

# 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:

- **4,155 SF** (Available 11/30/2022)  
(Asking price: \$12.00/SF, modified gross)
- **5,491 SF** (Available 5/31/2023 with 90 days notice)  
(Asking price: \$12.00/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.

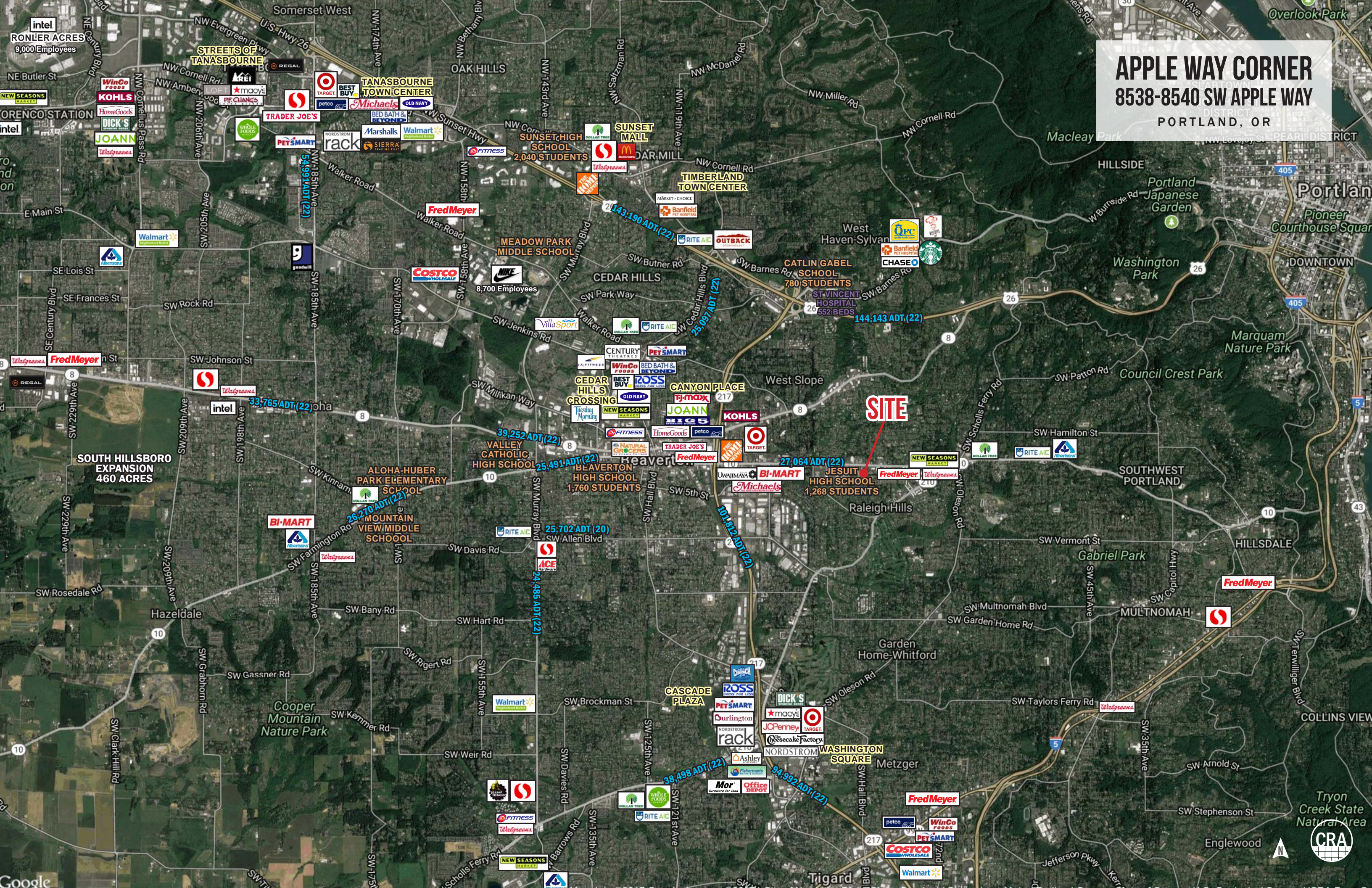


**IMAGES - UPPER LEVEL**





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



intel  
RONLER ACRES  
9,000 Employees

STREETS OF  
TANASBOURNE

TANASBOURNE  
TOWN CENTER

SUNSET  
MALL

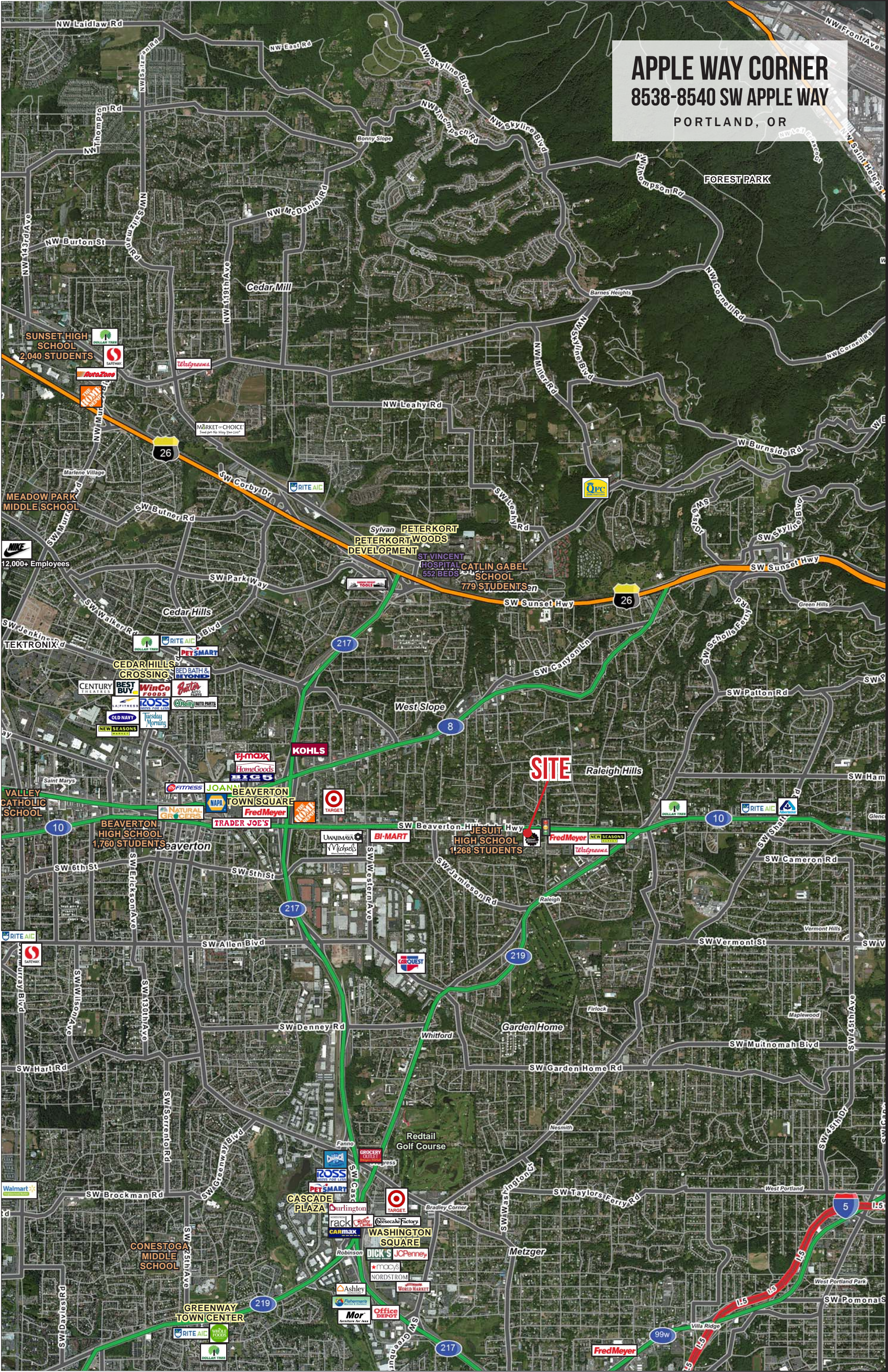
SOUTH HILLSBORO  
EXPANSION  
460 ACRES

**SITE**



# APPLE WAY CORNER

8538-8540 SW APPLE WAY  
PORTLAND, OR



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

Redtail Golf Course

ST VINCENT HOSPITAL  
552 BEDS

CATLIN GABEL SCHOOL  
779 STUDENTS

JESUIT HIGH SCHOOL  
1,268 STUDENTS

Garden Home

FOREST PARK

QFC

CEDAR HILLS CROSSING  
CENTURY 21 REALTY  
BEST BUY  
WinCo FOODS  
LA FITNESS  
ROSS  
OLD NAVY  
Tuesday Morning  
NEW SEASONS  
PET SMART  
BED BATH & BEYOND  
Foster  
REBEL AUTO PARTS  
NEW SEASONS

KOHL'S  
TJ-maxx  
HomeGoods  
BIG5  
NAPA  
JOAN'S BEAVERTON TOWN SQUARE  
Fred Meyer  
TRADER JOE'S  
NATURAL GR CEREALS

Target  
Walmart  
BI-MART  
Michels

CASCADE PLAZA  
rack  
Carmax  
WASHINGTON SQUARE  
DICK'S JCPenney  
NORDSTROM  
Ashley  
Mor  
Office DEPOT

SITE

Raleigh Hills

Metzger

Fred Meyer

**APPLE WAY CORNER**  
**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**

**AVAILABLE 4,155 SF LOWER LEVEL**

**AVAILABLE 5,491 SF LOWER LEVEL**

**UPPER LEVEL**

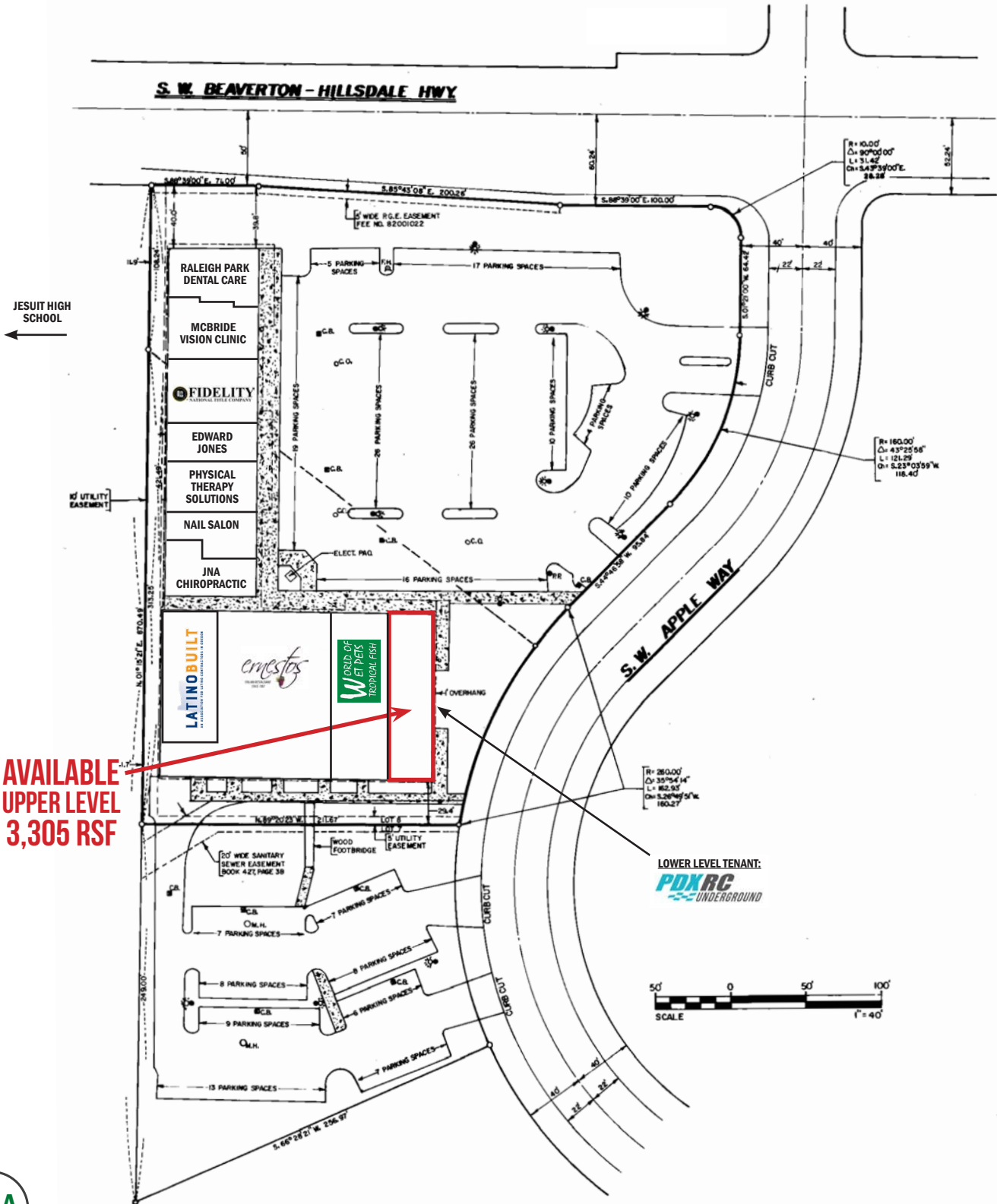
**AVAILABLE 3,305 SF UPPER LEVEL**

# APPLE WAY CORNER

## 8538-8540 SW APPLE WAY

PORTLAND, OR

### SITE PLAN



**AVAILABLE  
UPPER LEVEL  
3,305 RSF**

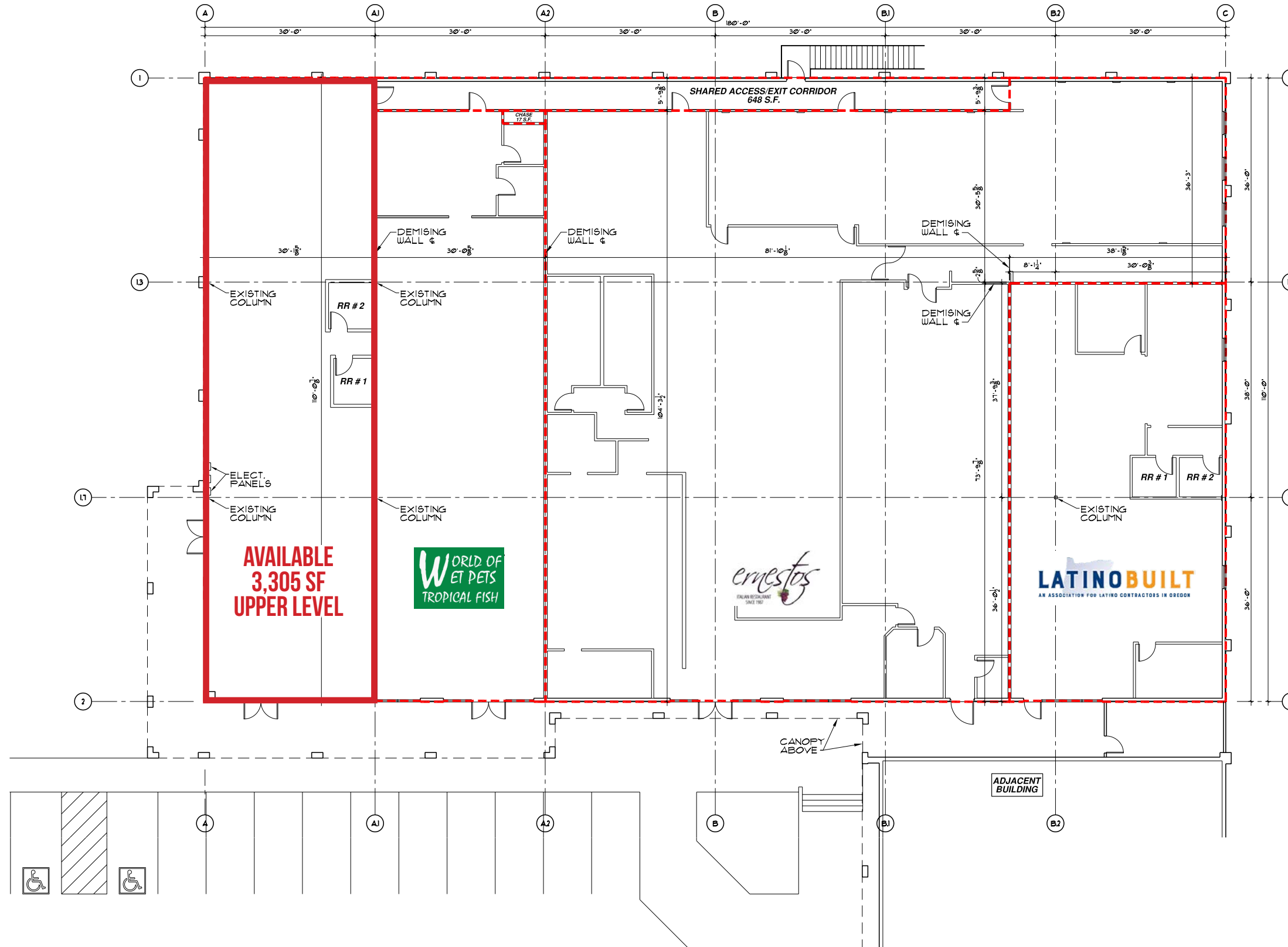
LOWER LEVEL TENANT:  
**PDXRC**  
UNDERGROUND



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**

**APPLE WAY CORNER**  
**8540 SW APPLE WAY**  
PORTLAND, OR



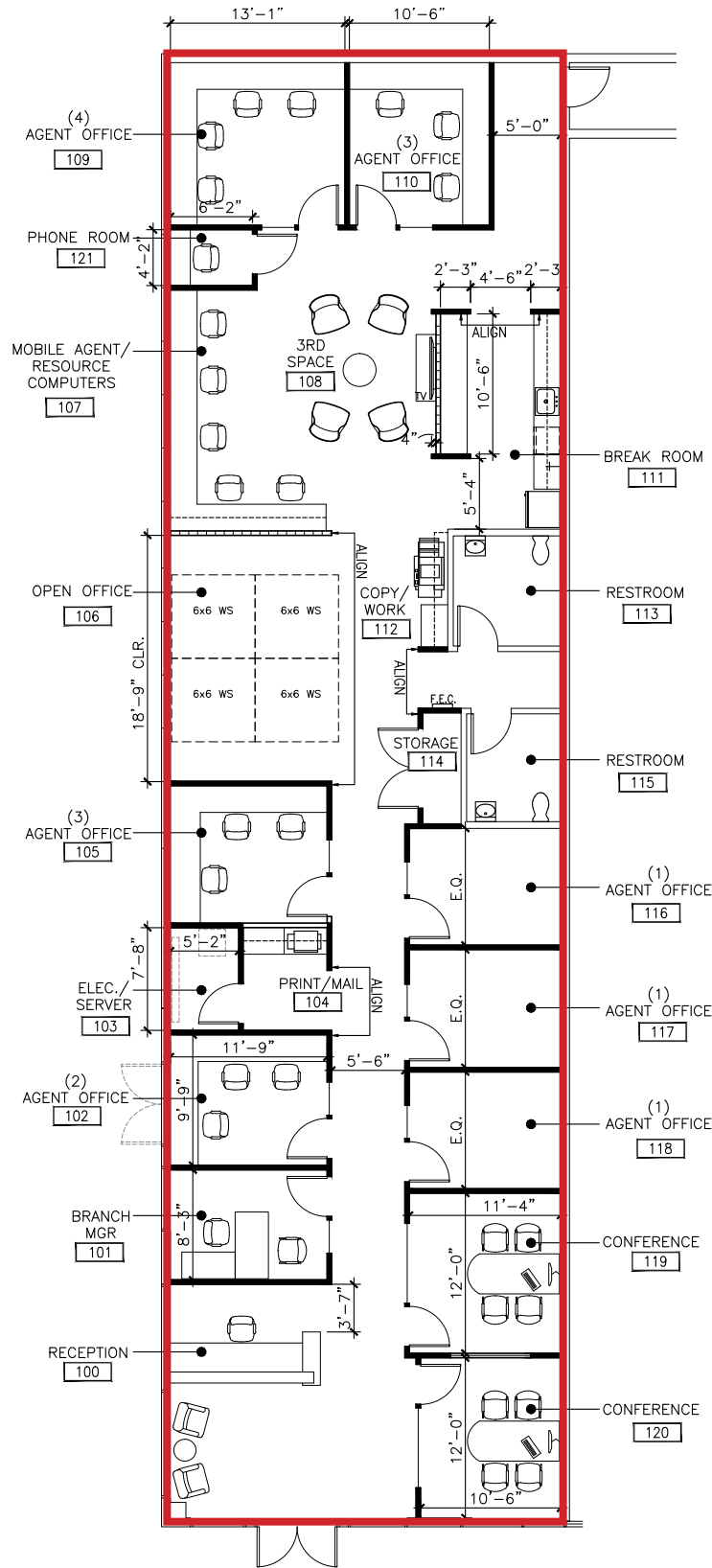
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**BUILDING PLAN**  
**3,305 SF | UPPER LEVEL**

**APPLE WAY CORNER**  
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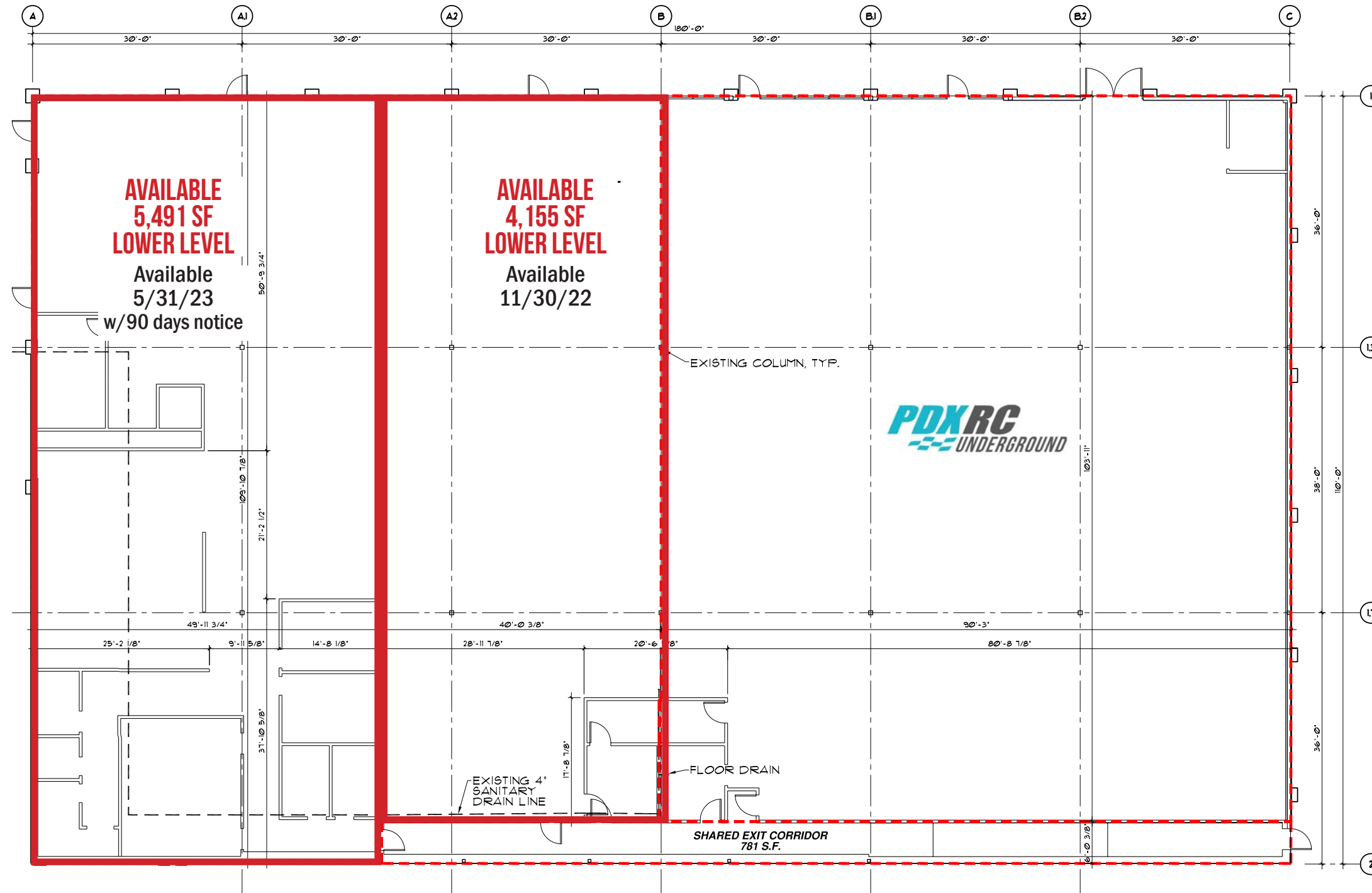


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**BUILDING PLAN**  
**BUILDING A | LOWER LEVEL**

**APPLE WAY CORNER**  
**8538 SW APPLE WAY**  
PORTLAND, OR



# APPLE WAY CORNER

## 8538-8540 SW APPLE WAY

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

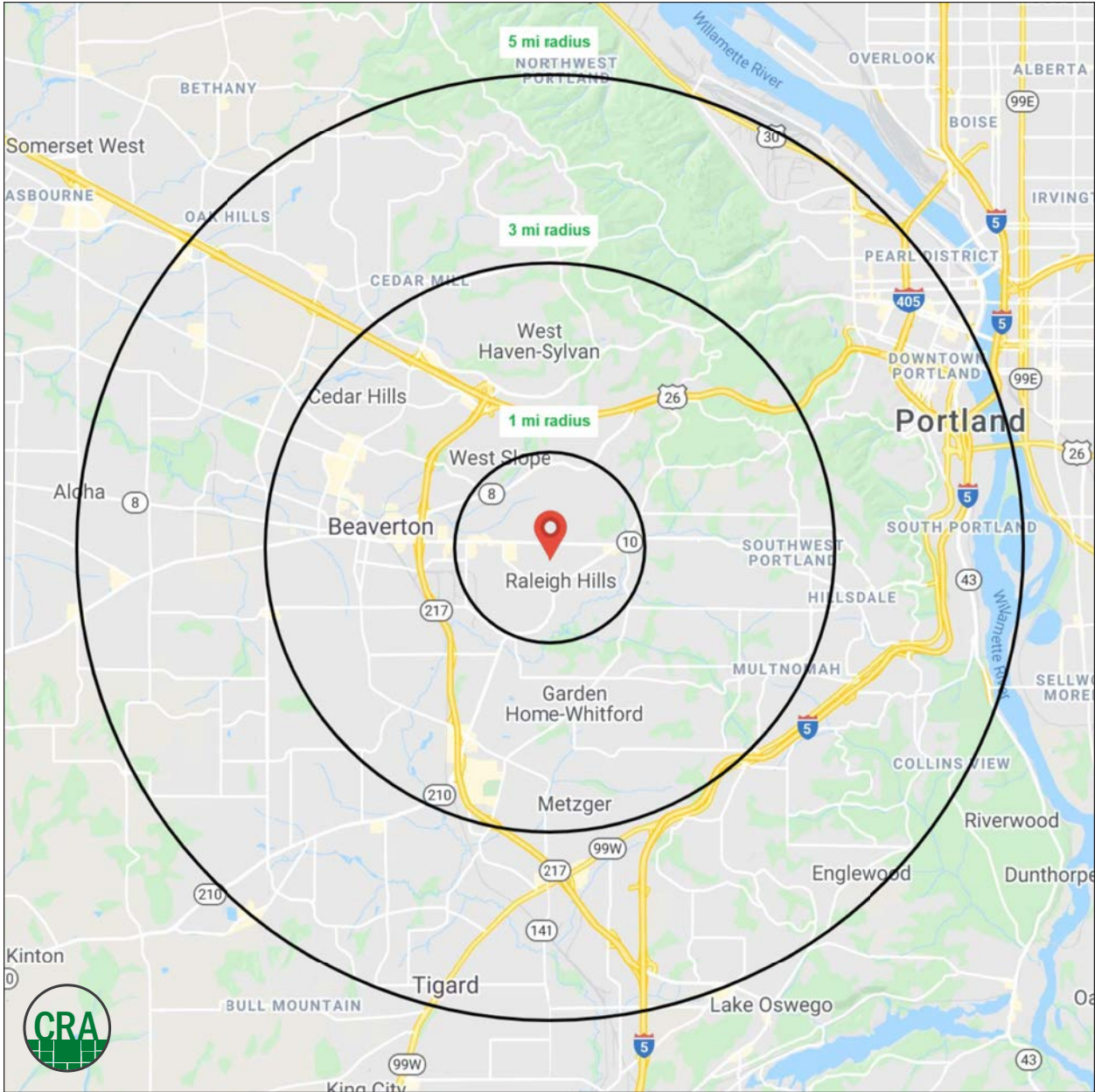
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	12,228	117,171	362,801
Projected Population 2027	12,328	118,713	370,801
Average HH Income	\$120,843	\$126,769	\$121,808
Median Home Value	\$626,531	\$524,167	\$525,203
Daytime Demographics 16+	12,650	99,845	359,067
Some College 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
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

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*For more information, please contact:*

**BOB LEFEBER** 503.807.4174 | bob@cra-nw.com  
**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



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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