

RIVERWOOD CENTER

8166 SW Hall Blvd, Beaverton, OR 97008 • Multi-Tenant Retail • 13,907 SF • 1.42 Acres • 100% Occupied

Offered at \$5,648,000 | 5.46% Cap Rate | NOI: \$308,401



Lot Lines Are Approximate

Riverwood Center is a stabilized neighborhood retail center located along the SW Hall Boulevard corridor in Beaverton, Oregon. The property benefits from strong local demographics, a diversified restaurant and service tenant mix, and proximity to major corridors including Highway 217. Spanning 13,907 SF on 1.42 acres, the center is 100% occupied by 9 diverse tenants anchored by 7-Eleven.

INVESTMENT HIGHLIGHTS

✓ National Credit Anchor

7-Eleven lease through 07/2031 with built-in rent increase to \$7,444/mo in Aug 2026 and 5-year renewal option.

✓ Stabilized NNN Income

\$308,401 estimated NOI on \$451,800 gross income. NNN structure keeps owner expenses minimal. Note: Zen Foot Massage (Suite 8118) lease expires 10/2026; renewal option in place.

✓ Strong Beaverton Location

Across from 99 Ranch Market. Near Hwy 217, Washington Square Mall. Nike HQ & Intel campuses nearby.

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PROPERTY PROFILE

Property Type	Building Size	Land Area	Occupancy
Multi-Tenant Retail	13,907 SF	1.42 Acres (61,855 SF)	100% Occupied†
Year Built	Zoning	Parking	Tenants
1976	CS (Community Service)	Surface Lot	9 Tenants

FINANCIAL SUMMARY

Income Composition

Annual Base Rent	\$338,904
Annual NNN Reimbursements	\$112,899
Gross Scheduled Income	\$451,800
Vacancy rate 5%	\$16,945
NNN Operating Expenses*	(\$112,895)
MGMT fee 3%	\$10,169
Admin Fee 1%	\$3,389
Estimated NOI	\$308,401
Monthly Gross Income	\$37,650
WALT	3.31 Years

Cap Rate Sensitivity

Cap Rate	Value
5.46%	\$5,648,000

AREA DEMOGRAPHICS

1-Mile	3-Mile	5-Mile
18K pop / \$92K avg	145K pop / \$105K avg	375K pop / \$112K avg

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Lease Expiration Schedule

The lease rollover schedule provides a balanced staggered maturity profile.

Year Tenants Approx. SF % of GLA

2026	1	1,335 SF	9.6%
2027	3	4,822 SF	34.7%
2028	2	2,300 SF	16.5%
2029	1	1,500 SF	10.8%
2030	1	1,200 SF	8.6%
2031	2	4,085 SF	29.4%

The lease schedule provides **longer-term stability while also creating opportunities for rental rate growth as leases renew.**

Assumptions

- Current NOI: **\$308,401**
- Year 1 stabilization from:
 - rent adjustments
 - lease renewals
 - expense normalization
- Ongoing NOI growth after stabilization: **3% annually**
- Valuation cap rate: **5.46%**

Year	Projected NOI Value @ 5.46% Cap	
Current	\$308,401	\$5,648,000
Year 1 (Stabilized)	\$317,653	\$5,817,729
Year 2	\$327,182	\$5,992,253
Year 3	\$336,997	\$6,172,015
Year 4	\$347,108	\$6,357,179
Year 5	\$357,521	\$6,547,894

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TENANT PROFILES

Riverwood Center features a diverse mix of national, regional, and local tenants providing daily-needs retail, dining, and personal services.

Tenant	Suite	Size	Description	Strengths
7-Eleven <i>Convenience Retail</i>	8106	2,750 SF	A globally recognized convenience retailer providing everyday necessities including beverages, snacks, prepared foods, and household items. Operates tens of thousands of stores worldwide with extended hours and high-frequency daily visits.	National brand recognition High-frequency daily traffic Morning through late evening activity
Zen Foot Massage <i>Wellness & Personal Services</i>	8118	1,335 SF	A local wellness provider specializing in reflexology, foot therapy, and therapeutic massage treatments. Attracts repeat clients seeking relaxation, pain relief, and wellness maintenance.	Appointment-based repeat clientele Growing wellness demand Complements evening traffic
Kara Ethiopian Restaurant <i>Restaurant</i>	8124	1,500 SF	A specialty restaurant serving traditional Ethiopian dishes such as injera, stews, and vegetarian platters. Highly rated for unique communal dining experience and authentic flavors.	Unique ethnic cuisine offering Destination dining Strong cultural appeal
Fireside Grill <i>Restaurant</i>	8136	1,920 SF	A neighborhood restaurant offering casual dining options in a comfortable setting, appealing to families and local residents.	Broad menu appeal Family-friendly environment Strong neighborhood loyalty
Matty's <i>Restaurant</i>	8144	1,200 SF	A casual restaurant serving comfort food and bar-style menu items catering to neighborhood patrons.	Local community following Casual dining atmosphere Affordable menu offerings
Las Fronteras <i>Restaurant</i>	8148	1,100 SF	A restaurant offering traditional Mexican dishes such as tacos, burritos, and house specialties. Mexican restaurants consistently rank among the most popular dining categories.	High-demand cuisine Family and group appeal Strong take-out business
JD Smoker <i>Vape & Smoke Shop</i>	8152	1,302 SF	A specialty retail vape and smoke shop offering a variety of vaping devices, disposable vapes, e-liquids, and smoking accessories. Serves adult customers from the surrounding neighborhood and nearby businesses, generating steady repeat traffic due to the consumable nature of vape products.	Consumable product repeat traffic Neighborhood convenience retail Steady adult customer base
Banya Japanese <i>Restaurant</i>	8166	1,600 SF	A Japanese restaurant known for sushi, teriyaki, and bento meals. Reviews frequently highlight fresh sushi and good value.	Popular sushi category Strong dine-in and take-out Consistent customer reviews
La Imperial Bakery <i>Bakery & Specialty Food</i>	8154	1,200 SF	A local bakery offering fresh pastries, bread, cakes, and desserts.	Daily repeat customers Strong morning traffic Supports restaurant demand

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CURRENT INCOME — RENT ROLL

As of February 12, 2026

Suite	Tenant	SF	Base/Mo	NNN/Mo	Total/Yr	Rent/SF	Lease Exp	Options
8106	7-Eleven, Inc.	2,750	\$6,473	\$1,898	\$100,455	\$28.25	07/2031	1×5-Yr
8118	Zen Foot Massage	1,335	\$2,431	\$869	\$39,606	\$21.85	10/2026	1×5-Yr
8124	Kara Ethiopian Rest.	1,500	\$3,000	\$1,000	\$48,000	\$24.00	11/2029	1×5-Yr
8136	Fireside Grill Rest.	1,920	\$4,371	\$1,360	\$68,771	\$27.32	08/2027	1×5-Yr
8144	Matty's	1,200	\$2,026	\$800	\$33,912	\$20.26	06/2028	—
8148	Las Fronteras	1,100	\$2,367	\$733	\$37,200	\$25.82	05/2028	—
8152	JD Smoker, LLC	1,302	\$2,503	\$868	\$40,448	\$23.07	11/2027	2×3-Yr
8166	Banya Japanese Rest.	1,600	\$2,971	\$1,080	\$48,606	\$22.28	07/2027	—
8154	La Imperial Bakery	1,200	\$2,100	\$800	\$34,800	\$21.00	01/2030	1×5-Yr
TOTALS		13,907	\$28,242	\$9,408	\$451,800	\$24.37		100%

NOTES: 7-Eleven base rent increases to \$7,444.21/mo effective 8/1/2026. 6 of 9 tenants hold renewal options. NNN structure — tenants reimburse pro-rata share of taxes, insurance & CAM. † Zen Foot Massage (Suite 8118, 1,335 SF) lease expires 10/2026; tenant holds one 5-year renewal option. Renewal negotiations are ongoing. *NNN Operating Expenses represent estimated pass-through costs (property tax, insurance, CAM) fully reimbursed by tenants on a pro-rata basis.

PROPERTY VIEWS



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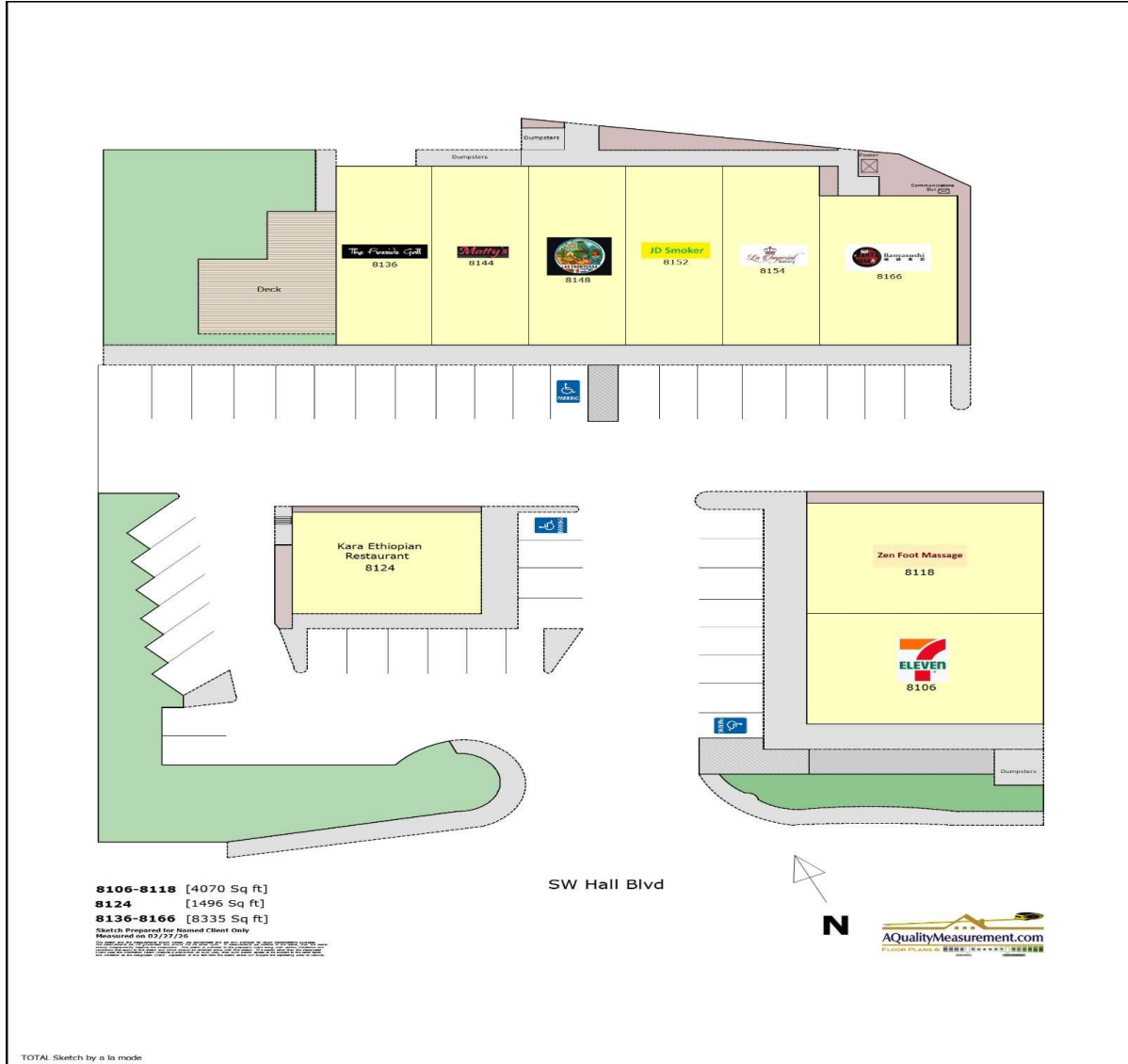
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SITE MAP



SUITE BREAKDOWN

Building	Suites	Square Feet
Building A	8106-8118	4,070 SF
Building B	8124	1,496 SF
Building C	8136-8166	8,335 SF

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Beaverton, Oregon – Retail Market Overview (97008 Submarket)



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1. Regional Strength – One of Portland Metro’s Best Suburban Markets

Beaverton, Oregon is widely considered one of the **strongest suburban commercial markets in the Portland metropolitan area**. Its strength comes from several key factors:

Major Employers

- **Nike World Headquarters** (10,000+ employees)
- **Intel campuses in Hillsboro** (20–25 minutes away)
- Columbia Sportswear
- Tektronix
- Numerous technology and semiconductor firms

These employers generate **high-paying technology and professional jobs**, which directly support strong retail demand.

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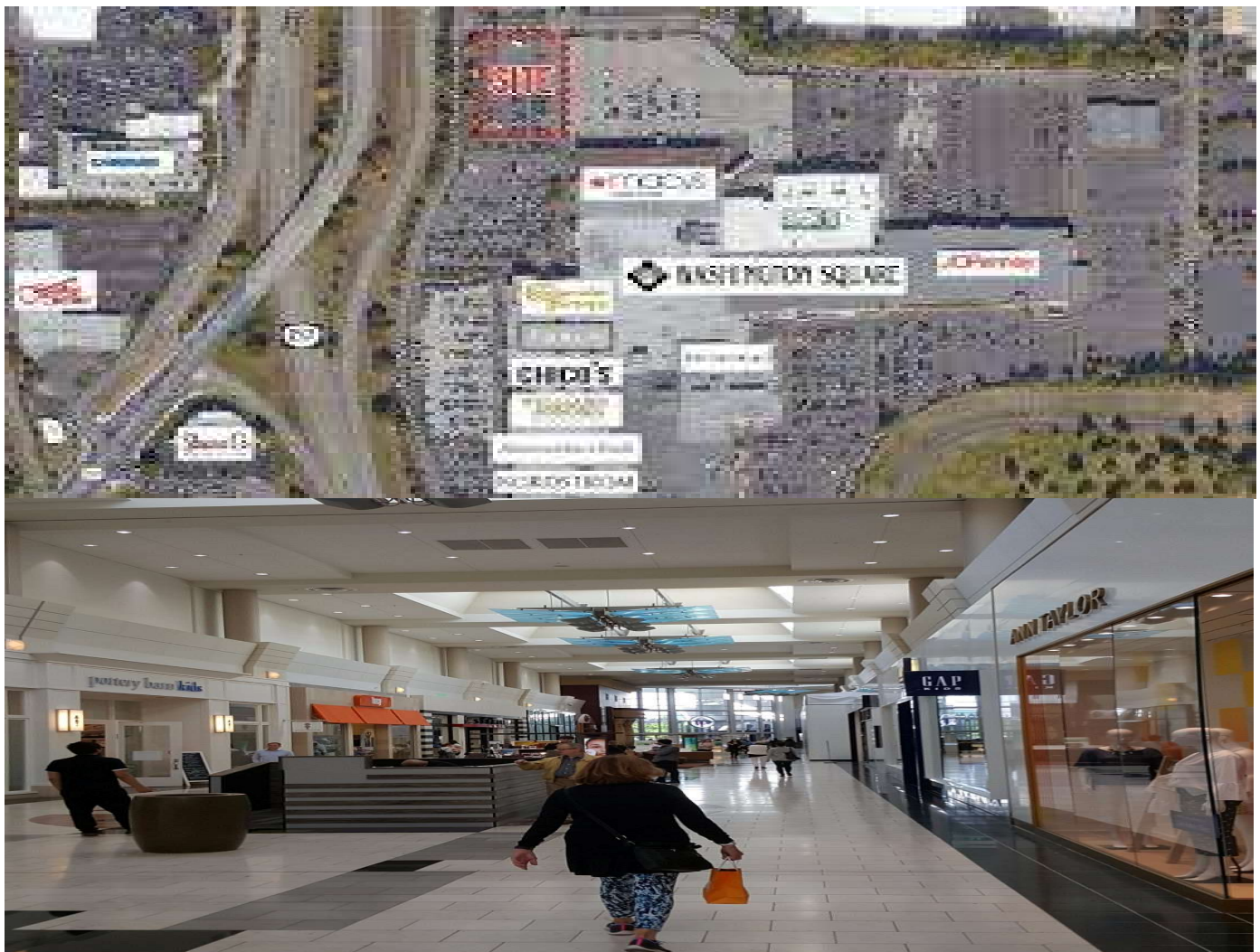
High Household Incomes

- Median household income in the Beaverton area often exceeds **\$90,000–\$100,000**
- Strong disposable income supports **restaurant, service, and neighborhood retail tenants**

Population Growth

- Washington County is one of the **fastest growing counties in Oregon**
- Continued housing development drives **consistent customer traffic to neighborhood retail centers**

2. Washington Square Trade Area



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The **Washington Square retail corridor** is one of the **largest and most dominant shopping districts in Oregon**.

Key Characteristics

- Regional mall drawing shoppers from **Portland, Beaverton, Tigard, Lake Oswego, and Wilsonville**
- Over **1.5 million square feet of retail**
- Anchored by luxury and national brands
- Heavy daily traffic along **HWY 217 and Hall Blvd**

Impact on Nearby Retail Centers

Properties near Washington Square benefit from:

- Regional retail traffic
- High visibility commercial corridors
- Strong restaurant and service demand
- Consistent retail occupancy

Because of this, nearby neighborhood centers often attract tenants like:

- Medical clinics
- Beauty / wellness services
- Restaurants
- Specialty retail

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3. Nimbus Business Center / Nimbus Corridor



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The **Nimbus Business Center** area is an important **employment hub within Beaverton**.

Characteristics

- Concentration of **office, flex-tech, and light industrial businesses**
- Located near **Nimbus Ave and SW 170th corridor**
- Close access to **Highway 217 and I-5**

This creates **daytime employee traffic**, which strongly supports nearby retail tenants such as:

- Coffee shops
- Restaurants
- Convenience retail
- Service-based businesses

Retail centers near employment hubs often perform well because they serve both:

- **Local residents**
- **Daily workforce**

4. The 97008 Zip Code – A Prime Retail Submarket

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The **97008 zip code** (South Beaverton / Washington Square area) is one of the **most stable residential trade areas for neighborhood retail**.

Demographics (approximate)

Metric	Estimate
Population	~35,000+
Median Household Income	~\$95,000+
Average Home Value	\$550K–\$700K
Homeownership	High

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Why Retail Performs Well Here

- Established residential neighborhoods
- High density of families and professionals
- Strong purchasing power
- Limited new retail supply

This makes neighborhood centers attractive for tenants like:

- Restaurants
- Medical / dental offices
- Fitness studios
- Personal services
- Specialty food retailers

5. Why Investors Like Beaverton Retail

Investors often target Beaverton strip centers because they offer:

Stable cash flow

- High occupancy rates

Affluent customer base

- Strong retail spending

Proximity to tech employers

- Nike / Intel demand drivers

Limited new development

- Protects existing retail assets

✔ Summary

Beaverton—especially the **Washington Square / 97008 submarket**—offers:

- Strong demographics
 - Major tech employment drivers
 - High household incomes
 - Regional shopping draw
-

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These factors support **long-term demand for neighborhood retail centers and stable tenant occupancy**, making the area one of the most desirable retail investment markets in the Portland metro region.

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100% Commission Brokerage

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