

* DO NOT DISTURB EXISTING TENANT *

HIGHWAY 217 @ CANYON ROAD EXIT

2.25 ACRE SITE | EXISTING 12,474 SF BUILDING

4145 SW 110TH AVENUE | BEAVERTON | OREGON | 97005

Property Highlights |

- Property Available for Sale or Lease
- Drive-Thru Potential Under City of Beaverton Zoning
- Highway 217 (109,100 VPD) @ Canyon Rd Exit
- Canyon Rd (22,000 VPD) @ 110th Ave
- Beaverton-Hillsdale Hwy (33,100 VPD) @ 110th Ave
- Prime Redevelopment Opportunity

APPROXIMATELY 315 FEET OF HIGHWAY 217 FRONTAGE



Area Co-Tenants Include |



KOHL'S

Fred Meyer



NEVILLE & BUTLER
Commercial Real Estate

503.241.1222

Steven Neville
steve@nevillebutler.com

Natalie Butler
natalie@nevillebutler.com



All information has been obtained from sources deemed to be reliable, but is not guaranteed and should be independently verified by prospective buyer or tenant.

CONVENIENTLY LOCATED AT THE INTERSECTION OF THE PRIMARY N/S & E/W ARTERIALS CONNECTING PORTLAND'S WEST SIDE

4145 SW 110TH AVENUE | CENTRAL BEAVERTON

Property Overview | Parcel 1S 115 AA 08100

- 2.25 Acre site
- Existing 12,474 SF retail building
- Approximately 315 feet of Highway 217 frontage
- Approximately 125 parking spaces 10 / 1,000 SF

Zoning |

- CS - Community Service (City of Beaverton)
 - > The Community Service District is intended to provide for a variety of business types compatible with and of similar scale to commercial activities found principally along the City's major streets.
- Drive-Through use allowed per City of Beaverton Zoning
 - > Chapter 20 - Land Uses - through ORD 4789 08-14-20

Access |

- Three points of access from SW 110th Avenue
- Access to SW 110th Avenue from both Canyon Road (OR Hwy 8) and Beaverton Hillsdale Highway (OR Hwy 10)

Accessibility |

- The Highway 217/Canyon Road (OR 8)/Beaverton-Hillsdale Highway (OR 10) interchange is the bullseye for this trade area.
- The intersection is the point where these two major east-west thoroughfares meet Highway 217.
- Highway 217 is important for Portland's west side as it connects Highway 26 to the north with Interstate 5 to the south.



AREA HIGHLIGHTS

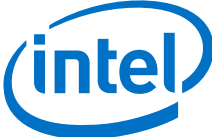
Central Beaverton is a mature regional retail core with over 2.5 million square feet of retail space.

Washington County is the heart of Oregon's "Silicon Forest", home to many of the world's top companies such as Nike, IBM, Columbia Sportswear, and an array of bioscience, advanced manufacturing, and both software and hardware manufacturers.

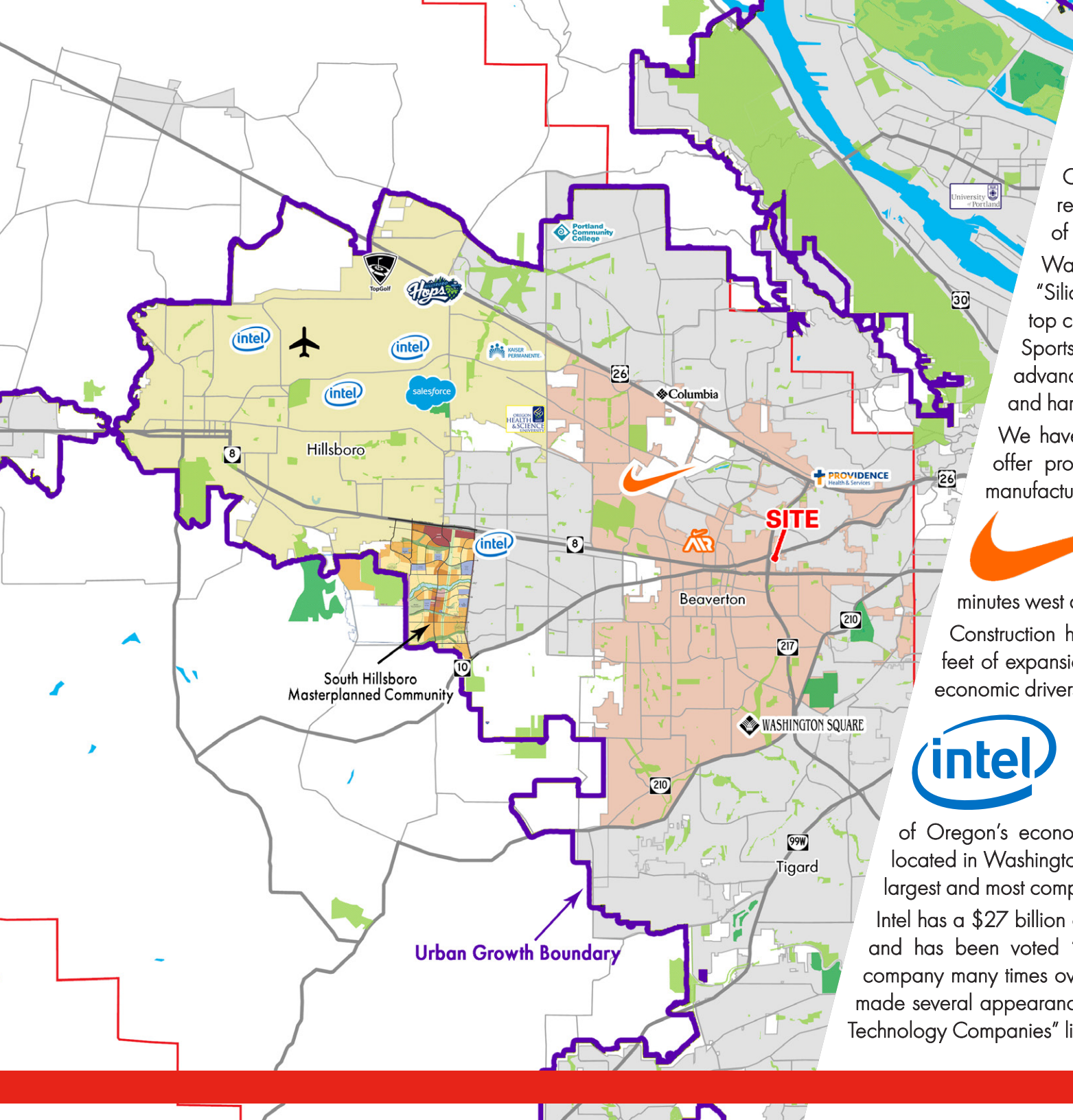
We have a skilled workforce with an ability to offer product innovation and design, complex manufacturing, and quality control all in one area.

 Nike's 300-acre world headquarters campus is located approximately 10 minutes west and is home to 12,000 employees.

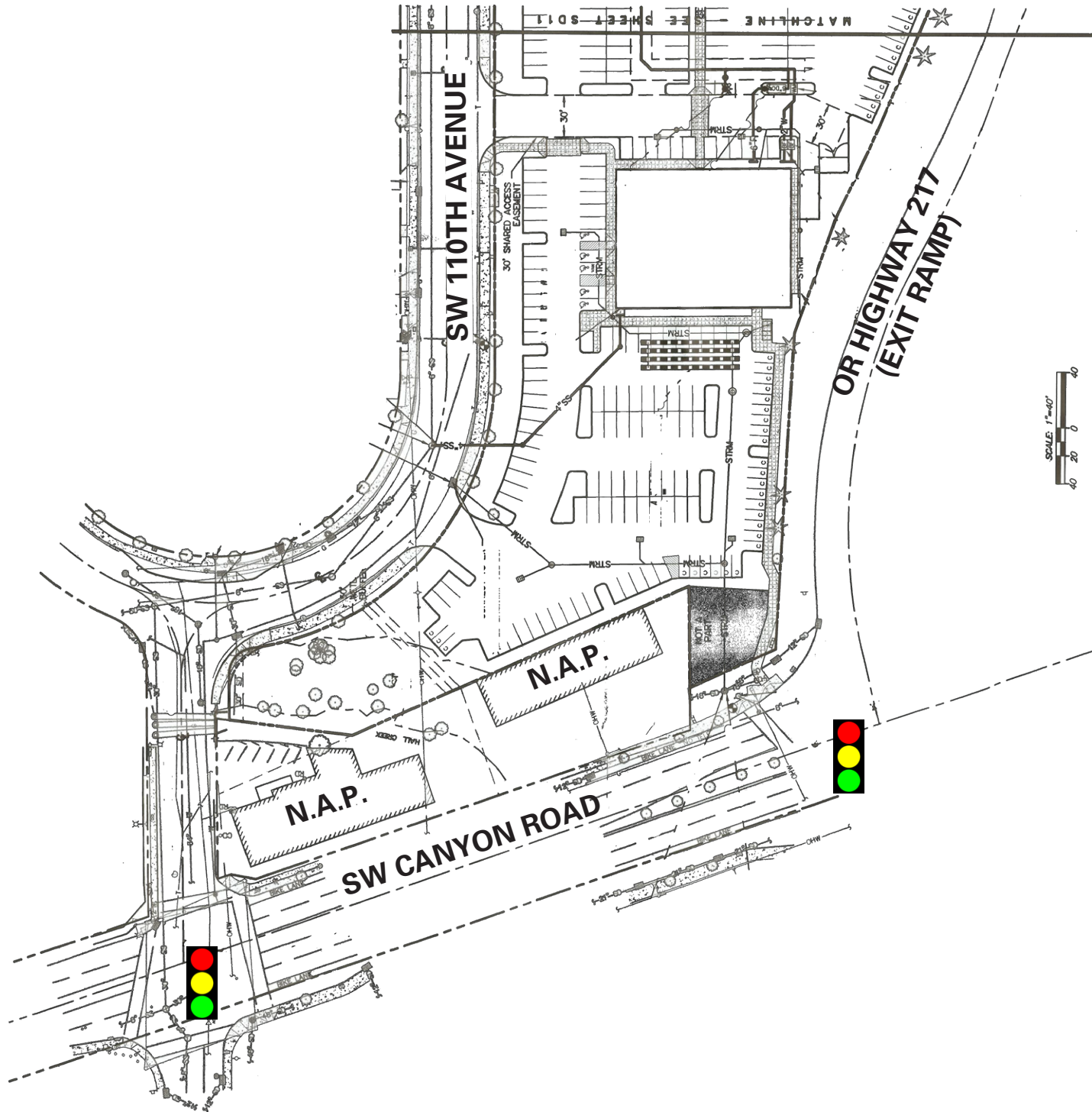
Construction has wrapped up on 3.2 million square feet of expansion at the site, one of Oregon's leading economic drivers with a \$2.5 billion annual impact.

 Intel employs 20,000 workers in Washington County and is the state's largest private employer, rightfully earning its nickname as "the anchor of Oregon's economy." Intel's Oregon campuses are all located in Washington County and comprise the company's largest and most comprehensive site in the world.

Intel has a \$27 billion annual impact on the Oregon economy and has been voted "Oregon's Most Admired" technology company many times over by the Portland Business Journal and made several appearances on Fortune's Top 50 "Most Admired Technology Companies" list.







OR HIGHWAY 217
(EXIT RAMP)



ABOUT THE AREA: DEMOGRAPHIC PROFILE

	1-MILE	3-MILES	5-MILES	15-MINUTES
POPULATION	13,447	130,558	360,531	489,629
PROJECTED POPULATION ('25)	14,307	137,510	380,723	521,223
2020-2025 % GROWTH PER YEAR	1.28%	1.06%	1.12%	1.29%
HOUSEHOLDS	5,571	54,724	143,307	203,571
AVERAGE HOUSEHOLD INCOME	\$87,826	\$106,676	\$121,337	\$118,373
MEDIAN AGE	36.5	38.7	38.4	38.0
% POP BACHELOR'S DEGREE +	40.33%	49.97%	53.41%	55.03%
MEDIAN HOME VALUE	\$404,251	\$428,354	\$448,726	\$451,272
OWNER OCCUPIED HOUSING UNITS	2,141	28,834	85,632	112,323
RENTER OCCUPIED HOUSING UNITS	3,430	25,891	57,675	91,248
BUSINESSES	1,593	5,855	12,514	21,637
DAYTIME POPULATION: WORKERS	13,248	79,671	180,324	302,671
TOTAL DAYTIME POPULATION	19,949	144,619	359,905	544,463



Beaverton Transit Center - MAX
28,410 Riders On/Off per Week



Beaverton Transit Center - WES
1,360 Riders On/Off per Week

Walk Score
84

11 minute walk to
Downtown Beaverton

ABOUT THE AREA: PORTLAND METRO

ATTRACTING NEW RESIDENTS & JOBS | *Investment is Key*

The Portland Metro area continues to grow, with net migration accounting for nearly 90% of recent growth. The MSA is expected to be home to 2.7 million residents by 2025.

Portland was named to the Milken Institutes “Best Performing Cities” in America list for 2020, due in large part to high-tech GDP growth and the strong commitment from major international players. Intel’s 20,000 employees across its growing Portland-area campuses comprise its most comprehensive site in the world.

Amazon has also leased both high-tech office space in the central city as well as large industrial space, drawing workers from surrounding metro areas to Portland.

Oregon Health and Science University, Oregon’s only medical school and home to 4,700 students, is \$1.88 billion on its way to a \$2 billion fundraising goal to achieve key healthcare outcomes. The university also recorded \$175 million in operating profit on \$3.2 billion in revenues for ‘18-’19, allowing them to increase area healthcare employment by over 4,500.



SPORTS MECCA | *It all started with the White Stag*

Nike’s World Headquarters campus, home to over 12,500 employees, is located just outside downtown Portland and recently completed 3.2 million square feet of construction on its 300-acres totaling \$1 billion.

Columbia Sportswear’s World Headquarters is located nearby; Adidas North American headquarters is located just north of Downtown; and, Under Armour has a campus located just south of Downtown.



DESTINATION: PDX | *Tax-Free Shopping in the Pacific Northwest*

Portland is just one of five communities to have earned Platinum status among nearly 500 towns and cities on the “Bicycle Friendly Communities” list from the League of American Bicyclists and ranks among “America’s Fittest Cities,” ranking among the Top 20 for all 13 years the *American Fitness Index* has been published.

Thanks in part to winning *Travel + Leisure*’s “Best Domestic Airport” award for seven years, Portland has become a travel hot spot, and hoteliers took notice. Over 2,800 hotel rooms have been constructed in the central city in the past five years, with nearly 1,700 more in the planning and construction phases.

Visitors have the option of enjoying over 11,700 acres of park space, traveling by streetcar or light rail to any of dozens of craft breweries or distilleries, or sipping locally-brewed coffee at *The Guardian*’s pick for the #1 bookstore in the world, Powell’s Books.



DISCLOSURES

Neville & Butler Commercial Real Estate, LLC ("Broker") is the exclusive agent for the sale of 4145 SW 110th Avenue in Beaverton, Oregon (the "Property").

The Property is being offered for sale in an "AS-IS, WHERE-IS" condition and the property owner ("Owner"), its employees and agents and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective investors of the Property. Neither the enclosed materials nor any information contained herein is to be used for any purpose other than in furtherance of a sale or made available to any person without the express written consent of the Owner or Broker.

The enclosed materials are being provided solely to facilitate the Prospective Investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be a comprehensive statement of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Broker nor Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Prospective Investors should make their own investigations and conclusions without reliance upon the material contained herein.

Owner reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason, or for no reason. Owner and Broker each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussion with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price, or other terms, prior sale, or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Owner.

Owner shall have no legal commitment or obligation to any interested party reviewing the information herein, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Owner promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the information herein or the Property without the prior written approval of Owner or Broker; (c) the recipient shall make no attempt to visit the Property and/or the grounds without the prior written approval of Owner or Broker; and, (d) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Owner or Broker.

Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such Prospective Investor or its Investor's Broker. Any Investor's Broker must provide a registration signed by Prospective Investor acknowledging said broker/agent's authority to act on its behalf.

For More Information Please Contact:



NEVILLE & BUTLER
Commercial Real Estate

Neville & Butler Commercial Real Estate
900 SW 13th Avenue | Suite 210
Portland, Oregon 97205
nevillebutler.com

Steven Neville
Co-Manager
+1 503 241 1222 x2
steve@nevillebutler.com

Natalie Butler
Co-Manager
+1 503 241 1222 x3
natalie@nevillebutler.com

