

EDUCATIONAL FACILITY / DEVELOPMENT OPPORTUNITY

16860 SW Blanton Street, Aloha, OR 97007



For More Information, Contact:

Joe Curran

503.616.0992
jcurran@macadamforbes.com

Licensed in OR & WA

Seth Platsman

503.416.0091
seth@macadamforbes.com

Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR SALE
& LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

The Property was formerly used as a school by education providers such as The Northwest Chinese Academy. Located in a heavily trafficked area near major thoroughfares of Farmington Road and Tualatin Valley Highway, the Property has frontage along SW Blanton Street and is currently vacant. The buildings total 22,160 SF of wood frame construction. As it has been utilized as a school for the last several years, it features a heavy buildout of classrooms. The existing school use is grandfathered, as it is classified as a non-conforming use in the current zoning code.

PROPERTY HIGHLIGHTS

- Zoning: R9
- Transit Score: 38
- Approx. 15 classrooms & approx. 8 administrative offices
- Restrooms
- Bus barn and storage
- Three separate play areas with play structures
- Grandfathered education/religious facility use

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$16.00 SF/yr (Gross)
Lot Size:	2.78 Acres
Building Size:	22,160 SF



Joe Curran

503.616.0992

jcurran@macadamforbes.com
Licensed in OR & WA

Seth Platsman

503.416.0091

seth@macadamforbes.com
Licensed in OR



https://library.municode.com/or/washington_county/codes/community_development_code?nodeId=ARTIII.AUSD.I_304DIRE9UNPEAC





LOCATION OVERVIEW

Just south of Tualatin Valley Highway, this property is well located near major regional employers like Nike World Headquarters and Tektronix. It also has close proximity to many parks, Downtown Beaverton, and major highways.

Map data ©2021 Google Imagery ©2021, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency



Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Seth Platsman

503.416.0091

seth@macadamforbes.com

Licensed in OR