



GLENWOOD SQUARE

9315-9363 Beaverton Hillsdale Hwy | Beaverton, OR 97005

Asking Price: \$3,800,000 | Cap Rate: 6.50%

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INVESTMENT HIGHLIGHTS

- ◆ Fully leased center on SW Beaverton-Hillsdale Hwy connecting key Southwest Portland submarkets.
- ◆ High visibility with 24,000+ VPD along Highway 10.
- ◆ Laurelwood Animal Hospital (81% of GLA) has operated since 1988 with lease through 2030.
- ◆ Rare front/rear access improves circulation and service efficiency.
- ◆ Designers For Hair & Spa has operated on-site since 1981.
- ◆ Affluent Raleigh Hills location within the Portland MSA.
- ◆ Service-based tenant mix provides daily traffic and e-commerce resistance.
- ◆ Infill corridor with limited supply and strong rent growth potential.
- ◆ Washington County location offers favorable business fundamentals.
- ◆ Nearby Fred Meyer and Raleigh Hills retail drive daily consumer traffic.



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