

APPLE WAY RETAIL

FOR LEASE IN PORTLAND, OREGON



LOCATIONS: 8532 | 8540 | 8548 SW APPLE WAY AT BEAVERTON-HILLSDALE HIGHWAY

AVAILABLE SPACES

- 13,531 SF (Asking price: \$12.00/SF, modified gross)
- 2,813 SF (Asking price: \$9.90/SF, NNN)
- 3,305 SF (Asking price: \$22.00/SF, NNN) } [NNN est. at \$7.50 SF]

TRAFFIC COUNT

SW Beaverton-Hillsdale Hwy | 22,534 ADT (18)

COMMENTS

- Suitable for retail, office, medical or service type uses
- Co-tenants include Ernesto's Italian Restaurant, Edward Jones, Fidelity National Title, Oregon Realty, Wet Pets Tropical Fish, McBride Vision Clinic and Raleigh Park Dental Care.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2019	11,835	120,873	372,971
Population Forecast 2024	12,509	126,461	389,706
Average HH Income	\$109,344	\$109,554	\$108,166
Employees	7,759	66,779	299,186

Source: Regis - SitesUSA (2019)



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Commercial Realty Advisors NW LLC

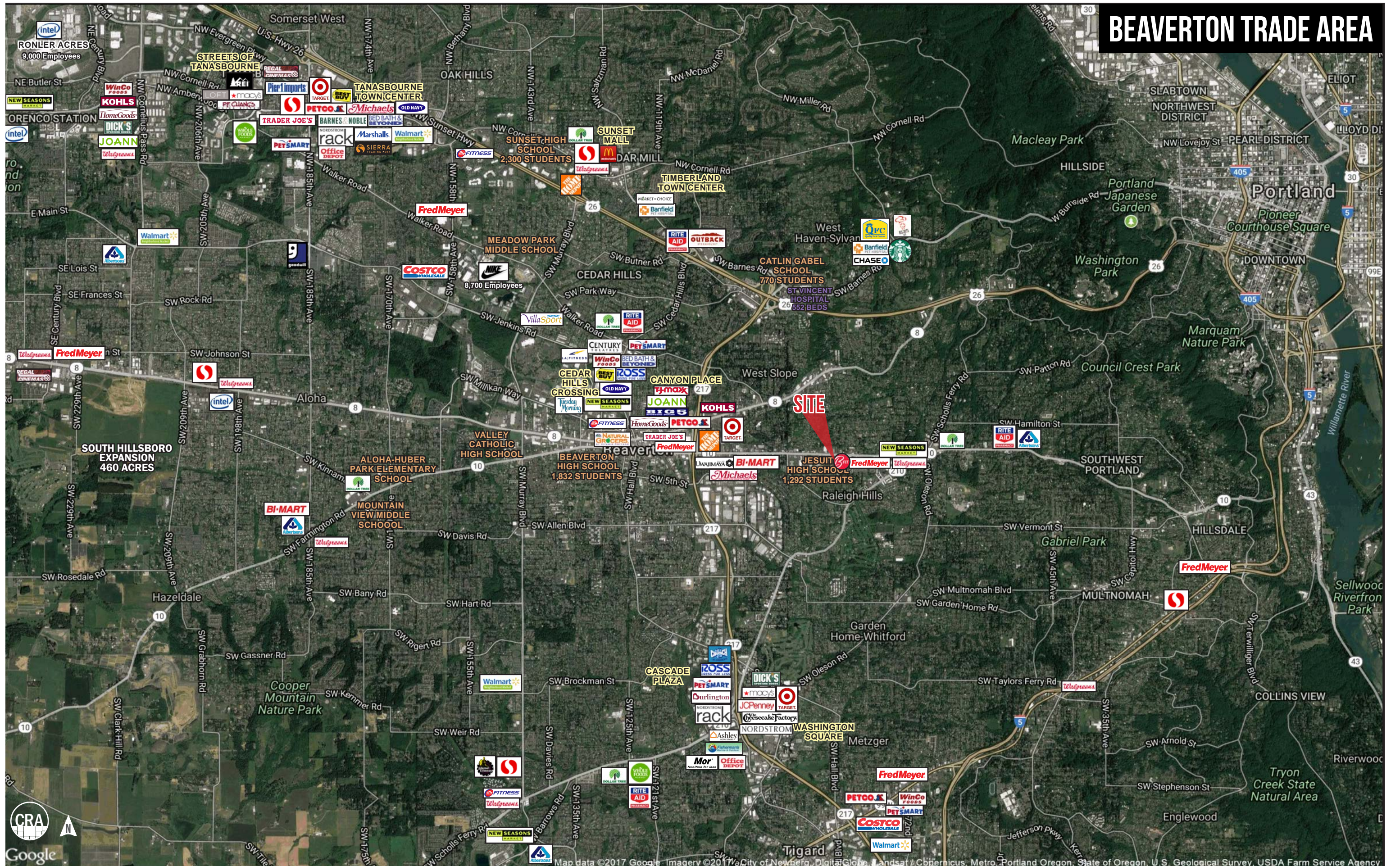
733 SW Second Avenue, Suite 200

Portland, Oregon 97204

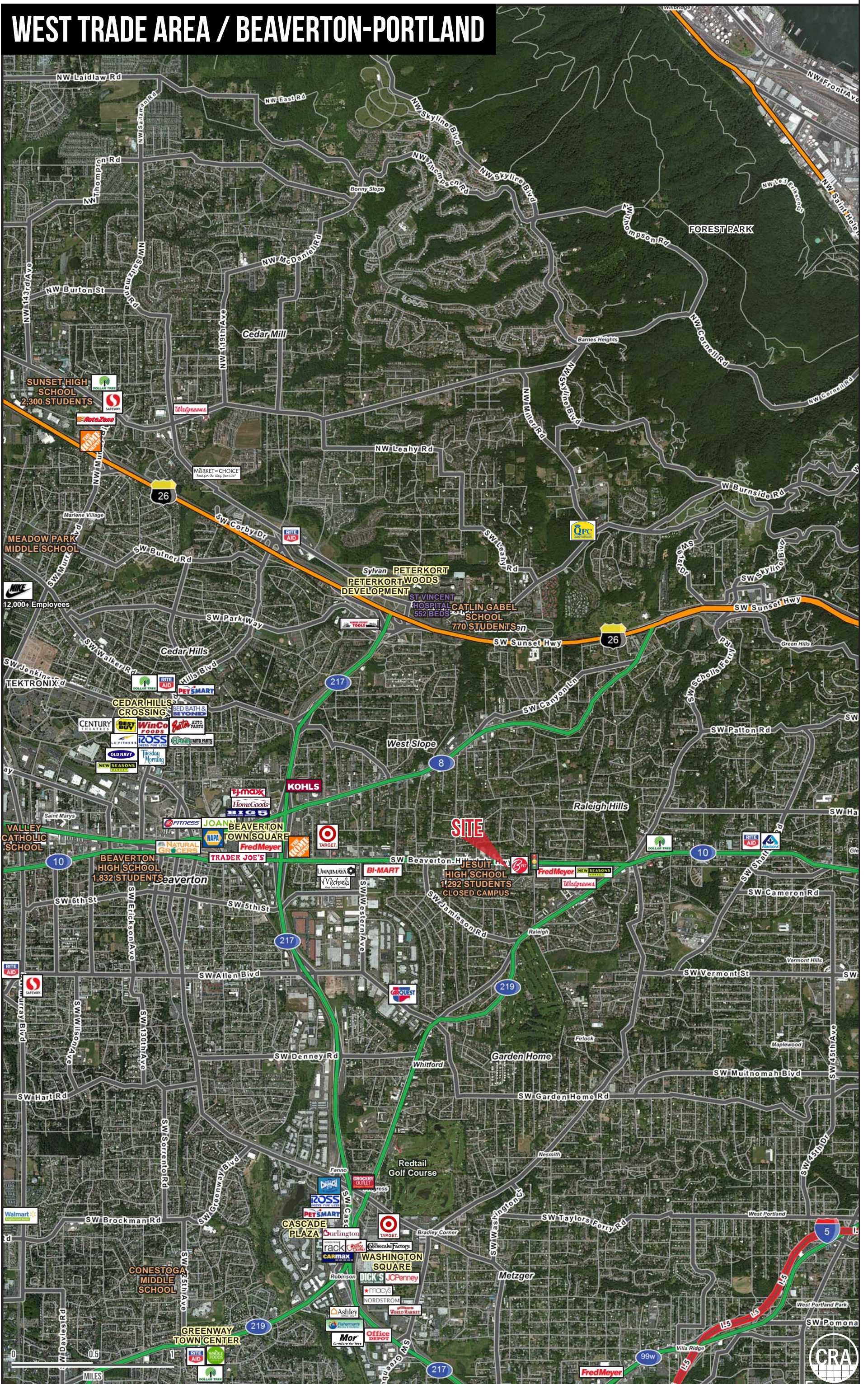
www.cra-nw.com

Licensed brokers in Oregon & Washington

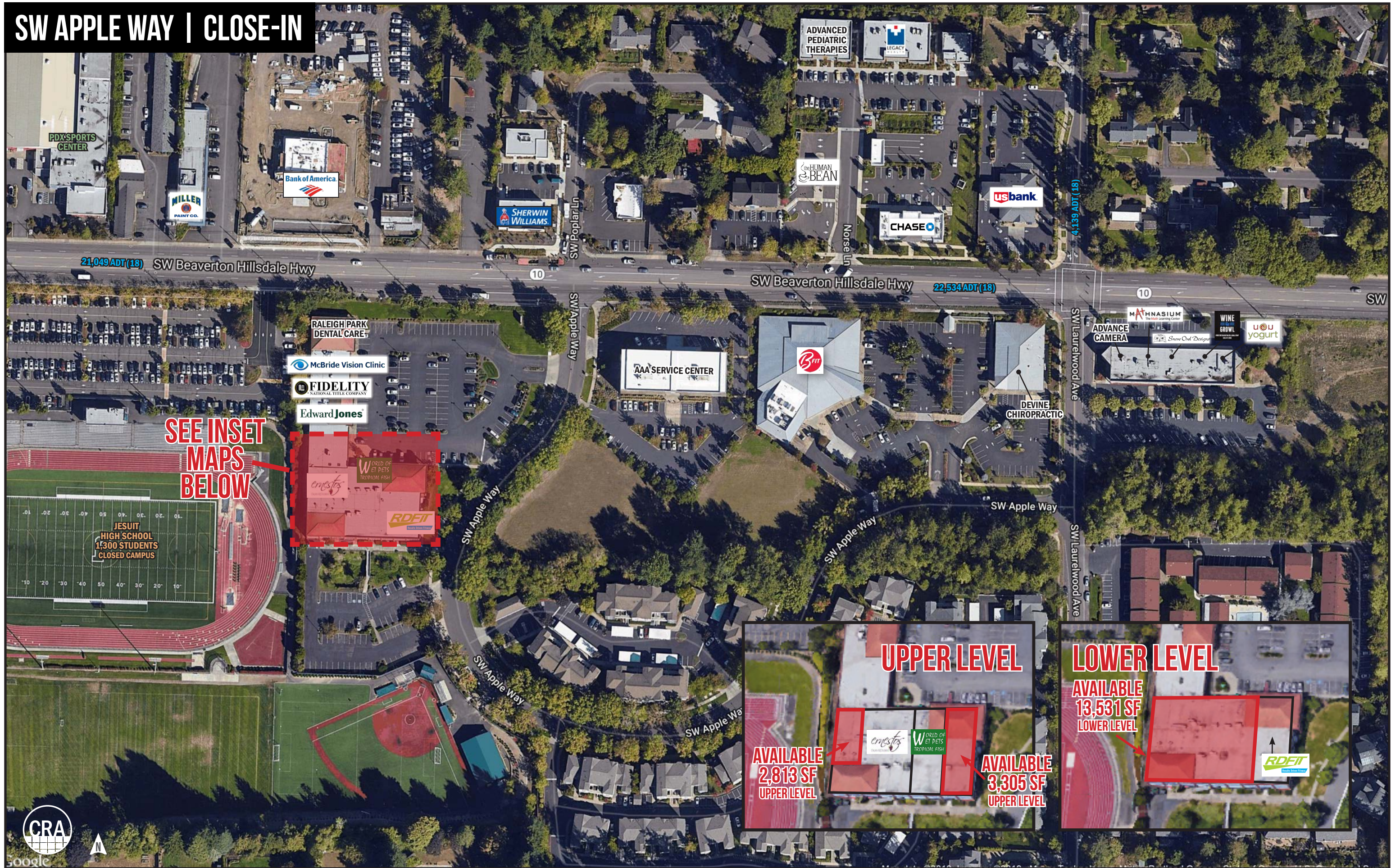
BEAVERTON TRADE AREA



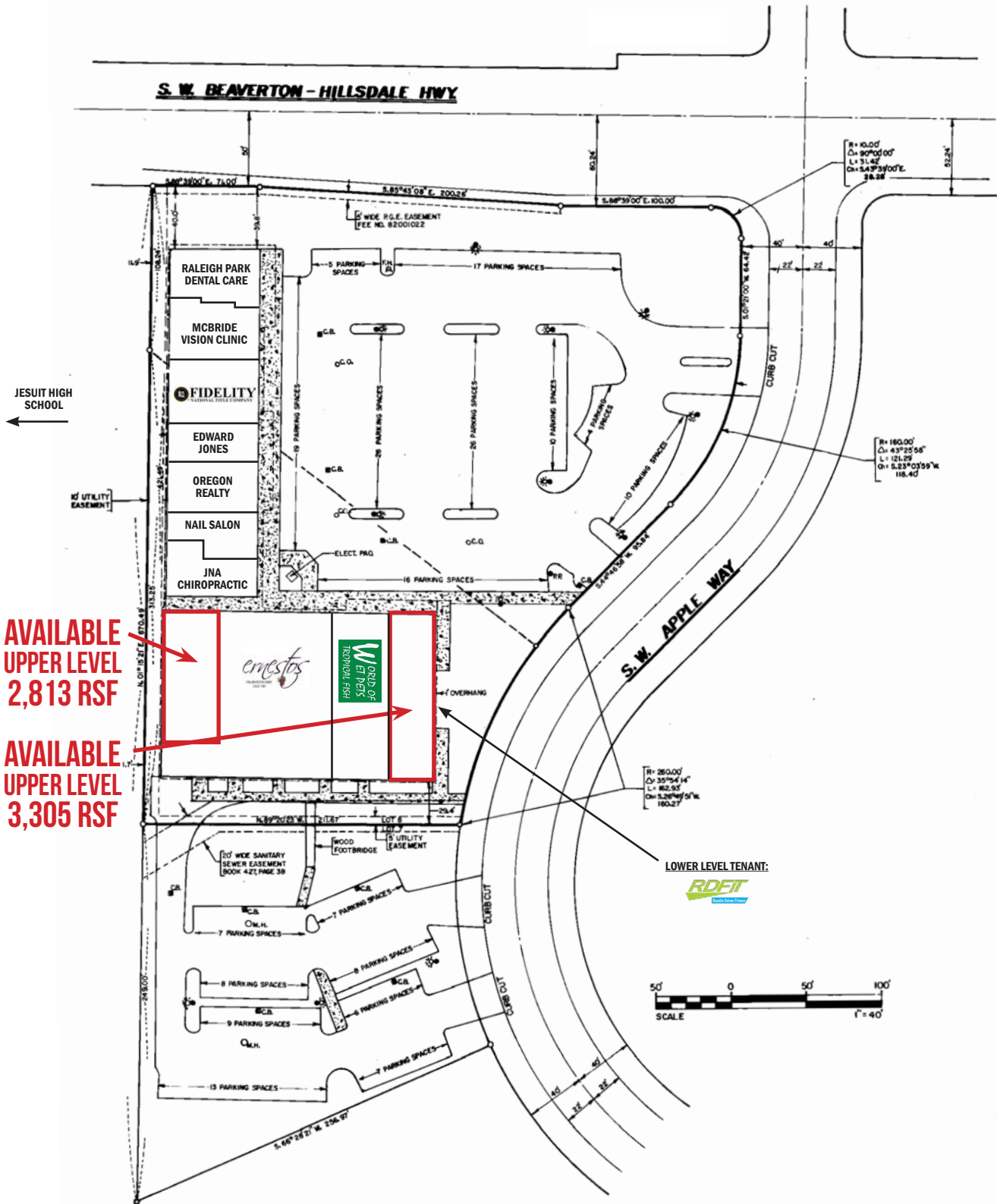
WEST TRADE AREA / BEAVERTON-PORTLAND



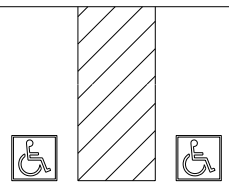
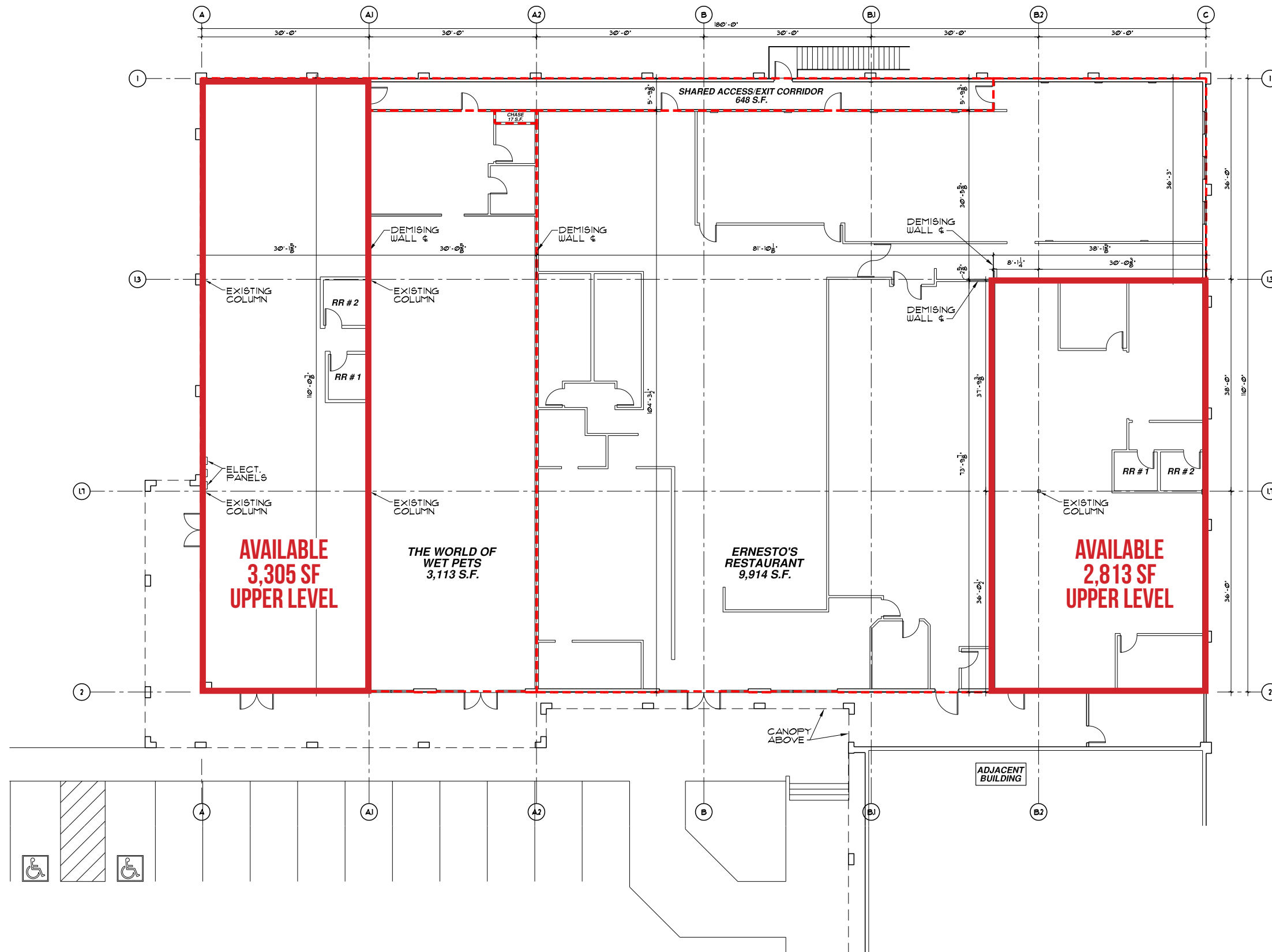
SW APPLE WAY | CLOSE-IN



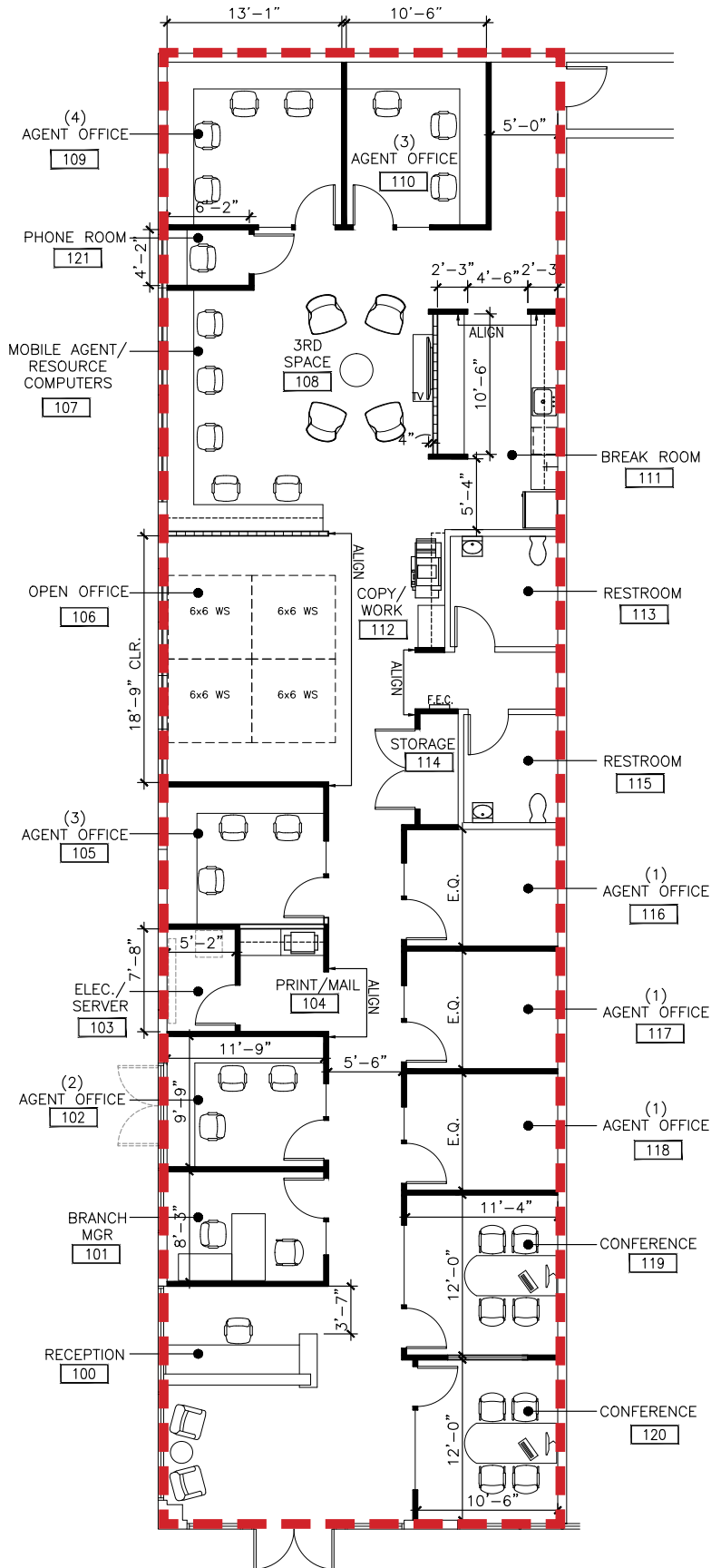
SITE PLAN | APPLE WAY RETAIL



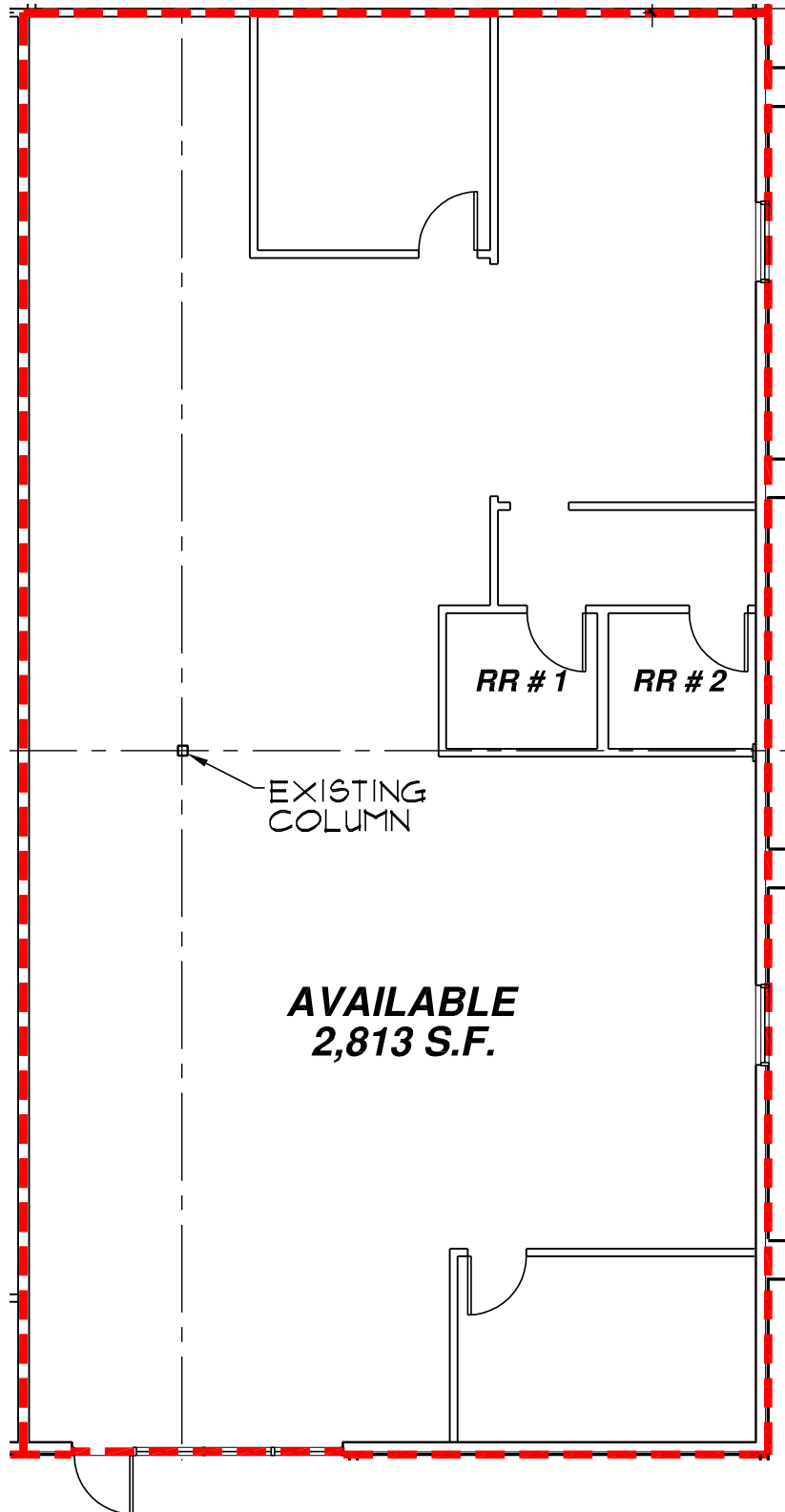
BUILDING PLAN | BUILDING A – UPPER LEVEL



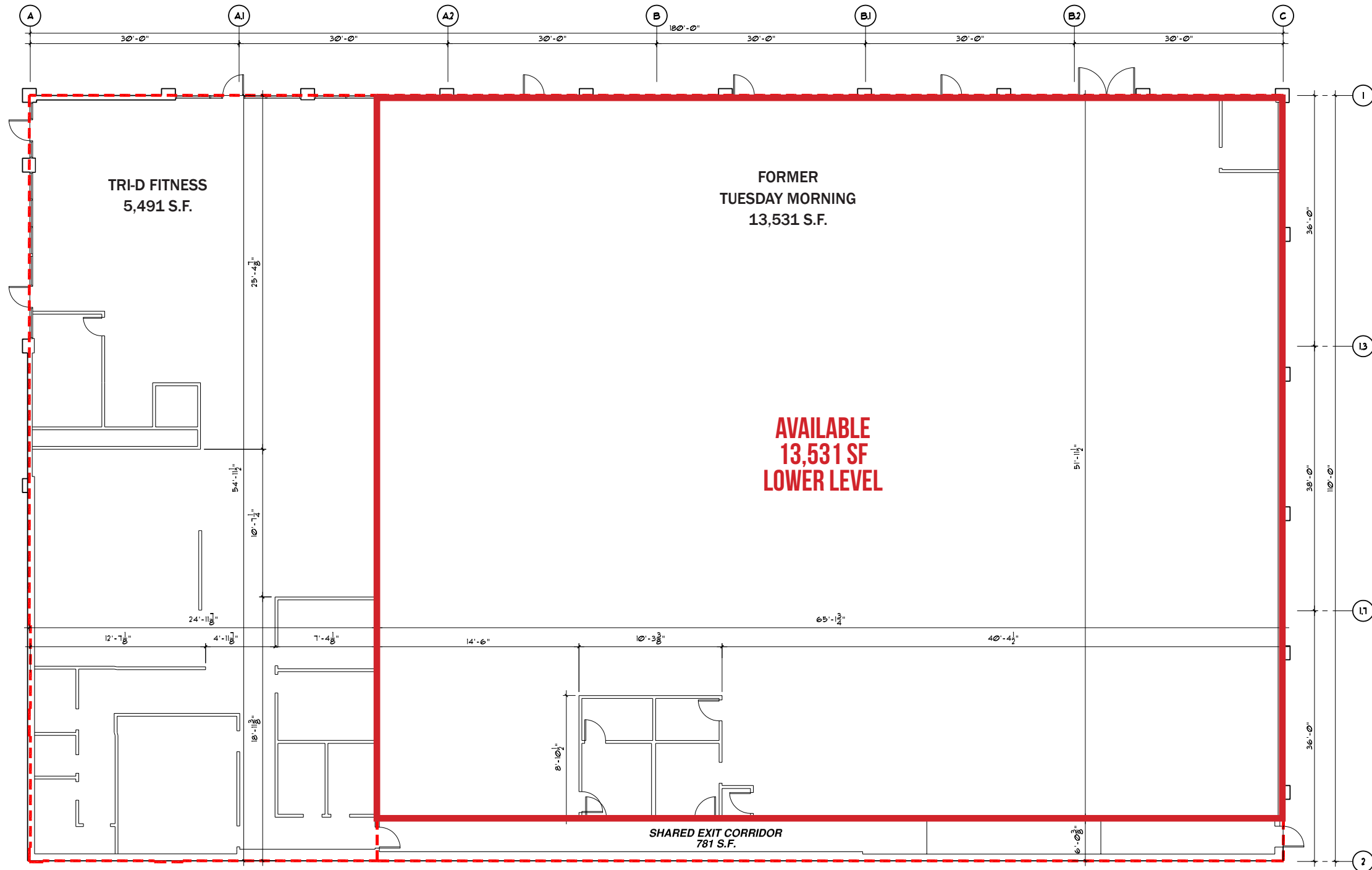
BUILDING PLAN | 3,305 SF VACANCY



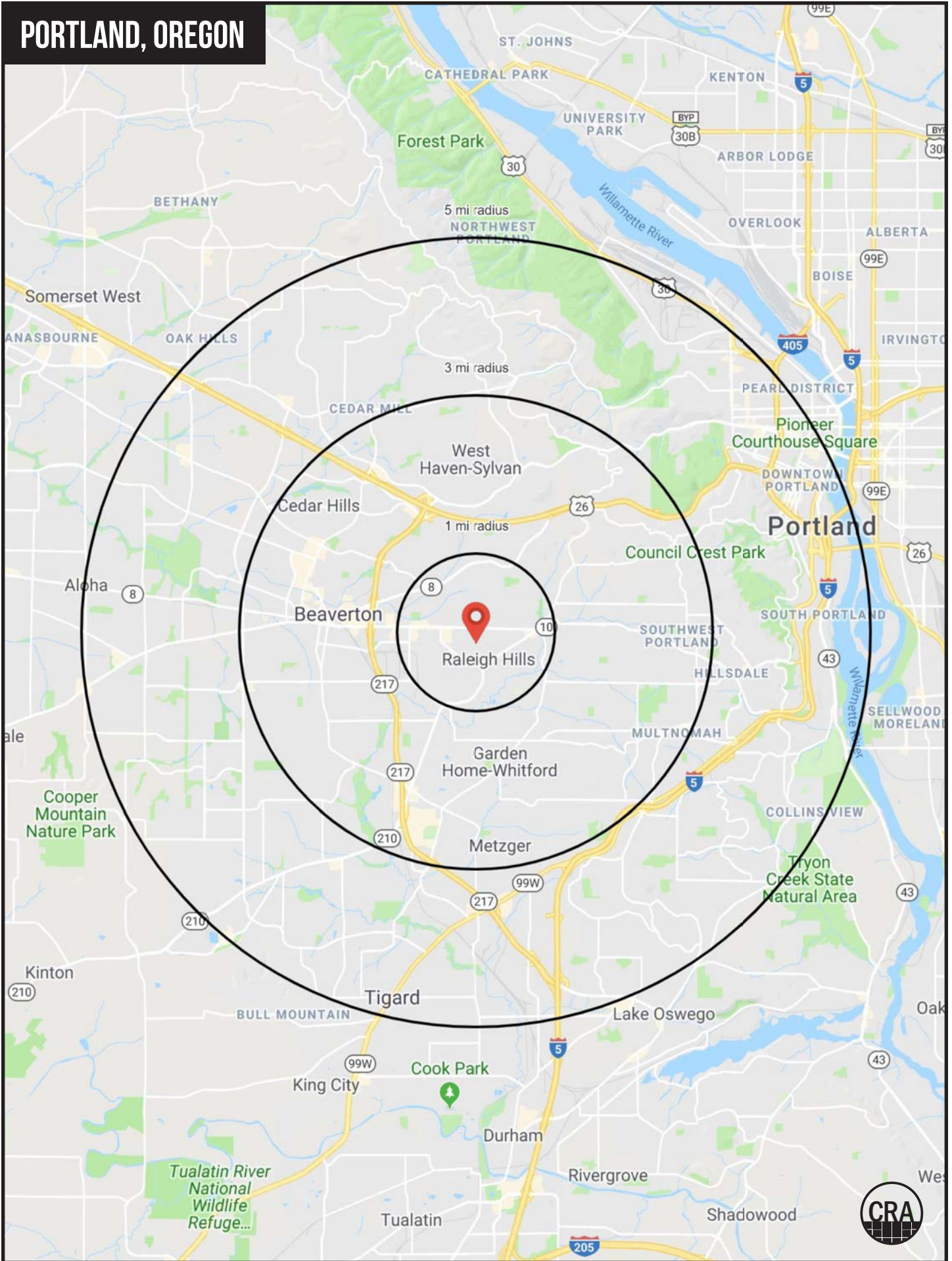
BUILDING PLAN | 2,813 SF VACANCY



BUILDING PLAN | BUILDING A — LOWER LEVEL



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.4853/-122.7654

RF1

8532 SW Apple Way		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97225				
POPULATION	2019 Estimated Population	11,835	120,873	372,971
	2024 Projected Population	12,509	126,461	389,706
	2010 Census Population	10,954	110,666	331,076
	2000 Census Population	10,470	104,510	294,425
	Projected Annual Growth 2019 to 2024	1.1%	0.9%	0.9%
	Historical Annual Growth 2000 to 2019	0.7%	0.8%	1.4%
HOUSEHOLDS	2019 Estimated Households	5,585	52,414	165,989
	2024 Projected Households	5,967	55,801	176,473
	2010 Census Households	5,115	47,516	144,844
	2000 Census Households	4,742	44,655	128,614
	Projected Annual Growth 2019 to 2024	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019	0.9%	0.9%	1.5%
AGE	2019 Est. Population Under 10 Years	9.4%	10.5%	10.4%
	2019 Est. Population 10 to 19 Years	9.4%	9.9%	10.5%
	2019 Est. Population 20 to 29 Years	11.4%	12.7%	14.7%
	2019 Est. Population 30 to 44 Years	18.8%	21.4%	23.0%
	2019 Est. Population 45 to 59 Years	20.8%	20.6%	20.2%
	2019 Est. Population 60 to 74 Years	19.1%	17.2%	15.5%
	2019 Est. Population 75 Years or Over	11.2%	7.7%	5.8%
	2019 Est. Median Age	45.2	41.0	38.8
MARITAL STATUS & GENDER	2019 Est. Male Population	47.8%	49.0%	49.6%
	2019 Est. Female Population	52.2%	51.0%	50.4%
	2019 Est. Never Married	30.1%	30.5%	34.2%
	2019 Est. Now Married	44.0%	48.3%	46.0%
	2019 Est. Separated or Divorced	18.1%	17.0%	16.2%
	2019 Est. Widowed	7.8%	4.2%	3.6%
INCOME	2019 Est. HH Income \$200,000 or More	13.6%	11.5%	11.7%
	2019 Est. HH Income \$150,000 to \$199,999	7.8%	9.7%	10.3%
	2019 Est. HH Income \$100,000 to \$149,999	16.6%	17.5%	17.1%
	2019 Est. HH Income \$75,000 to \$99,999	11.6%	14.1%	14.1%
	2019 Est. HH Income \$50,000 to \$74,999	17.6%	16.2%	15.8%
	2019 Est. HH Income \$35,000 to \$49,999	13.8%	10.8%	10.0%
	2019 Est. HH Income \$25,000 to \$34,999	6.3%	6.5%	6.3%
	2019 Est. HH Income \$15,000 to \$24,999	8.5%	6.9%	6.2%
	2019 Est. HH Income Under \$15,000	4.2%	6.8%	8.4%
	2019 Est. Average Household Income	\$109,344	\$109,554	\$108,166
	2019 Est. Median Household Income	\$82,204	\$84,836	\$86,293
	2019 Est. Per Capita Income	\$51,694	\$47,621	\$48,324
	2019 Est. Total Businesses	1,024	7,880	25,810
2019 Est. Total Employees	7,759	66,779	299,186	

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

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8532 SW Apple Way

Portland, OR 97225

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2019 Est. White	83.0%	78.7%	76.2%
	2019 Est. Black	2.2%	2.8%	3.1%
	2019 Est. Asian or Pacific Islander	5.9%	6.6%	9.9%
	2019 Est. American Indian or Alaska Native	0.4%	0.6%	0.6%
	2019 Est. Other Races	8.4%	11.4%	10.2%
HISPANIC	2019 Est. Hispanic Population	1,003	17,088	44,532
	2019 Est. Hispanic Population	8.5%	14.1%	11.9%
	2024 Proj. Hispanic Population	9.0%	14.7%	12.4%
	2010 Hispanic Population	6.9%	13.1%	10.8%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	8,990	89,584	271,869
	2019 Est. Elementary (Grade Level 0 to 8)	2.1%	3.4%	2.6%
	2019 Est. Some High School (Grade Level 9 to 11)	2.6%	3.3%	2.8%
	2019 Est. High School Graduate	14.0%	14.7%	12.6%
	2019 Est. Some College	18.9%	19.0%	18.7%
	2019 Est. Associate Degree Only	6.0%	6.7%	7.0%
	2019 Est. Bachelor Degree Only	35.3%	31.1%	33.5%
	2019 Est. Graduate Degree	21.1%	21.8%	22.7%
HOUSING	2019 Est. Total Housing Units	5,704	53,500	170,090
	2019 Est. Owner-Occupied	49.8%	55.3%	50.0%
	2019 Est. Renter-Occupied	48.1%	42.6%	47.6%
	2019 Est. Vacant Housing	2.1%	2.0%	2.4%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	1.9%	4.8%	6.7%
	2019 Homes Built 2000 to 2009	9.2%	8.6%	12.0%
	2019 Homes Built 1990 to 1999	12.6%	11.6%	15.6%
	2019 Homes Built 1980 to 1989	10.3%	11.1%	13.3%
	2019 Homes Built 1970 to 1979	21.5%	23.7%	18.8%
	2019 Homes Built 1960 to 1969	20.2%	13.9%	9.7%
	2019 Homes Built 1950 to 1959	11.7%	13.5%	8.2%
	2019 Homes Built Before 1949	10.4%	10.7%	13.3%
HOME VALUES	2019 Home Value \$1,000,000 or More	3.3%	2.5%	3.2%
	2019 Home Value \$500,000 to \$999,999	52.3%	36.3%	36.6%
	2019 Home Value \$400,000 to \$499,999	21.4%	23.3%	23.4%
	2019 Home Value \$300,000 to \$399,999	19.5%	28.5%	27.5%
	2019 Home Value \$200,000 to \$299,999	7.3%	12.7%	13.0%
	2019 Home Value \$150,000 to \$199,999	0.9%	1.3%	1.6%
	2019 Home Value \$100,000 to \$149,999	0.7%	1.0%	1.1%
	2019 Home Value \$50,000 to \$99,999	0.5%	1.1%	0.9%
	2019 Home Value \$25,000 to \$49,999	0.4%	0.4%	0.4%
	2019 Home Value Under \$25,000	1.3%	1.2%	0.9%
	2019 Median Home Value	\$526,852	\$460,694	\$469,497
	2019 Median Rent	\$1,223	\$1,184	\$1,191

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Portland, OR 97225				
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	10,038	100,682	310,655
	2019 Est. Civilian Employed	65.5%	66.9%	67.4%
	2019 Est. Civilian Unemployed	2.1%	2.1%	2.3%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	32.4%	31.0%	30.3%
	2019 Labor Force Males	47.2%	48.4%	49.3%
	2019 Labor Force Females	52.8%	51.6%	50.7%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	6,574	67,313	209,422
	2019 Mgmt, Business, & Financial Operations	22.0%	21.5%	21.4%
	2019 Professional, Related	27.7%	28.3%	30.6%
	2019 Service	11.5%	13.8%	13.4%
	2019 Sales, Office	25.8%	21.8%	21.7%
	2019 Farming, Fishing, Forestry	0.2%	0.4%	0.4%
	2019 Construction, Extraction, Maintenance	4.2%	5.7%	4.6%
	2019 Production, Transport, Material Moving	8.7%	8.5%	8.0%
	2019 White Collar Workers	75.5%	71.6%	73.6%
	2019 Blue Collar Workers	24.5%	28.4%	26.4%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	67.5%	67.2%	65.5%
	2019 Drive to Work in Carpool	8.0%	9.5%	9.0%
	2019 Travel to Work by Public Transportation	8.3%	8.3%	9.3%
	2019 Drive to Work on Motorcycle	-	0.2%	0.2%
	2019 Walk or Bicycle to Work	3.9%	5.1%	7.1%
	2019 Other Means	0.4%	0.6%	0.6%
	2019 Work at Home	11.8%	9.0%	8.3%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	19.4%	21.3%	21.7%
	2019 Travel to Work in 15 to 29 Minutes	45.9%	44.8%	43.5%
	2019 Travel to Work in 30 to 59 Minutes	30.7%	30.6%	31.5%
	2019 Travel to Work in 60 Minutes or More	5.1%	5.3%	5.5%
	2019 Average Travel Time to Work	23.2	22.7	22.7
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$418.87 M	\$3.94 B	\$12.3 B
	2019 Est. Apparel	\$14.85 M	\$140.1 M	\$439.68 M
	2019 Est. Contributions, Gifts	\$25.36 M	\$235.16 M	\$734.95 M
	2019 Est. Education, Reading	\$14.29 M	\$134.96 M	\$427.55 M
	2019 Est. Entertainment	\$23.88 M	\$225.4 M	\$704.59 M
	2019 Est. Food, Beverages, Tobacco	\$63.36 M	\$596.6 M	\$1.86 B
	2019 Est. Furnishings, Equipment	\$14.83 M	\$139.8 M	\$436.89 M
	2019 Est. Health Care, Insurance	\$37.94 M	\$355.55 M	\$1.1 B
	2019 Est. Household Operations, Shelter, Utilities	\$135.25 M	\$1.27 B	\$3.97 B
	2019 Est. Miscellaneous Expenses	\$8.01 M	\$74.92 M	\$234.17 M
	2019 Est. Personal Care	\$5.62 M	\$52.87 M	\$165.28 M
	2019 Est. Transportation	\$75.48 M	\$711.69 M	\$2.22 B

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INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.