

APPLE WAY MARKET

FORMER ATHLETIC CLUB



FOR LEASE > PORTLAND OREGON

LOCATION

8235 SW Apple Way at Beaverton-Hillsdale Hwy, Portland, OR

AVAILABLE SPACE

25,005 SF

RENTAL RATES

\$14.50/SF/YR, NNN [NNN estimated at \$4.75/SF]

TRAFFIC COUNT

SW Beaverton-Hillsdale Hwy – 26,258 ADT ('20)

HIGHLIGHTS

- Former athletic club.
- Area tenants include Queenz Asian Cuisine, Devine Chiropractic, Ernesto's Italian Restaurant, Edward Jones, Fidelity National Title, Wet Pets Tropical Fish, McBride Vision Clinic and Raleigh Park Dental Care.
- Signage opportunity available.



COMMERCIAL
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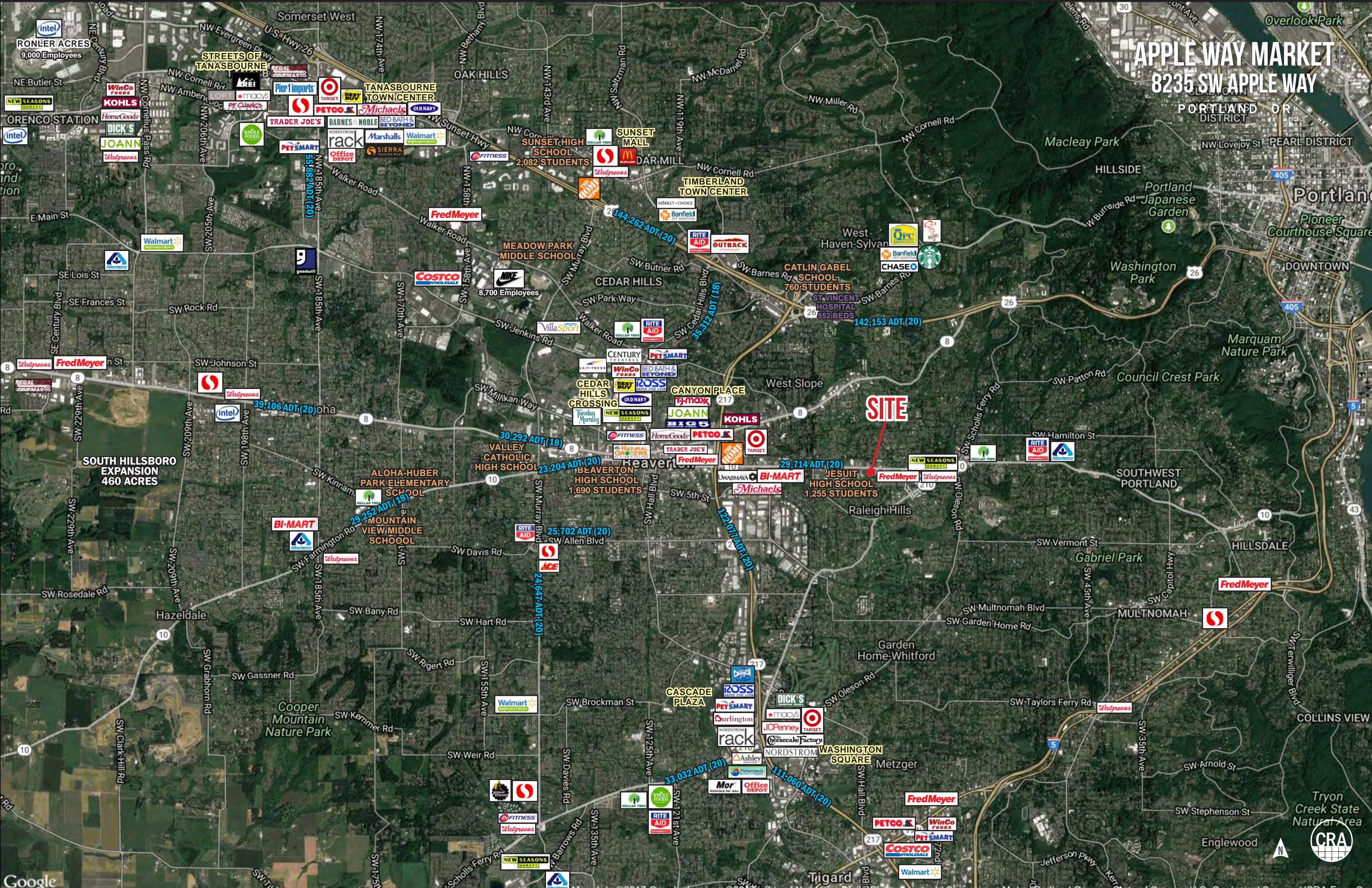
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APPLE WAY MARKET

8235 SW APPLE WAY



SITE

RONLER ACRES
9,000 Employees

STREETS OF
TANASBOURNE

TANASBOURNE
TOWN CENTER

SUNSET MALL
DAR.MILL

TIMBERLAND
TOWN CENTER

MEADOW PARK
MIDDLE SCHOOL

CATLIN GABEL
SCHOOL
760 STUDENTS

CEDAR HILLS
CROSSING

CANYON PLACE
TJ-maxx

JESUIT
HIGH SCHOOL
1,255 STUDENTS

ALOHA-HUBER
PARK ELEMENTARY
SCHOOL

BEAVERTON
HIGH SCHOOL
1,690 STUDENTS

MOUNTAIN
VIEW MIDDLE
SCHOOL

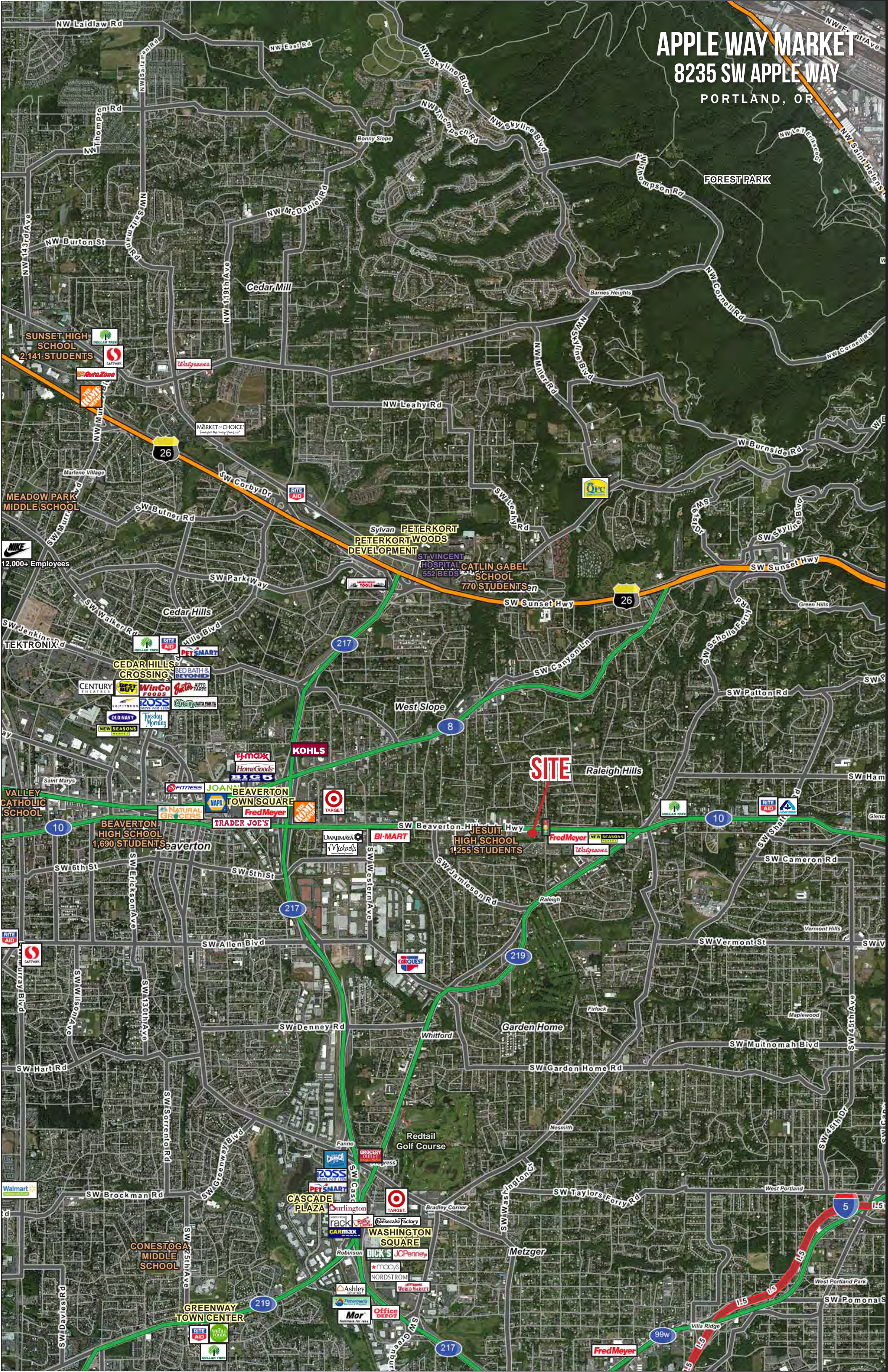
CASCADE
PLAZA

WASHINGTON
SQUARE

Cooper
Mountain
Nature Park



APPLE WAY MARKET 8235 SW APPLE WAY PORTLAND, OR



SUNSET HIGH SCHOOL
2,141 STUDENTS

FOREST PARK

Cedar Mill

Sylvan PETERKORT
PETERKORT WOODS
DEVELOPMENT

ST VINCENT
HOSPITAL
552 BEDS

CATLIN GABEL
SCHOOL
770 STUDENTS

MEADOW PARK
MIDDLE SCHOOL

12,000+ Employees

CEGAR HILLS
CROSSING

VALLEY
CATHOLIC
SCHOOL

BEAVERTON
HIGH SCHOOL
1,690 STUDENTS

West Slope

SITE

Raleigh Hills

JESUIT
HIGH SCHOOL
1,255 STUDENTS

BEAVERTON
TOWN SQUARE

KOHL'S

TJ-maxx

HomeGoods

BIGG

JOAN'S

TRADER JOE'S

Fred Meyer

Target

WAIMAYA

BI-MART

Fred Meyer

NEW SEASONS

Walgreens

SW Denney Rd

Whitford

Garden Home

Target

CASCADE
PLAZA

Dick's

JCPenney

NORDSTROM

Office DEPOT

GREENWAY
TOWN CENTER

RITE AID

WHOLE
FOODS

DOLLAR TREE

Fred Meyer

APPLE WAY MARKET

8235 SW APPLE WAY
PORTLAND, OR

26,258 ADT (20) SW Beaverton Hillsdale Hwy

24,803 ADT (20) SW Beaverton Hillsdale Hwy

25,566 ADT (20)



AVAILABLE
25,005 SF

PDX SPORTS CENTER

MILLER PAINT CO.

Bank of America

SHERWIN WILLIAMS

ADVANCED PEDIATRIC THERAPIES

LEGACY

the HUMAN BEAN

CHASE

usbank

RALEIGH PARK DENTAL CARE

McBride Vision Clinic

FIDELITY NATIONAL TITLE COMPANY

Edward Jones

AAA SERVICE CENTER

Crecenty SAN CUISINE

DEVINE CHIROPRACTIC

ADVANCE CAMERA

MATHNASIUM

WINE GROWL

you yogurt



JESUIT HIGH SCHOOL
1,255 STUDENTS
CLOSED CAMPUS

WORLD OF ET PETS TROPICAL FISH
erestis
RDEFIT



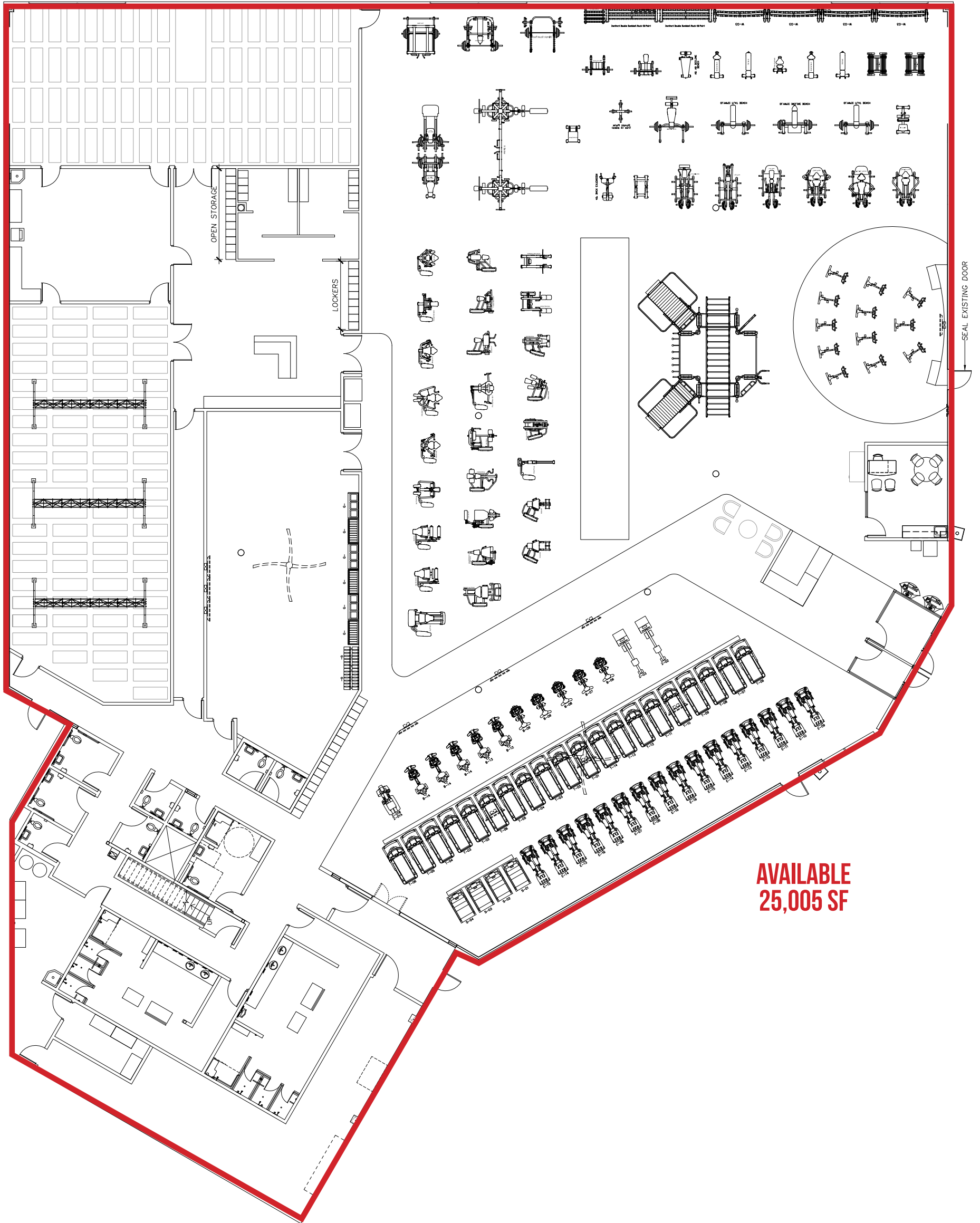
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SITE PLAN



BEAVERTON-HILLSDALE HWY

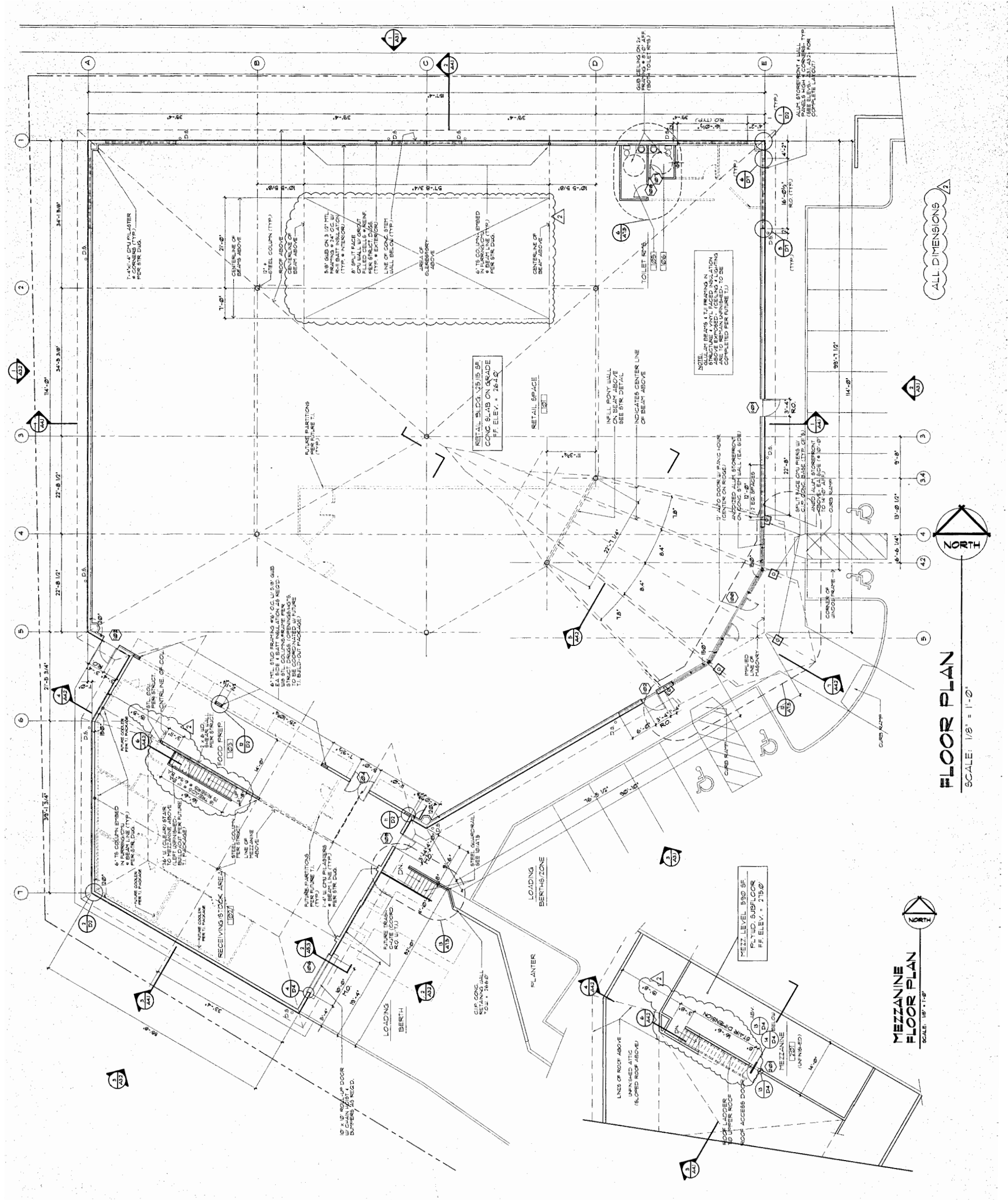


**AVAILABLE
25,005 SF**



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.





FLOOR PLAN
SCALE: 1/8" = 1'-0"

MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

APPLE WAY MARKET

8235 SW APPLE WAY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

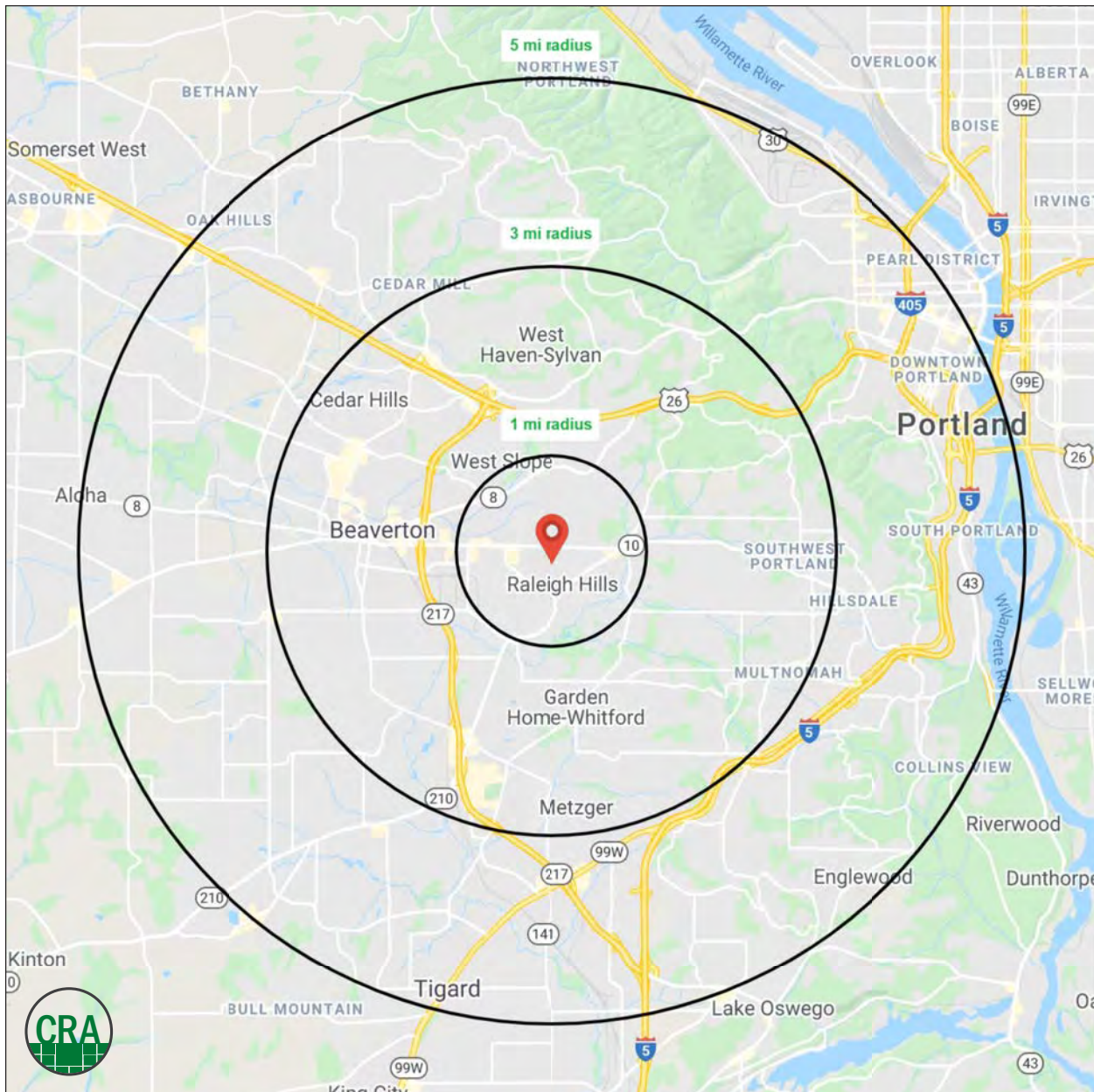
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	12,061	118,786	376,866
Projected Population 2025	12,788	124,232	391,950
Average HH Income	\$124,040	\$122,361	\$117,913
Median Home Value	\$572,182	\$491,408	\$497,060
Daytime Demographics 16+	11,513	98,256	400,729
Some College or Higher	82.8%	79.4%	82.3%

\$163,483

Average Family Income
1 MILE RADIUS

41.2

Median Age
3 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4857/-122.7643

RS1

Apple Way Market Portland, OR 97225		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	12,061	118,786	376,866
	2025 Projected Population	12,788	124,232	391,950
	2010 Census Population	11,210	108,935	330,817
	2000 Census Population	10,761	102,689	293,782
	Projected Annual Growth 2020 to 2025	1.2%	0.9%	0.8%
	Historical Annual Growth 2000 to 2020	0.6%	0.8%	1.4%
HOUSEHOLDS	2020 Median Age	45.8	41.2	38.9
	2020 Estimated Households	5,626	51,479	169,032
	2025 Projected Households	5,961	54,509	178,558
	2010 Census Households	5,217	46,838	145,244
	2000 Census Households	4,875	43,965	128,536
	Projected Annual Growth 2020 to 2025	1.2%	1.2%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.8%	0.9%	1.6%
	2020 Estimated White	82.6%	78.0%	75.6%
	2020 Estimated Black or African American	2.3%	2.9%	3.4%
	2020 Estimated Asian or Pacific Islander	6.2%	7.0%	10.1%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
	2020 Estimated Other Races	8.5%	11.5%	10.3%
INCOME	2020 Estimated Hispanic	8.5%	14.3%	12.1%
	2020 Estimated Average Household Income	\$124,040	\$122,361	\$117,913
	2020 Estimated Median Household Income	\$90,033	\$88,815	\$88,789
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$57,954	\$53,146	\$53,075
	2020 Estimated Elementary (Grade Level 0 to 8)	1.4%	3.4%	2.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.8%	3.0%
	2020 Estimated High School Graduate	12.8%	13.3%	12.0%
	2020 Estimated Some College	19.4%	18.7%	18.5%
	2020 Estimated Associates Degree Only	6.2%	7.1%	7.4%
BUSINESS	2020 Estimated Bachelors Degree Only	35.6%	31.2%	33.1%
	2020 Estimated Graduate Degree	21.5%	22.5%	23.3%
	2020 Estimated Total Businesses	1,028	7,893	26,835
	2020 Estimated Total Employees	7,904	66,433	298,966
	2020 Estimated Employee Population per Business	7.7	8.4	11.1
	2020 Estimated Residential Population per Business	11.7	15.0	14.0

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



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.