



FOR SALE

9570 SOUTHWEST BEAVERTON HILLSDALE HIGHWAY

BEAVERTON, OR 97005

JOE KAPPLER

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

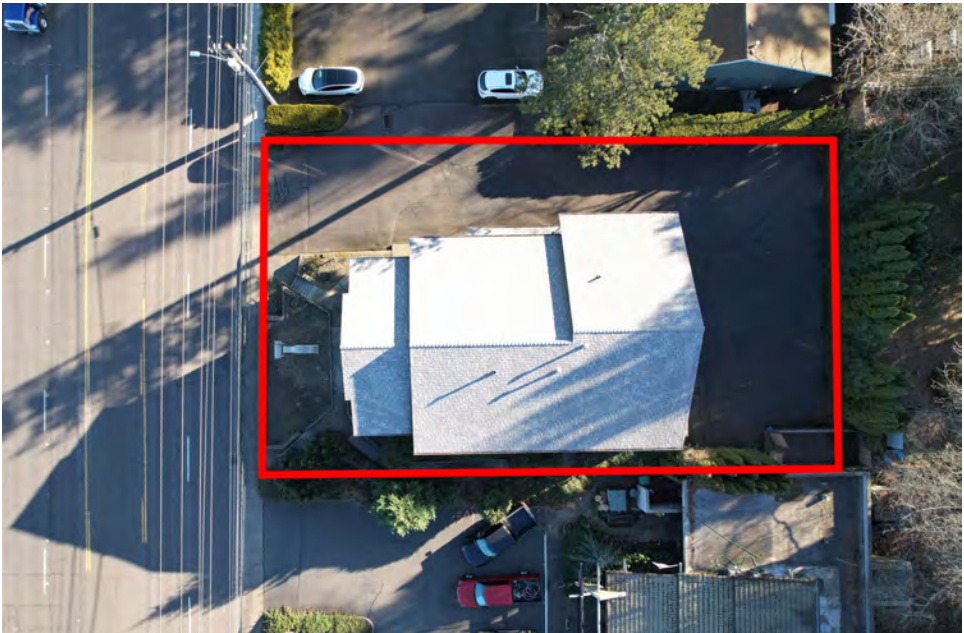
Well-maintained two-story office building totaling 4,678 SF. The building can easily accommodate one or multiple tenants with restrooms on each floor. The building offers a mix of private offices and open areas. In addition, the main floor has a shower, and the top floor has a large breakroom. The property benefits from a large monument sign facing Beaverton Hillsdale Highway. Most of the parking is in the rear of the property, including three spots under a carport and 2 more in a garage. The landlord recently installed new carpet, ceiling tiles, LED lights, and paint on both floors. In addition, the landlord replaced the HVAC system in the summer of 2024. The current zoning (Community Service, City of Beaverton) allows for a variety of retail, office, and other service-based businesses.

PROPERTY HIGHLIGHTS

- 15 parking stalls
- New HVAC
- Large monument sign
- Washington County/City of Beaverton address
- Move-in ready office space
- Zoning: CS - Community Service, City of Beaverton
- Taxes: \$11,854

OFFERING SUMMARY

Sale Price:	Call Broker for Price
Lot Size:	11,290 SF
Building Size:	4,687 SF



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LOCATION OVERVIEW

The property is located in one of Oregon's best places to live, the Raleigh West neighborhood of Beaverton Oregon. Raleigh West offers an abundance of restaurants, coffee shops, and parks that are easily accessible from Beaverton Hillsdale Highway. The location also provides easy access to two major transportation corridors, Highway 217 traveling east/west and Highway 26 traveling north/south.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	708	2,989	9,836
Average Age	43	43	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	1,264	4,270
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$136,008	\$136,655	\$143,282
Average House Value	\$752,473	\$745,295	\$792,304

2020 American Community Survey (ACS)

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