

Dental / Retail | For Sale

CBRE

Standalone Retail+Dental Building

Part of Cornell Home Center

Sale Price: \$3,950,000

17305 NW Corridor Court
Beaverton, OR 97006



Property Overview

Strategic Investment or Business Opportunity: Standalone Building in the Sunset Corridor

This exceptional property presents a unique opportunity for retail businesses, dental practices, medical professionals, and investors. The standalone building encompasses 12,375 SF of space, thoughtfully divided to accommodate both retail and dental operations: 7,125 SF of prime retail space and a 5,250 SF state-of-the-art dental office.

The property benefits from its prominent location within the Cornell Home Center, a well-established retail destination. Abundant parking with over 75 standard stalls and 2 ADA-compliant stalls ensures ease of access for customers and employees (6:1000 SF).

Located in the rapidly expanding Sunset Corridor (Hillsboro Submarket), this property benefits from high traffic and strong demographics. The building's design allows for flexible use, making it suitable for a variety of businesses.



LOCATION

The subject property is located between HWY 26 & NW Cornell RD at the east end of Corridor Ct.



ABUNDANT PARKING

at 75+2 ADA parking stalls (6+:1000 SF)

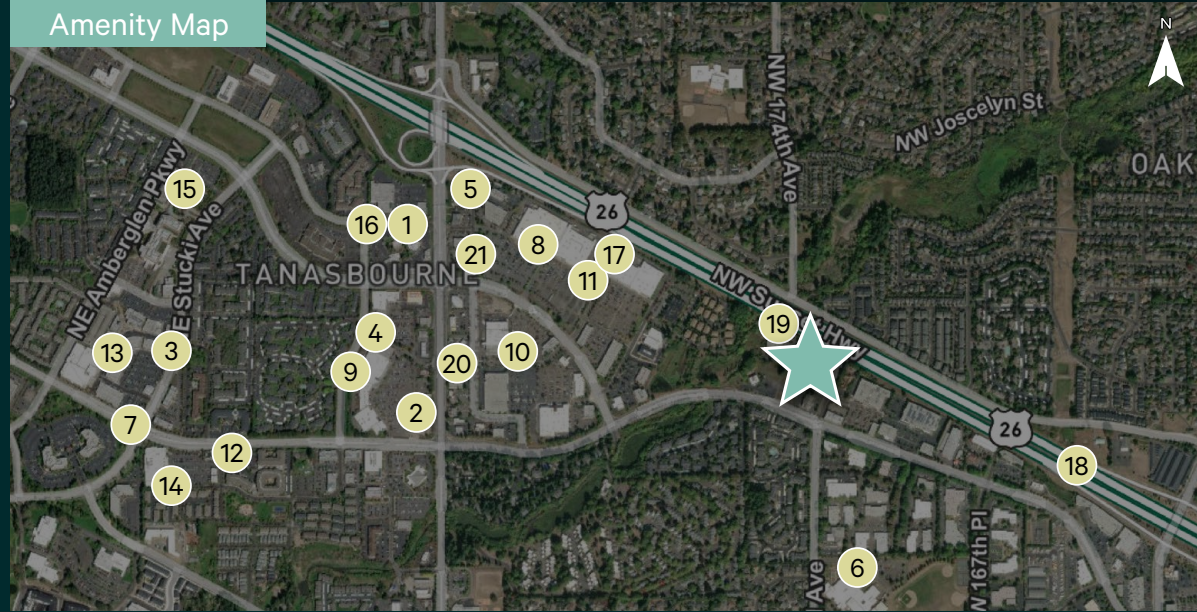


Address	17305 NW Corridor Court Beaverton, OR 97006
Sale Price	\$3,950,000
Market/Submarket	Hillsboro Submarket
County	Washington County
Square Footage	± 12,375
Retail Space	± 7,125
Dental Office	± 5,250
Lot Size AC	± .41 Acres
YOC	2000



*The purchase price of the real property may not include displays, furniture, or equipment.

Amenity Map



17395 NW Corridor Court

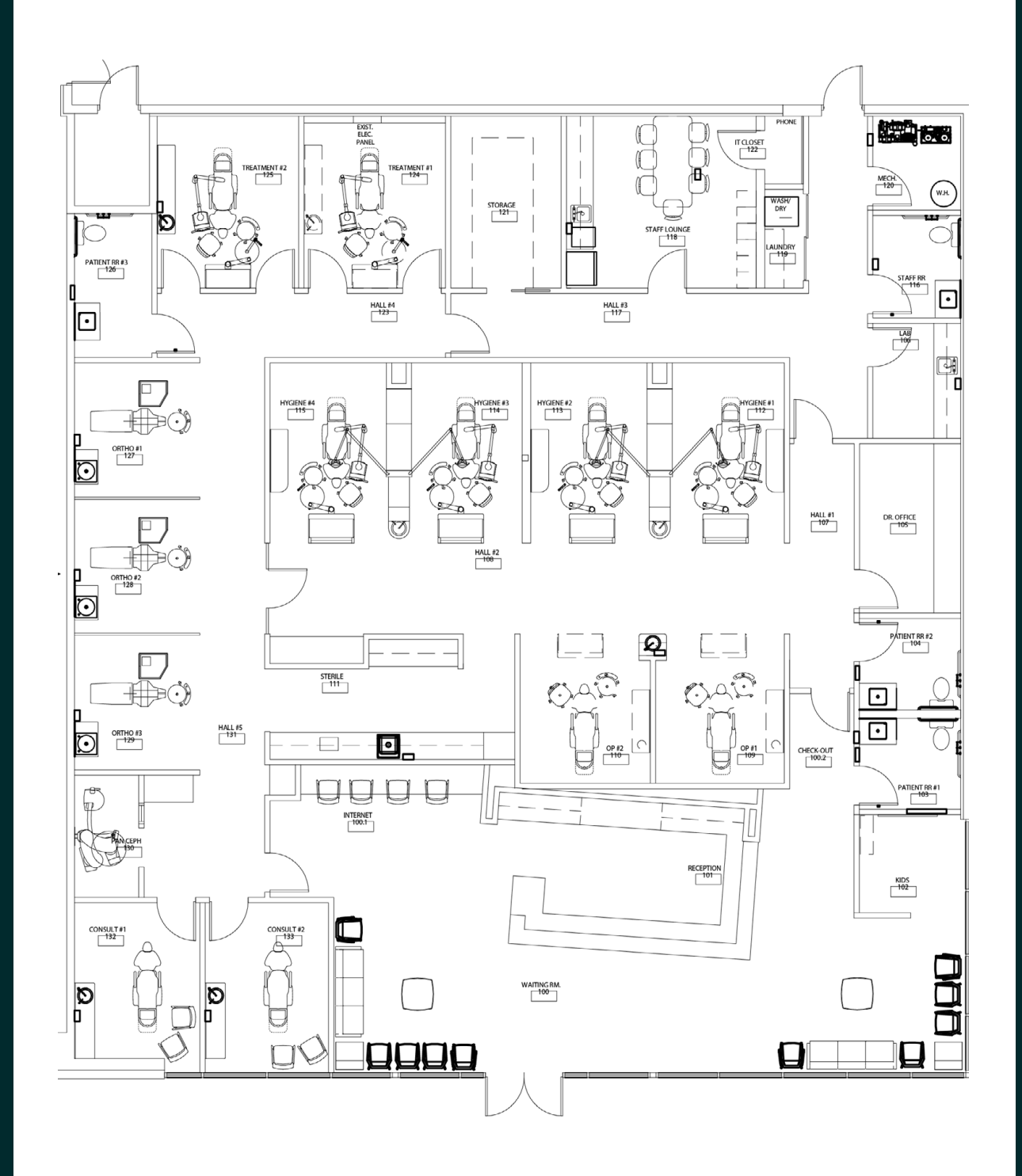
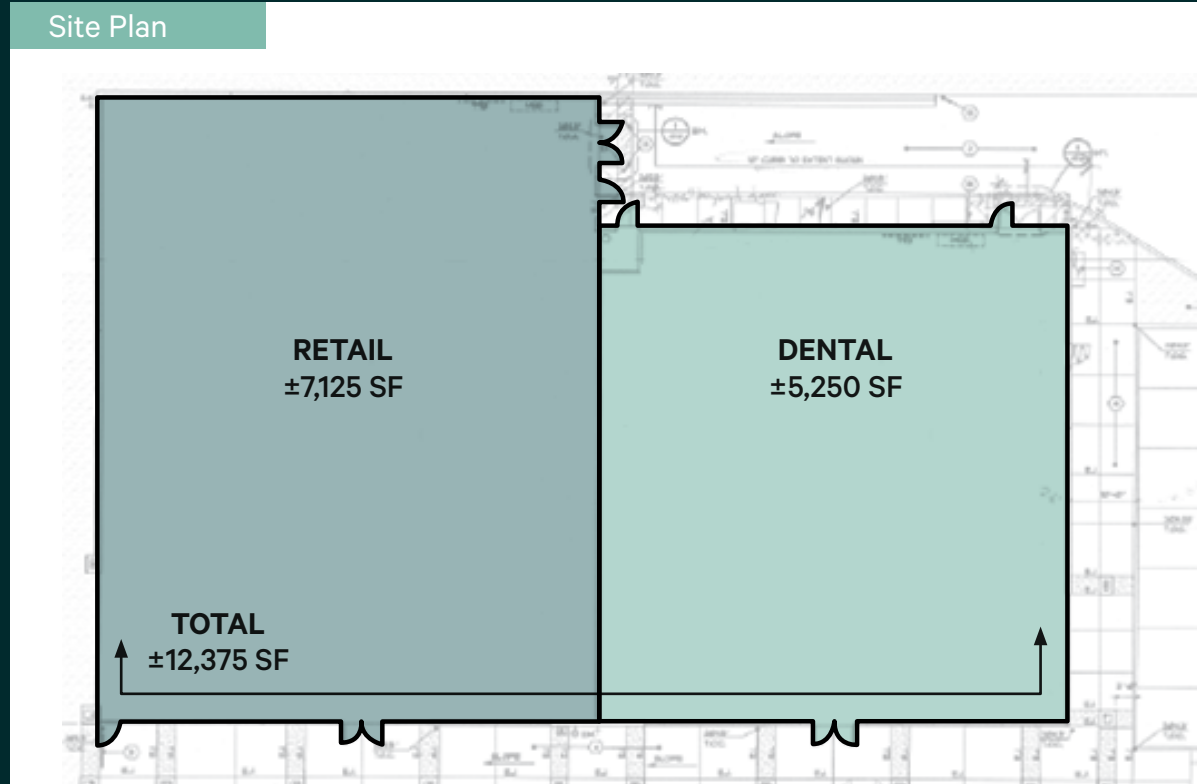
1. Stanford's Tanasbourne
2. Jollibee
3. Thirsty Lion
4. Trader Joe's
5. Chik fil-A
6. Five Oaks Middle School
7. P.F. Changs
8. Target
9. Safeway
10. New Season's Market
11. Best Buy
12. Peet's Coffee
13. Banana Republic
14. Whole Foods Market
15. Kaiser Permanente Tanasbourne
16. Hillsboro Modern Dentistry
17. Barnes & Noble
18. Legacy Medical Group-Cornell
19. Tanasbourne Veterinary Emergency
20. Concentra Urgent Care
21. ZoomCare Tanasbourne

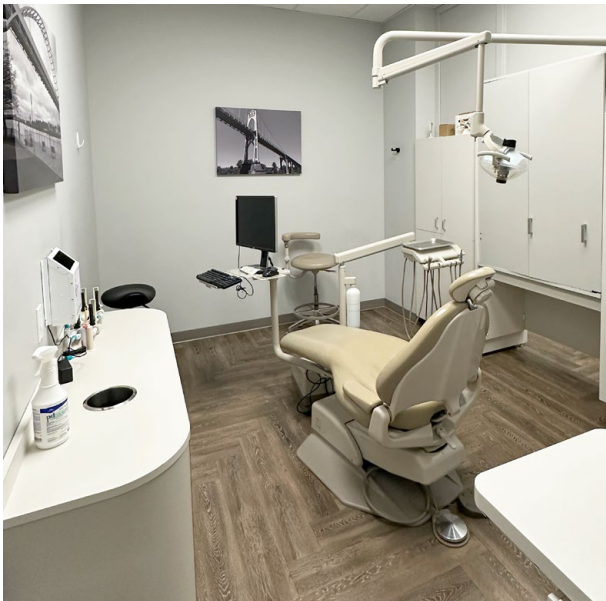
Floor Plan

Dental Office Features:

- General and/or multi-specialty
- 2 consultation rooms
- 3 patient restrooms + one staff restroom
- 3 ortho ops
- 4 hygiene ops
- 2 general ops
- 2 private ops
- Staff lounge
- 2 doctor offices
- Lab
- Sterilization
- Laundry room
- Storage
- Large reception/waiting area

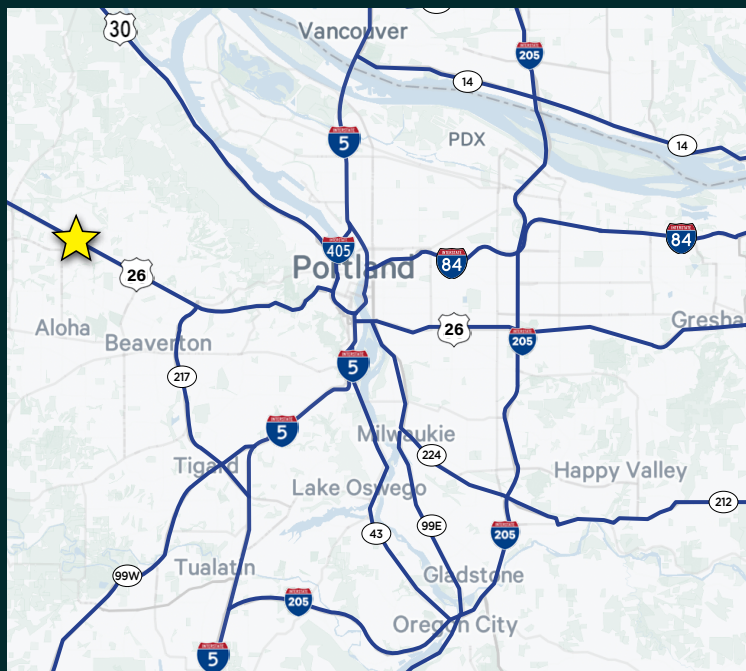
Site Plan





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Contact Us

Brian Norton

First Vice President

+1 503 329 2359

brian.norton@cbre.com

Licensed in OR & WA

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	20,290	156,173	293,558
2030 Population - Five Year Projection	20,279	162,364	302,236
2020 Population - Census	20,417	152,209	284,537
2010 Population - Census	18,765	121,989	242,067
2020-2025 Annual Population Growth Rate	-0.12%	0.49%	0.60%
2025-2030 Annual Population Growth Rate	-0.01%	0.78%	0.58%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households - Current Year Estimate	8,181	61,419	113,281
2030 Households - Five Year Projection	8,213	64,199	117,264
2020 Households - Census	8,181	59,276	108,726
2010 Households - Census	7,652	47,464	92,545
2020-2025 Compound Annual Household Growth Rate	0.00%	0.68%	0.78%
2025-2030 Annual Household Growth Rate	0.08%	0.89%	0.69%
2025 Average Household Size	2.48	2.54	2.58
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$136,417	\$150,136	\$148,193
2030 Average Household Income	\$150,566	\$166,408	\$164,657
2025 Median Household Income	\$106,066	\$116,264	\$112,653
2030 Median Household Income	\$115,780	\$133,398	\$129,171
2025 Per Capita Income	\$54,611	\$58,996	\$57,283
2030 Per Capita Income	\$60,561	\$65,746	\$63,991
HOUSING UNITS	1 MILE	3 MILES	5 MILES
2025 Housing Units	8,490	64,114	118,649
2025 Vacant Housing Units	309	2,695	5,368
2025 Occupied Housing Units	8,181	61,419	113,281
2025 Owner Occupied Housing Units	3,909	32,508	64,859
2025 Renter Occupied Housing Units	4,272	28,911	48,422
EDUCATION	3 MILE	5 MILES	10 MILES
2025 Population 25 and Over	14,353	108,363	205,147
HS and Associates Degrees	5,558	42,497	85,289
Bachelor's Degree or Higher	8,442	61,400	108,597
PLACE OF WORK	3 MILE	5 MILES	10 MILES
2025 Businesses	783	3,515	8,422
2025 Employees	7,981	43,482	106,449

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