

APPLE WAY CORNER

FOR LEASE ► PORTLAND OREGON



LOCATION

8540 & 8548 SW Apple Way at Beaverton-Hillsdale Hwy
Portland, Oregon

AVAILABLE SPACES | RATES

- #8548 – 2,813 SF
(Asking price: \$10.00/SF, NNN [NNN est. at \$7.50 SF])
- #8540 – 3,305 SF
(Asking price: \$24.00/SF, NNN [NNN est. at \$7.50 SF])

TRAFFIC COUNT

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

HIGHLIGHTS

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



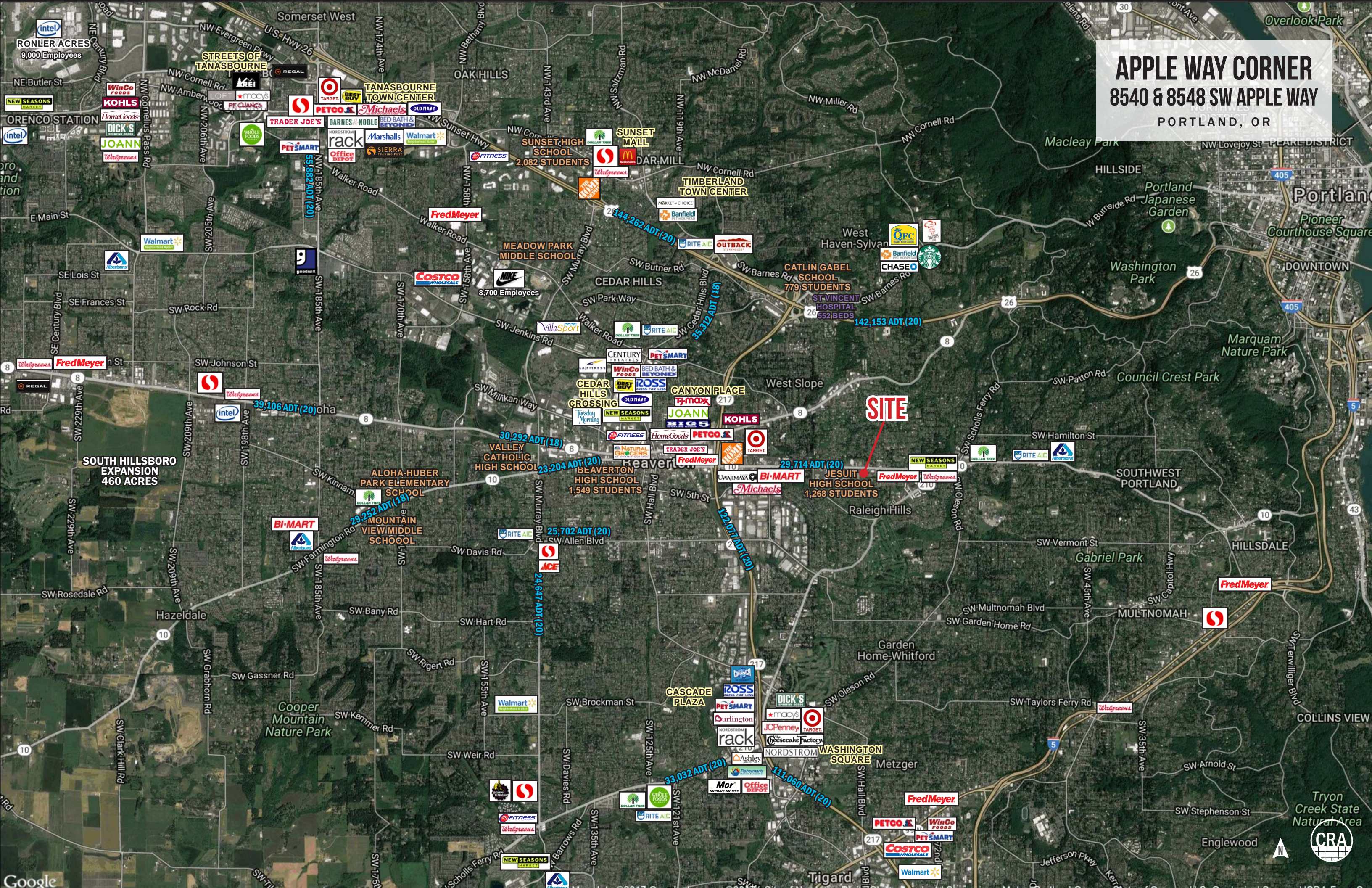
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Bob LeFeber 503.807.4174 | bob@cra-nw.com
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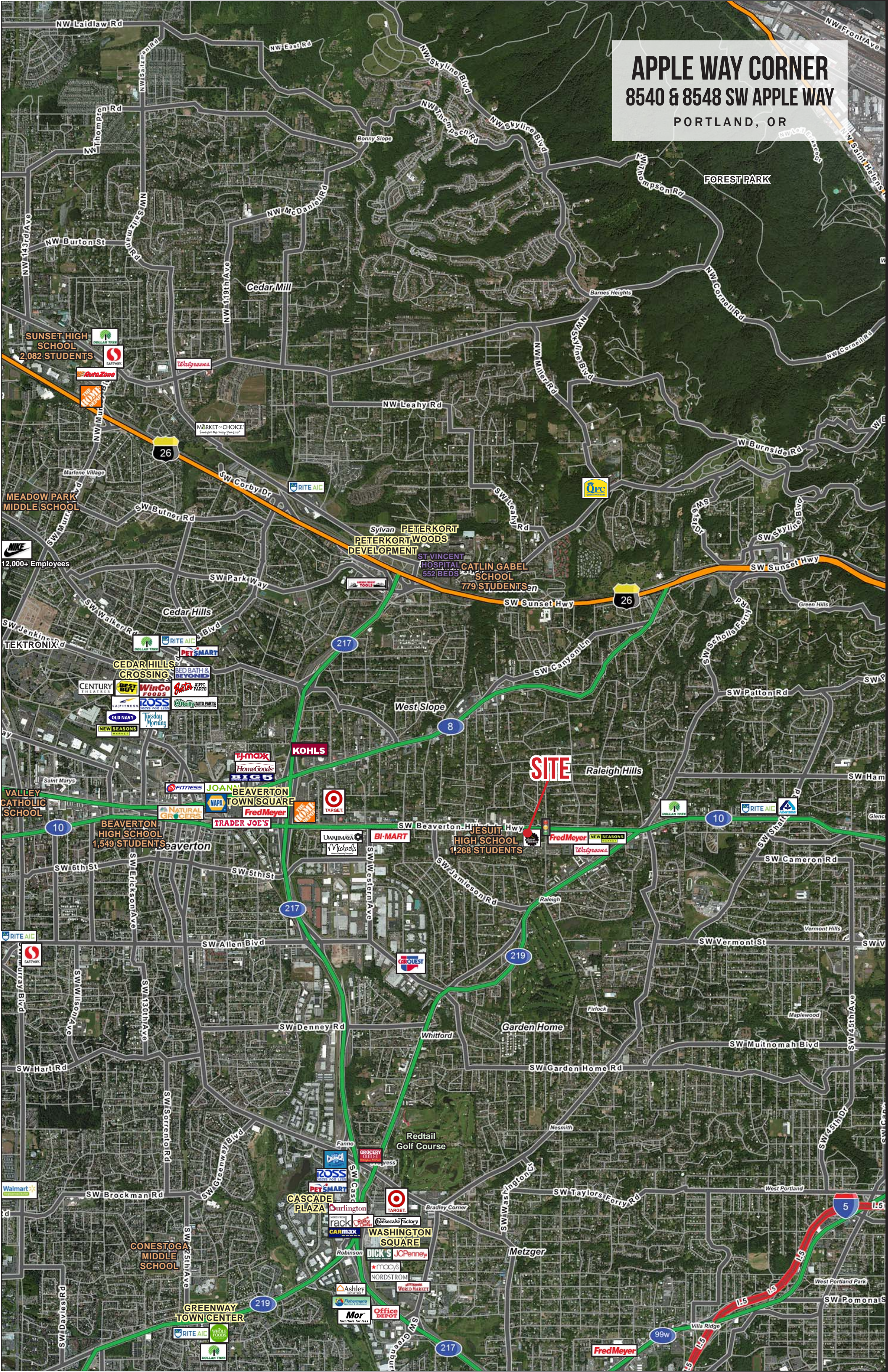
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26,258 ADT (20) SW Beaverton Hillsdale Hwy

SW Beaverton Hillsdale Hwy 24,803 ADT (20)

10 25,566 ADT (20)

3,974 ADT (20)

**SEE INSET
MAP
BELOW**



UPPER LEVEL



**AVAILABLE
2,813 SF
UPPER LEVEL**

**AVAILABLE
3,305 SF
UPPER LEVEL**

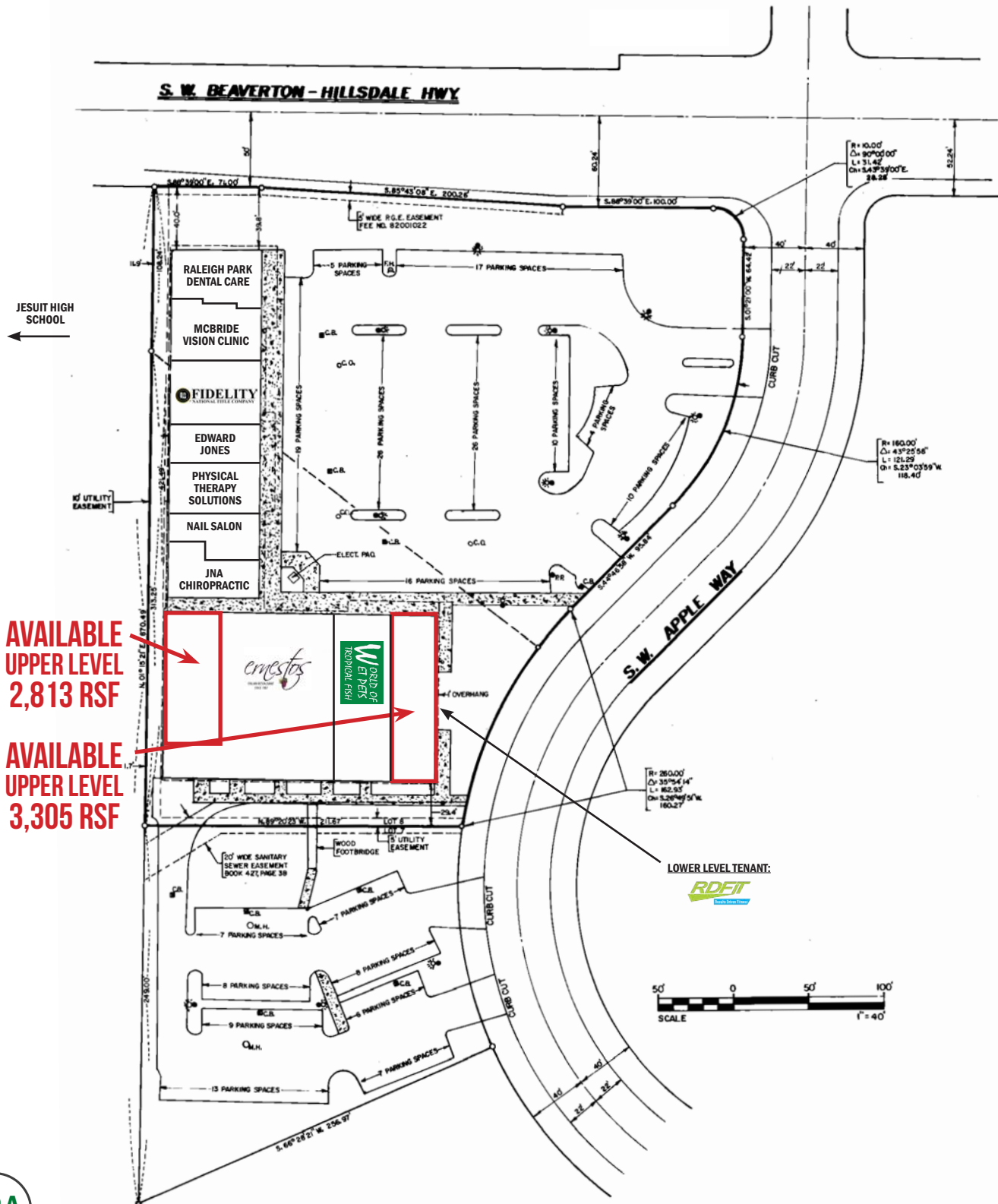


APPLE WAY CORNER

8540 & 8548 SW APPLE WAY

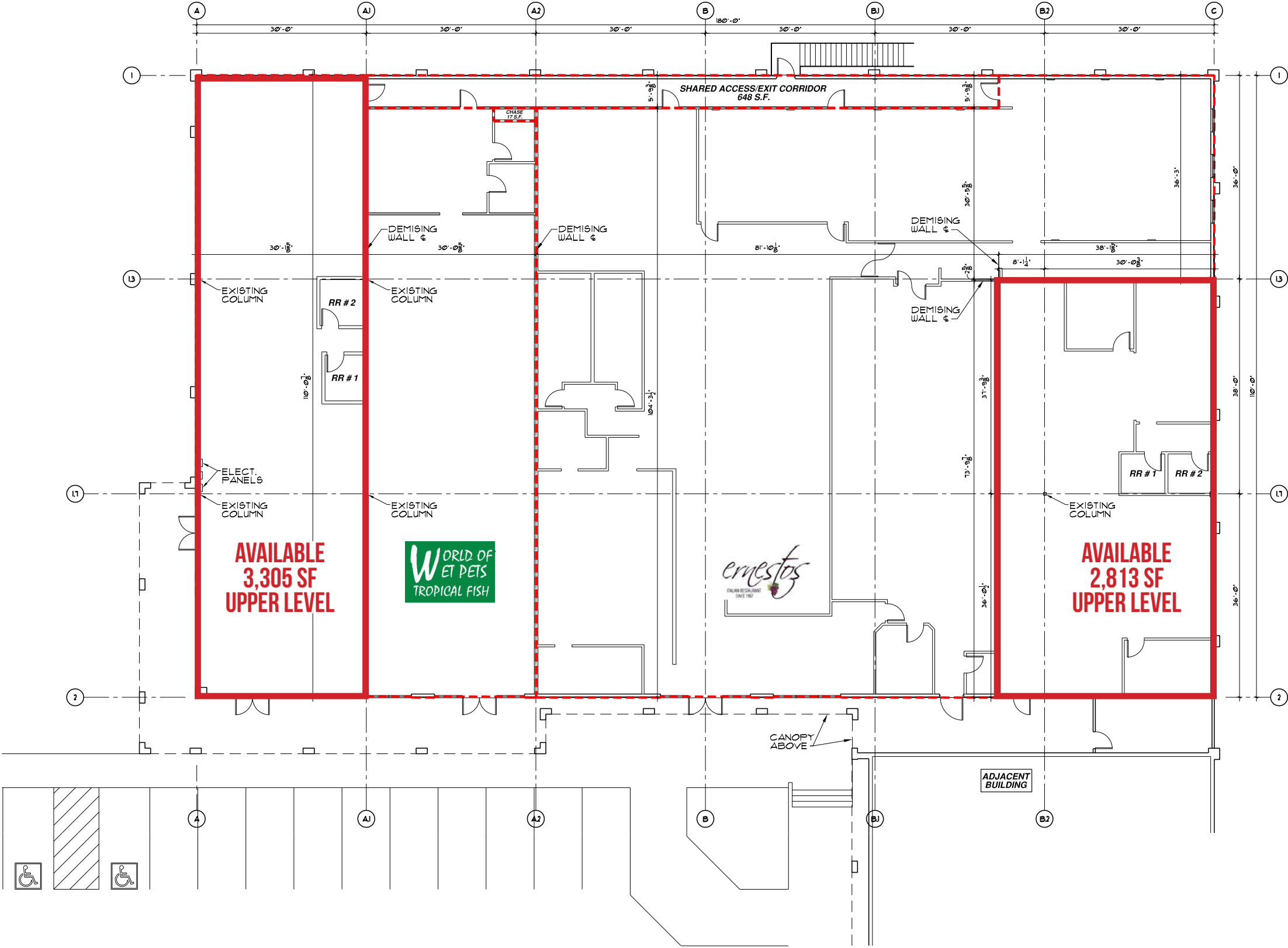
PORTLAND, OR

SITE PLAN



BUILDING PLAN
BUILDING A | UPPER LEVEL

APPLE WAY CORNER
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PORTLAND, OR

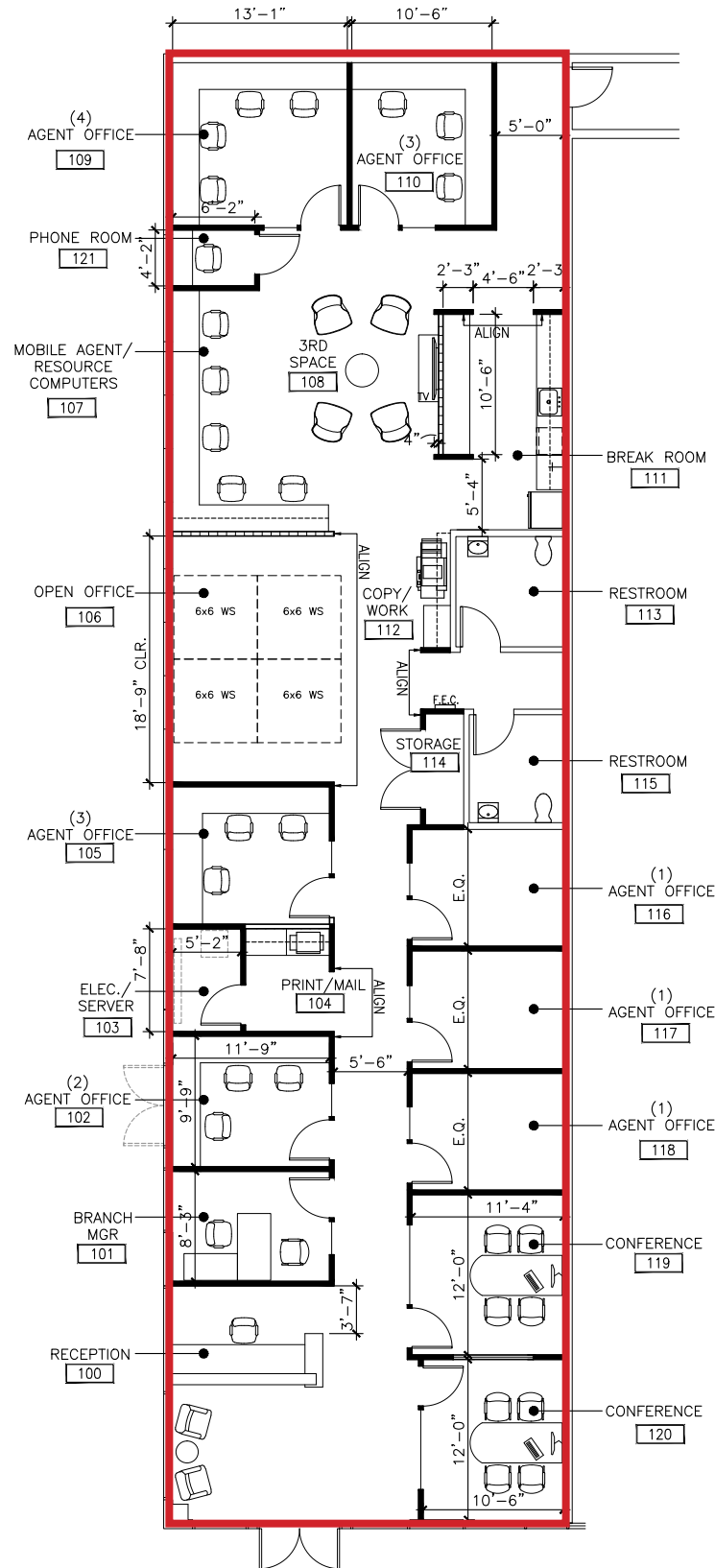


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information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



BUILDING PLAN
3,305 SF | UPPER LEVEL

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PORTLAND, OR

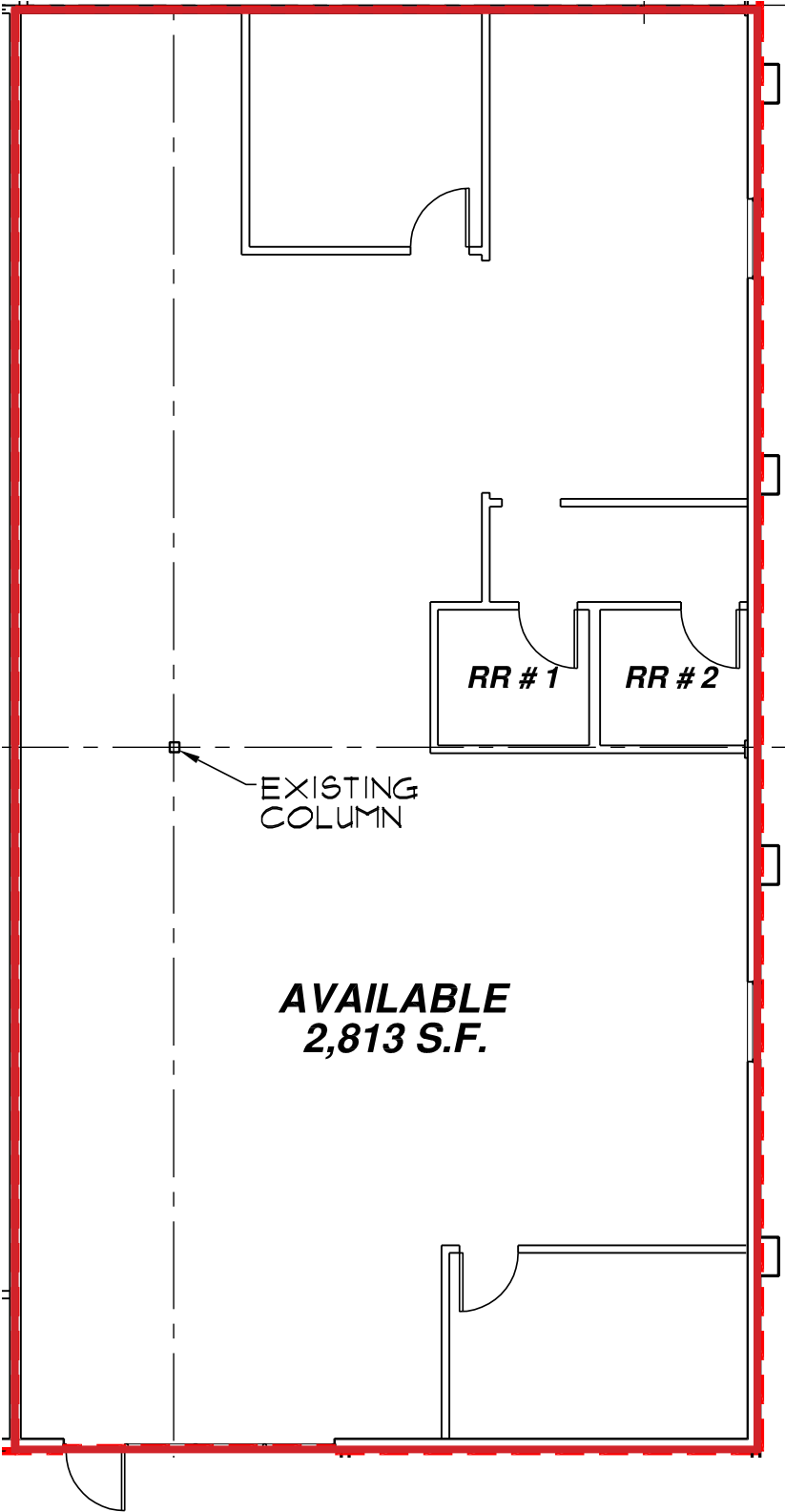


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BUILDING PLAN
2,813 SF | UPPER LEVEL

APPLE WAY CORNER
8548 SW APPLE WAY
PORTLAND, OR



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APPLE WAY CORNER

8540 & 8548 SW APPLE WAY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

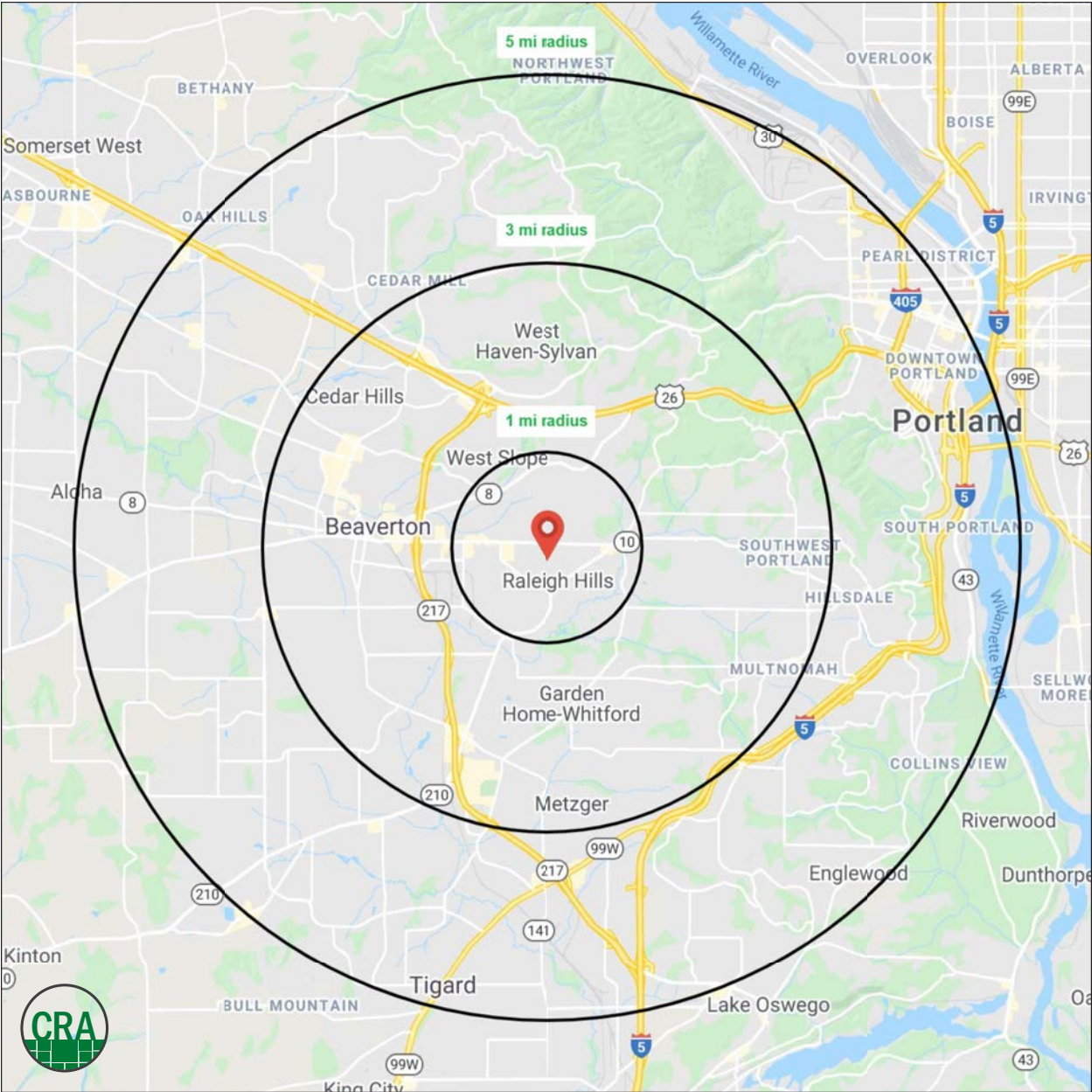
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,720	120,350	375,143
Projected Population 2026	11,903	123,030	388,776
Average HH Income	\$119,413	\$119,517	\$118,048
Median Home Value	\$571,886	\$470,192	\$471,373
Daytime Demographics 16+	12,375	104,083	367,081
Some College or Higher	84.5%	79.4%	81.8%

\$119,413

Average Household Income
1 MILE RADIUS

52,171

Households
3 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 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			
2021 Estimated Population	11,720	120,350	375,143
2026 Projected Population	11,903	123,030	388,776
2010 Census Population	11,054	110,611	331,603
2000 Census Population	10,587	104,447	295,001
Projected Annual Growth 2021 to 2026	0.3%	0.4%	0.7%
Historical Annual Growth 2000 to 2021	0.5%	0.7%	1.3%
2021 Median Age	45.9	41.3	39.1
Households			
2021 Estimated Households	5,473	52,171	168,318
2026 Projected Households	5,639	54,436	178,968
2010 Census Households	5,152	47,512	145,163
2000 Census Households	4,786	44,643	128,935
Projected Annual Growth 2021 to 2026	0.6%	0.9%	1.3%
Historical Annual Growth 2000 to 2021	0.7%	0.8%	1.5%
Race and Ethnicity			
2021 Estimated White	81.9%	77.5%	75.0%
2021 Estimated Black or African American	2.3%	3.0%	3.4%
2021 Estimated Asian or Pacific Islander	6.5%	7.0%	10.5%
2021 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
2021 Estimated Other Races	8.9%	11.9%	10.5%
2021 Estimated Hispanic	9.2%	14.9%	12.3%
Income			
2021 Estimated Average Household Income	\$119,413	\$119,517	\$118,048
2021 Estimated Median Household Income	\$89,792	\$93,117	\$93,109
2021 Estimated Per Capita Income	\$55,856	\$51,922	\$53,141
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	3.5%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.1%	2.6%
2021 Estimated High School Graduate	11.9%	14.0%	13.0%
2021 Estimated Some College	20.3%	18.8%	18.0%
2021 Estimated Associates Degree Only	6.3%	6.8%	7.3%
2021 Estimated Bachelors Degree Only	35.4%	31.0%	32.6%
2021 Estimated Graduate Degree	22.5%	22.7%	23.9%
Business			
2021 Estimated Total Businesses	1,176	8,698	27,335
2021 Estimated Total Employees	8,553	69,434	257,921
2021 Estimated Employee Population per Business	7.3	8.0	9.4
2021 Estimated Residential Population per Business	10.0	13.8	13.7

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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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503.274.0211

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