

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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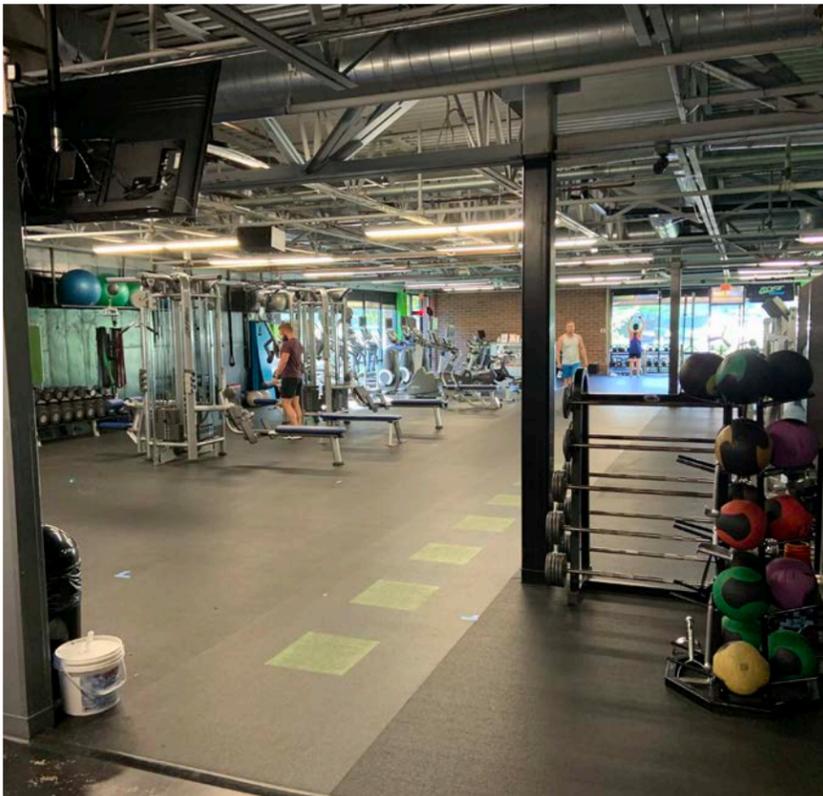
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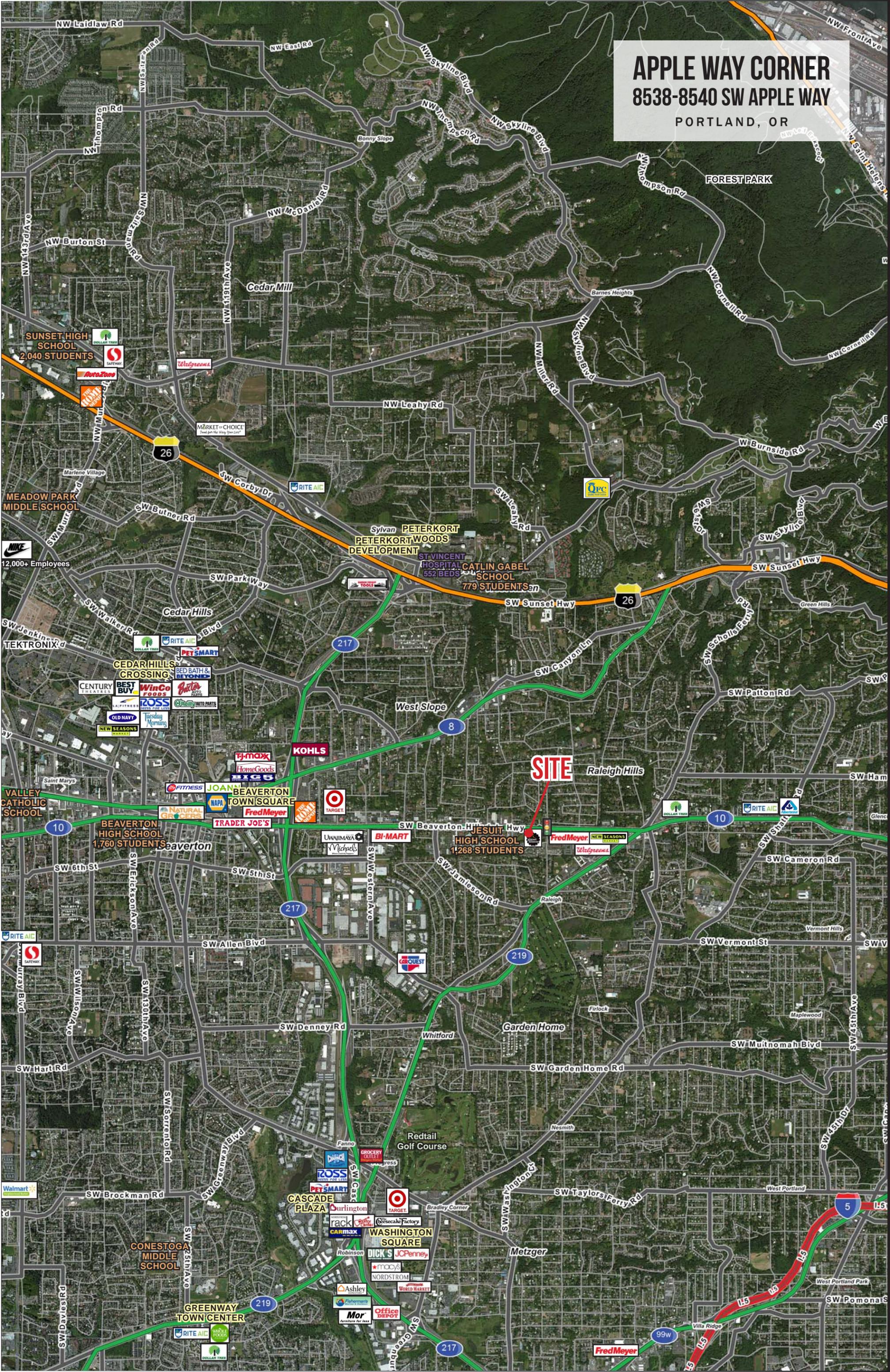
IMAGES - UPPER LEVEL





APPLE WAY CORNER

8538-8540 SW APPLE WAY
PORTLAND, OR



SUNSET HIGH SCHOOL
2,040 STUDENTS

MEADOW PARK MIDDLE SCHOOL

12,000+ Employees

VALLEY CATHOLIC SCHOOL

BEAVERTON HIGH SCHOOL
1,760 STUDENTS

CONESTOGA MIDDLE SCHOOL

GREENWAY TOWN CENTER

Sylvan PETERKORT
PETERKORT WOODS DEVELOPMENT

ST VINCENT HOSPITAL
552 BEDS

CATLIN GABEL SCHOOL
779 STUDENTS

JESUIT HIGH SCHOOL
1,268 STUDENTS

CASCADE PLAZA

WASHINGTON SQUARE

DICK'S JCPenney

SITE

FOREST PARK

Cedar Mill

Cedar Hills

West Slope

Raleigh Hills

Garden Home

Whitford

Redtail Golf Course

Metzger

West Portland Park

APPLE WAY CORNER
8538-8540 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
emotes
WORLD OF ET PETS TROPICAL FISH
LOWER LEVEL TENANT:
PDX RC UNDERGROUND

LOWER LEVEL

PDX RC UNDERGROUND **LEASED!**

AVAILABLE 5,491 SF LOWER LEVEL

UPPER LEVEL

LATINO BUILT emotes WORLD OF ET PETS TROPICAL FISH

AVAILABLE 3,305 SF UPPER LEVEL

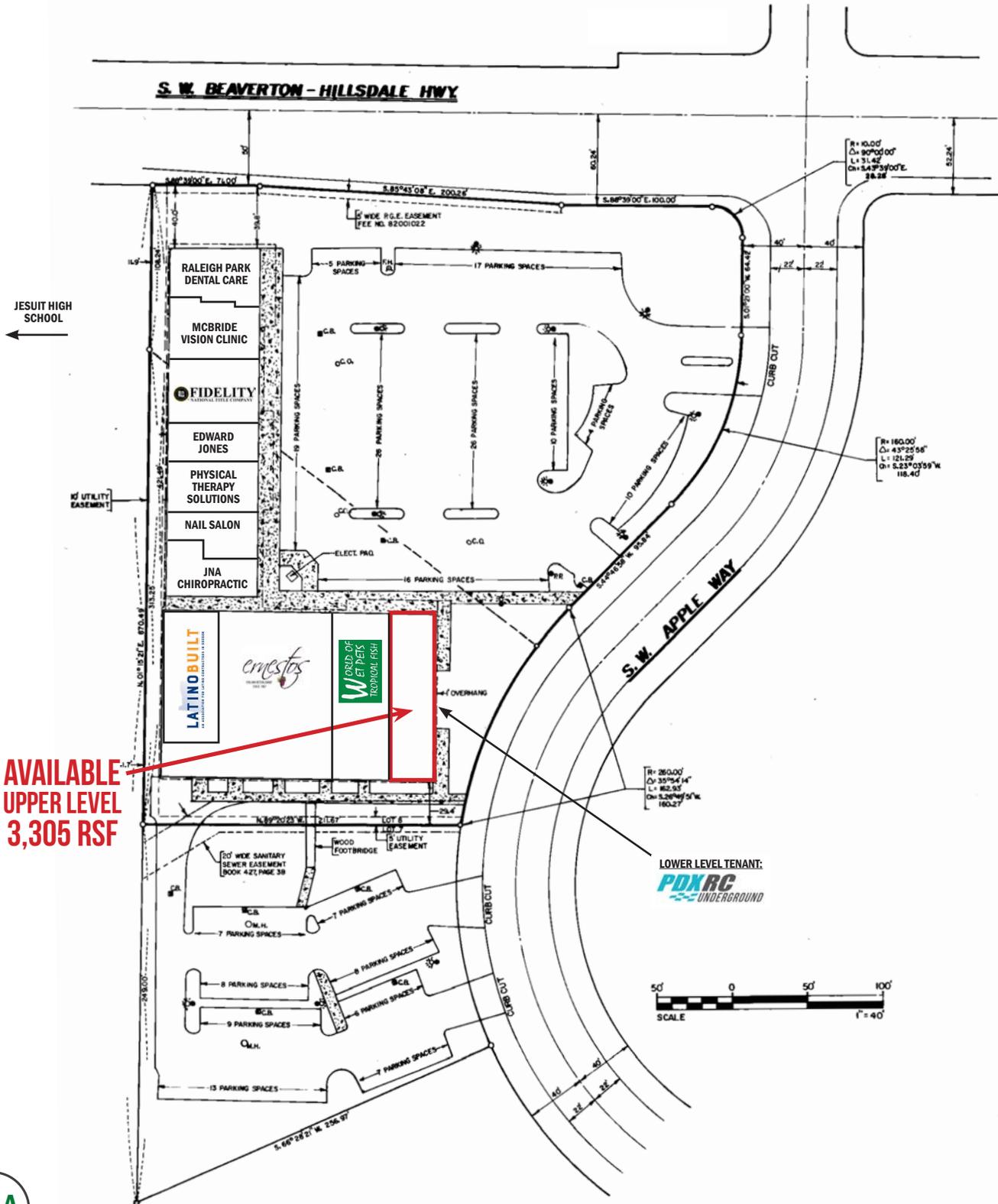


APPLE WAY CORNER

8538-8540 SW APPLE WAY

PORTLAND, OR

SITE PLAN



**AVAILABLE
UPPER LEVEL
3,305 RSF**

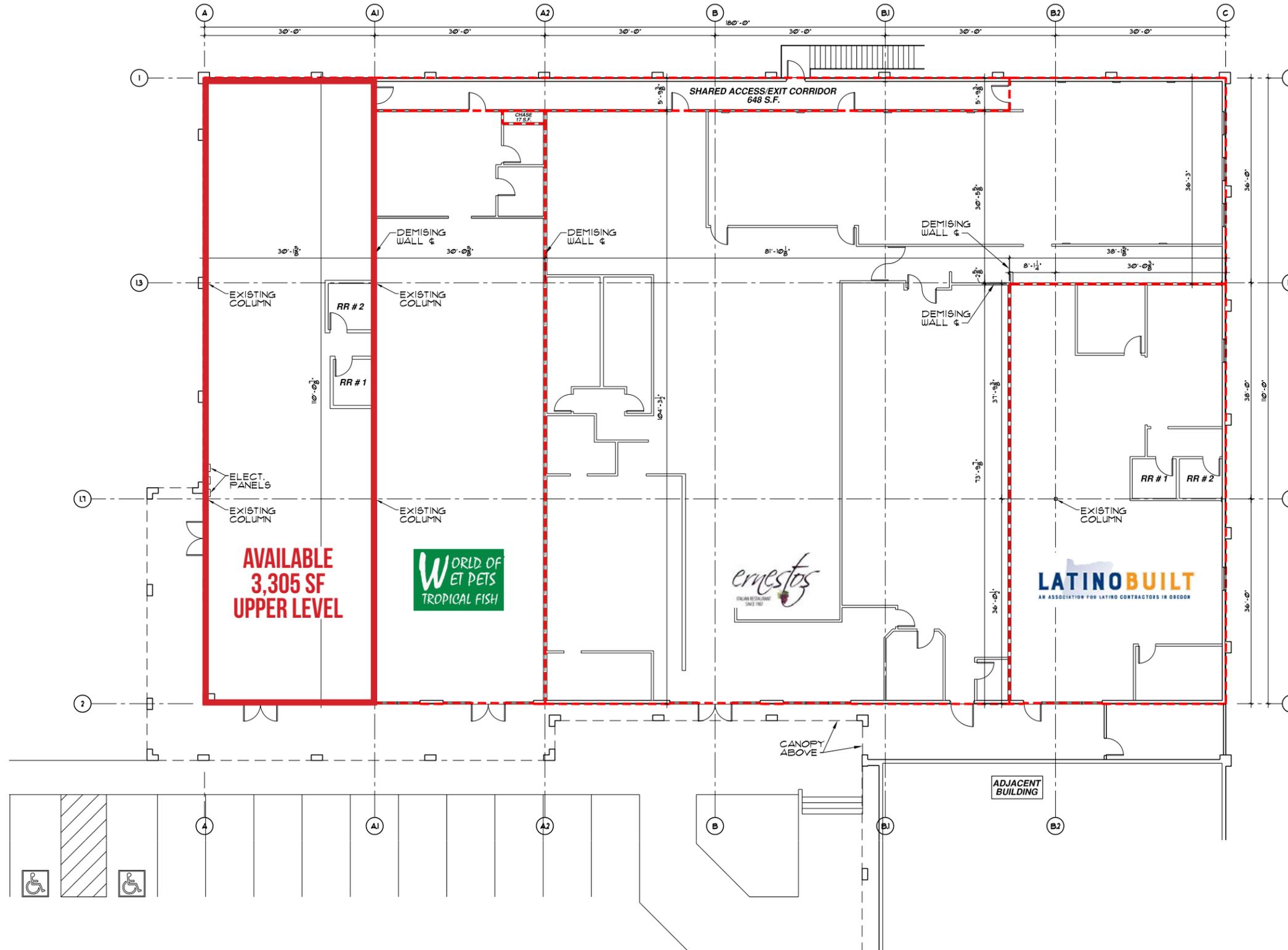
LOWER LEVEL TENANT:
PDXRC
UNDERGROUND



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

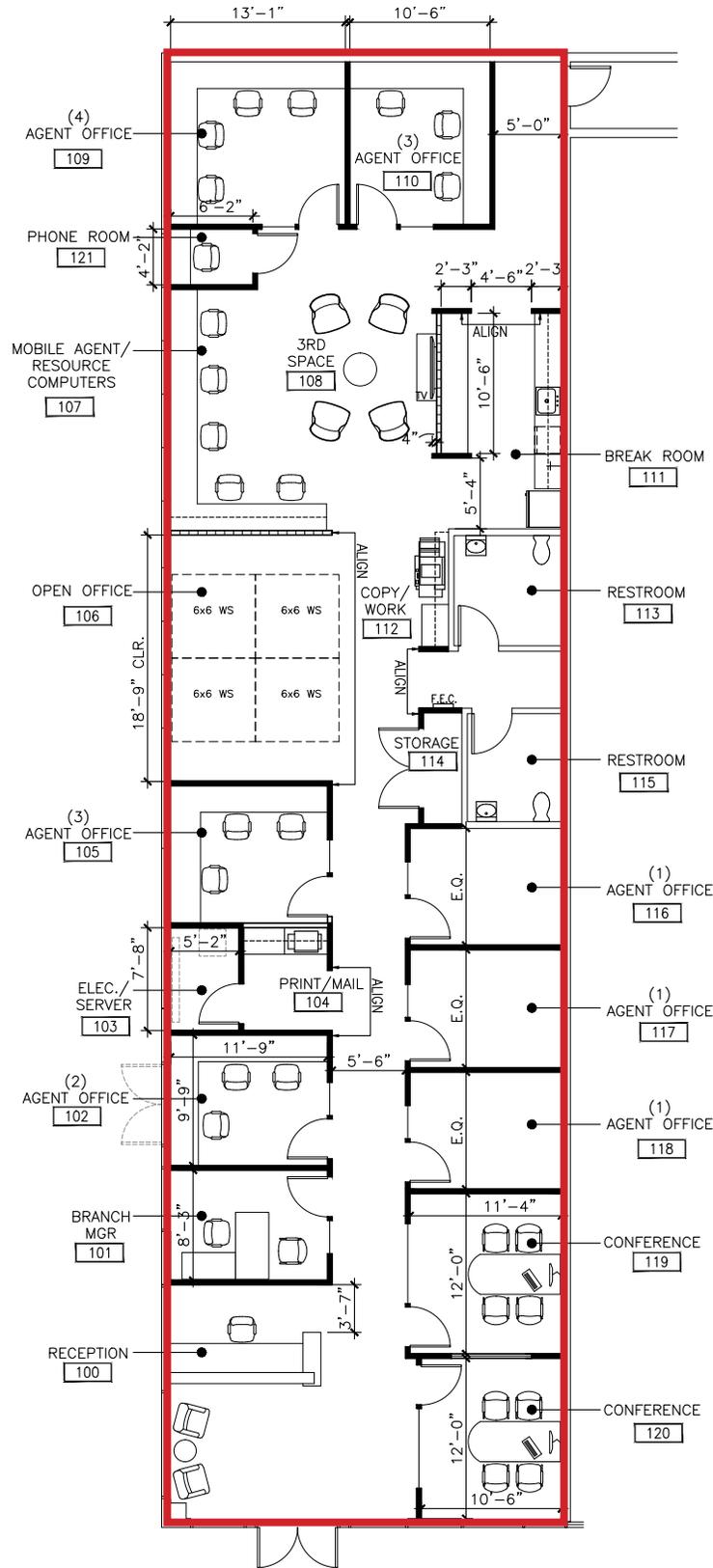


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BUILDING PLAN
3,305 SF | UPPER LEVEL

APPLE WAY CORNER
8540 SW APPLE WAY
 PORTLAND, OR

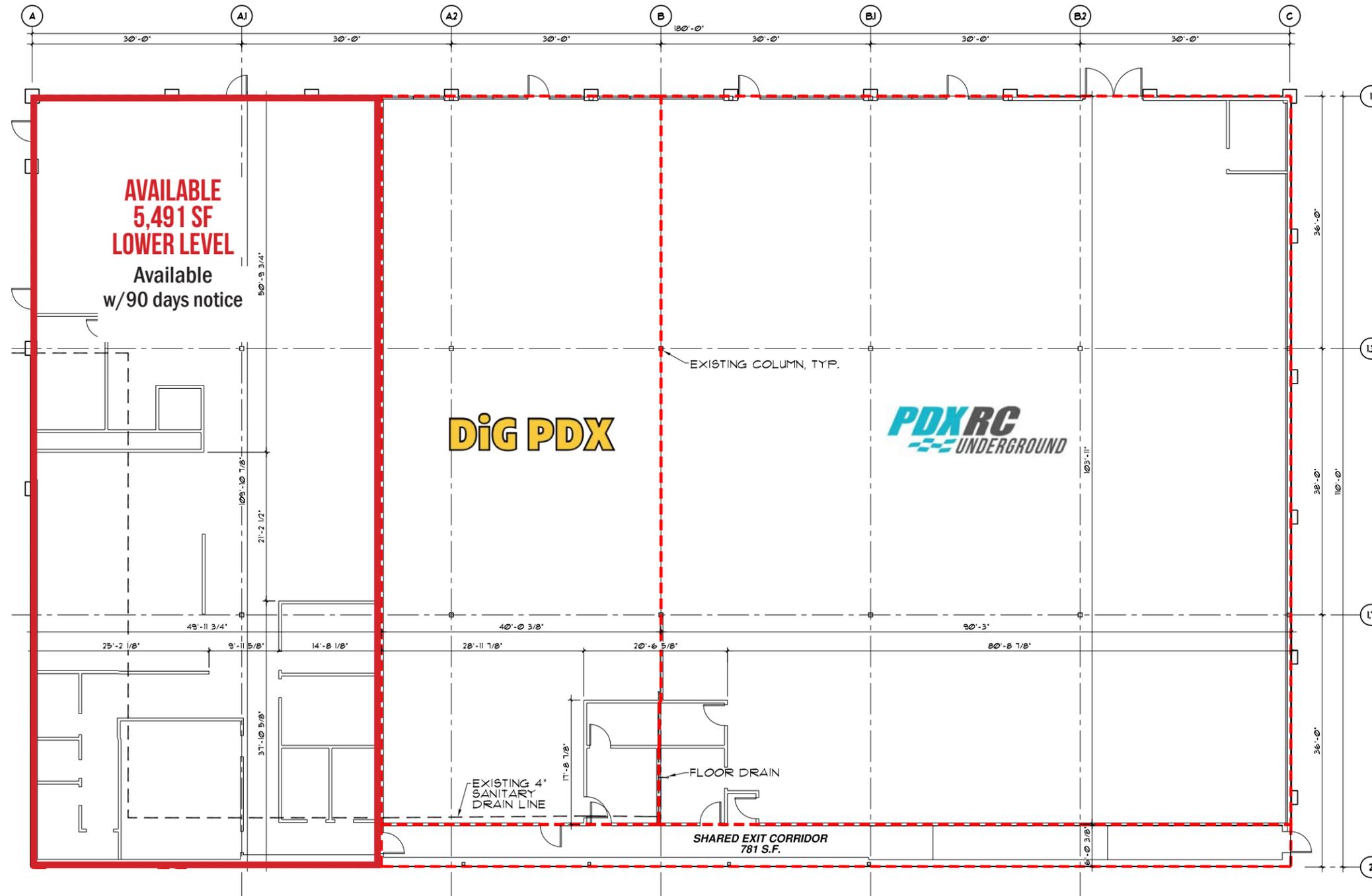


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BUILDING PLAN
BUILDING A | LOWER LEVEL

APPLE WAY CORNER
8538 SW APPLE WAY
PORTLAND, OR



APPLE WAY CORNER

8538-8540 SW APPLE WAY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

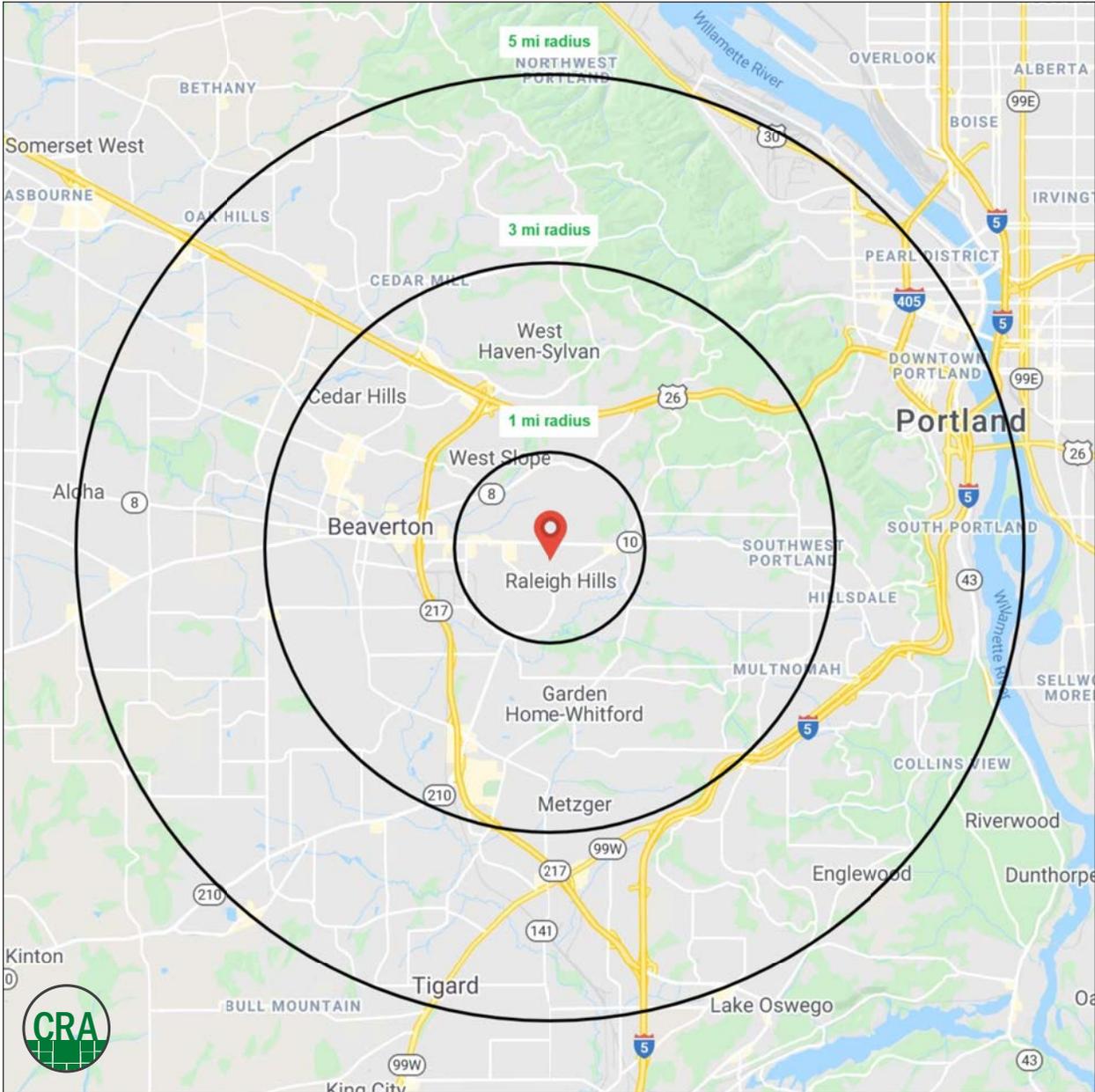
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,342	118,093	365,827
Projected Population 2028	12,649	120,997	377,132
Average HH Income	\$156,735	\$153,352	\$149,642
Median Home Value	\$687,569	\$579,407	\$579,168
Daytime Demographics 16+	11,510	96,108	342,984
Some College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

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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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GARY SURGEON 503.936.1989 | gary@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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