

OWNER/USER BUILDING FOR SALE

5560 SW 107th Ave, Beaverton, OR 97005

Offered At \$2,500,000

16,390 SF



For information, please contact:

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NEWMARK

OWNER/USER BUILDING FOR SALE

5560 SW 107th Ave, Beaverton, OR 97005



Building Features

Size: 16,390 Square Feet

Lot Size: 1.71 Acres

Asking Price: \$2,500,000 / \$156 PSF

Zoning: IND – Industrial

Year Built: 1970

Property Highlights:

- Washington County address
- 0.5± miles from the Hwy 217
- Less than 4 miles from Hwy 26
- 3.8 / 1,000 SF parking
 - 40 exterior spaces
 - 22 covered spaces

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Property Description

This owner/user opportunity in Beaverton, Oregon, is conveniently located in the Denny Whitford/Raleigh West neighborhood, less than half a mile from Highway 217 off SW Allen Blvd, and less than 4 miles from Highway 26. City of Beaverton Industrial District zoning creates several options for an owner/user. There is generous on-site parking, with 22 covered parking spaces and 40 exterior spaces.



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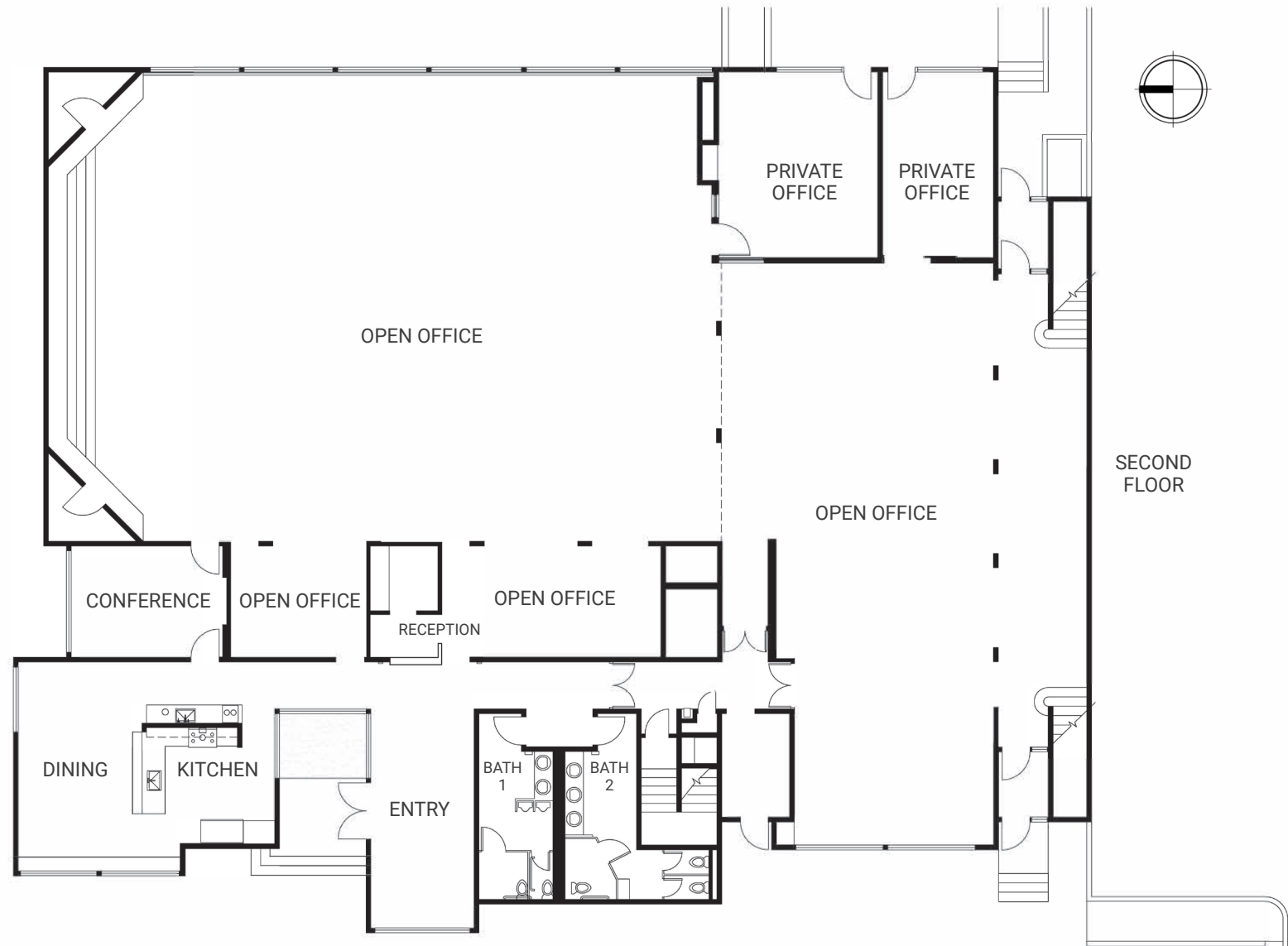
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Floorplans

First Floor

8,730 SF

- Large open office areas
- Two privates
- Two large first-floor bathrooms
- Kitchen and dining area
- Reception area
- Conference room



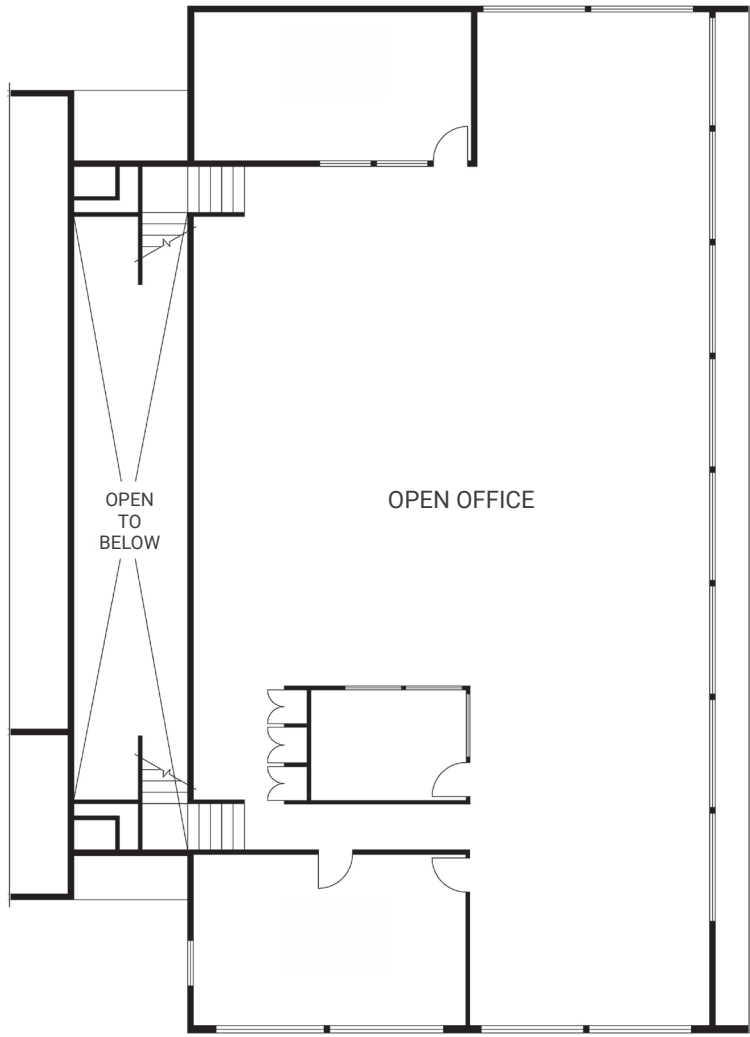
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Floorplans

Second Floor

4,020 SF



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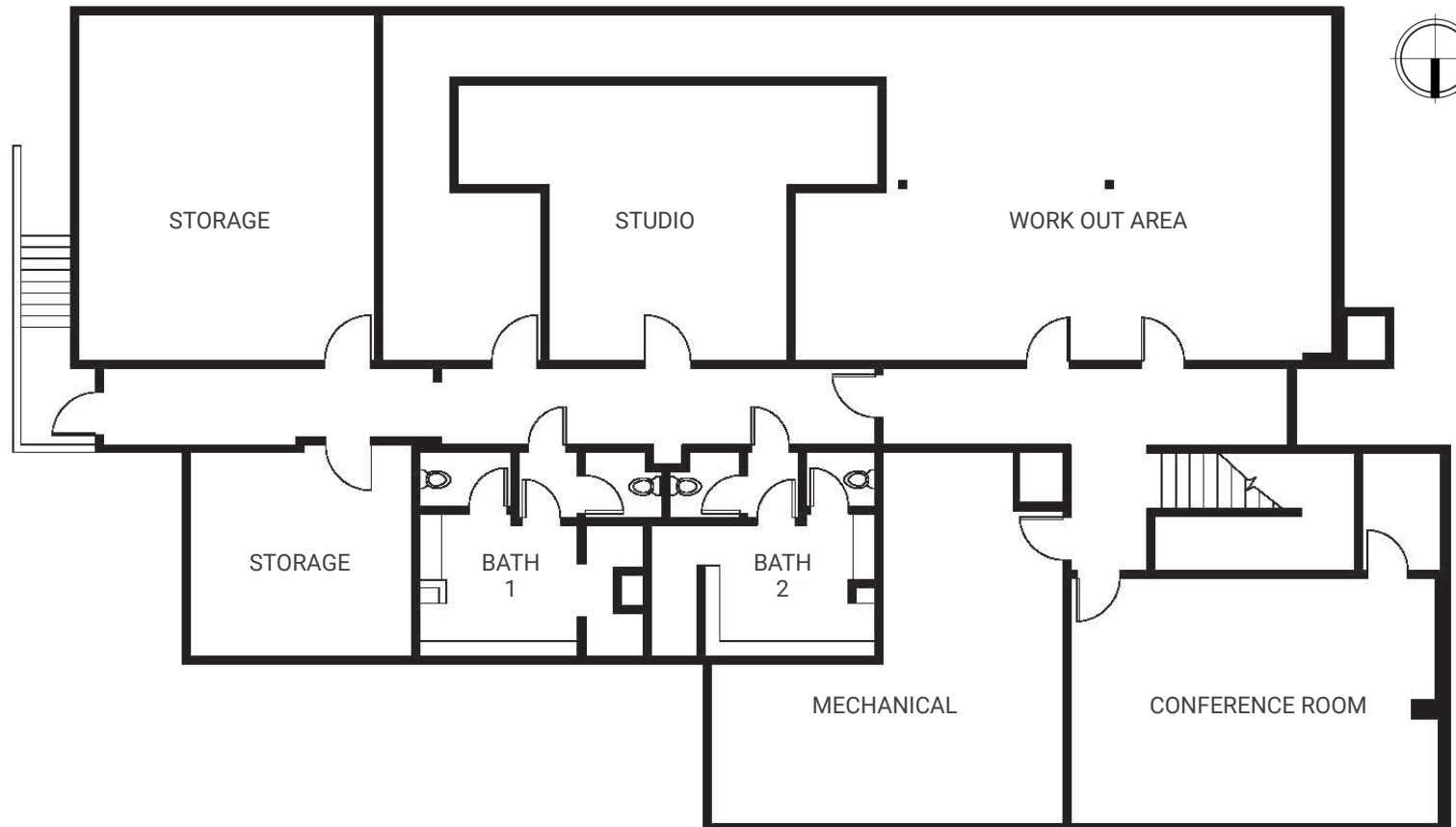
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Floorplans

Ground Floor

3,640 SF

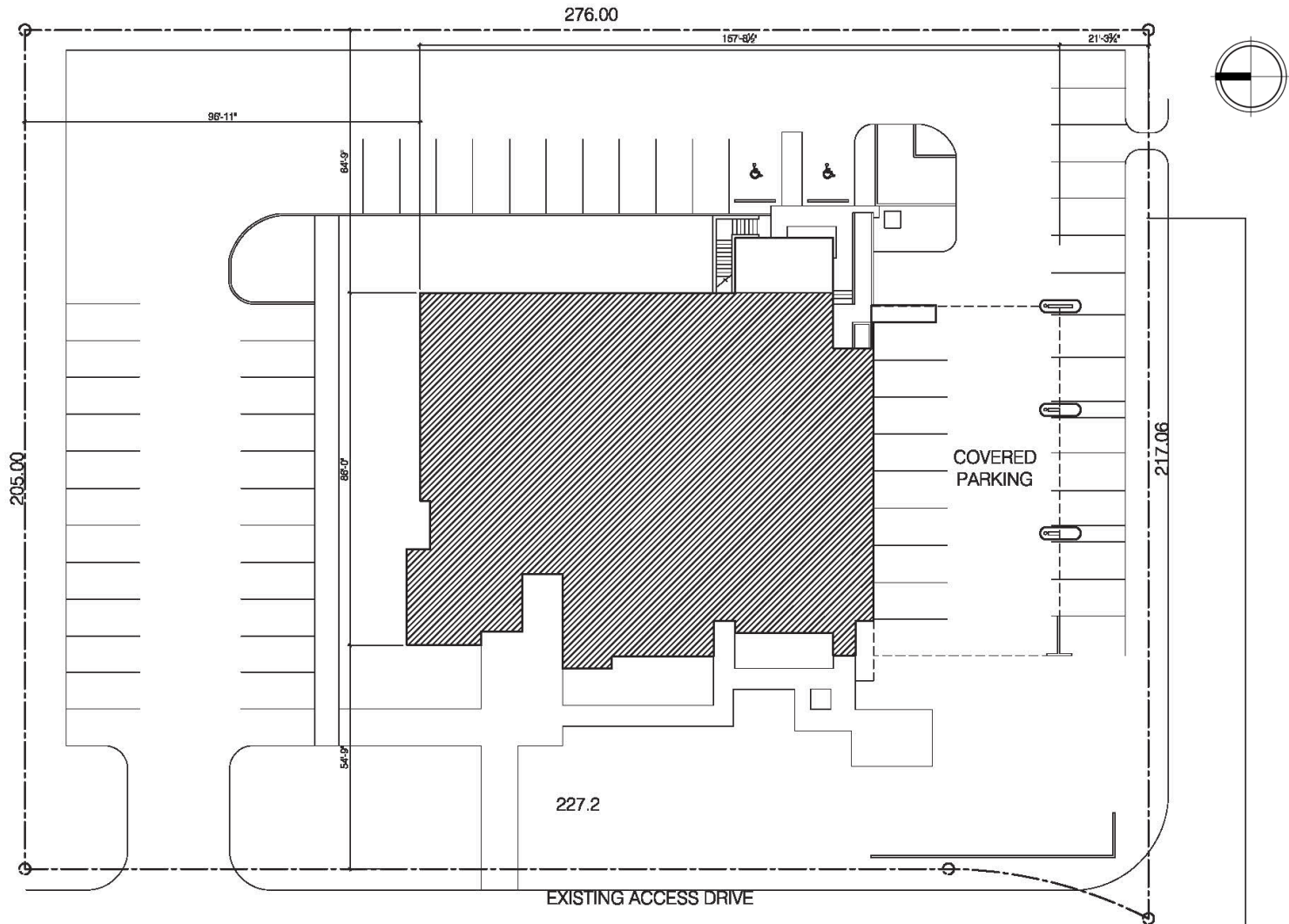
- Large storage areas
- Work out area
- Studio area
- Conference room
- Bathrooms with showers



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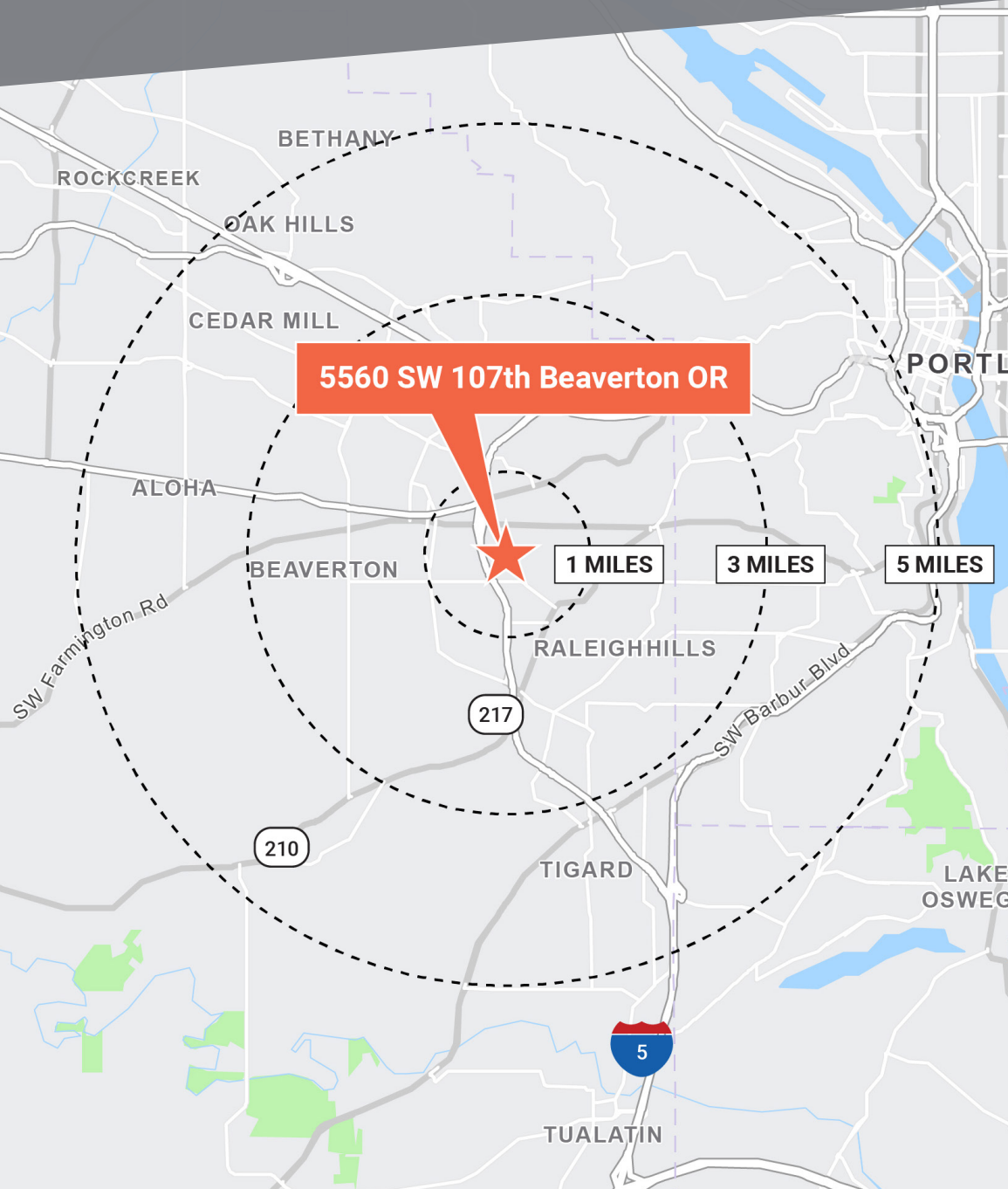
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Site Plan



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Demographics

Source-CoStar	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,963	134,455	358,676
Estimated Households 2024	5,719	55,943	142,743
Average Household Income	\$86,133	\$112,378	\$125,844
Median Home Value	\$452,249	\$554,414	\$594,820
Daytime Employment	14,542	83,643	172,046
Bachelor's Degree or Higher	37%	46%	50%

38.6

Median Age
1 MILE RADIUS

\$86,133

Average Household Income
1 MILE RADIUS

\$452,249

Median Home Value
1 MILE RADIUS

REAL ESTATE PURCHASE SCENARIO

5560 SW 107th Ave, Beaverton, OR 97005

Purchase Price: **\$2,500,000**

16,390 SF



SBA LOAN STRUCTURE	90%	100%
Building Purchase	\$2,500,000	\$2,500,000
Building Improvements (opt)	\$100,000	\$100,000
Appraisal & Phase 1	\$5,500	\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc	\$27,500	\$25,500
Total Project Costs	\$2,633,000	\$2,631,000
Borrower Down-Payment: * as little as	\$297,000	\$10,000
Loan Amount	\$2,336,000	\$2,621,000

LOAN TERMS AND CONDITIONS		\$287,000
Loan Term	25 Years Fully Amortized	Cash Savings ^
Interest Rate:	6.33%	6.750%
Monthly Loan Payment	\$16,085	\$18,109
Owner-Occupancy:	Minimum 51%	51%

OWNERSHIP BENEFIT ANALYSIS		
Assuming 35% Tax Bracket		
Net Rental Income from Tenant (Est)	\$0	\$0
Tax Benefit - Depreciation	(\$1,690)	(\$1,690)
Average Monthly Principal Deduction (5 yrs)	(\$3,848)	(\$4,333)
Effective Monthly Ownership Costs	\$10,547	\$12,086
Effective Annual Ownership Costs Per SF	\$0.65	\$0.74

Financing Offered By:
Banc of California
 Pacific Western Bank is now Banc of California

Contact:
Brad Benson | 503-784-0583
 brad.benson@bancocal.com

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor.



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