

COMMERCIAL  
BLACK

12075 SW ALLEN BLVD | BEAVERTON, OREGON 97005

MEDICAL / DENTAL OFFICE OPPORTUNITY

# OWNER-USER MEDICAL OFFICE

Former Dental Practice  
2,782 SF Building

FOR SALE

**\$925,000**



Former 5-Chair  
Dental Practice



Elevator  
Served



9 Parking  
Stalls



High Visibility  
Location



Shell Condition /  
Ready for  
Customization



**JOHN GIBSON**

PRINCIPAL BROKER | COMMERCIAL BLACK

503.860.3267

john.gibson@commercialblack.com

2393 SW Park Place #110 | Portland, OR 97205

OREGON REAL ESTATE AGENCY

Initial Agency  
Disclosure Pamphlet



VIEW PROPERTY PAGE

## MODERN MEDICAL / WELLNESS TRANSFORMATION

Conceptual renderings illustrating potential modernization and future buildout.



### EXTERIOR RENOVATION CONCEPT

- ✓ Contemporary architectural finish package
- ✓ Modern charcoal façade
- ✓ Updated stone accents
- ✓ Enhanced owner-user appeal



MODERN CLINICAL CORRIDOR



CONTEMPORARY TREATMENT SUITE



### A RARE OWNER-USER OPPORTUNITY

This property offers an exceptional opportunity to acquire an established medical office building and reposition it into a modern professional environment. Existing medical infrastructure, elevator access, and dedicated parking create a foundation for a wide variety of healthcare and professional office users.

The accompanying conceptual renderings demonstrate one vision for transforming the property into a contemporary medical, wellness, or professional office destination.

### POTENTIAL USES



DENTAL PRACTICE



MEDICAL CLINIC



BEHAVIORAL HEALTH



WELLNESS CENTER



PROFESSIONAL OFFICE



BOUTIQUE HEADQUARTERS

Renderings are conceptual only and intended to illustrate potential. Buyer to verify all information.

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**12075 SW ALLEN BLVD**  
BEAVERTON, OREGON 97005  
MEDICAL / WELLNESS / PROFESSIONAL OFFICE OPPORTUNITY

**OWNER-USER  
MEDICAL OFFICE  
OPPORTUNITY**

- ±2,782 SF Building
- Existing Dental Infrastructure
- Elevator Served • 9 Parking Spaces
- High Visibility Location



SW Allen Blvd

FOR SALE  
**\$925,000**

- EXISTING DENTAL INFRASTRUCTURE
- ELEVATOR SERVED
- 9 PARKING STALLS
- HIGH VISIBILITY LOCATION
- SHELL CONDITION READY FOR CUSTOMIZATION

RARE OWNER-USER OPPORTUNITY  
IN BEAVERTON'S ESTABLISHED  
COMMERCIAL CORRIDOR.

**PROPERTY HIGHLIGHTS & OWNER-USER OPPORTUNITY**

- ±2,782 SF Building
- ±7,841 SF Parcel (Zoned NS)
- Existing Dental Infrastructure (Former 5-Chair Practice)
- Shell Condition with Plumbing in Place
- HVAC Served
- Elevator Served
- Two Story Building
- 9 Parking Stalls Including Two Tandem
- Excellent Visibility
- High Traffic Count
- Ground Floor 750 SF Office (Vacant) with Income Potential
- Unique Opportunity in the City of Beaverton



ELEVATOR ACCESS

**FLEXIBLE OWNER-USER INVESTMENT**

12075 SW Allen Blvd presents a unique opportunity for medical, dental, wellness, and professional office users seeking ownership in Washington County. Existing infrastructure, elevator access, and on-site parking provide a strong foundation for a customized buildout tailored to a variety of professional uses.

The property's highly visible location along SW Allen Boulevard provides excellent access to Beaverton, Highway 217, and surrounding residential neighborhoods.

**MEDICAL OFFICE**  
Existing infrastructure supports healthcare users.

**PROFESSIONAL OFFICE**  
Ideal for legal, financial, consulting, and administrative users.

**WELLNESS USES**  
Therapy, chiropractic, aesthetics, and wellness services.

**LOCATION & VISIBILITY**

Positioned at the signalized intersection of SW Allen Boulevard and SW 120th Avenue.



- LOCATION ADVANTAGES**
- Signalized Intersection
  - Direct Frontage on SW Allen Blvd
  - Easy Access to Highway 217
  - Central Washington County Location
  - Strong Traffic Counts
  - Excellent Visibility

- NEARBY AMENITIES**
- Retail Services
  - Restaurants & Coffee
  - Medical Providers
  - Financial Institutions
  - Banks & Credit Unions
  - Residential Neighborhoods

- OWNERSHIP BENEFITS**
- SBA Eligible
  - Owner-User Opportunity
  - Existing Medical Improvements
  - Renovation Potential
  - Build Equity Over Time
  - Control of Your Space

“ Rare opportunity to acquire and customize a highly visible medical/professional office building in one of Washington County's most established commercial corridors.

**EXISTING INFRASTRUCTURE**

Designed for Medical. Ready for What's Next.

Purpose-built as a dental practice, this building offers functional infrastructure that supports a wide range of medical, wellness, and professional office uses.



**EXISTING DENTAL INFRASTRUCTURE**

Plumbing in place for operatories, sinks, sterilization, and utilities.



**ELEVATOR SERVED**

Convenient access to both floors for patients and staff.



**HVAC SYSTEM IN PLACE**

Heating and cooling throughout the building.



**9 PARKING STALLS**

On-site surface parking with excellent access and visibility.



**FLEXIBLE BUILDOUT POTENTIAL**

Easily adaptable for a variety of clinical and professional uses.

**MODERNIZATION CONCEPT**

Unlock the Potential. Elevate the Experience.



**A VISION FOR THE FUTURE**

The existing infrastructure provides a strong foundation for a modern medical, wellness, or professional office environment designed for today's highest standards.

**FLOOR PLANS**

Functional Layout. Flexible Future.



Floor plans are for conceptual purposes only. Not to scale.

**STRONG DEMOGRAPHICS**

1-Mile Radius



**20,512**  
Population



**\$126,865**  
Avg. HH Income



**10,345**  
Daytime Population



**2.2%**  
Projected Growth  
(2024-2029)

**TRAFFIC COUNTS**



SW Allen Blvd  
17,200+ VPD



SW 120th Ave  
15,800+ VPD

**CONTACT INFORMATION**



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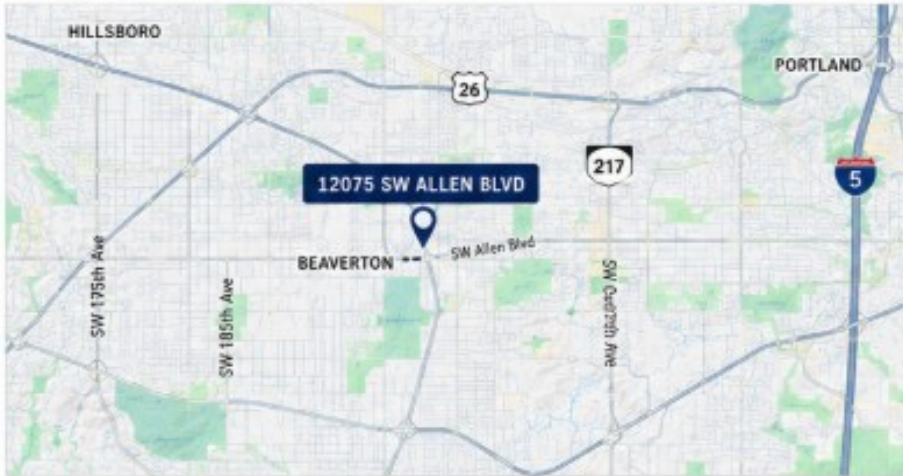
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**REGIONAL MAP**

Strategically located in the heart of Beaverton.



**DEMOGRAPHICS**

1-MILE | 3-MILE | 5-MILE RADIUS

	1-MILE	3-MILE	5-MILE
Population	20,512	98,584	248,330
Average HH Income	\$126,865	\$132,658	\$128,317
Daytime Population	10,345	74,611	176,480
Projected Growth (2024-2029)	2.2%	2.1%	2.0%



**STRONG FUNDAMENTALS. LASTING GROWTH.**

Beaverton continues to experience steady population growth, a strong economy, and investment in infrastructure, making it one of the most desirable markets in the Portland metro area.

**ACCESS & CONNECTIVITY**

Convenient access to major highways and transit.

- HWY 217  
3 minutes
- US 26  
7 minutes
- I-5  
10 minutes
- Beaverton Transit Center  
6 minutes
- Portland International Airport  
30 minutes



**NEARBY AMENITIES**

Everything you need, right around the corner.

 RESTAURANTS & CAFÉS	 RETAIL SHOPPING	 BANKS & SERVICES	 FITNESS & WELLNESS	 PARKS & GREENSPACES



**A PRIME LOCATION FOR YOUR PRACTICE, YOUR BUSINESS, AND YOUR FUTURE.**

12075 SW Allen Blvd offers the ideal combination of visibility, accessibility, and community in one of Beaverton's most established commercial corridors.

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