

OWNER-USER + INCOME INVESTMENT OPPORTUNITY

17735-17755 SW Tualatin Valley Hwy

Aloha (Beaverton), Oregon



PROPERTY

2 Buildings

Freestanding retail

BUILDING AREA

3,000 SF

1,500 SF each

SITE AREA

0.50 Acres

Single parcel

OFFERED AT **\$1,750,000** | Approx. 24% below the referenced county benchmark*

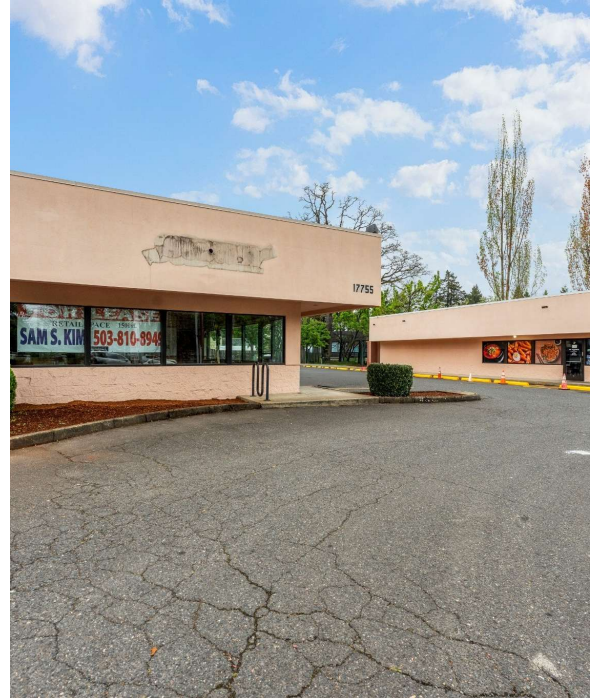
Executive Summary

Owner-user flexibility with in-place restaurant income

This offering presents the opportunity to acquire two freestanding retail buildings along SW Tualatin Valley Highway, a major Washington County commuter and retail corridor connecting Beaverton and Hillsboro employment centers.

The property is positioned for an owner-user plus income strategy: a second-generation restaurant suite is available for immediate occupancy, while Seoul Grill Korean Kitchen provides in-place rental income.

The combination of corridor visibility, existing restaurant infrastructure, parking, and two separate buildings creates flexibility for an operating business, investor, or hybrid owner-user.



DEAL SNAPSHOT

Offering Price	\$1,750,000
Building Area	3,000 SF (1,500 SF each)
Lot Size	Approx. 0.50 acres
Occupancy	50% leased
Price Per SF	\$630/SF
County Benchmark*	Approx. \$2,500,000

PROPERTY POSITIONING

Investment Highlights

Visibility, occupancy flexibility, and restaurant infrastructure

01 Two freestanding retail buildings on one parcel

02 High-visibility frontage on SW Tualatin Valley Highway

03 Second-generation restaurant space available for occupancy

04 In-place income from Seoul Grill Korean Kitchen

05 Scheduled rent increase from \$3,100 to \$4,100/month in 2027

06 Target rent for vacant suite: \$4,600/month, NNN

07 Approx. 25,000-35,000 vehicles/day corridor exposure

08 Approx. 3 miles from South Hillsboro expansion area



INCOME PROFILE

Financial Summary

Seller-provided estimates and leasing assumptions

CURRENT NOI

\$51,866

Based on current occupancy

STABILIZED NOI

\$64,166

Assumes lease-up of vacant suite

PROJECTED NOI (2027)

\$76,166

Reflects scheduled rent increase

ESTIMATED TI SAVINGS

\$187,500-\$337,500

Value of existing restaurant build-out



LEASING ASSUMPTIONS

- Vacant suite target rent: \$4,600/month, NNN
- Current in-place rent: \$3,100/month
- Scheduled in-place rent: \$4,100/month in 2027

Financial figures are estimates based on information supplied for this offering and should be independently verified by prospective purchasers.

MARKET ACCESS

Location Advantages

Aloha / Beaverton corridor positioning



Located along SW Tualatin Valley Highway, the property benefits from strong commuter visibility and convenient access to residential neighborhoods and major Washington County employment centers. The site is approximately 3 miles from South Hillsboro's master-planned expansion area and is positioned within the broader Beaverton-Hillsboro growth corridor.

TRAFFIC EXPOSURE

25K-35K

Approx. vehicles/day

INTEL RONLER ACRES

~4 Miles

Approximate distance

NIKE WORLD HQ

~6 Miles

Approximate distance

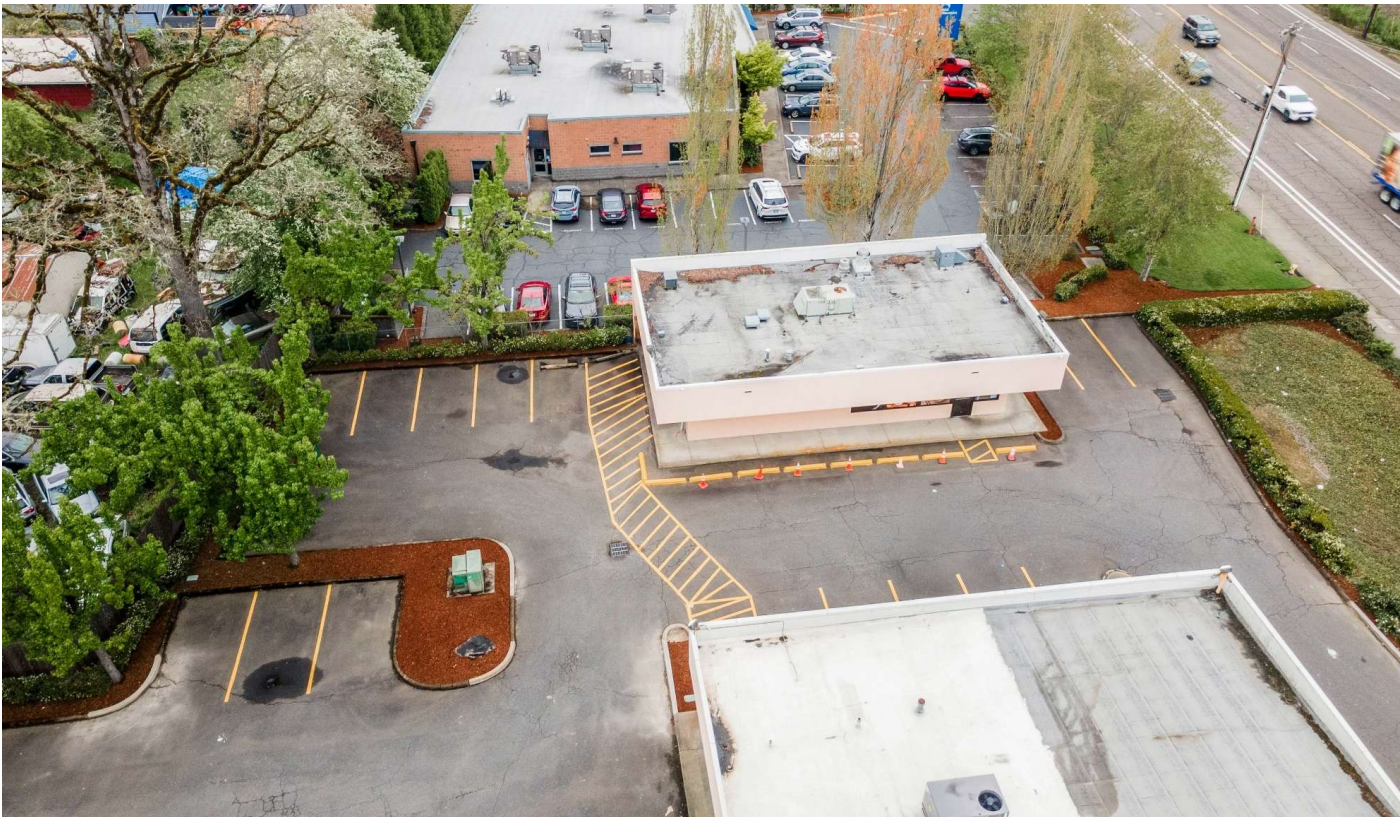
PRICING CONTEXT

Positioned Below the Referenced County Benchmark

Offering price compared with the stated Washington County benchmark

The offering price of \$1,750,000, or approximately \$630 per square foot, is about 24% below the referenced Washington County benchmark of approximately \$2,500,000. This pricing context may support an attractive basis relative to the site's corridor frontage, existing improvements, and restaurant infrastructure.

OFFERING PRICE	COUNTY BENCHMARK*	DIFFERENCE
\$1.89M	~\$2.50M	~24% Below



**County tax assessment or real market value figures are not appraisals and may not reflect the price achievable in an arm's-length sale. Buyer should independently verify all valuation information.*

BROKER CONTACT

For Additional Information

Request property details, lease information, or a site tour

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Please contact the listing broker for additional offering materials and property access.



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PROPERTY ADDRESS: 17735-17755 SW Tualatin Valley Hwy, Aloha (Beaverton), Oregon