



For Sale or Lease

Multi-Building Suburban Campus

3400 SW 103RD AVENUE | BEAVERTON, OREGON 97005



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Table of Contents

5 Executive
Summary

6 Property
Summary

20 Market
Overview

ETHOS COMMERCIAL ADVISORS LLC | LICENSED IN OREGON, WASHINGTON, AND TEXAS

Ethos Commercial Advisors LLC, an Oregon limited liability company (the "Agent"), has been engaged as the exclusive sales representative for the sale of Cornerstone Church Campus (the "Property") or Ownership (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions, and limitations of the Confidentiality Agreement furnished by the Agent prior to the delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.







47-unit SRO value-add + 1 single family home + 1 duplex

999-seat church with gymnasium and commercial kitchens

+/-5 acres across 3 tax lots – westside redevelopment optionality

+/-87 on-site parking stalls plus additional parking around campus (1.16 / SRO unit)

Lush, 5-Acre Campus with Multi-Use Buildings

Ethos Commercial Advisors LLC, as executive advisor, is pleased to present the Cornerstone Church Campus, a +/-5-acre, five-building institutional and residential campus on Beaverton's Westside. Anchored by a 33,890-square-foot worship and education building, with a 999-seat sanctuary, gymnasium, classrooms, administrative offices, and full commercial kitchen, the campus also includes two currently vacant single-room-occupancy (SRO) buildings totaling 47 bedrooms, plus a duplex and a single-family home fronting SW Walker Road.

The offering represents an exceptional and uncommon combination of assets: institutional-grade community space, a value-add residential lease-up across the two vacant SRO buildings, optionality to use or sell the two homes, and significant long-term redevelopment potential on a large, contiguous Westside site. The property is served by 87 on-site parking stalls.

The majority of the campus is zoned Institutional (INST) with portions of the large parcel and the 10060 SW Walker Road parcel zoned Residential 15 Units-Per-Acre (R-15). Together they offer a buyer multiple paths to value, continued institutional or faith-based operation, a value-add residential lease-up, adaptive reuse, or a phased land basis in one of Beaverton's most sought after neighborhoods.

Potential Uses

- Religious / faith-based use
- Private or charter school / education
- Group living / co-living
- Recovery and transitional housing
- Senior / assisted living
- Nonprofit and community services
- Event and community center
- Residential redevelopment (R-15 density; rezone of INST land)

**Buyer/Tenant to confirm allowable uses per zoning*

Property Summary

3400 SW 103rd Avenue • 10060 SW Walker Road • 10080 SW Walker Road • Beaverton, OR 97005

Parcels can be leased or sold together or separately. Please call for pricing and details.

County / Jurisdiction	Washington County (unincorporated)
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City / Submarket	Beaverton / Westside – Garden Home-Raleigh Hills
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Total Land Area	+/-5.0 acres
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Gross Building Area	+/-75,000 SF
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Total Buildings	5
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Tax Lots	1S111CC01100 1S111CC00100 1S111CC01000
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Parking	87 stalls
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Residential Units	47 SRO (vacant) + 3 units in 2 homes
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Schools	Raleigh Park Elementary Whitford Middle Beaverton High School
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INVESTMENT HIGHLIGHTS

Scarce Campus Scale

+/-5 contiguous acres in an established Westside submarket, a product type rarely available for sale.

Value-Add Residential Lease-Up

The two SRO buildings (47 units, +/-37,219 SF) are currently vacant, offering immediate upside through renovation and lease-up to co-living, workforce, or transitional-housing demand.

Institutional-Grade Improvements

999-seat sanctuary (plus balcony), gymnasium ($\frac{3}{4}$ court), 20+ classrooms and meeting rooms, administrative offices, commercial kitchen, service kitchen, and a large cafeteria with electric fireplace.

Redevelopment Optionality

A portion of the campus is already zoned R-15 (12-15 units/acre). A full-campus residential redevelopment could support roughly 60-75 units long-term, subject to a rezone or plan amendment.

Campus Overview



Worship and Education Building



Gross Building Area	+/-33,890 SF
Stories	2
Year Built	1980
Configuration	999-seat sanctuary + balcony, gymnasium, 6 classrooms, 6 offices, 3 multipurpose rooms, commercial + service kitchens, cafeteria, and storage
Recent Improvements	Backup generator (2016), new roof (completed in 2018), new parking lot (2019), skylights replaced (2025)
APN / Tax Lot	R75938 / 1S111CC01100
Land Area	4.35 ac / 189,486 SF (includes SRO buildings land)
Zoning	INST – Institutional District / R-15 – Residential 15 units per acre
Additional Income Potential	Two storage containers with electrical service and heat.

3400 SW 103rd Avenue, Beaverton, OR 97005



SRO Residential Buildings



Gross Building Area	+/-37,219 SF (combined, two buildings)
Stories	2-3
Year Built	1938 / 1950s
Residential Units	+/-47 SRO (currently vacant)
Average Unit Size	+/-250 SF
Configuration	Commercial kitchen, common rooms, glass connector hallways, courtyard, outdoor deck (needs repair), elevator (non-operating)
Recent Improvements	(3-story building): New roof (2023), new water heater (2024), boiler upgrades (2025)
APN / Tax Lot	R75938 / 1S111CC01100
Land Area	4.35 ac / 189,486 SF (includes worship and education building land)
Zoning	INST – Institutional District / R-15 – Residential 15 units per acre

3400 SW 103rd Avenue, Beaverton, OR 97005

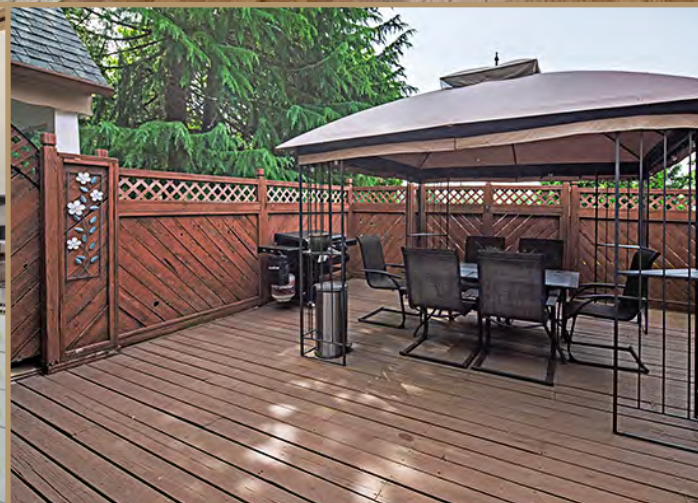


Duplex



Gross Building Area	+/-2,475 SF
Stories	3
Year Built	1938
Configuration	Unit 1: 2 bedrooms / 2 bathrooms + 2 offices Unit 2: 2 bedrooms / 1 bathrooms
Features	Fireplace, gas furnace, deck. +/- \$47,000 in recent improvements including: windows, skylights, interior paint, refinished hardwood floors, re-pointed exterior brick, new flue and cap on chimney.
Estimated Market Value	\$575,000-\$600,000
APN / Tax Lot	R75929 / 1S111CC01000
Land Area	0.26 ac / 10,019 SF
Zoning	INST – Institutional District

10080 SW Walker Road, Beaverton, OR 97005



Single-Family Home



Gross Building Area	+/-1,416 SF
Stories	1
Year Built	1940
Configuration	2 bedrooms / 2 bathrooms
Features	Private office with separate entrance, large parking area / storage yard
Estimated Market Value	\$500,000-\$525,000
APN / Tax Lot	R75812 / 1S111CC00100
Land Area	0.36 ac / 15,682 SF
Zoning	R-15 – Residential 15 units per acre

10060 SW Walker Road, Beaverton, OR 97005



Zoning Summary



INSTITUTIONAL PARCELS

INST (INSTITUTIONAL DISTRICT • CDC §330)

The Institutional District accommodates community-serving and institutional uses. Permitted and conditionally permitted uses relevant to this campus include:

- Religious institution / church
- Schools (elementary / nursery) and college
- Group care
- Boarding house
- Public building and professional office
- Private club / membership organization
- Hospital

[Learn more about INST zoning.](#)

R-15 PARCELS

R-15 (RESIDENTIAL 15 UNITS/ACRE • CDC §305)

- Minimum density 12 units/acre • Maximum density 15 units/acre
- Minimum lot size: 2,100 SF (single-family detached) / 1,600 SF (single-family attached)
- Permits multifamily, attached, and detached residential product

REDEVELOPMENT CONTEXT

The 10060 SW Walker parcel and a portion of the 3400 SW 103rd Avenue parcel are already zoned R-15. A full-campus residential redevelopment would require a rezone or plan amendment of the INST land to a residential district; at R-15 density, the +/-5-acre assemblage could theoretically support approximately 60-75 residential units.

[Learn more about R-15 zoning.](#)



Location and Amenities

*Within 5 Miles
of the Property*



367,503

Population



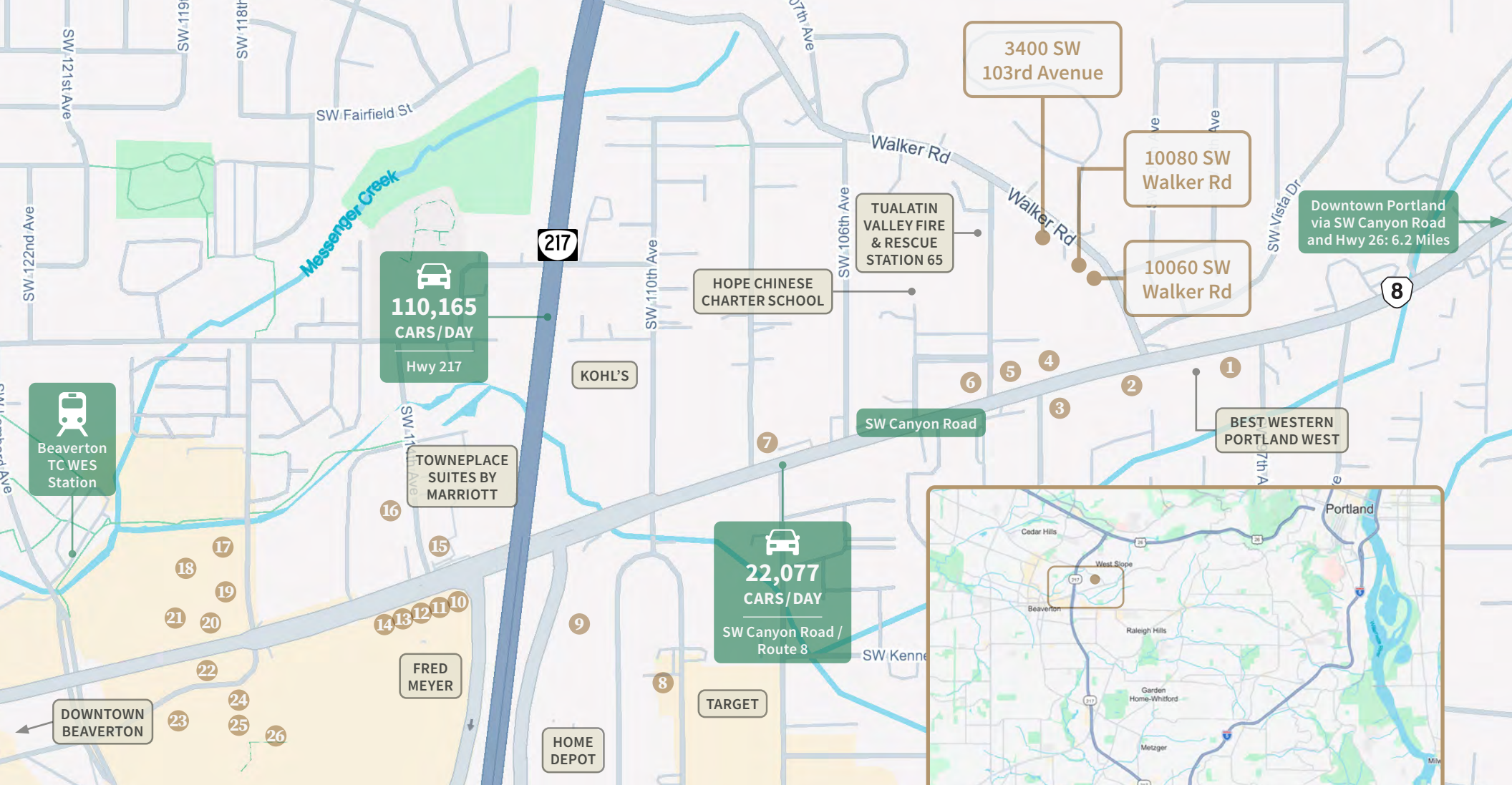
\$130,876

Average Household Income



\$687,358

Median Home Value

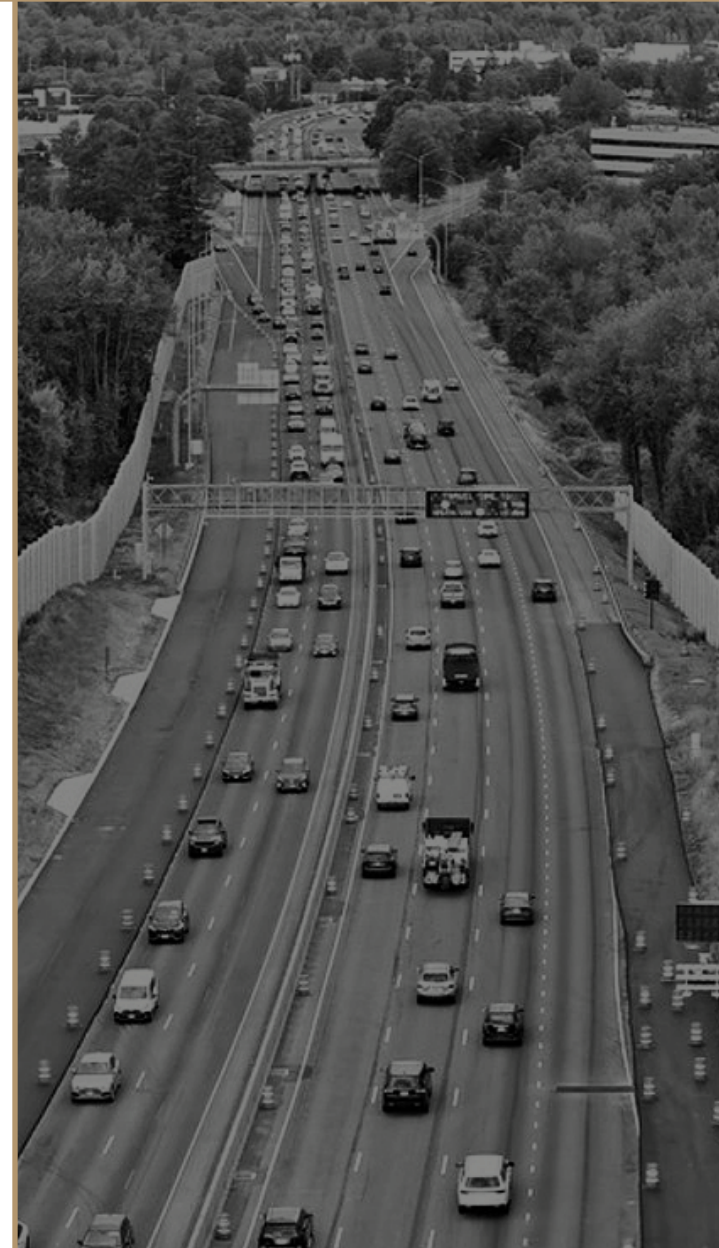


Beaverton Market Overview

Connected, diverse, and built for business

Beaverton is a principal city of the Portland metropolitan area and a commercial anchor of Washington County, located roughly seven miles west of downtown Portland. The city sits at the eastern edge of the Silicon Forest, Oregon's technology and advanced-manufacturing corridor, and is home to the global headquarters of Nike.

With direct access to Highway 217 and U.S. Highway 26, light-rail and commuter-rail service, and one of the most diverse populations in the state, Beaverton pairs the amenities of a major employment center with the livability of a residential community. The result is a deep, stable base of daytime population and consumer demand that supports retail along multiple corridors.



Connectivity and Transit

At the crossroads of the west side

Beaverton is one of the most accessible submarkets on Portland's west side. The Beaverton Transit Center is a regional hub where TriMet's MAX Blue and Red light-rail lines meet the Westside Express Service (WES) commuter rail, connecting the city to downtown Portland, Hillsboro, Wilsonville, and Portland International Airport. Highway 217 and U.S. Highway 26 (the Sunset Highway) place the entire metropolitan area within a short drive.

MAX Light Rail

*Blue and red lines at the
Beaverton Transit Center*



WES Commuter Rail

*Westside express
service to Wilsonville*



Hwy 217 and US Hwy 26

*Direct freeway access
across the metro*



Portland Int'l Airport

*Approximately
18 miles to PDX*



A Skilled, Diverse Workforce

A deep, educated, and diverse population



98,000 (approximately)

Beaverton city population



100+

Languages spoken in local schools



38,000 (approximately)

Students in the Beaverton School District



Silicon Forest

Technology and advanced-manufacturing hub

Higher Education in the Region



Top Overall Associate College in the U.S.
Portland Community College (2021)



Top 500 Medical School in the World
Oregon Health & Science University (2025)



Top 50 Green Colleges in the U.S.
Portland State University (2024)



#2 in Regional Universities West
University of Portland (2025)



Oregon's Top Private National University
Pacific University (2026)

Beaverton is in Business

Employment That Drives Daytime Population and Spending

Representative Area Employers

NIKE _____
Athletic footwear and apparel

TEKTRONIX _____
Test and measurement technology

RESER'S FINE FOODS _____
Food manufacturing

SILICON FOREST CORRIDOR _____
Semiconductors and electronics

Economic Drivers

- Athletic and apparel
- Technology and semiconductors
- Advanced manufacturing
- Healthcare
- Retail and consumer



Nike World Headquarters

*A global brand
and one of Oregon's
signature employers,
headquartered on a
campus in Beaverton.*

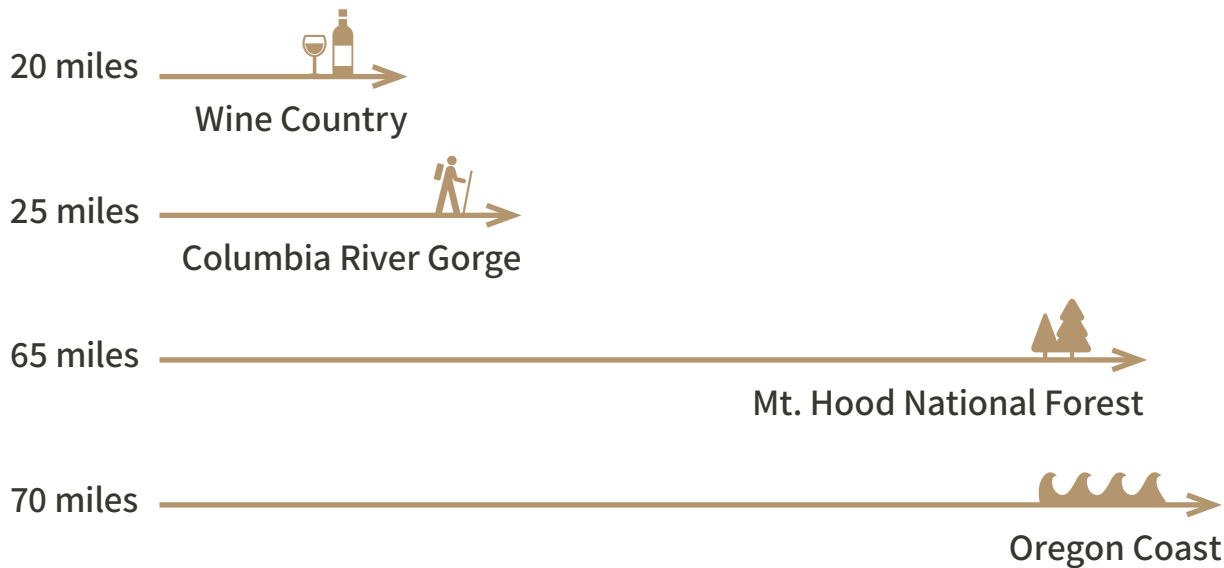


Beaverton and the Outdoors

Parks at your door, the Northwest nearby

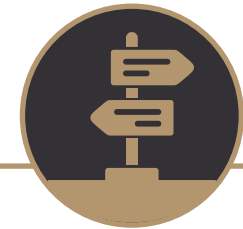
Beaverton offers an unusual abundance of green space for an employment center. The Tualatin Hills Park & Recreation District operates dozens of parks, natural areas, and recreation facilities, including the Tualatin Hills Nature Park, and maintains an extensive regional trail network. Beyond the city, the full range of the Pacific Northwest is within easy reach.

WITHIN REACH



DOZENS

Of parks and natural areas



70+ MILES

Regional trail network



NATURE PARK

Tualatin Hills Nature Park



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