

# Amity Orchard Retail/Commercial

Rare Suburban Build-to-Suit Proposed Development



**PROPERTY VIDEO**



17811 SW Scholls Ferry Road | Beaverton, OR 97007



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# LEASING SUMMARY

A rare opportunity to lease a build-to-suit commercial lot in an up-and-coming area

The property located at 17811 SW Scholls Ferry Road in Beaverton, Oregon presents a compelling opportunity for investors and developers seeking a strategically positioned land parcel in one of the Portland metro area's most dynamic and high-growth submarkets. Situated along a prominent arterial road with excellent visibility and access, the site benefits from its location in Washington County, adjacent to dense residential neighborhoods, established retail centers, and key commuter routes.

Encompassing approximately 1.57 acres, the site is zoned CC (Commercial Center), allowing for a wide range of commercial development options, including neighborhood retail, quick-service restaurant (QSR) and drive thru, medical office, or a mixed-use configuration. The land features a generally level topography with



strong street frontage and signaled access to SW Scholls Ferry Road, a major thoroughfare that experiences high daily traffic volumes. All essential utilities, including water, sewer, power, and natural gas, are available at the property line, and a preliminary environmental review (Phase I) has revealed no known issues, supporting a straightforward path to development.

This location is positioned to capitalize on sustained population growth, increased housing development, and rising consumer demand in the Beaverton and Tigard areas. It is in close proximity to notable commercial nodes such as Progress Ridge

Town Square, national retailers such as New Seasons, Walgreens, and Petco, and essential community services, making it a prime candidate for a neighborhood-serving commercial development. The offering represents a rare chance to acquire a well-located parcel in an area with favorable zoning, strong demographics, and consistent market fundamentals. Offering terms are available upon request, and the property may be delivered free and clear of encumbrances. The seller is open to joint venture proposals or build-to-suit opportunities with qualified developers and users.



# ZONING AND PERMITTED USES

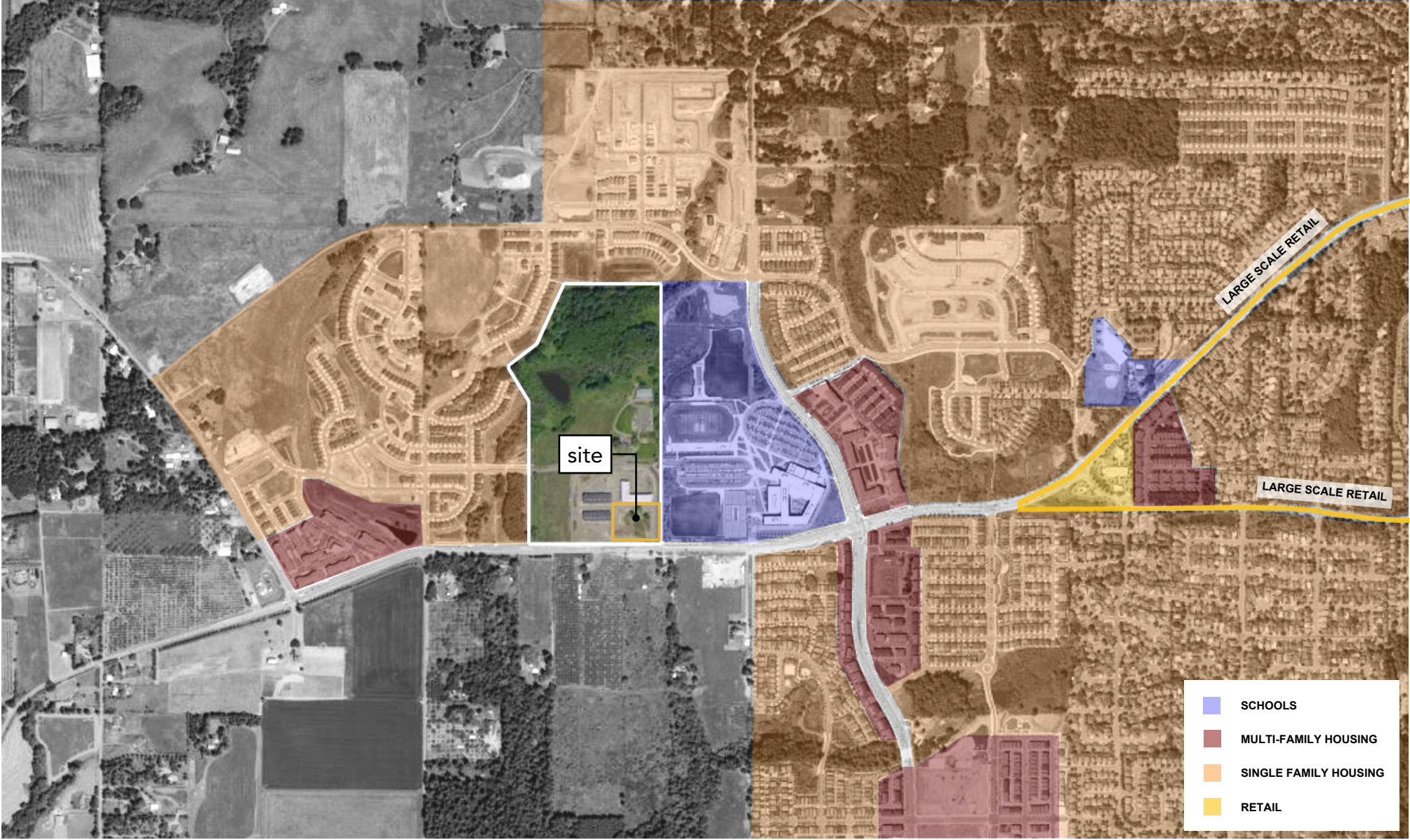
<b>Tax Lot</b>	2S106B003000
<b>Lot Size</b>	71,451 SF, 1.57 acres
<b>Zone</b>	CC Commercial Corridor

**Permitted**  
Eating and Drinking Establishment, Financial Institutions, Live/Work Uses, Office, Retail Trade, Service Business/Professional Services, Drive-Up Window Facilities, Food Cart Pods, Child Care Facilities, Meeting Facilities

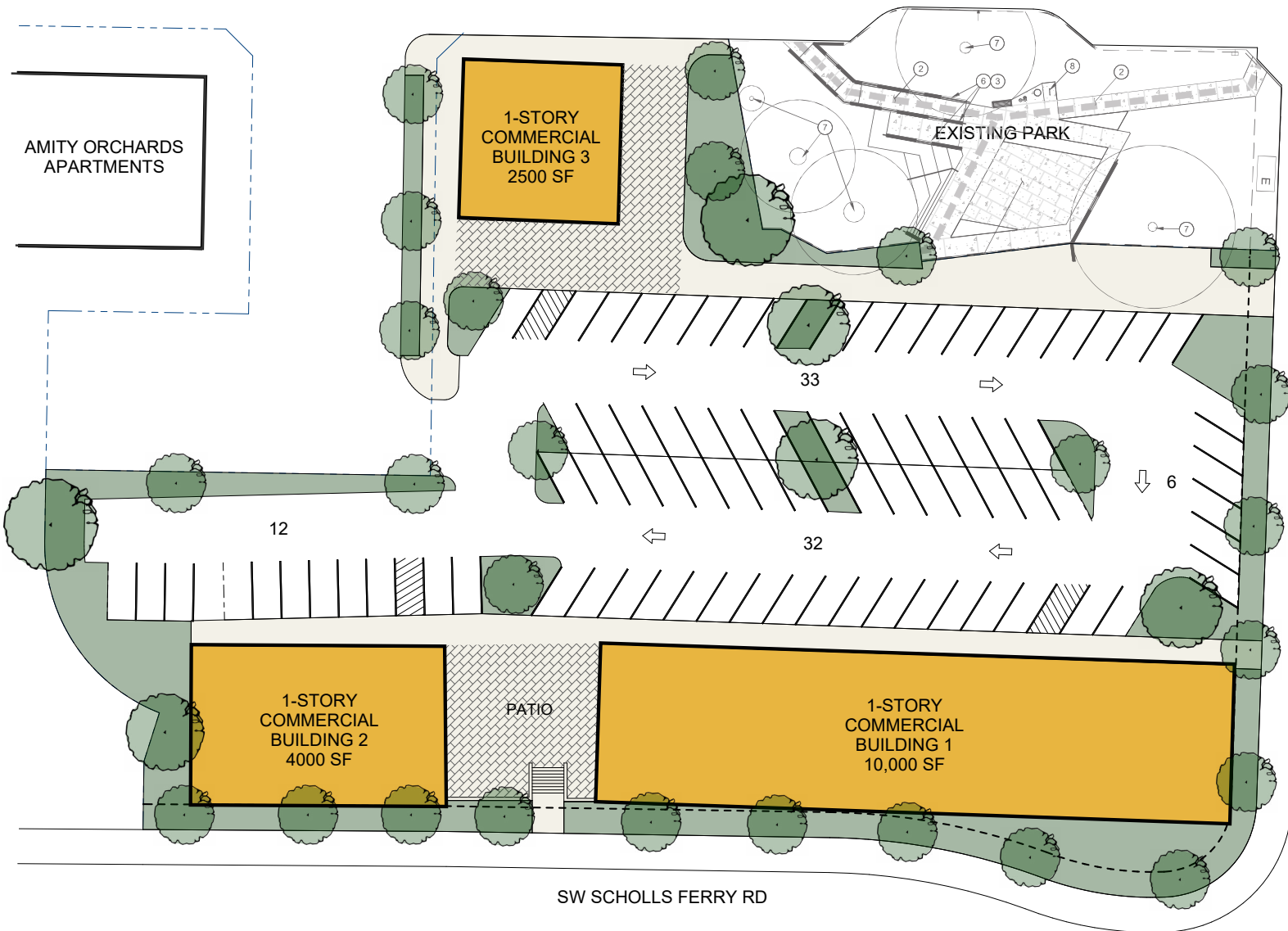
**Conditional Use**  
Animal Care (Major), Hospitals, Medical Clinics, Residential Care Facilities, Automotive Services (Minor), Bulk Fuel Dealerships, Parking as the Principal Use, Vehicle Rentals

**Prohibited**  
Automotive Service (Major), Vehicle Sales or Lease

# SITE ANALYSIS



# OPTION 1 - SCHOLLS FERRY RD SCHEME



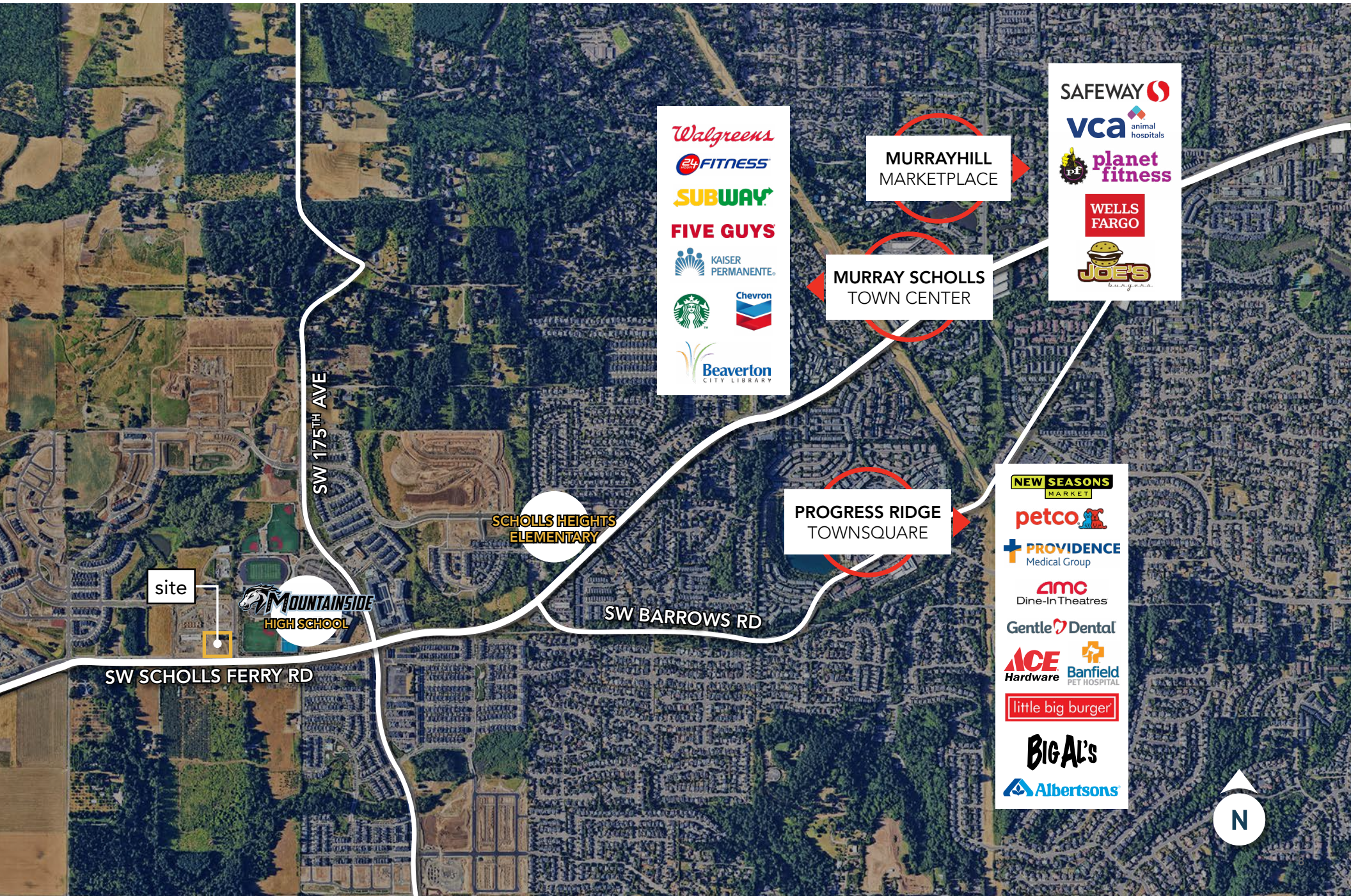
**BUILDING AREAS:**

COMMERCIAL BLDG 1:	10,000 SF
COMMERCIAL BLDG 2:	4,000 SF
COMMERCIAL BLDG 3:	2,500 SF

TOTAL: 16,500 SF

PARKING: 83 SPACES  
RATIO: 1 / 200 SF

# NEIGHBORHOOD ATTRACTIONS



site

SW 175<sup>TH</sup> AVE

SW SCHOLLS FERRY RD

SW BARROWS RD

**MOUNTAIN SIDE**  
HIGH SCHOOL

SCHOLLS HEIGHTS  
ELEMENTARY

- Walgreens
- 24 FITNESS
- SUBWAY
- FIVE GUYS
- KAISER PERMANENTE
- Starbucks
- Chevron
- Beaverton CITY LIBRARY

MURRAYHILL  
MARKETPLACE

MURRAY SCHOLLS  
TOWN CENTER

PROGRESS RIDGE  
TOWNSQUARE

- SAFeway
- vca animal hospitals
- planet fitness
- WELLS FARGO
- JOE'S burgars

- NEW SEASONS MARKET
- petco
- PROVIDENCE Medical Group
- amc Dine-In Theatres
- Gentle Dental
- ACE Hardware
- Banfield PET HOSPITAL
- little big burger
- BIG A's
- Albertsons



# Demographics

	1 mile	3 miles
Population	7,529	73,288
Total Number of Households	2,550	26,939
Median Household Income	\$167,709	\$127,120
Median Home Value	\$686,500	\$657,441
Unemployment Rate	2.3%	3.6%
College Education	64%	60%
Wealth Index	195	160

# Traffic

@ 17811 SW Scholls Ferry Rd  
**Current Vehicles Per Day 13,080**



# Household Spending Annually, within 1 mile (2024)



**\$12,107**

Food at Home



**\$7,208**

Food Away from Home



**\$4,225**

Apparel & Services



**\$7,405**

Entertainment & Recreation



**\$12,782**

Healthcare



**\$5,722**

Household Furnishings & Equipment

# THE NEIGHBORHOOD

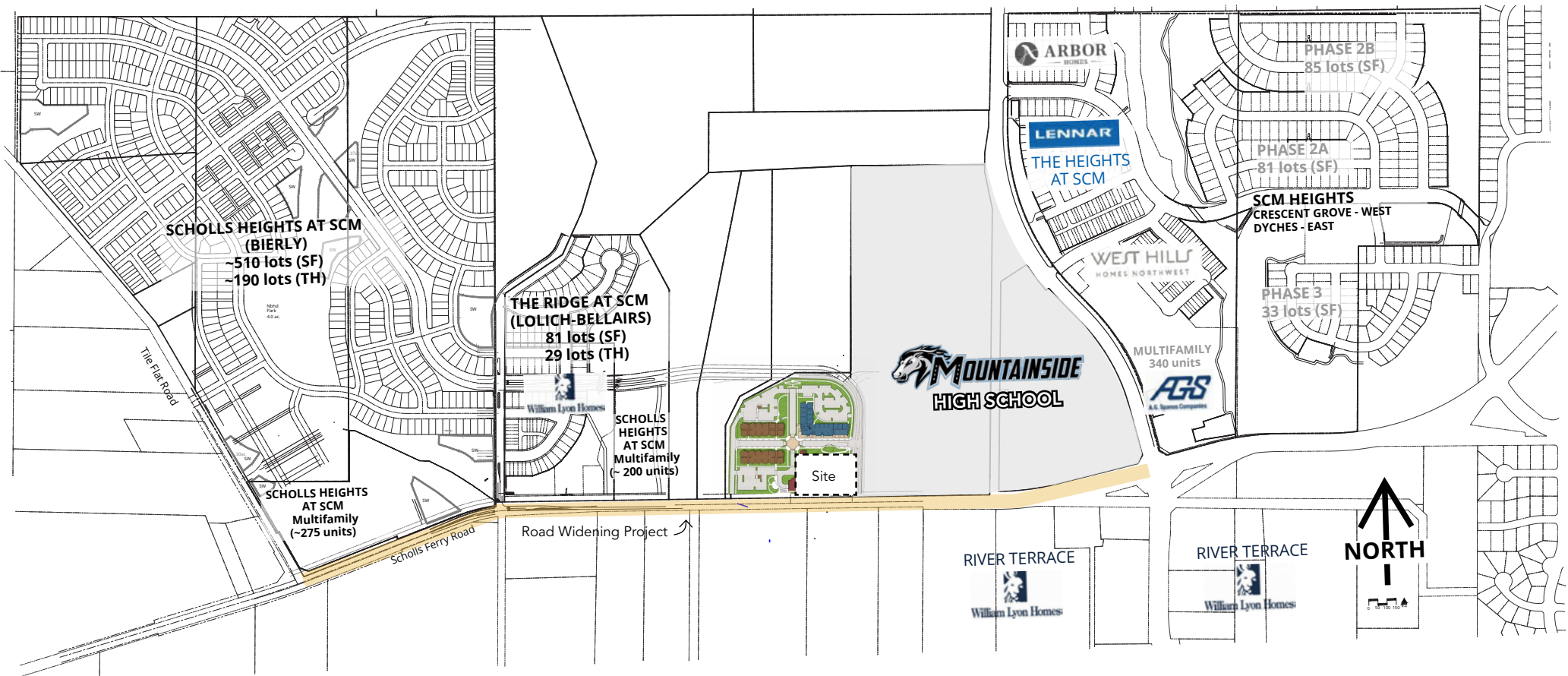
Main Street is intended to create a community focal point and potential future transit node. It is planned to have both street and trail connections to the adjacent neighborhoods and to be easy to access on foot, by bike, or by car from the rest of the SCM Community Plan area.

The completion of Mountainside High School in 2017 enshrined the portion of unincorporated Washington County known as South Cooper Mountain as the premier spot for new developments in the Portland metro. Being in the catchment area of Oregon's 6th best public high school is an attractive feature for families. Fifty-five percent of residents have a bachelor's degree or higher, but what makes the area truly valuable is that the median age is 38.7—indicating the residents who live there are there to stay.

At full capacity, this area will have 3,000 single family homes, which determine guidelines for landscaping and land use. Permits have already been pulled for 93% of the homes. Design quality of the community is secured by the Community Plan neighborhood aesthetic. As an upside for current residents, they will have easy access to major roads leading northeast to downtown Portland, northwest to Hillsboro—Intel and Nike—and southwest to wine country and the rest that Yamhill County has to offer.



# DEVELOPMENT ALONG SCHOLLS FERRY ROAD



The **South Cooper Mountain Community Plan** encompasses approximately 544 acres located at the southwest edge of the City of Beaverton (see image to left). This area was added to the Urban Growth Boundary in 2011 and was annexed by the City of Beaverton in 2013.

The SCM Community Plan is intended to shape future urban development in the area over the next 50 years.

To learn more about this community plan, visit:

<https://www.beavertonoregon.gov/DocumentCenter/View/10643>

<https://www.beavertonoregon.gov/DocumentCenter/View/10120>

The **Scholls Ferry Road Widening Project** (highlighted in yellow above) is planned to begin construction in the summer of 2026. The project includes widening Scholls Ferry Road to five vehicle lanes and building bike and pedestrian improvements, which will improve traffic flow and accessibility in the area between Tile Flat Road and Roy Rogers Road.

<https://www.washingtoncountyor.gov/lut/projects/scholls-ferry-road-0>

# LOCAL SCHOOLS & UNIVERSITIES



## **BEAVERTON** SCHOOL DISTRICT

### Hazeldale Elementary School

Public | K–4th grade | 429 students  
3.1 miles away

### Highland Park Middle School

Public | 6th–8th grade | 667 students  
3.6 miles away

### Mountainview High School

Public | 9th–12th grade | 1,758 students  
0.3 miles away

source: greatschools.com

## Lewis & Clark College



University | 4,606 students  
13.2 miles away

**13:1**

Student/Faculty  
Ratio

Ranked

**#1**

Best College  
Campus in Oregon

**Top 5**

Best Liberal Arts  
Colleges in OR

Ranked

**#28**

Best Colleges on  
the West Coast

**Top 50**

Green Colleges

**80%**

Acceptance Rate

## **Portland State** UNIVERSITY

University | 20,470 students  
13.9 miles away

**5,039**

Degrees Awarded  
(2024)

**16:1**

Student/Faculty  
Ratio

**\$11,769**

Annual Cost  
Resident Undergrad

**204**

Degree Program

**43%**

First Generation  
Students

**210,500+**

Alumni

# PRIME PORTLAND METRO LOCATION

Bound by SW Farmington Road to the north, Oregon Route 217 to the east, Oregon Route 99W to the south, and Metro's Urban Growth Boundary to the east, the Scholls Ferry Corridor includes parts of Beaverton, Tigard, King City, Tualatin, and unincorporated Washington County. Over 130,000 people live in this defined submarket, a figure which is forecasted to grow to 142,000, or by 6.5%, by 2026.

With a median household income of \$105,559, 11% higher than that of the Portland-Vancouver-Hillsboro MSA, 52% of the population 25 years or older has at least a Bachelor's Degree with 16% of the residents holding a post-graduate degree. Provided this demographic set, the submarket is unsurprisingly made up of 76% White Collar Workers.

The largest tapestry segment is Professional Pride making up 15.5% of the submarket population, known as well educated professionals that prospered through and after the Great Financial Crisis who maintain their upscale suburban lifestyles with long work-hours and typically long commutes. Through the COVID-19 pandemic, these tapestry segment has benefitted from financial stability and work from home arrangements. The second largest tapestry segment is Soccer Moms (13.1%) followed by Enterprising Professionals which make up 9.1% of the people living in the Scholls Ferry Corridor. Enterprising Professionals are well educated, corporate ladder climbers. They favor renting due to frequent job changes and seek premier amenities and services.

The Scholls Ferry Corridor provides investor opportunity inside the Oregon Metro's Urban Growth Boundary for future multifamily development that will satisfy the submarket's highly-educated and affluent population's rental demand.





## WHY BEAVERTON?

Beaverton is nestled between the vibrant city of Portland and the verdant farm fields of Western Washington County. The city offers a strong business environment and the attractions of a large metropolitan area, but still has a home-town feel. Its business core is growing and its urban population is increasingly diverse. Residents enjoy a wide variety of cultural and recreational opportunities, an award-winning parks district, high-achieving schools and a community-oriented government. Headquarters of global companies like Nike and Tektronix support the local economy along with many small and medium sized businesses.

Beaverton lies seven miles west of downtown Portland in the heart of the “Silicon Forest,” the economic lifeblood of the region. Some 300 high-tech companies are located there.

It is the fifth largest city in the state and the second largest suburb in the metro area. There is a wide variety of housing stock, ranging from single-family houses on quiet cul-de-sacs to urban core condominiums near shops and light rail transit stations.

- Rents in this submarket are higher than the area’s overall average. Beaverton benefits from renters priced out of neighboring Hillsboro to the west, where asking rates are far higher.
- About 17% of Beaverton’s employed residents work in Hillsboro, where chip manufacturing giant, Intel, is located. Nike’s world headquarters is also within the boundaries of this submarket.
- Access to job nodes and affordability drove steady leasing in Beaverton over the last 18 months, with vacancies currently at 5.4% as a result. This is below the metro average of 6.0%. While a slowdown in leasing is forming as a result of residents tightening budgets to battle inflation, the aforementioned drivers should keep the market somewhat insulated, especially noting the light pipeline.

Enjoy the **flexibility** and choice of retail, dining and entertainment



Live a life of **balance**, a comfortable blend of work and play



Community-driven, motivated and inspired by **collaborative space**





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