

±8,000 SF AVAILABLE FOR SUBLEASE

8502 SOUTHWEST TERWILLIGER BOULEVARD PORTLAND, OR 97219



CONNOR USSELMAN

Senior Associate

Lic #02127620

858.926.6671 | cusselman@voitco.com

JON BOLAND

Senior Vice President/Partner

Lic. #00998326 | 858.458.3312

jboland@voitco.com

Voit

REAL ESTATE SERVICES



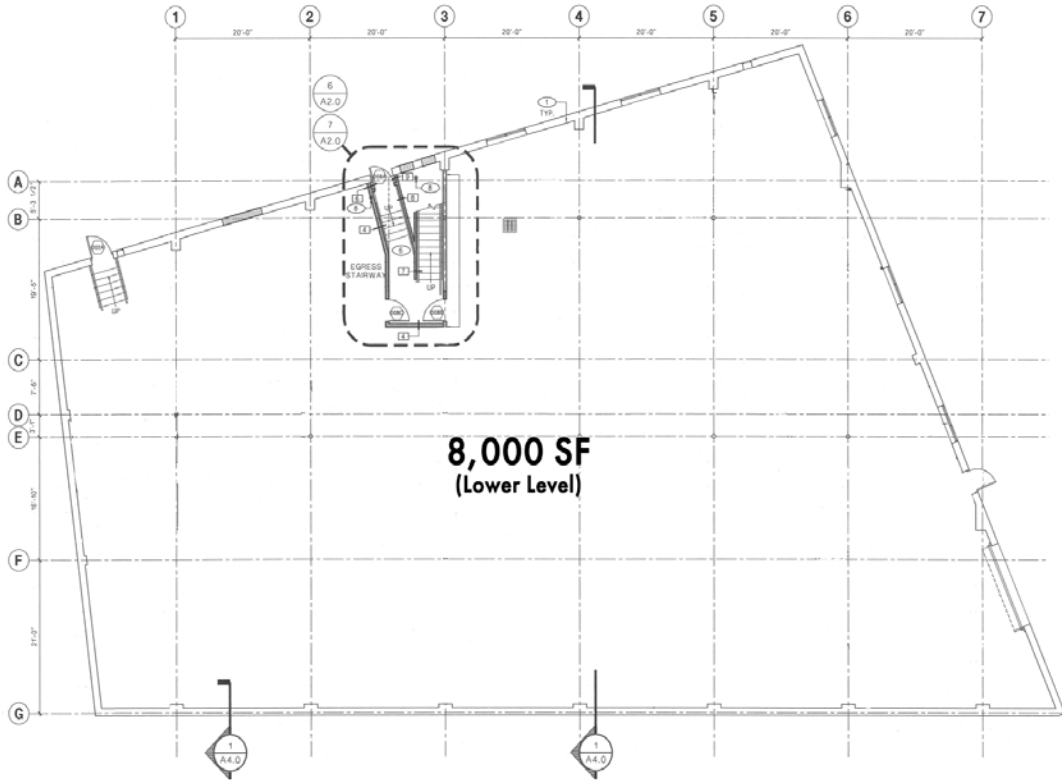
FEATURES

- » Located at the signalized intersection of SW Terwilliger Boulevard & SW Taylors Ferry Road providing the only in-neighborhood retail to residents of the South Burlingame, Collins View, Marshall Park and Riverdale neighborhoods
- » Easy access to Interstate 5 (0.5 miles) and Downtown Portland (4.5 miles) as well as SW Barbur Blvd (Hwy 99W, 0.7 miles) and Macadam Avenue (Hwy 43, 1.0 miles)
- » SW Terwilliger Boulevard directly connects Lake Oswego to Southwest Portland and Interstate 5 via Boones Ferry Road
- » The property is surrounded by established, high-income residential neighborhoods, over 75% of which are owner-occupied.
- » Lewis & Clark College, the Portland Metro area's only law school (1,221 students) is located in Collins View. Lewis & Clark also serves 1,973 undergraduate students, 66% of whom live on campus and employs 430 faculty members and 427 staff members

**BASEMENT
DEAD-STORAGE SPACE**

**SIZE: ±8,000 SF
SUBLEASE RATE: \$.60/SF**

**TERM: NEGOTIABLE
MASTER LEASE EXPIRES: 7/2/31**



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	10,382	110,215	391,593
2030 Population Projection	10,280	109,537	391,060
2025 Households	4,128	48,669	181,714
2030 Household Projection	4,074	48,334	181,340
Avg Household Income	\$152,475	\$143,312	\$125,978
Median Household Income	\$123,193	\$111,147	\$95,238
Median Home Value	\$732,068	\$740,981	\$701,413
Median Year Built	1965	1973	1973



TRAFFIC COUNTS (CARS/DAY)

SW Taylors Ferry Rd @ SW Terwilliger Boulevard.....	14,263
SW Terwilliger Boulevard @ SW Troy Street.....	22,970
SW Taylors Ferry Road @ SW 2nd Avenue.....	9,550
SW Taylors Ferry Road @ SW Dolph Street.....	4,593

CONNOR USSELMAN
 Senior Associate
 Lic #02127620 | 858.926.6671
cusselman@voitco.com

JON BOLAND
 Senior Vice President/Partner
 Lic. #00998326 | 858.458.3312
jboland@voitco.com

