

APPLE WAY CORNER

FOR LEASE ► PORTLAND OREGON



LOCATION

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

AVAILABLE SPACE | RATE

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



TRAFFIC COUNT

SW Beaverton-Hillsdale Hwy – 27,064 ADT ('22)

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, PDX RC Underground and Latino Built.

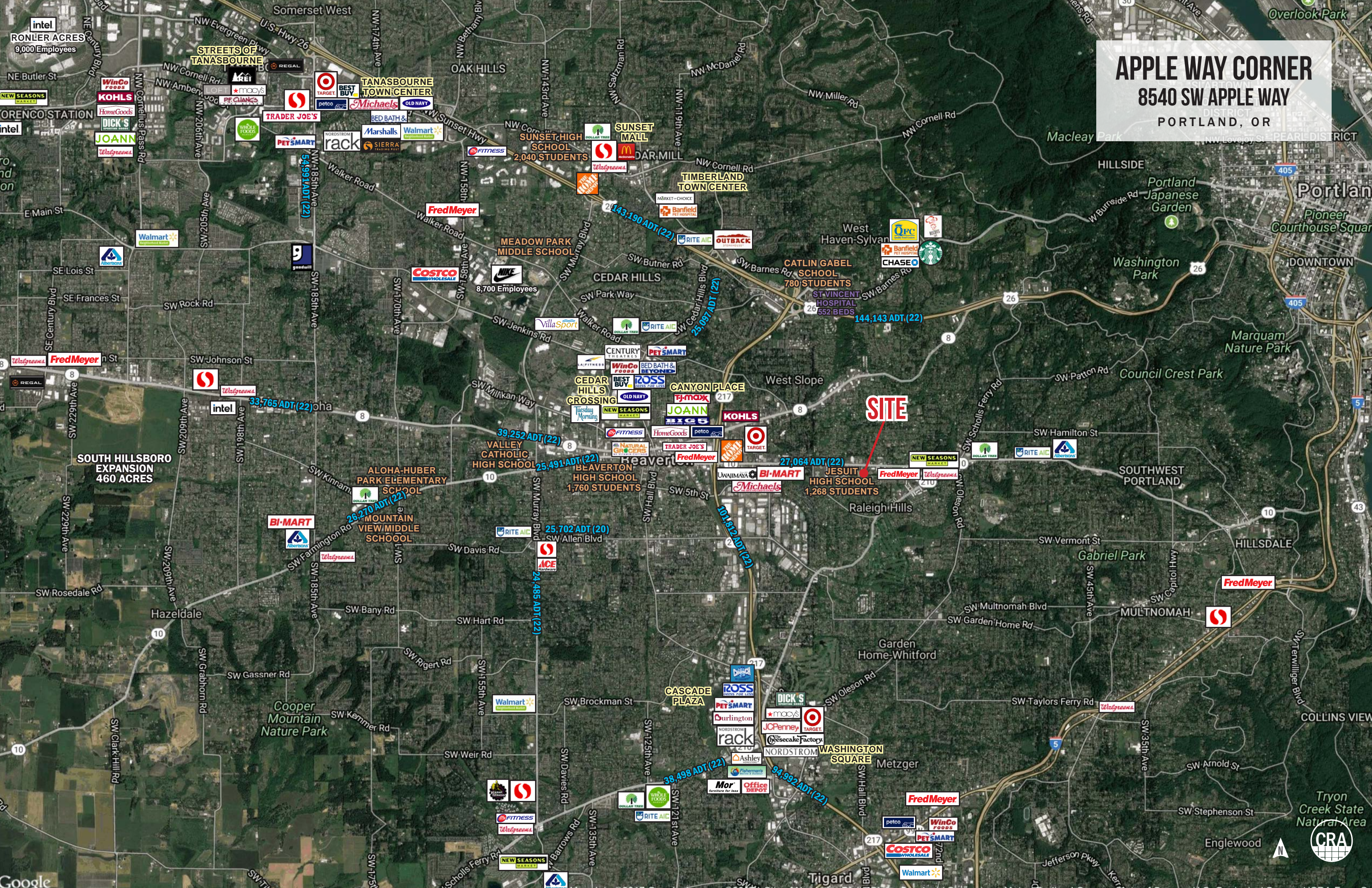




APPLE WAY CORNER

8540 SW APPLE WAY

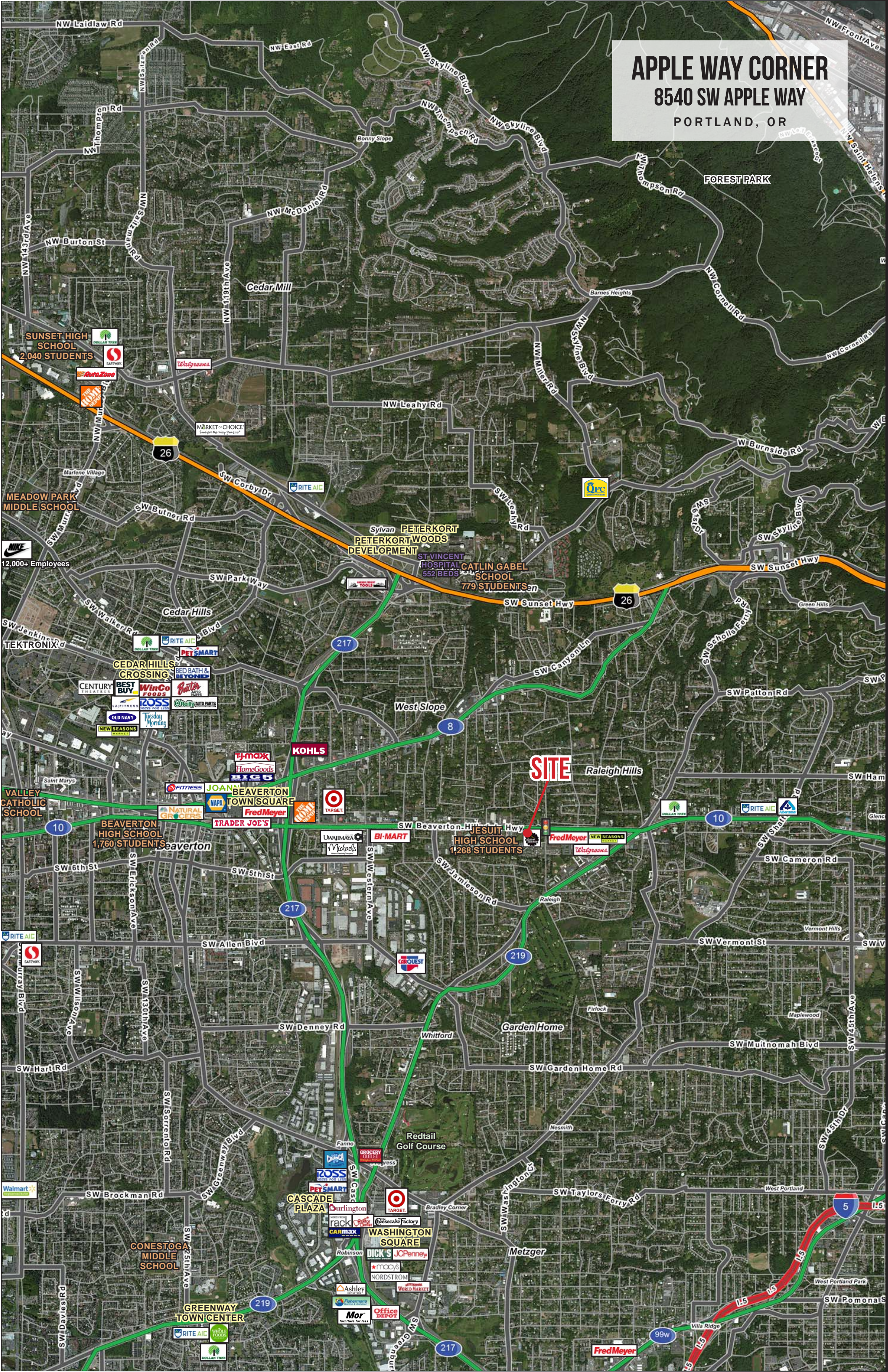
PORTLAND, OR



APPLE WAY CORNER

8540 SW APPLE WAY

PORTLAND, OR



SUNSET HIGH SCHOOL
2,040 STUDENTS

MEADOW PARK MIDDLE SCHOOL

12,000+ Employees

Sylvan PETERKORT
PETERKORT WOODS DEVELOPMENT

ST VINCENT HOSPITAL
552 BEDS

CATLIN GABEL SCHOOL
779 STUDENTS

CEDAR HILLS CROSSING

BEAVERTON HIGH SCHOOL
1,760 STUDENTS

JESUIT HIGH SCHOOL
1,268 STUDENTS

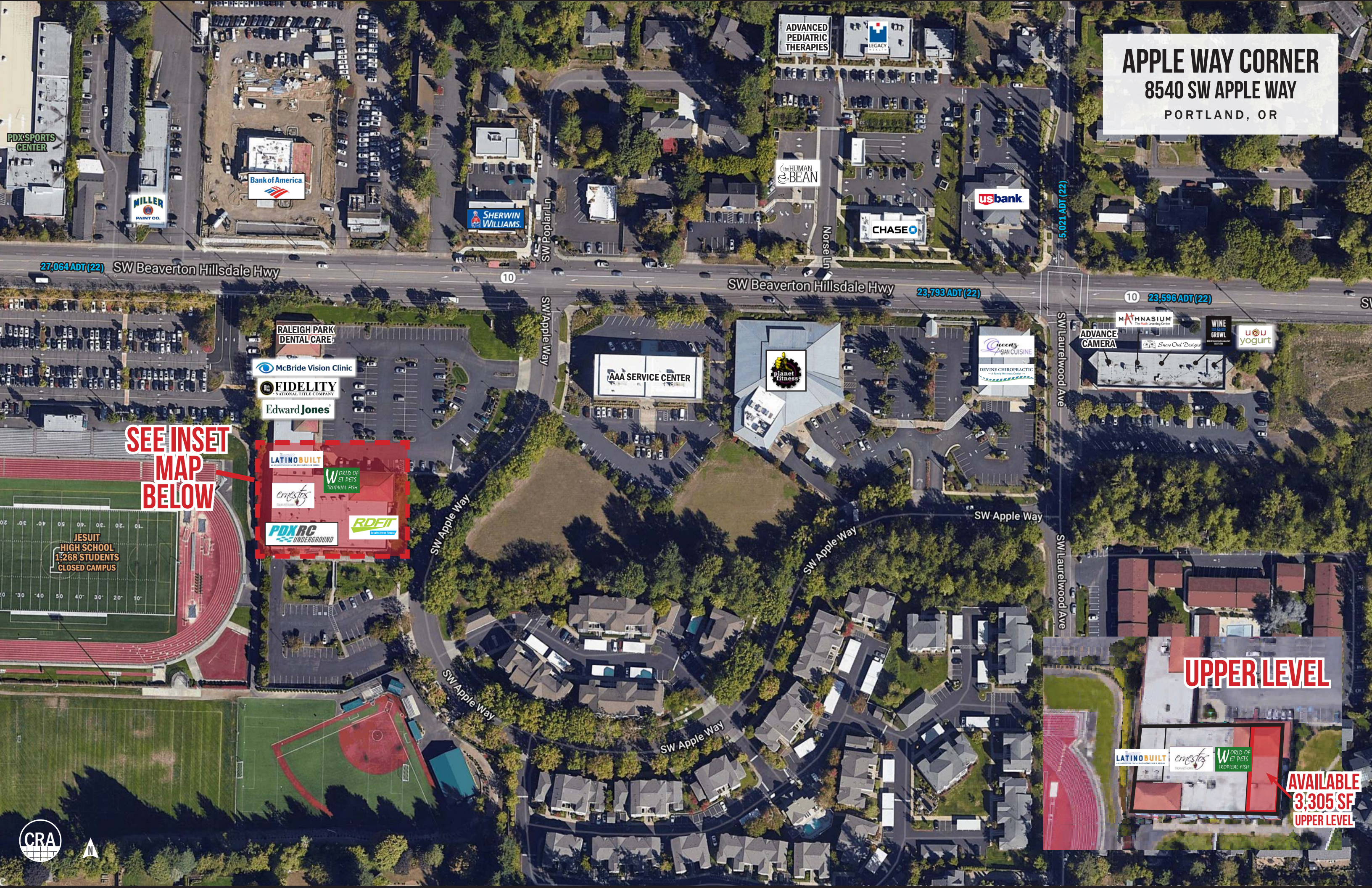
SITE

CASCADE PLAZA

WASHINGTON SQUARE

GREENWAY TOWN CENTER

APPLE WAY CORNER
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
emostas
PDXRC UNDERGROUND
WORLD OF ET PETS TROPICAL FISH
RDET

UPPER LEVEL

LATINO BUILT
emostas
WORLD OF ET PETS TROPICAL FISH

**AVAILABLE
3,305 SF
UPPER LEVEL**

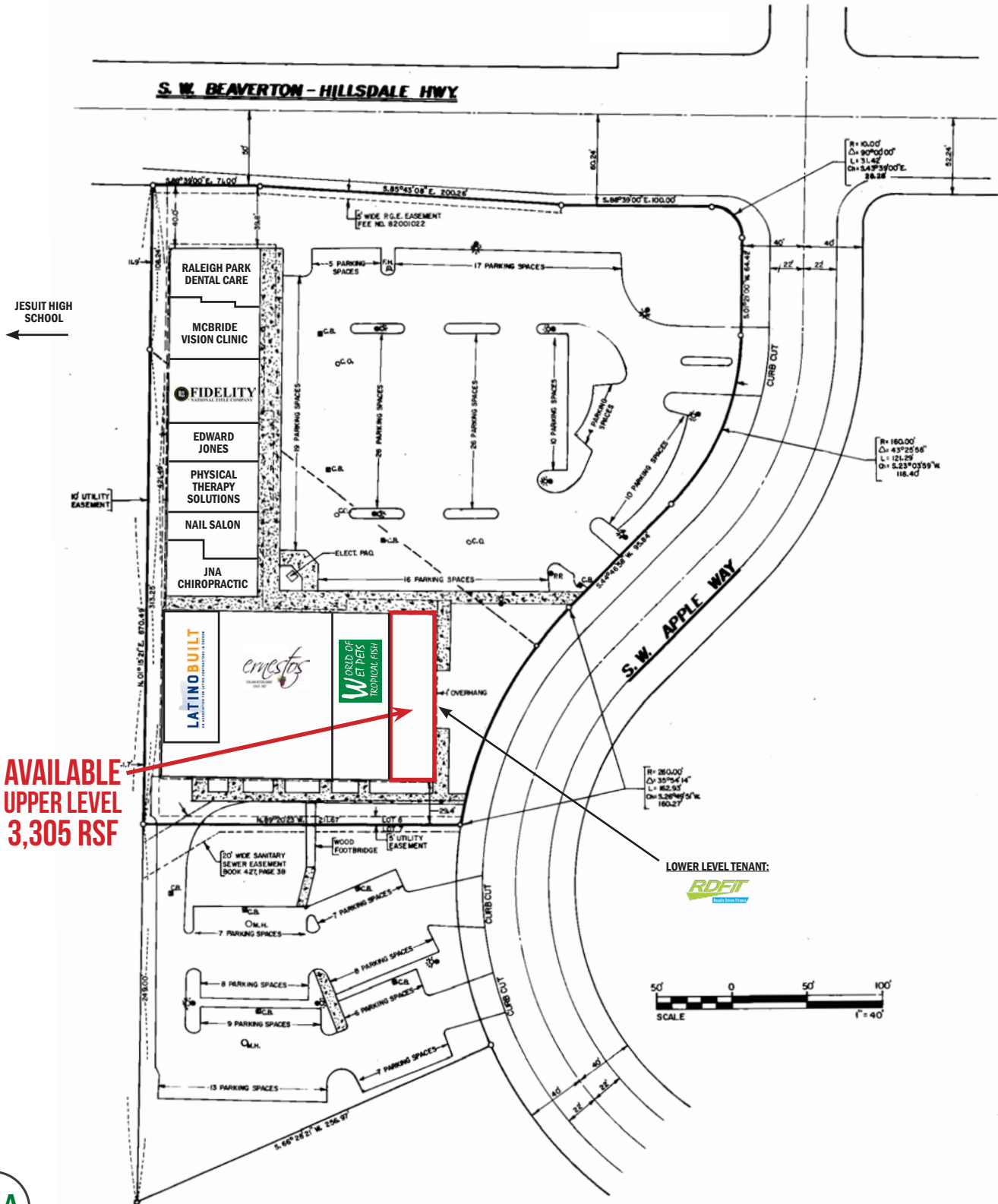


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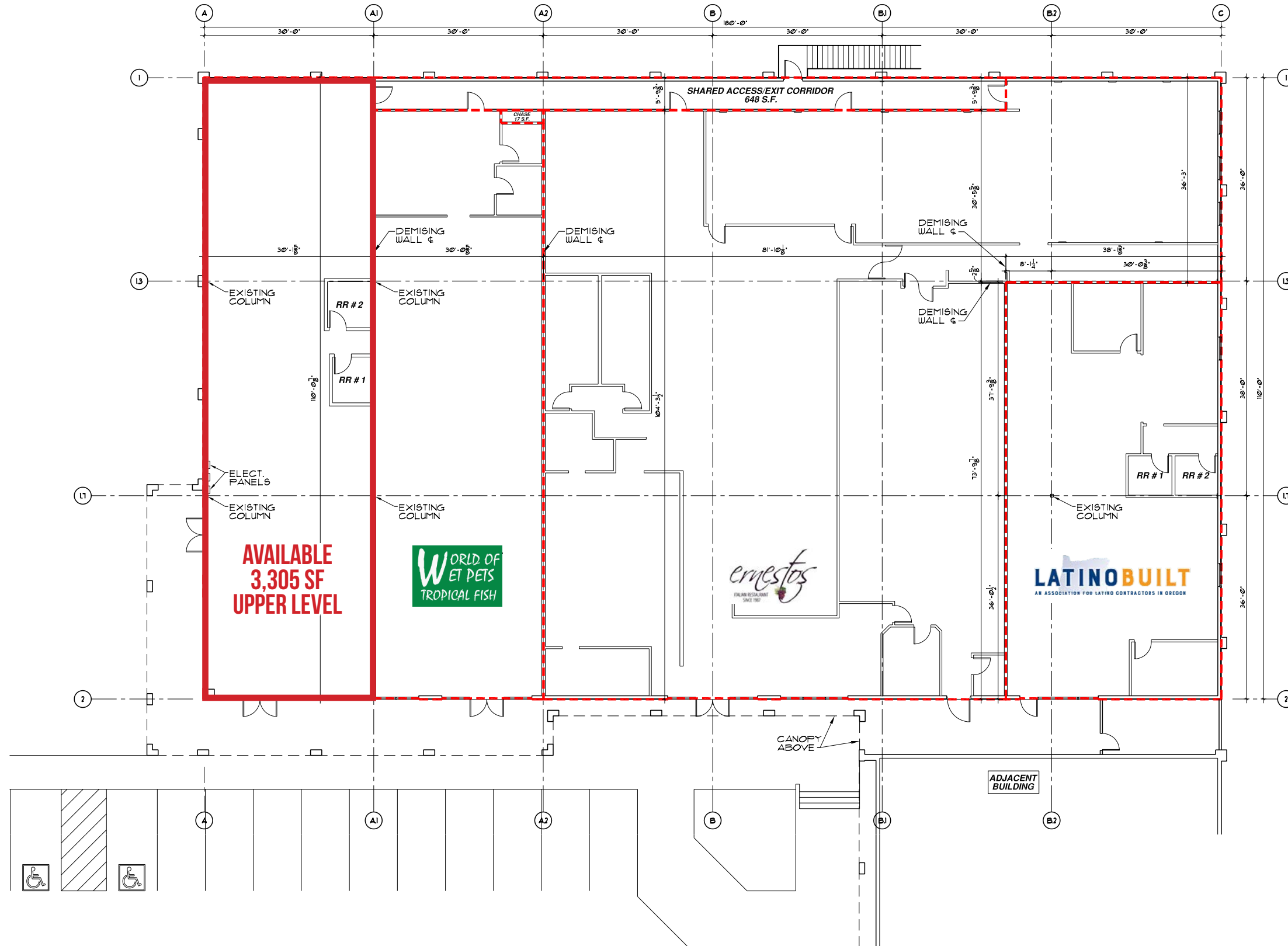
SITE PLAN



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

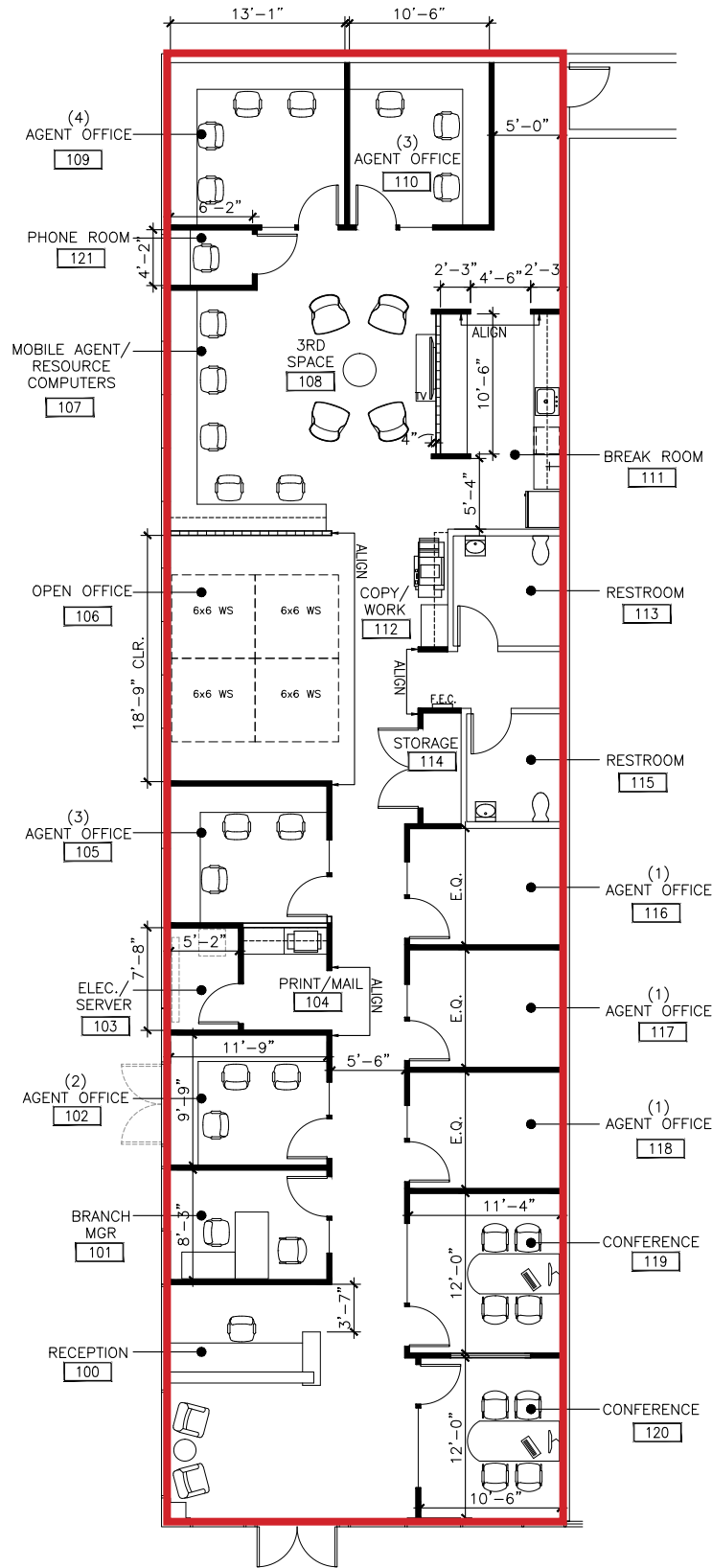


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BUILDING PLAN
3,305 SF | UPPER LEVEL

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PORTLAND, OR

DEMOGRAPHIC SUMMARY

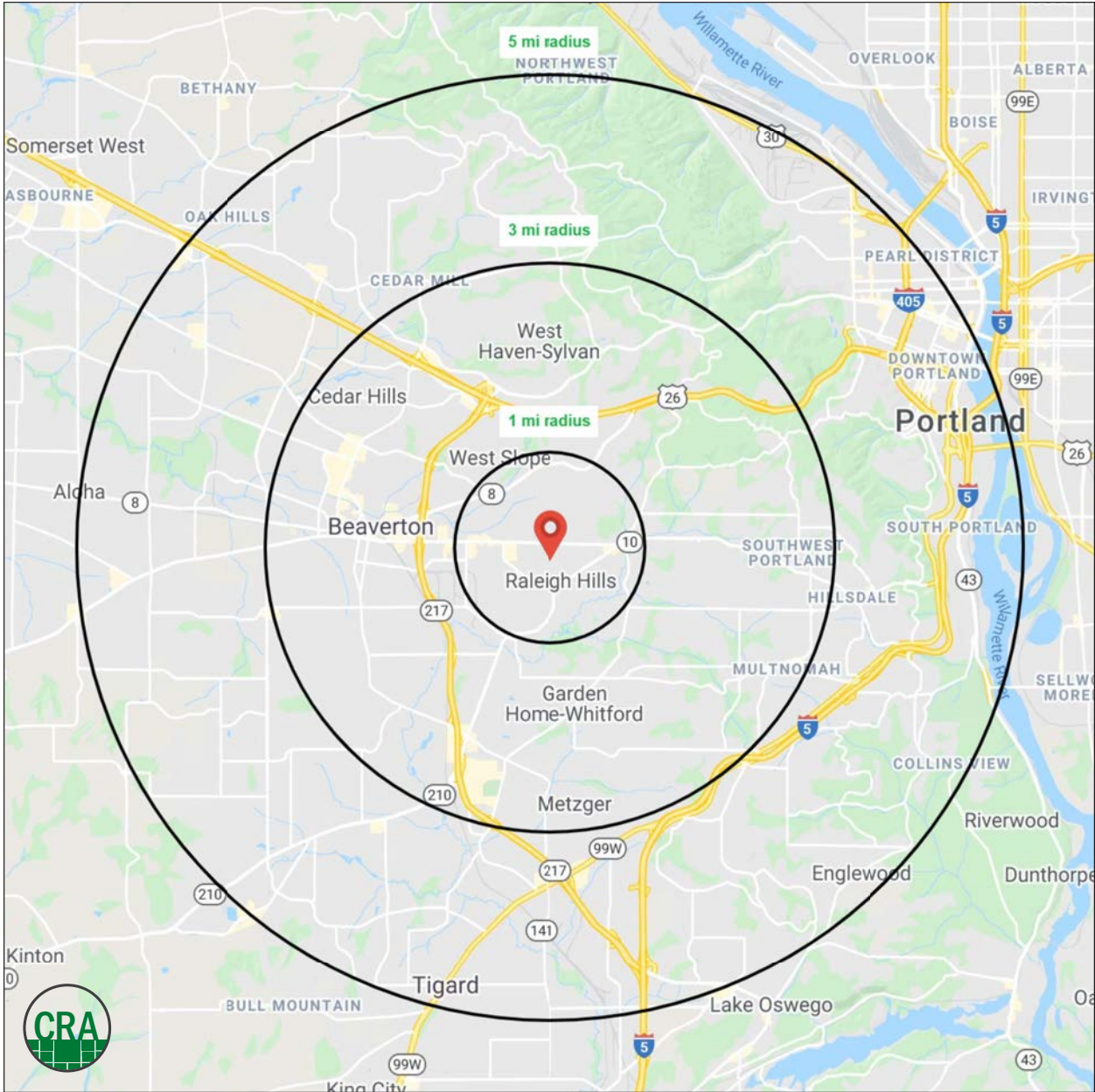
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,620	118,777	368,183
Projected Population 2026	11,956	121,424	381,657
Average HH Income	\$125,137	\$124,860	\$122,540
Median Home Value	\$599,311	\$507,934	\$515,862
Daytime Demographics 16+	12,326	103,630	365,221
Some College or Higher	84.5%	79.4%	82.0%

\$125,137

Average Household Income
1 MILE RADIUS

50,686

Households
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 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
Population			
2021 Estimated Population	11,620	118,777	368,183
2026 Projected Population	11,956	121,424	381,657
2020 Census Population	11,460	117,964	366,496
2010 Census Population	11,054	110,611	331,603
Projected Annual Growth 2021 to 2026	0.6%	0.4%	0.7%
Historical Annual Growth 2010 to 2021	0.5%	0.7%	1.0%
2021 Median Age	44.7	40.7	38.8
Households			
2021 Estimated Households	5,348	50,686	162,303
2026 Projected Households	5,516	52,503	171,797
2020 Census Households	5,278	50,332	161,524
2010 Census Households	5,152	47,512	145,163
Projected Annual Growth 2021 to 2026	0.6%	0.7%	1.2%
Historical Annual Growth 2010 to 2021	0.3%	0.6%	1.1%
Race and Ethnicity			
2021 Estimated White	76.7%	71.5%	69.9%
2021 Estimated Black or African American	2.0%	2.3%	2.5%
2021 Estimated Asian or Pacific Islander	5.6%	6.6%	10.5%
2021 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.8%
2021 Estimated Other Races	15.0%	18.6%	16.4%
2021 Estimated Hispanic	10.5%	16.1%	13.2%
Income			
2021 Estimated Average Household Income	\$125,137	\$124,860	\$122,540
2021 Estimated Median Household Income	\$91,539	\$94,825	\$95,403
2021 Estimated Per Capita Income	\$57,739	\$53,421	\$54,187
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)	2.1%	3.1%	2.6%
2021 Estimated High School Graduate	12.0%	14.0%	12.8%
2021 Estimated Some College	20.2%	18.8%	17.9%
2021 Estimated Associates Degree Only	6.3%	6.8%	7.3%
2021 Estimated Bachelors Degree Only	35.3%	31.0%	32.7%
2021 Estimated Graduate Degree	22.6%	22.9%	24.2%
Business			
2021 Estimated Total Businesses	1,176	8,698	27,318
2021 Estimated Total Employees	8,553	69,434	257,708
2021 Estimated Employee Population per Business	7.3	8.0	9.4
2021 Estimated Residential Population per Business	9.9	13.7	13.5

For more information, please contact:

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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



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