

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:

● 5,491 SF (Available 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.



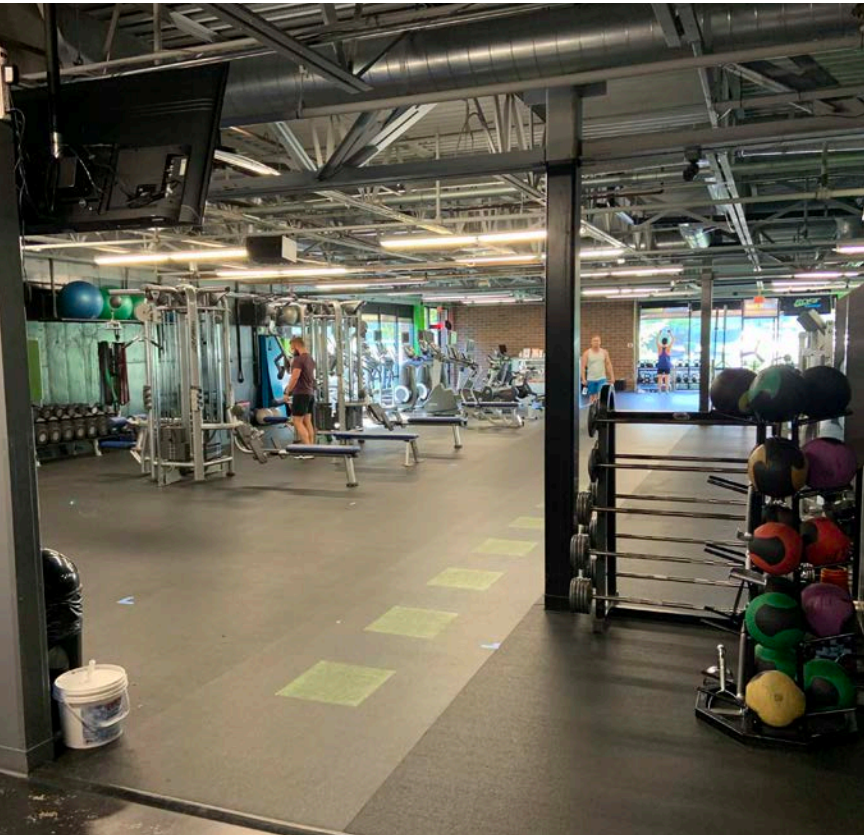
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Gary Surgeon 503.936.1989 | gary@cra-nw.com

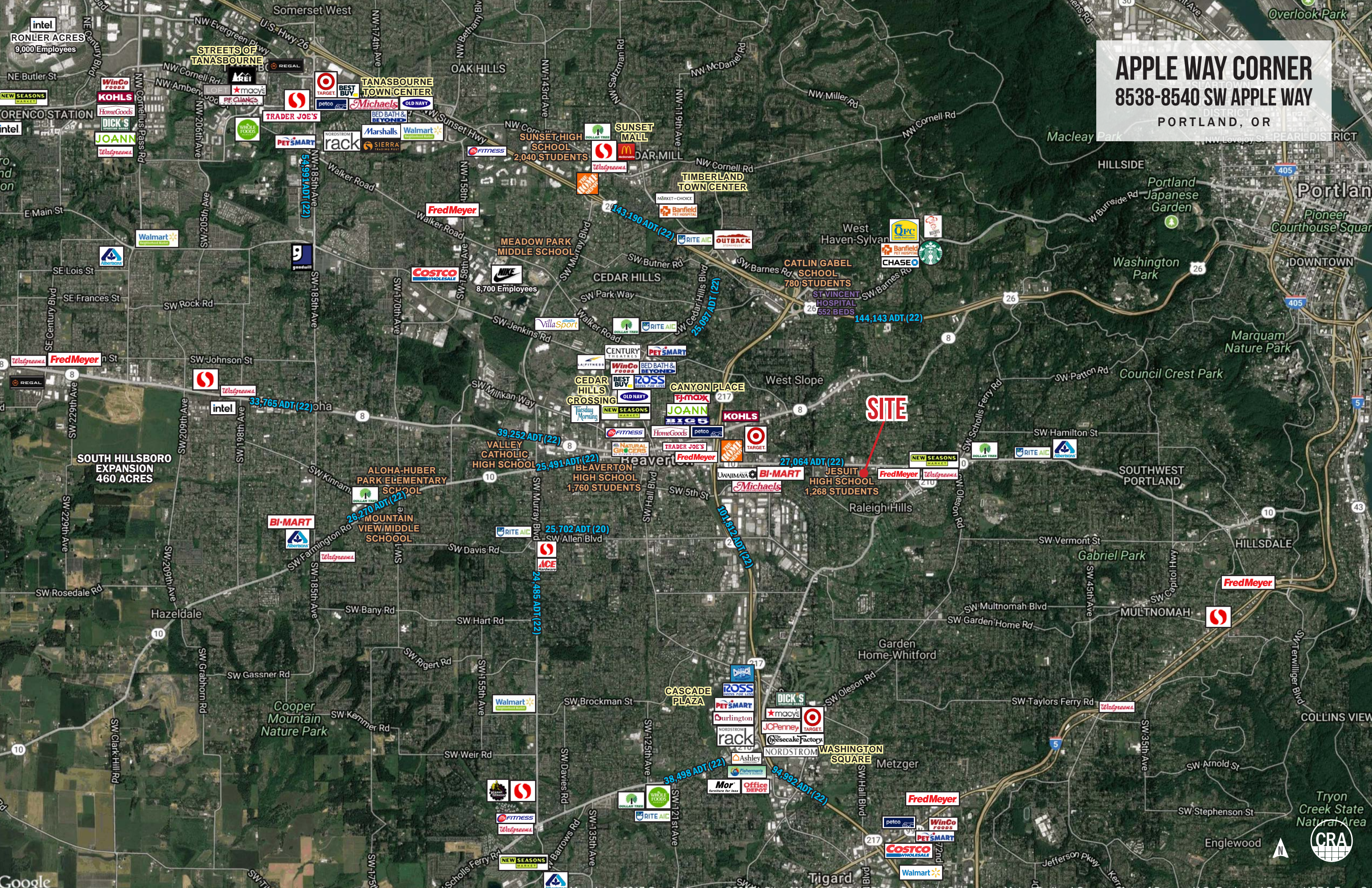
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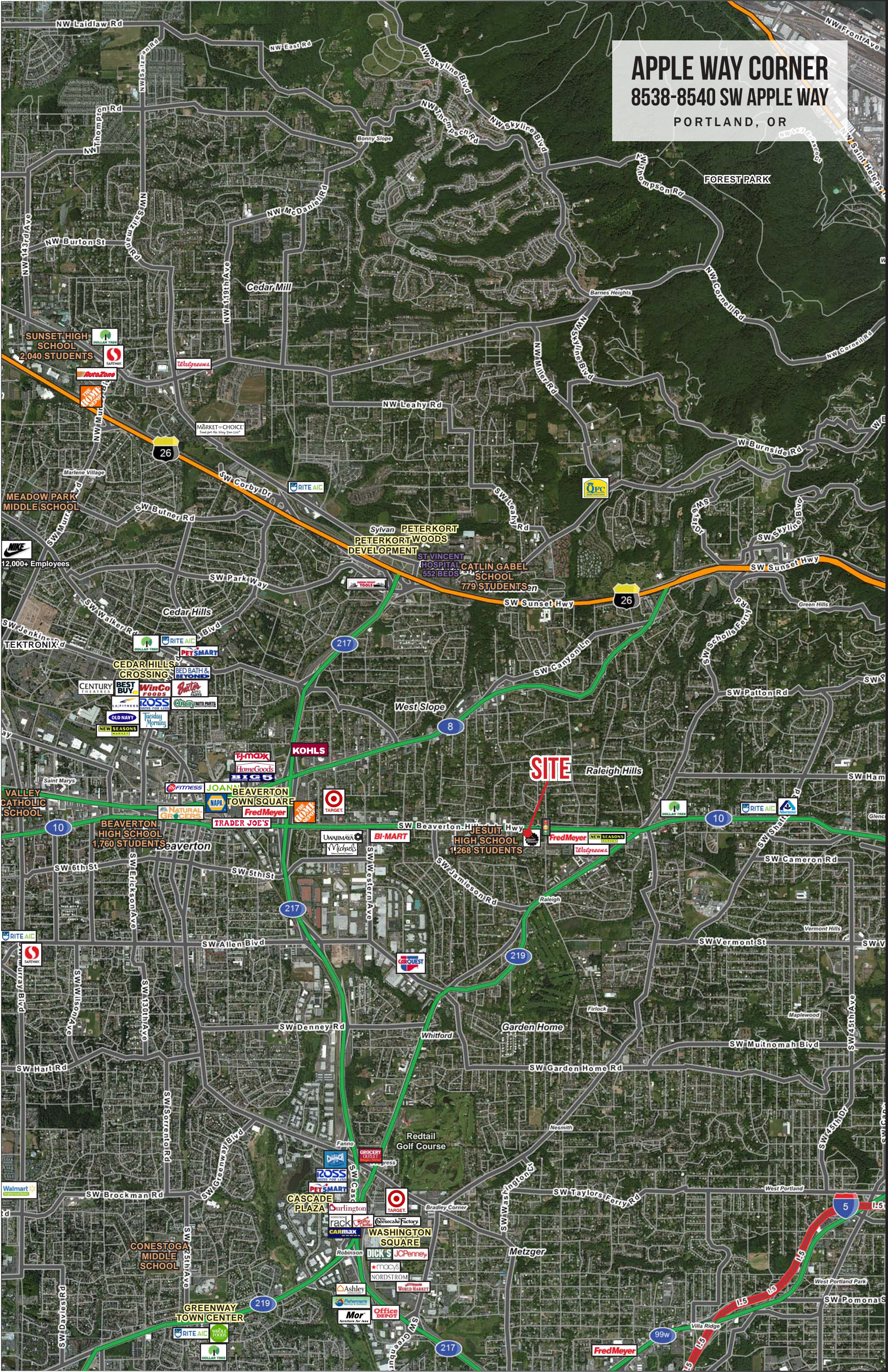
IMAGES - LOWER LEVEL



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



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**SEE INSET
MAP
BELOW**

LOWER LEVEL TENANT:
PDX RC UNDERGROUND

LATINO BUILT
emesto's
WORLD OF ET PETS TROPICAL FISH

LOWER LEVEL

PDX RC UNDERGROUND

LEASED!

AVAILABLE 5,491 SF LOWER LEVEL

UPPER LEVEL

LATINO BUILT
emesto's
WORLD OF ET PETS TROPICAL FISH

AVAILABLE 3,305 SF UPPER LEVEL

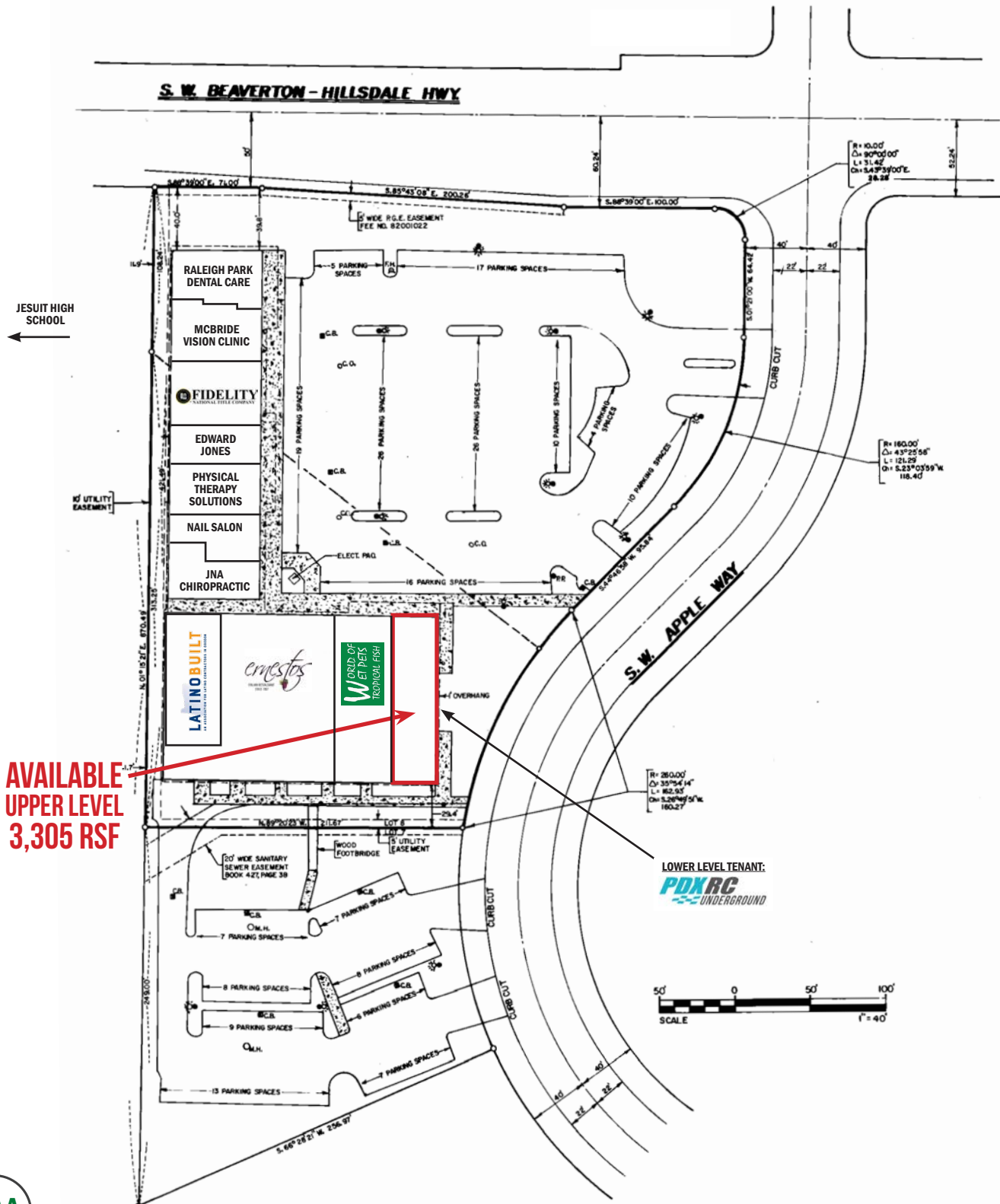


APPLE WAY CORNER

8538-8540 SW APPLE WAY

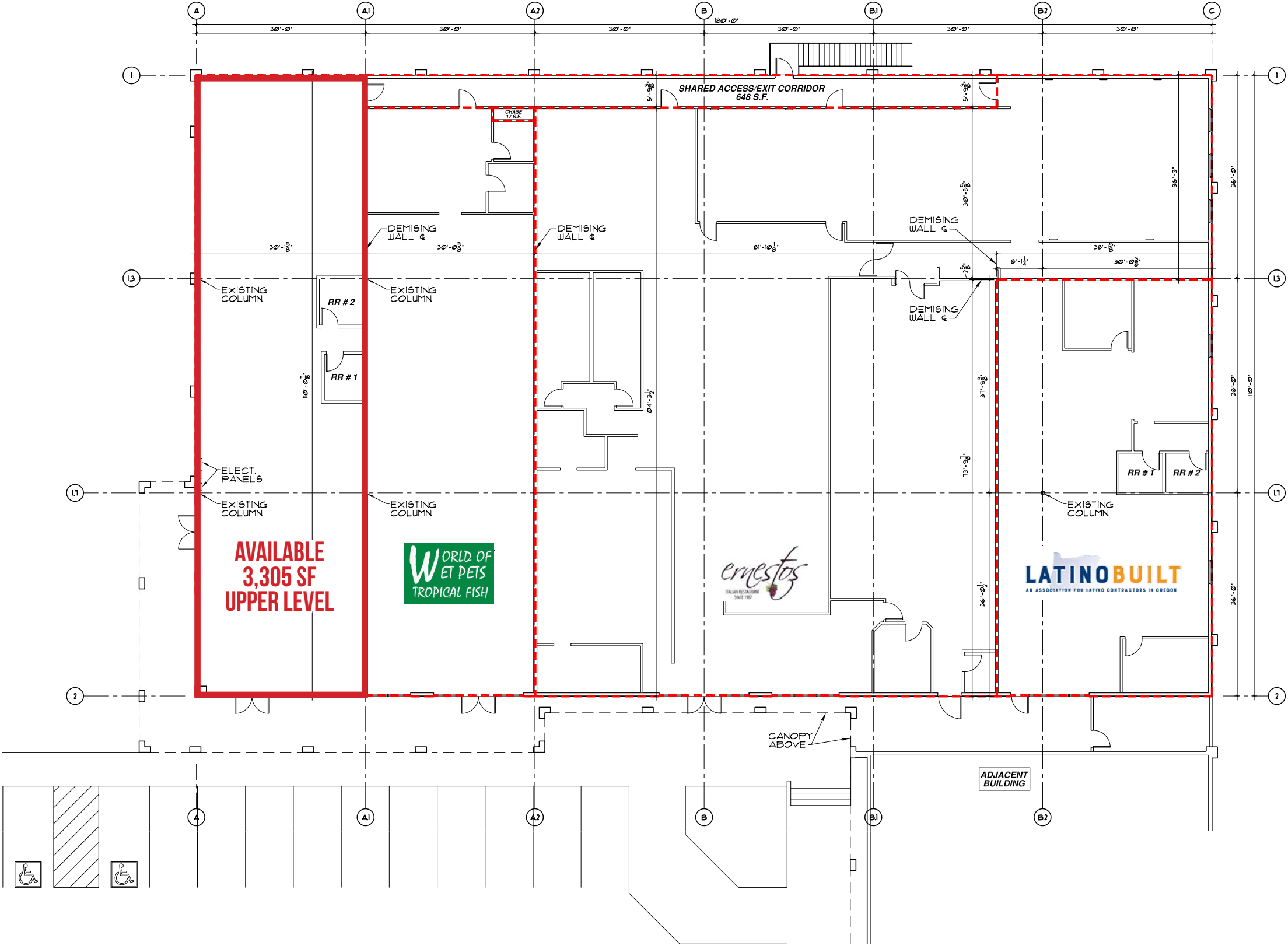
PORTLAND, OR

SITE PLAN



BUILDING PLAN
BUILDING A | UPPER LEVEL

APPLE WAY CORNER
8540 SW APPLE WAY
PORTLAND, OR

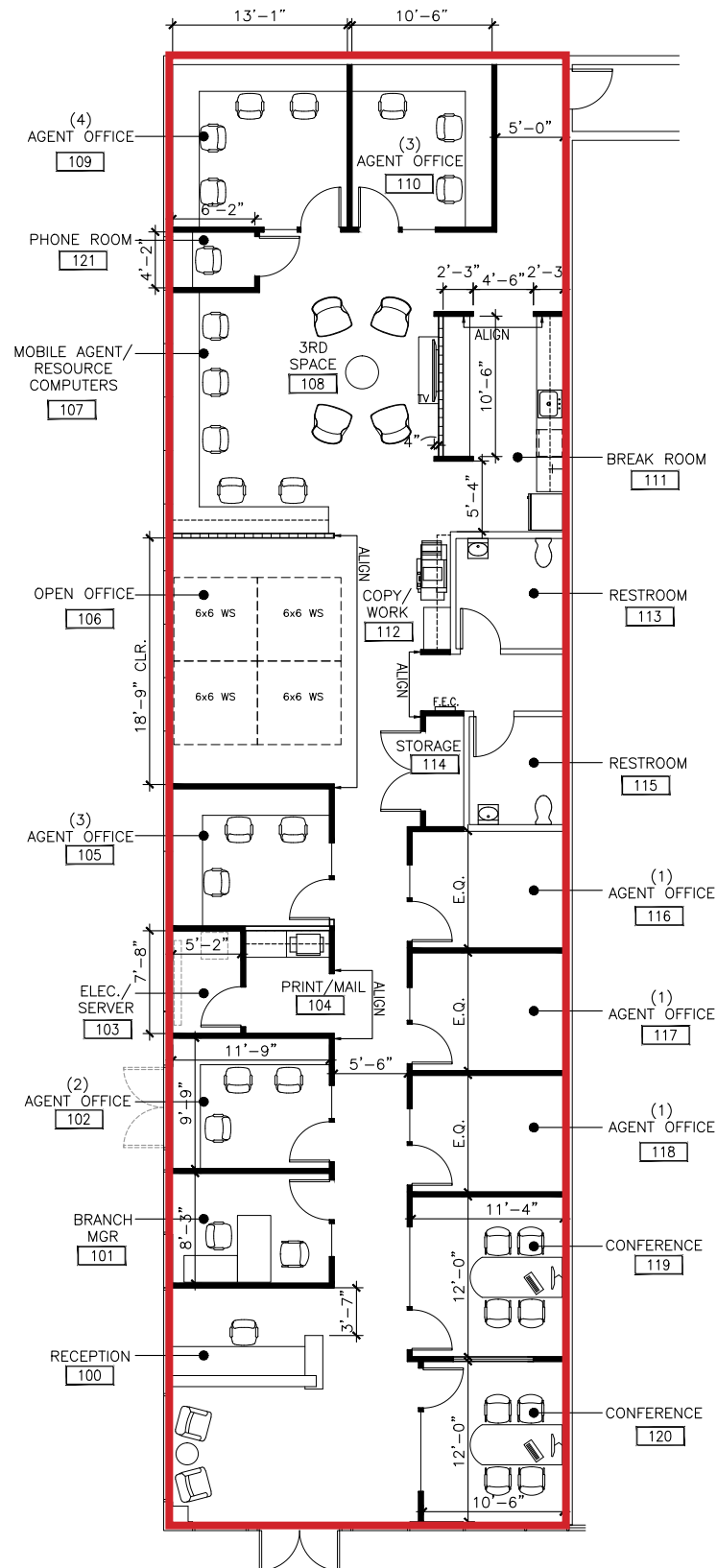


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information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



BUILDING PLAN
3,305 SF | UPPER LEVEL

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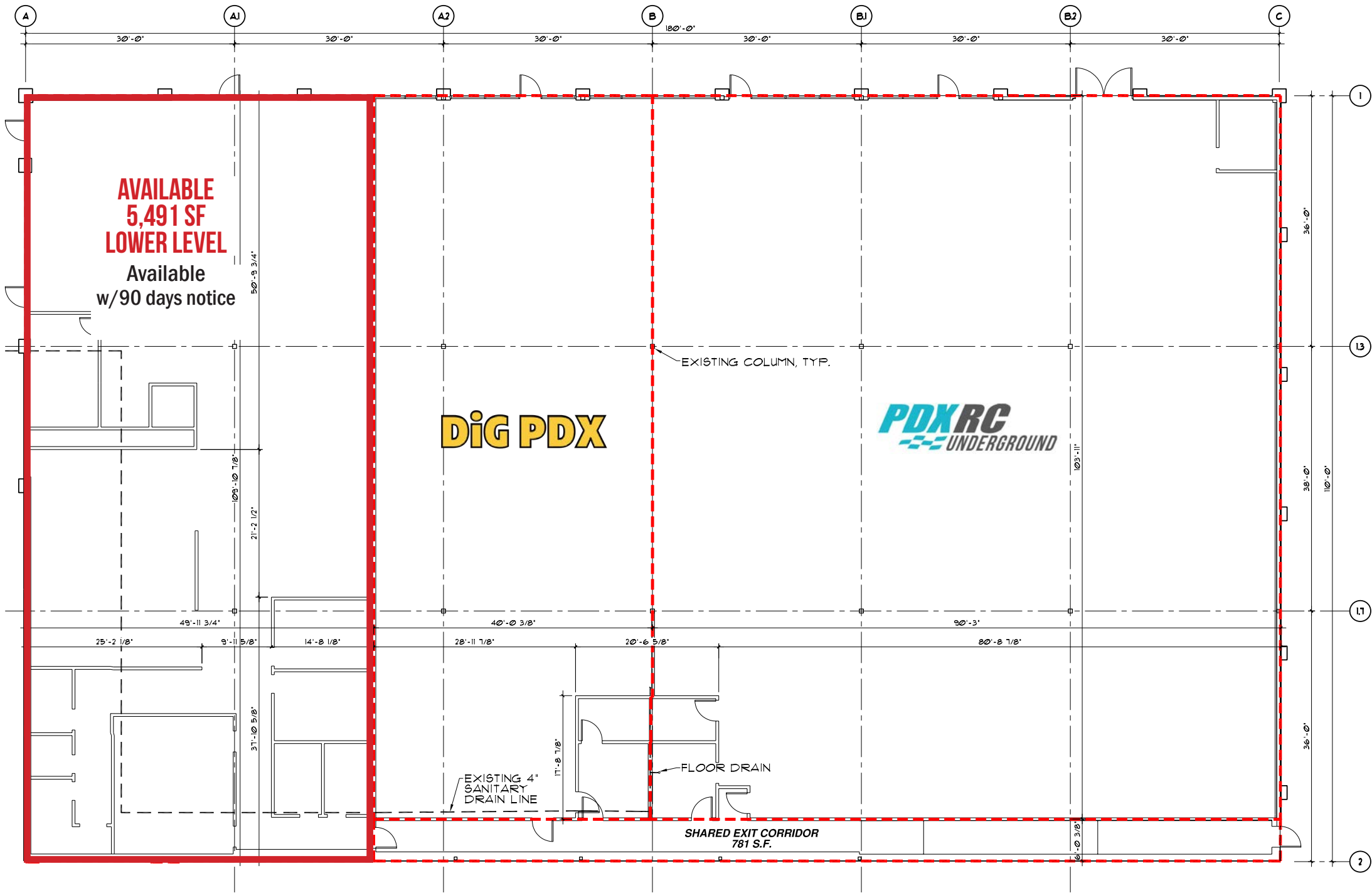


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BUILDING PLAN
BUILDING A | LOWER LEVEL

APPLE WAY CORNER
8538 SW APPLE WAY
PORTLAND, OR



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APPLE WAY CORNER

8538-8540 SW APPLE WAY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,342	118,093	365,827
Projected Population 2028	12,649	120,997	377,132
Average HH Income	\$156,735	\$153,352	\$149,642
Median Home Value	\$687,569	\$579,407	\$579,168
Daytime Demographics 16+	11,510	96,108	342,984
Some College or Higher	84.7%	81.4%	83.6%

\$156,735

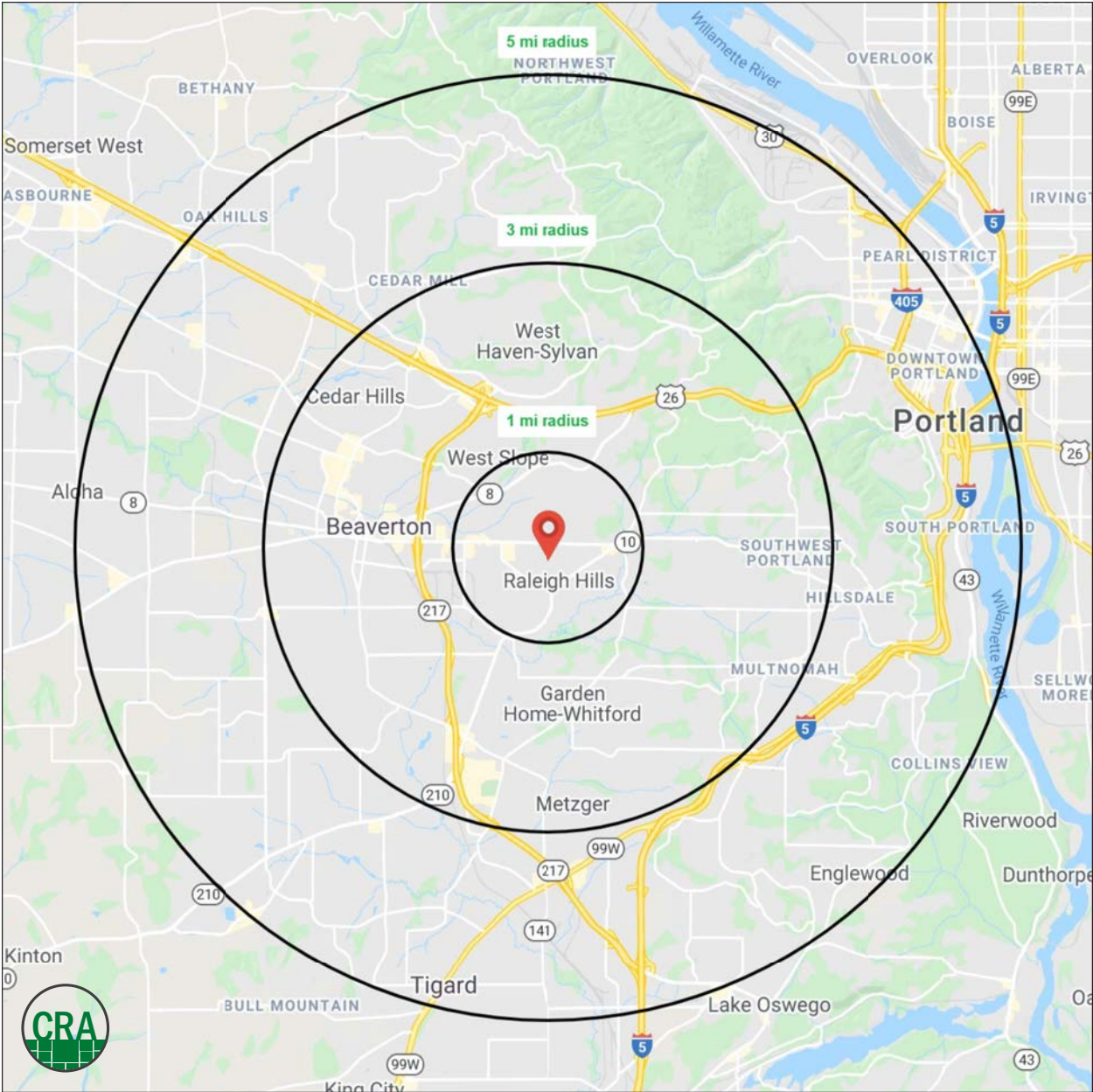
Average Household Income

1 MILE RADIUS

50,597

Estimated Households

3 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4854/-122.7651

Apple Way Corner Portland, OR 97225	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,342	118,093	365,827
2028 Projected Population	12,649	120,997	377,132
2020 Census Population	12,080	117,593	363,955
2010 Census Population	11,522	110,016	331,059
Projected Annual Growth 2023 to 2028	0.5%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.8%
2023 Median Age	44.2	40.7	39.0
Households			
2023 Estimated Households	5,682	50,597	162,669
2028 Projected Households	6,089	53,814	173,187
2020 Census Households	5,492	49,780	160,288
2010 Census Households	5,385	47,273	144,948
Projected Annual Growth 2023 to 2028	1.4%	1.3%	1.3%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.9%
Race and Ethnicity			
2023 Estimated White	78.3%	74.0%	71.7%
2023 Estimated Black or African American	2.4%	2.7%	3.0%
2023 Estimated Asian or Pacific Islander	6.6%	7.4%	10.7%
2023 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2023 Estimated Other Races	12.2%	15.2%	13.9%
2023 Estimated Hispanic	11.1%	14.9%	13.4%
Income			
2023 Estimated Average Household Income	\$156,735	\$153,352	\$149,642
2023 Estimated Median Household Income	\$114,268	\$111,156	\$111,238
2023 Estimated Per Capita Income	\$72,318	\$65,867	\$66,724
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.8%	2.5%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.4%	2.0%
2023 Estimated High School Graduate	11.9%	13.4%	11.9%
2023 Estimated Some College	21.0%	19.0%	18.4%
2023 Estimated Associates Degree Only	6.6%	6.4%	6.8%
2023 Estimated Bachelors Degree Only	36.0%	32.9%	34.2%
2023 Estimated Graduate Degree	21.1%	23.1%	24.1%
Business			
2023 Estimated Total Businesses	1,247	8,909	28,469
2023 Estimated Total Employees	7,588	63,902	242,111
2023 Estimated Employee Population per Business	6.1	7.2	8.5
2023 Estimated Residential Population per Business	9.9	13.3	12.9

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, 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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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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