

FOR SALE

Barnard Commercial
Real Estate

Sunset Stand Alone

10205 SW Park Way Ave, Portland, OR 97225

****SAMPLE RENOVATION SHOWN BELOW****



ASHLEY RHEA
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5200 Meadows Road, Suite 150, Lake Oswego, OR 97035
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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

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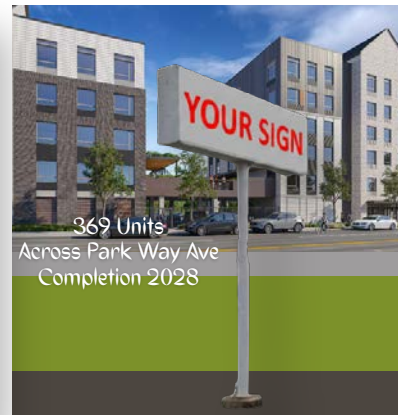
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ABOUT SUNSET STAND ALONE

Positioned in the heart of Portland's highly desirable Cedar Hills/Sunset Corridor, this property offers a rare opportunity to acquire a freestanding commercial building in one of the region's most established and affluent trade areas. Situated along the heavily traveled SW Park Way corridor with excellent visibility, prominent pylon signage, abundant on-site parking, and immediate access to Highway 26 and Highway 217, the property provides unmatched convenience for customers and employees alike. The 4,000 SF building sits on a generous 0.67-acre site and features a commercial kitchen, wraparound windows, and a large outdoor patio, creating flexibility for restaurant, retail, medical, service, or redevelopment uses.



PRICE: \$1,950,000

.67 Acre Lot | 29,185 SF
4,000 SF Building
Unincorporated Washington County
Zone: TO-BUS

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PROPERTY HIGHLIGHTS

- Freestanding building
- Prime Sunset Corridor in Cedar Hills
- New 369-unit luxury apartment community directly across the street
- Large pylon sign and excellent street visibility
- Abundant off-street parking
- Outdoor patio
- Immediate access to Highway 26, Highway 217, and Sunset Transit Center
- Affluent demographics, major employers, and regional retail destinations
- Flexible owner-user, investment, or redevelopment opportunity



AREA EMPLOYERS



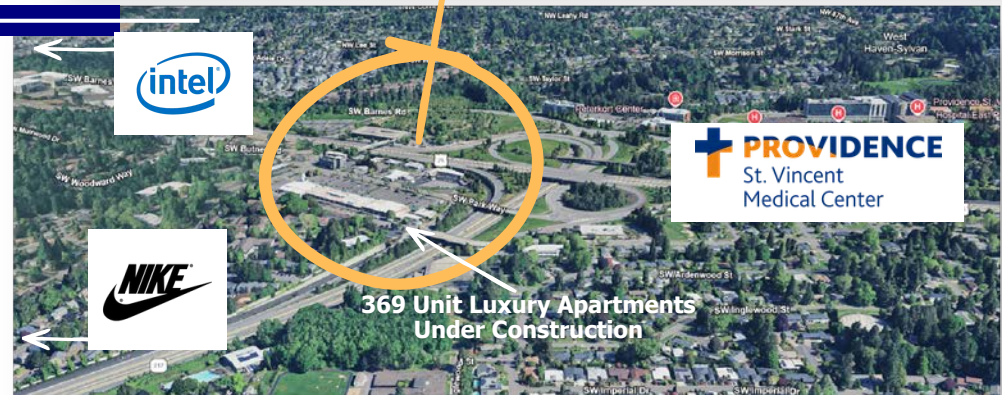
5,000 Employees
4 Minute Drive



11,000 Employees
10 Minute Drive



16,000 Employees
15 Minute Drive



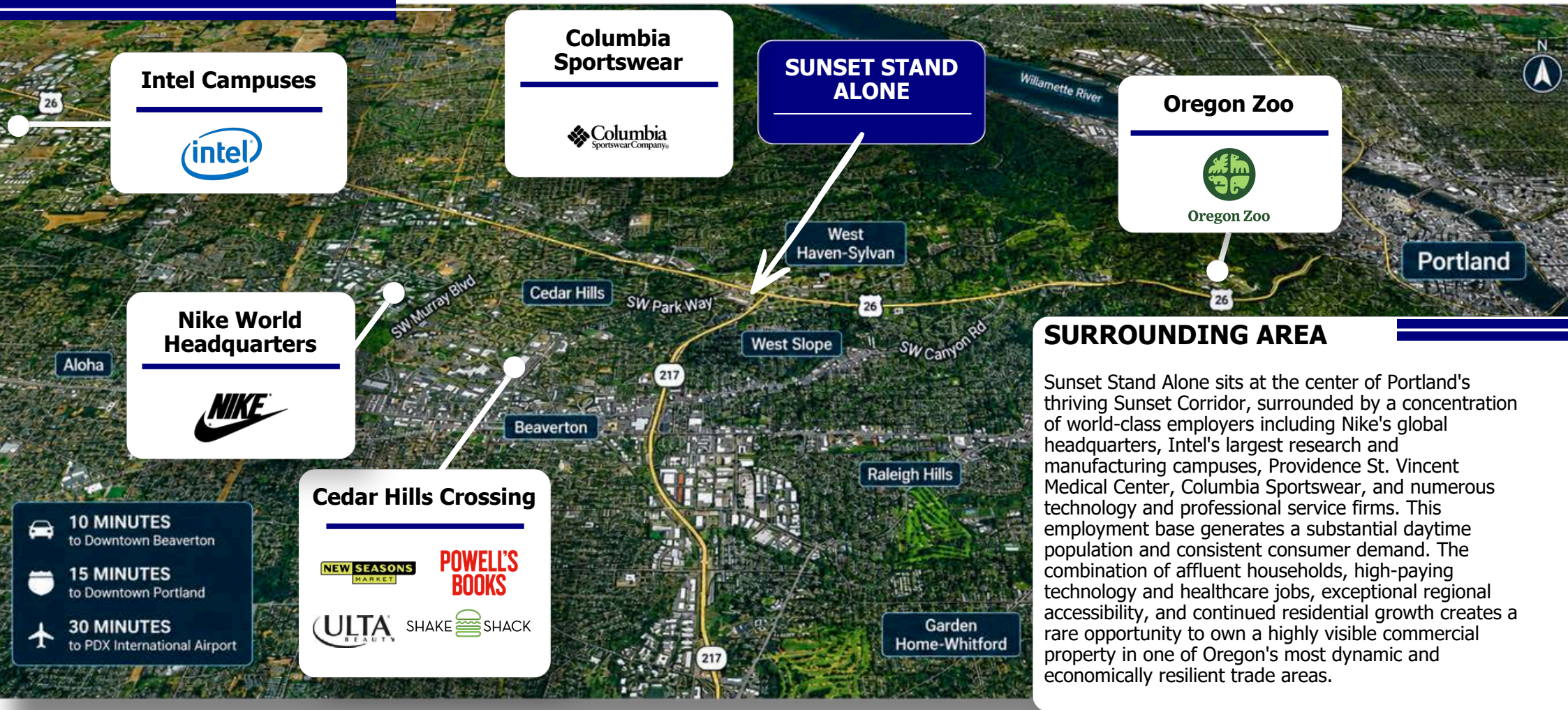
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Intel Campuses

Columbia Sportswear

SUNSET STAND ALONE

Oregon Zoo

Oregon Zoo

Nike World Headquarters

Cedar Hills Crossing

SURROUNDING AREA

Sunset Stand Alone sits at the center of Portland's thriving Sunset Corridor, surrounded by a concentration of world-class employers including Nike's global headquarters, Intel's largest research and manufacturing campuses, Providence St. Vincent Medical Center, Columbia Sportswear, and numerous technology and professional service firms. This employment base generates a substantial daytime population and consistent consumer demand. The combination of affluent households, high-paying technology and healthcare jobs, exceptional regional accessibility, and continued residential growth creates a rare opportunity to own a highly visible commercial property in one of Oregon's most dynamic and economically resilient trade areas.

- 10 MINUTES to Downtown Beaverton
- 15 MINUTES to Downtown Portland
- 30 MINUTES to PDX International Airport

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NEW DEVELOPMENT ACROSS THE STREET - COMPLETION 2028



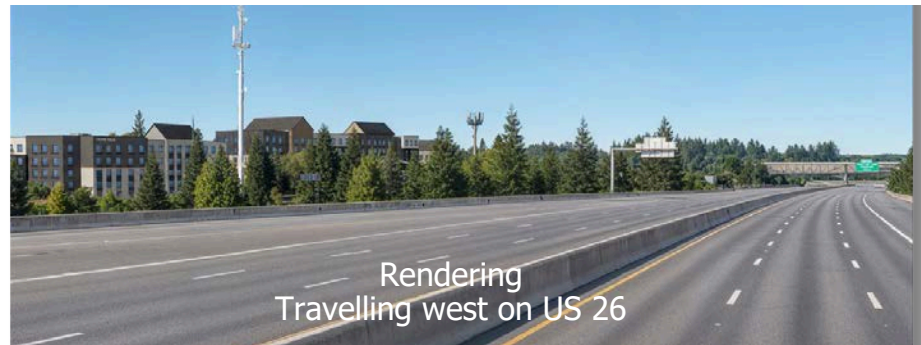
A major catalyst for future growth is the **369-unit luxury apartment community under development directly across the street**, bringing hundreds of new residents and significant daily foot traffic to the immediate area. This influx of high-income renters will further strengthen demand for dining, retail, entertainment, and service-oriented businesses while enhancing the property's long-term value and redevelopment potential.



Rendering
Looking south on Park Way Ave



Rendering
Travelling east on US 26



Rendering
Travelling west on US 26



Rendering
Looking north on Wilshire St

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Daytime Population

The property's location places it at the crossroads of major employment drivers:

- Silicone Forest (Intel, Tektronix)
- Athletic & Outdoor Apparel (Nike, Columbia Sportswear)
- Healthcare & Financial Services (Providence St. Vincent, Kaiser Permanente, Credit Unions)

Combined, these employment centers contribute to a daytime population well in excess of 150,000 workers within the broader trade area, creating strong demand for restaurants, retail services, medical uses, fitness concepts, and customer-facing businesses. The corridor also benefits from a highly educated workforce with above-average household incomes, making it one of the most desirable commercial locations in the Portland metropolitan area.

10205 SW PARK WAY AVE, PORTLAND, OR

DEMOGRAPHIC OVERVIEW

1 MILE RADIUS



POPULATION
11,457



AVERAGE
HOUSEHOLD INCOME
\$152,466

3 MILE RADIUS



POPULATION
110,528



AVERAGE
HOUSEHOLD INCOME
\$141,041

5 MILE RADIUS

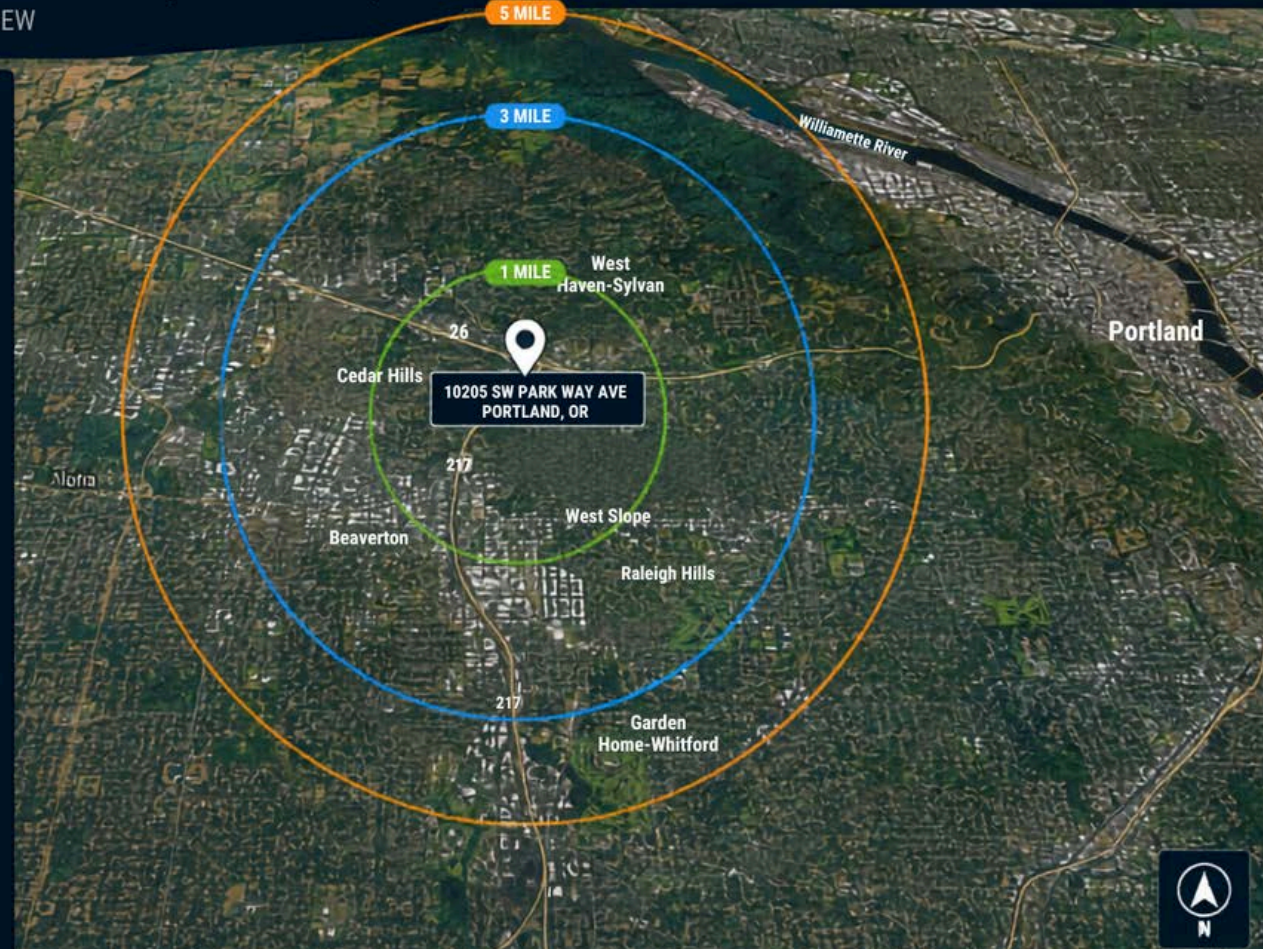


POPULATION
357,902



AVERAGE
HOUSEHOLD INCOME
\$131,444

Source: Costar Demographics



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SALE COMPARABLES



Gigantic Brewery Building

4343 SE Hawthorne Blvd,
Portland, OR 97215

Sale Date: January, 2026

3,081 SF Building

0.14 Acre Lot

SALE PRICE: \$1,400,000

Price/SF: \$454.40



Former Sharis

11335 NE Airport Way
Portland, OR 97220

Sale Date: May, 2025

3,950 SF Building

1.00 Acre Lot

SALE PRICE: \$1,600,000

Price/SF: \$405.06



Former Bank Building

16400 SE 18th Ave
Vancouver, WA 98683

Sale Date: November, 2025

3,076 SF Building

0.57 Acre Lot

SALE PRICE: \$1,800,000

Price/SF: \$586.60