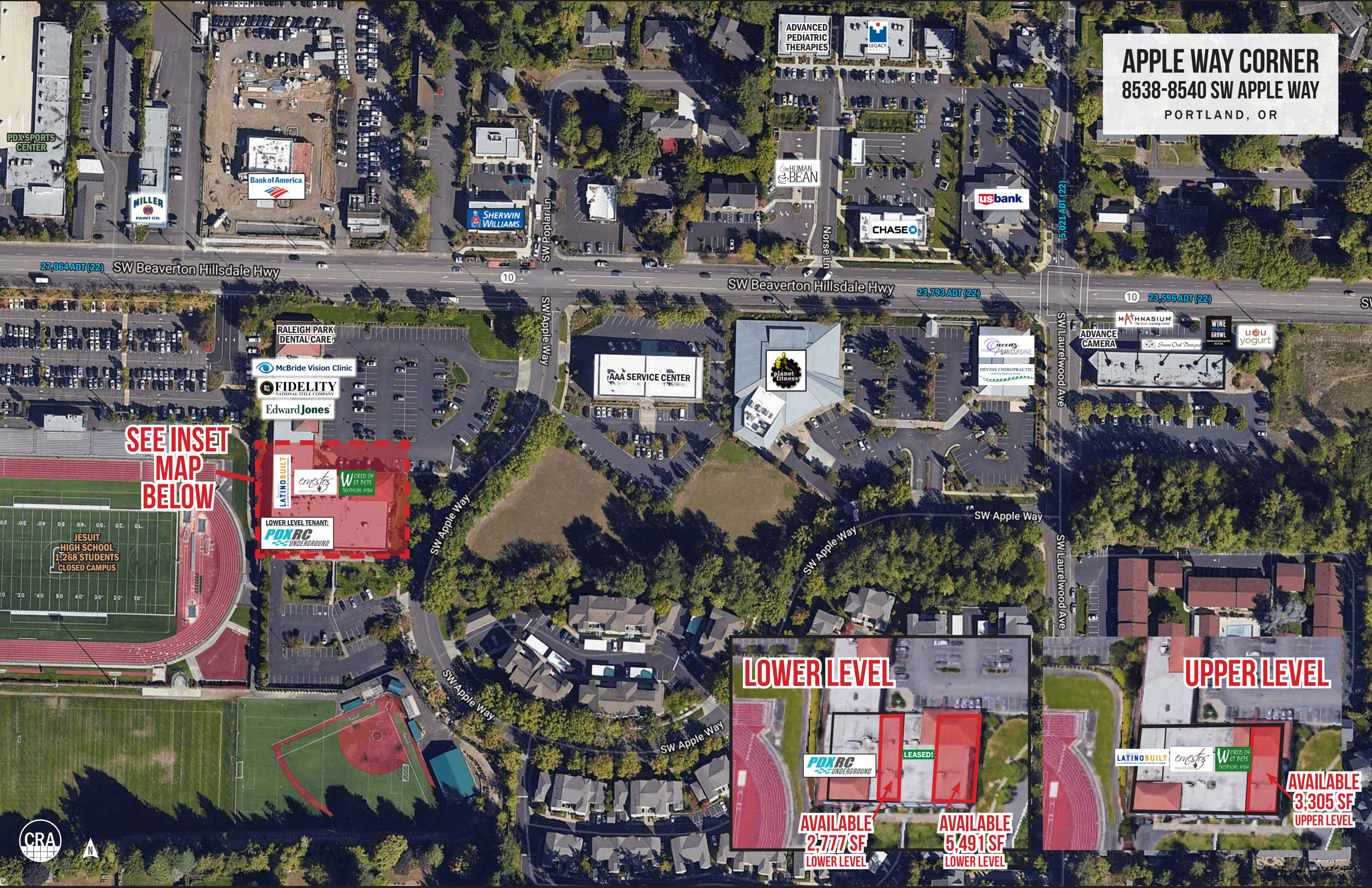
26

10

5

99w

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8538-8540 SW APPLE WAY
PORTLAND, OR



27,064 ADT (22) SW Beaverton Hillsdale Hwy

SW Beaverton Hillsdale Hwy 23,793 ADT (22)

10 23,596 ADT (22)

**SEE INSET
MAP
BELOW**

LATINO BUILT
emestis
WORLD OF ET PETS TROPICAL FISH
LOWER LEVEL TENANT:
PDX RC UNDERGROUND

LOWER LEVEL

PDX RC UNDERGROUND **LEASED!**

AVAILABLE 2,777 SF LOWER LEVEL

AVAILABLE 5,491 SF LOWER LEVEL

UPPER LEVEL

LATINO BUILT emestis WORLD OF ET PETS TROPICAL FISH

AVAILABLE 3,305 SF UPPER LEVEL

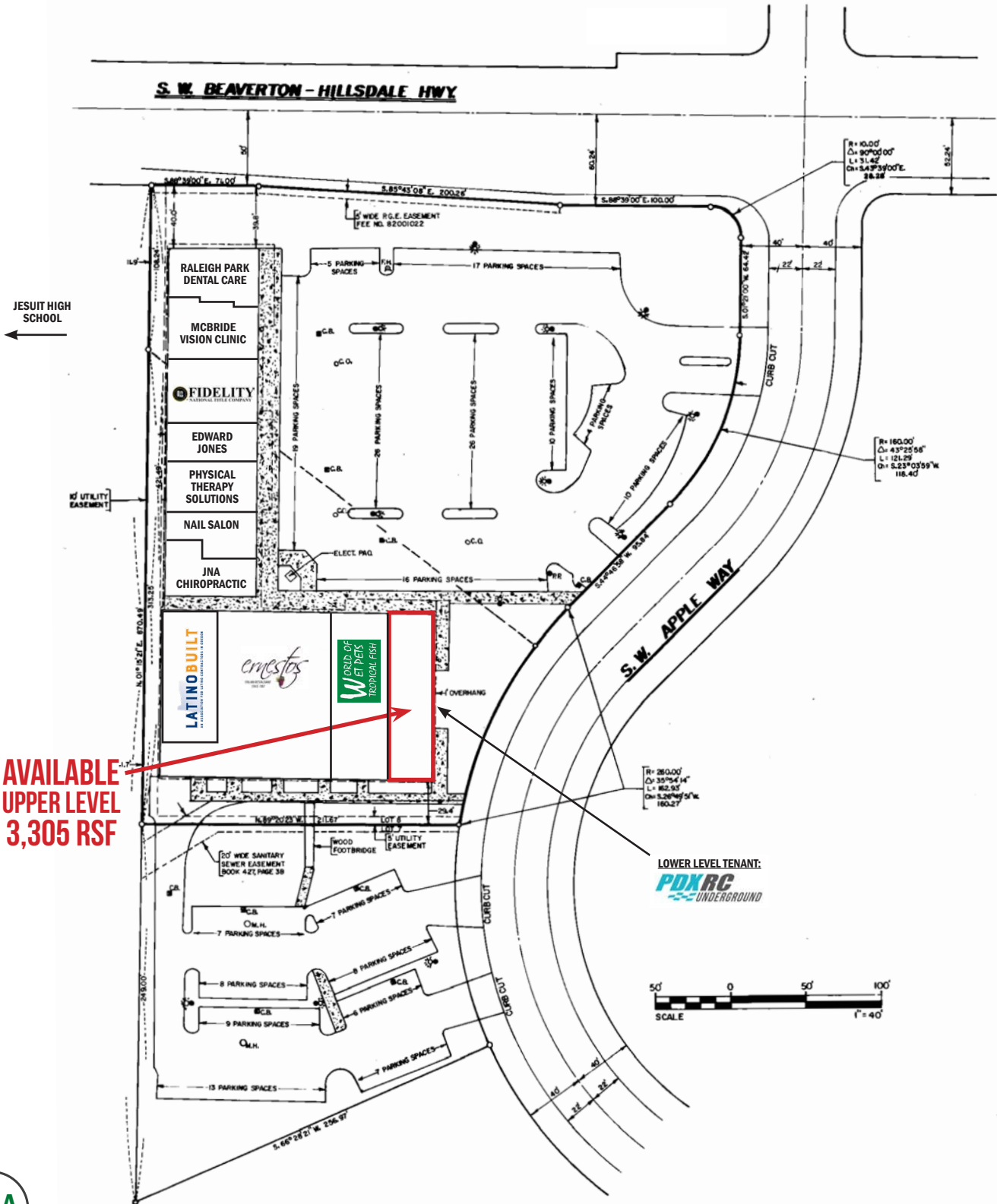


APPLE WAY CORNER

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PORTLAND, OR

SITE PLAN



**AVAILABLE
UPPER LEVEL
3,305 RSF**

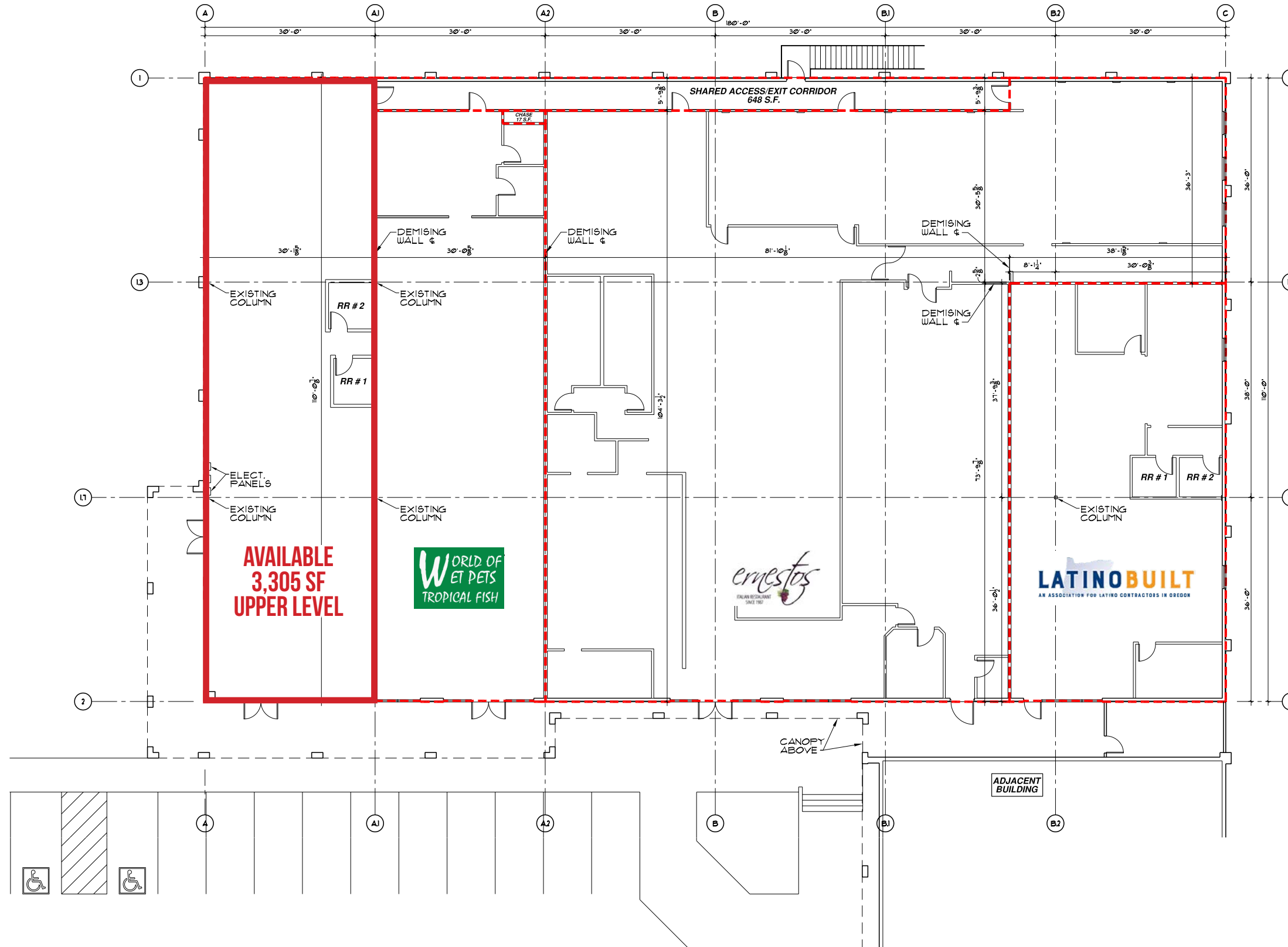
LOWER LEVEL TENANT:
PDXRC
UNDERGROUND



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

BUILDING PLAN
BUILDING A | UPPER LEVEL

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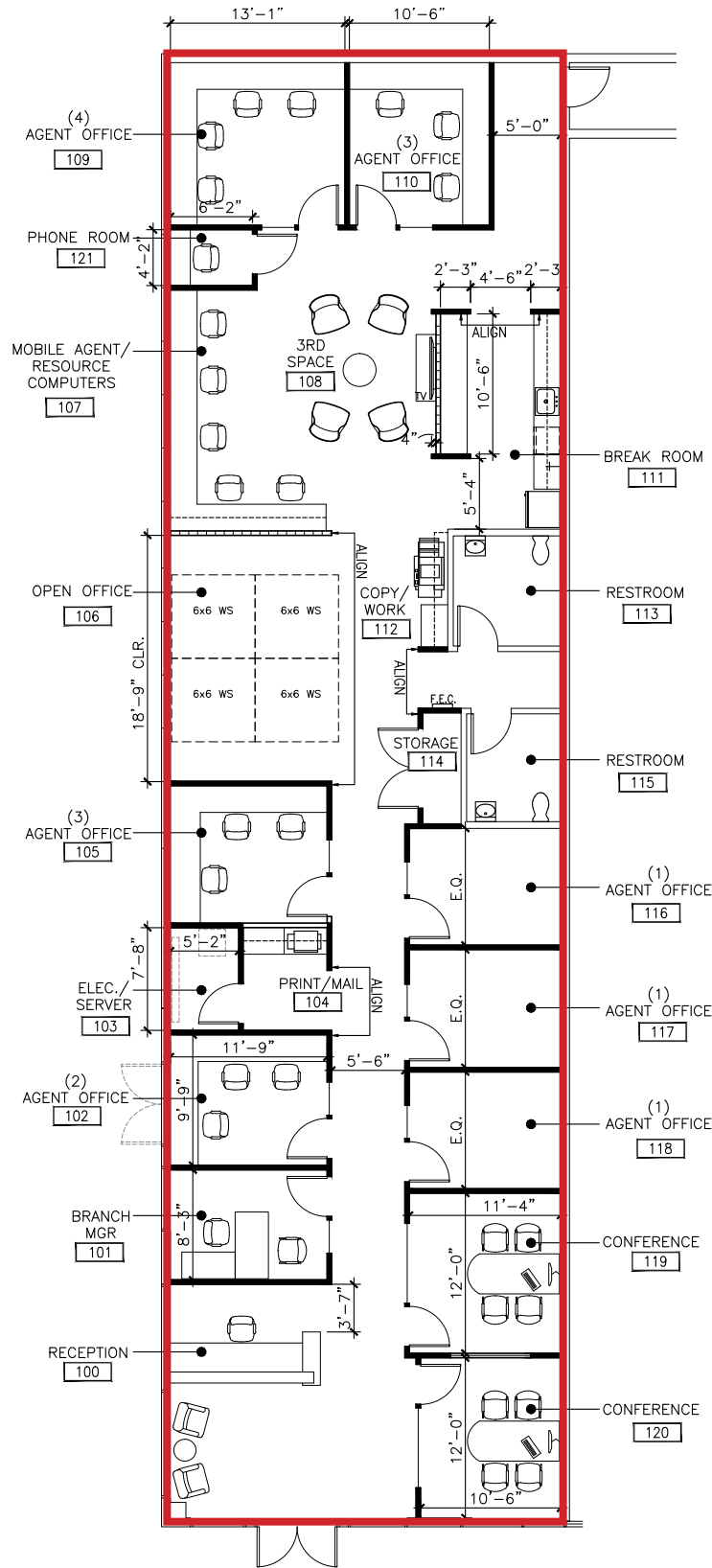


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BUILDING PLAN
3,305 SF | UPPER LEVEL

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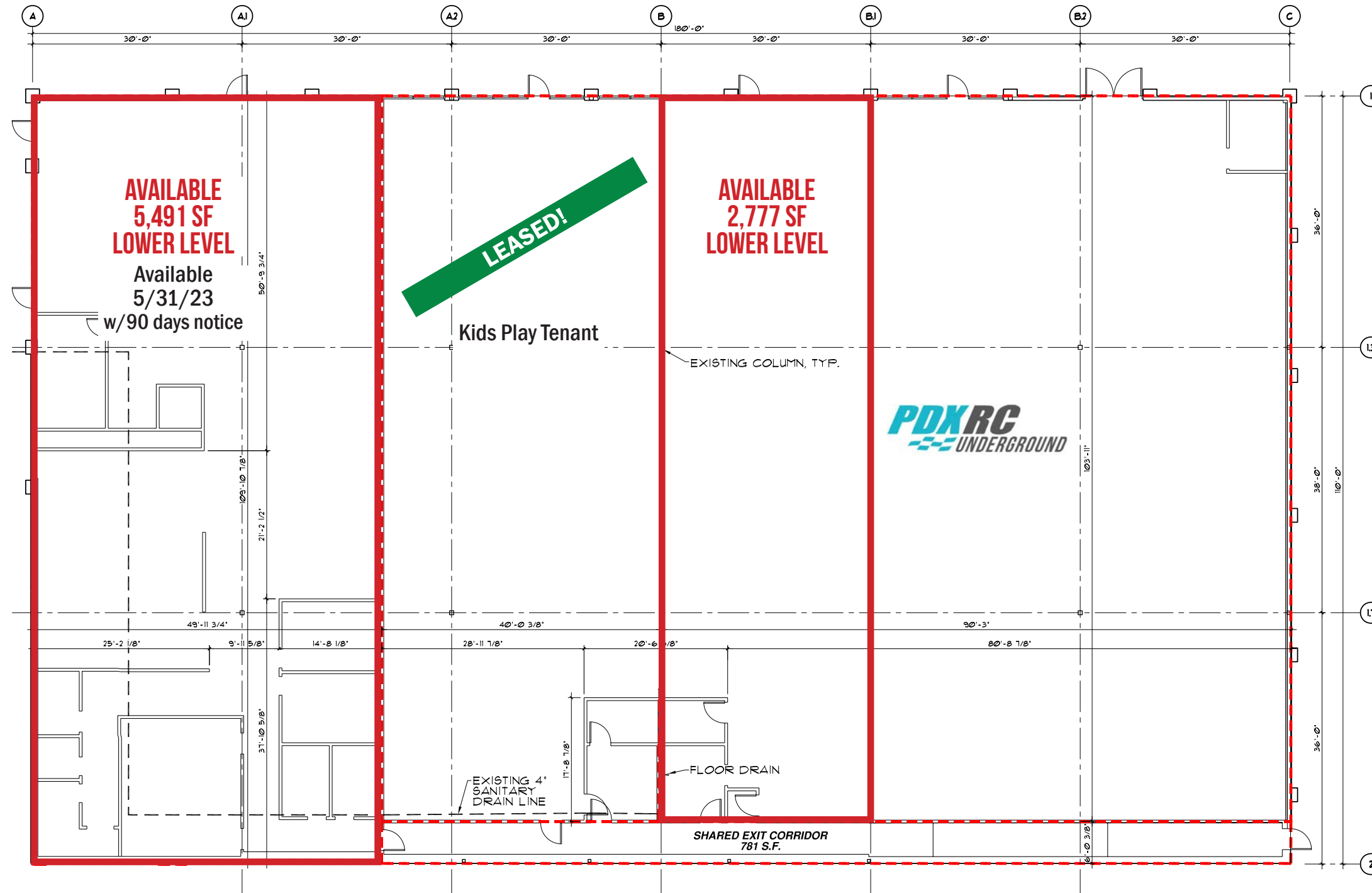


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BUILDING PLAN
BUILDING A | LOWER LEVEL

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DEMOGRAPHIC SUMMARY

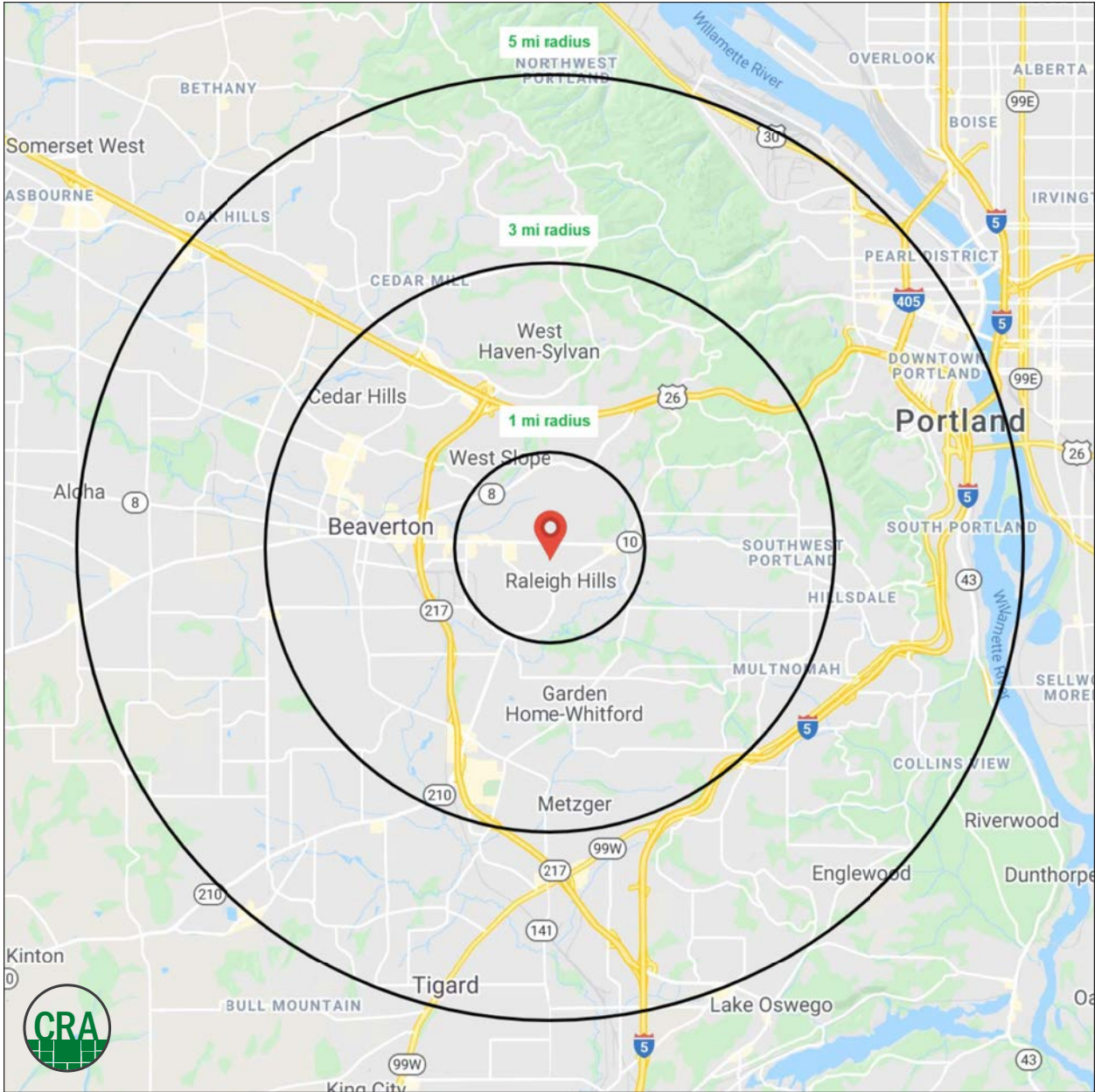
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	12,228	117,171	362,801
Projected Population 2027	12,328	118,713	370,801
Average HH Income	\$120,843	\$126,769	\$121,808
Median Home Value	\$626,531	\$524,167	\$525,203
Daytime Demographics 16+	12,650	99,845	359,067
Some College or Higher	85.0%	80.2%	82.5%

\$120,843

Average Household Income
1 MILE RADIUS

49,589

Households
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4854/-122.7651

8540 SW Apple Way Portland, OR 97225	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	12,228	117,171	362,801
2027 Projected Population	12,328	118,713	370,431
2020 Census Population	12,080	117,593	363,955
2010 Census Population	11,522	110,016	331,059
Projected Annual Growth 2022 to 2027	0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2022	0.5%	0.5%	0.8%
2022 Median Age	44.3	40.5	38.8
Households			
2022 Estimated Households	5,558	49,589	159,578
2027 Projected Households	5,774	51,423	166,140
2020 Census Households	5,492	49,780	160,288
2010 Census Households	5,385	47,273	144,948
Projected Annual Growth 2022 to 2027	0.8%	0.7%	0.8%
Historical Annual Growth 2010 to 2022	0.3%	0.4%	0.8%
Race and Ethnicity			
2022 Estimated White	77.2%	72.0%	69.7%
2022 Estimated Black or African American	1.9%	2.2%	2.6%
2022 Estimated Asian or Pacific Islander	5.8%	6.6%	10.0%
2022 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.8%
2022 Estimated Other Races	14.5%	18.3%	16.9%
2022 Estimated Hispanic	10.8%	15.3%	13.5%
Income			
2022 Estimated Average Household Income	\$120,843	\$126,769	\$121,808
2022 Estimated Median Household Income	\$88,973	\$92,719	\$94,100
2022 Estimated Per Capita Income	\$55,099	\$53,817	\$53,767
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.0%	2.6%
2022 Estimated Some High School (Grade Level 9 to 11)	1.3%	3.0%	2.4%
2022 Estimated High School Graduate	12.1%	13.8%	12.5%
2022 Estimated Some College	20.2%	18.9%	18.4%
2022 Estimated Associates Degree Only	7.0%	6.4%	7.0%
2022 Estimated Bachelors Degree Only	35.3%	32.0%	33.2%
2022 Estimated Graduate Degree	22.6%	23.0%	23.9%
Business			
2022 Estimated Total Businesses	1,300	8,958	28,387
2022 Estimated Total Employees	8,979	68,285	259,097
2022 Estimated Employee Population per Business	6.9	7.6	9.1
2022 Estimated Residential Population per Business	9.4	13.1	12.8

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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GARY SURGEON 503.936.1989 | gary@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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