



17735-17755 SW TV Hwy

Value-Add Retail Investment | Dual Freestanding Buildings | Aloha (Beaverton), Oregon

LOT LINES ARE APPROXIMATE

Offering Memorandum

\$1,750,000

3,000 SF total | 0.50-acre parcel | Former Subway space + Seoul Grill

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Offering Snapshot

\$1,750,000 ASKING PRICE	3,000 SF TOTAL BUILDING AREA	0.50 AC SITE SIZE	2 FREESTANDING BUILDINGS
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- Rare owner-user plus income or multi-tenant investment opportunity on the SW Tualatin Valley Hwy commercial corridor.
- Two separate freestanding restaurant/retail buildings with dedicated parking and prominent street visibility.
- Former Subway space offers immediate leasing or owner-user upside with existing second-generation restaurant infrastructure.
- Seoul Grill has operated at this location since 2021, serving Korean cuisine and teriyaki with strong neighborhood appeal.

Executive Summary



17735-17755 SW Tualatin Valley Hwy presents a value-add retail investment opportunity in Aloha/Beaverton, Oregon. The property includes two independent freestanding buildings on one parcel, combining stable in-place restaurant income with immediate upside from the vacant former Subway space.

The asset is positioned for either an owner-user seeking occupancy with rental income from Seoul Grill, or an investor seeking to stabilize the former Subway space and capture scheduled rental growth.

Address	17735-17755 SW Tualatin Valley Hwy, Aloha (Beaverton), OR
Asset Type	Dual freestanding retail/restaurant buildings
Asking Price	\$1,750,000
Occupancy	Seoul Grill occupied; former Subway space available
Primary Strategy	Owner-user, lease-up, or multi-tenant investment

Investment Highlights

\$80,100 2025 RENTAL INCOME	\$28,234 2025 OPERATING EXPENSES	\$51,866 2025 NOI	64.75% OPERATING MARGIN
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- Immediate leasing upside: Former Subway space can be leased at the target rate of \$4,600/month NNN or occupied by a buyer-user.
- Scheduled income growth: Seoul Grill gross rent is projected to increase from \$3,100/month to \$4,100/month in 2027.
- Existing restaurant infrastructure: walk-in cooler/freezer, two restrooms, stainless steel countertop, three-compartment sink, and grease trap.
- High-visibility corridor: direct exposure to SW Tualatin Valley Hwy, a major Beaverton-Hillsboro commuter and retail corridor.
- Flexible exit profile: single parcel, two buildings, and multiple strategies for owner-user, restaurant operator, or local investor.



Site Plan & Lot Lines



The lot-line aerial illustrates the single-parcel configuration, dedicated parking fields, and the relationship between the two freestanding buildings. Lot lines are approximate and should be independently verified by buyer.

Parcel Configuration	Single 0.50-acre parcel with two freestanding buildings
Parking	On-site surface parking serving both buildings
Visibility	Street-facing identity along SW Tualatin Valley Hwy
Access	Retail corridor access with neighborhood adjacency

Building 1 - Former Subway Space



Size	Approximately 1,500 SF
Status	Vacant and available for lease or owner-user occupancy
Target Lease Rate	\$4,600/month NNN
Restaurant Infrastructure	Walk-in cooler/freezer, two restrooms, stainless steel counter, three-compartment sink, grease trap
Positioning	Turnkey second-generation restaurant space for sandwich, deli, cafe, quick-service, or other food users

The former Subway space has a long food-service history and may significantly reduce build-out costs for the next operator compared with a raw retail shell.

Building 2 - Seoul Grill Korean Kitchen

Size	Approximately 1,500 SF
Tenant	Seoul Grill Korean Kitchen
Operating History	Open at this location since 2021
Cuisine	Authentic Korean food and teriyaki
Customer Appeal	Strong local customer base with favorable third-party delivery review presence
Scheduled Growth	Rent increase from \$3,100/month to \$4,100/month in 2027



Financial Overview

Asking Price	\$1,750,000
Total Annual Rental Income (2025)	\$80,100
Operating Expenses (2025)	\$28,234
Net Operating Income (2025)	\$51,866
Net Income After Depreciation	\$45,978
Primary Expense	Property tax/utilities: \$17,421

Expense Category	Amount
Property Taxes & Utilities	\$17,421
Automobile Expense	\$4,904
Insurance	\$3,132
Cleaning & Maintenance	\$2,777
Total Annual Expenses	\$28,234

In a standardized NNN structure, many operating expenses are typically reimbursed by tenants. Actual lease terms should be reviewed and verified by buyer.

Stabilized Pro Forma & NNN Breakdown

Revenue Component	Monthly Income	Annual Total
Seoul Grill - Current	\$3,100	\$37,200
Former Subway - Projected NNN	\$4,600	\$55,200
Total Projected Gross Income	\$7,700	\$92,400

\$64,166	3.40%	\$76,166	4.03%
CURRENT STABILIZED NOI	CAP RATE @ \$1.89M	2027 ADJUSTED NOI	2027 CAP RATE

Phase 1 assumes lease-up of the vacant former Subway space at the target \$4,600/month NNN rate. Phase 2 incorporates Seoul Grill rent increasing to \$4,100/month in 2027.

Location & Strategic Value

- Direct exposure to the established Beaverton-Hillsboro thoroughfare.
- Surrounded by residential density and neighborhood-serving commercial uses.
- Convenient trade-area access for restaurant, service, and daily-needs retail tenants.
- Located within the broader Washington County economic corridor with access to major employers including Intel and Nike trade areas.



Aerial Context - Neighborhood Trade Area



The immediate neighborhood context supports repeat restaurant traffic, local service demand, and convenience-oriented retail. The property benefits from both corridor visibility and a surrounding residential customer base.

Aerial Context - TV Hwy Corridor

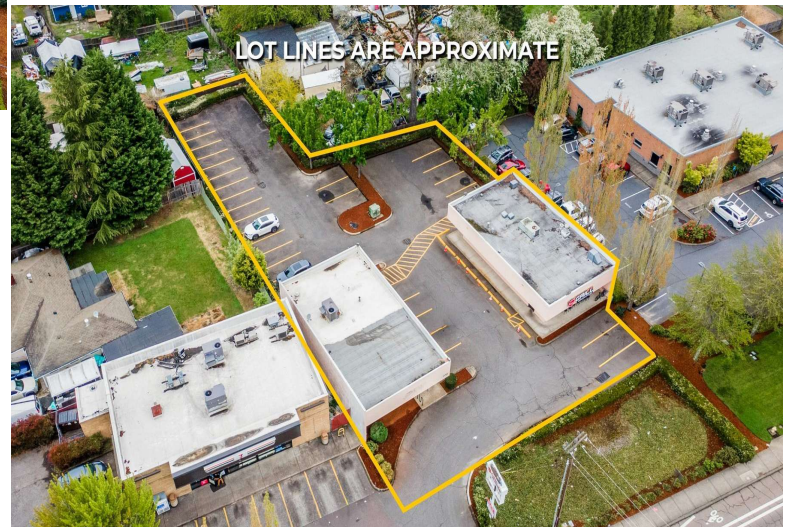


Regional Aerial & Visibility



The regional aerial emphasizes the scale of the SW Tualatin Valley Hwy commercial corridor, surrounding rooftops, and the property placement within a highly traveled retail environment.

Photo Gallery



Value-Add Strategy

\$4,600/mo FORMER SUBWAY TARGET NNN RENT	\$12,000 ANNUAL SEOUL GRILL RENT BUMP	20%+ NOI UPSIDE FROM LEASE-UP & RENT BUMP	2 INCOME STREAMS
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- Lease the former Subway space to a qualified food or service operator to convert vacancy into income.
- Owner-user may occupy the former Subway space while retaining Seoul Grill as income support.
- Structured NNN reimbursements may improve operating efficiency and stabilize future cash flow.
- Scheduled Seoul Grill rental increase provides a visible path to improved income and valuation.
- Potential to refresh curb appeal, signage, facade treatments, and exterior branding to strengthen tenant identity.



Contact & Disclaimer



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Disclaimer: This Offering Memorandum has been prepared for informational purposes only. Financial figures, building areas, lot size, tenant information, expenses, lease assumptions, and projections are deemed reliable but are not guaranteed. Buyer and buyer advisors must independently verify all information, inspect the property, review leases and operating statements, and conduct their own due diligence before making an investment decision.