



High-Visibility Showroom Retail

10075-10175 SW BEAVERTON HILLSDALE HWY | BEAVERTON, OREGON 97005



Investment Sales Advisors

Josh Bean SIOR
josh@ecacre.com

Brian Hanson MREF
brian@ecacre.com

Debt and Equity Advisors

Mick Stapleton
mick@ecacre.com

Matt Illias
matt@ecacre.com

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ETHOS COMMERCIAL ADVISORS LLC | LICENSED IN OREGON, WASHINGTON, AND TEXAS
503.205.0610 | ECACRE.COM | 1111 NE FLANDERS STREET, SUITE 201 | PORTLAND, OREGON 97232

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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.

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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.

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MUSICAL INSTRUMENTS
SHEET MUSIC SERVICE

PORTLAND
MUSIC CO.
Since 1927

BAND RENTALS

•Kitchen •Bathrooms •Handicapped Floors •Laminates
•Countertops •Floor Refinishing •Carpets

Design Center

YORKE & CURTIS



• Decks & Painting
• ADA Accessibility

• Stairs & Handrails
• Custom Tilework

Custom NW
Remodeling & Floors

• Kitchens
• Bathrooms

• Cabinets
• Countertops

• Hardwood Floors
• Floor Refinishing

• Laminates
• Carpet

Design Center

Available

High-Visibility Showroom Retail

High-visibility retail

10,488 SF available
for immediate
occupancy

27,000+ average
daily vehicle count

Storage, fabrication,
and loading

Ample parking

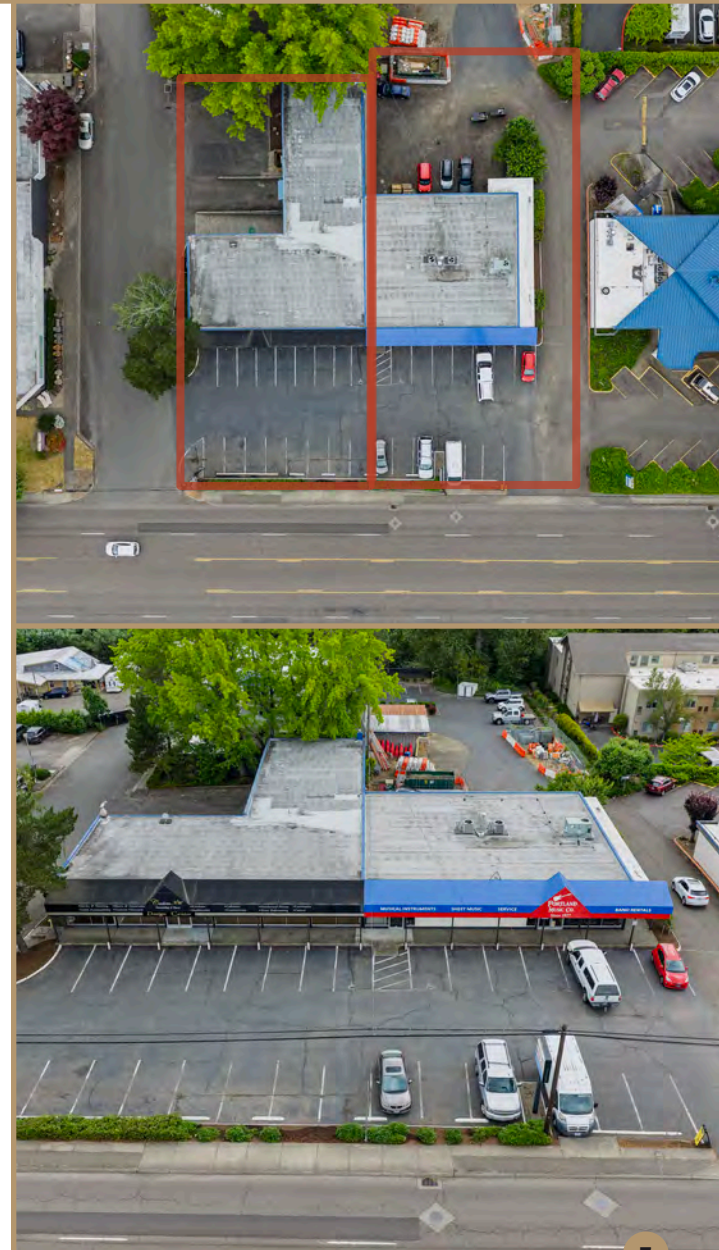
Ethos Commercial Advisors LLC, as executive advisor, is pleased to present qualified investors with the opportunity to acquire the fee interest in 10075–10175 SW Beaverton Hillsdale Highway, Beaverton, Oregon (the “Property”), a two-building portfolio strategically located just east of Highway 217. With approximately 41% of the total rentable area leased to long-term tenant Portland Music Company through 2028, the Property offers a compelling opportunity for both investors and owner-users.

The Property features highly visible ground-floor retail space, ample onsite parking, and functional lower-level space suitable for storage and fabrication use. The lower level offers grade-level access from both sides of the Property, including semi-truck accessible ramps, providing uncommon flexibility for a wide range of users.

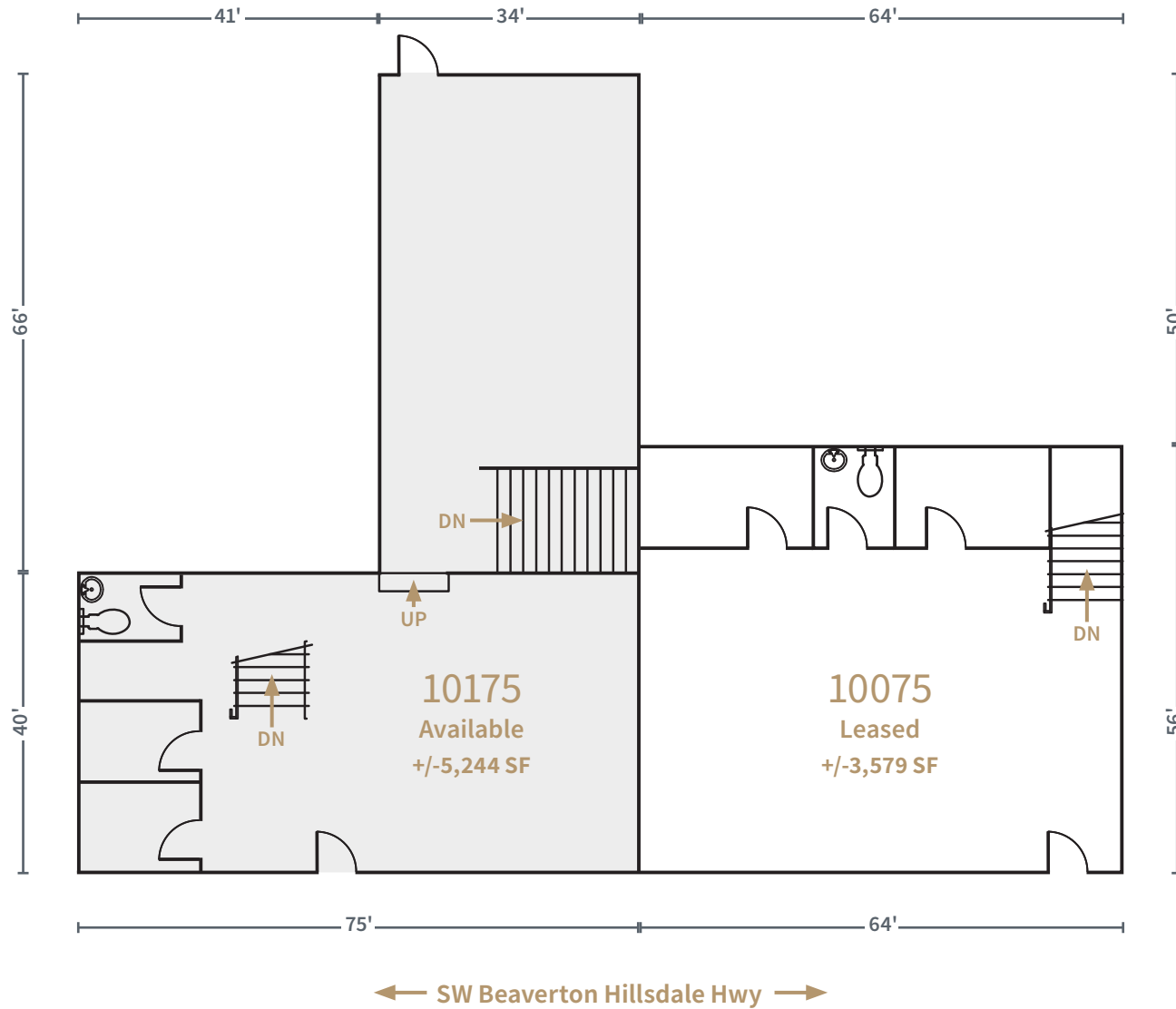
Situated along Beaverton Hillsdale Highway with traffic counts exceeding 27,000 vehicles per day, the Property benefits from strong visibility and convenient regional access. The Property is located approximately 0.5 miles from the Highway 217 interchange and less than 1.5 miles from Downtown Beaverton.

HVAC Equipment

Unit #	Make	Model	Estimated Tonnage
01GF	Ruud	UGPN-15EARJR	5 Ton Gas Furnace / Air Handler
02AC	Carrier	24ABB348A300	4 Ton
02GF	Ruud	UGPK-15EARJR	5 Ton Gas Furnace / Air Handler
03AC	Ruud	13AJA60A01	5 Ton
03GF	Ruud	UGPN-15EARJR	5 Ton Gas Furnace / Air Handler
04AC	Ruud	13AJA60A01	5 Ton AC
04GF	Ruud	UGPN-15EARJR	5 Ton Gas Furnace / Air Handler
05RTU	Rheem	RKNA-A060JK10E	5 Ton Package Unit
06FCa	Carrier	40MAHBQ24XA3	2 Ton Fan Coil
06FCb	Carrier	40MAHBQ24XA3	2 Ton Fan Coil
06HP	Carrier	38MGRQ48E-3	4 Ton Heat Pump / Mini Split Condenser

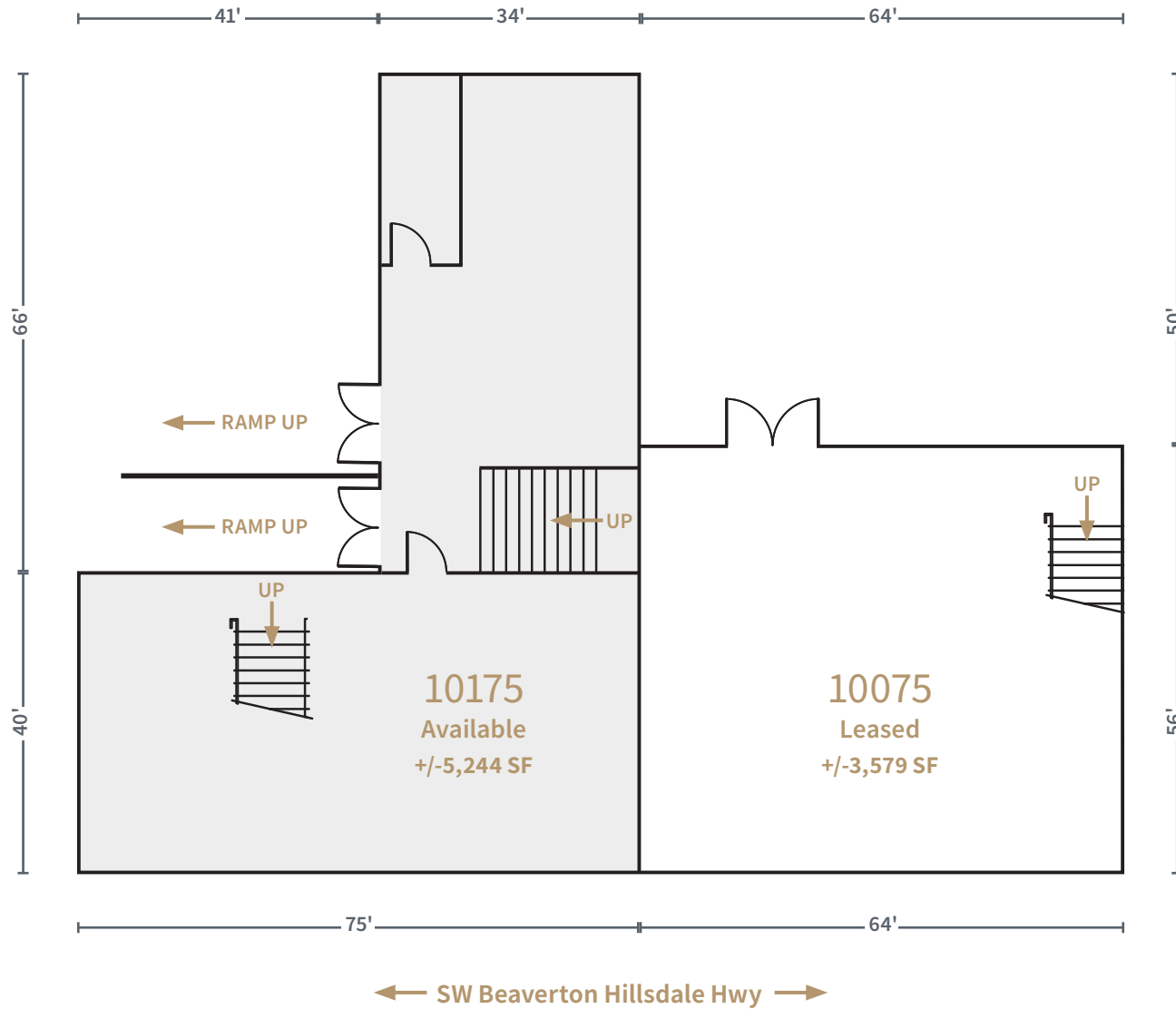


Floor Plan Main Level



This drawing is not to scale and is for illustrative purposes only. Measurements are estimates only.

Floor Plan Lower Level



This drawing is not to scale and is for illustrative purposes only. Measurements are estimates only.

Location and Amenities

*Within 5 Miles
of the Property*



364,293

Population



\$133,443

Average Household Income



\$685,131

Median Home Value

Financial Overview – Expense Pro Forma



	Projected 2026 Expenses
Insurance	(\$11,821)
Property Taxes	(\$26,692)
Repairs and Maintenance	(\$9,143)
Utilities	(\$3,031)
Total Operating Expenses	(\$50,687)

**estimates are based on 3% increases from 2025 actuals*



10175 SW Beaverton-Hillsdale Hwy – Available



Tenant Overview Portland Music Company, an Oregon corporation



portlandmusiccompany.com | Portland Music Company is a locally owned independent music instrument store founded in 1927. The store has three locations in the Portland area and offers sheet music, guitars, and other instruments.

Proportionate Share	41%	Type of Lease	NN
Premises Size	+/-7,168 RSF	Term	48 Months
Original Occupancy	7/1/1992	% Increases	3.5%
Commencement Date	5/1/2024	Utilities	Tenant pays for building utilities
Expiration Date	4/30/2028	Renewal Option	One 3-year option at FMV

Rental Rate Schedule

START	END	BASE RENT / MONTH	NN REIMBURSEMENTS	ANNUAL RATE / SF

TOTAL BASE RENT OBLIGATION

10075 SW Beaverton-Hillsdale Hwy

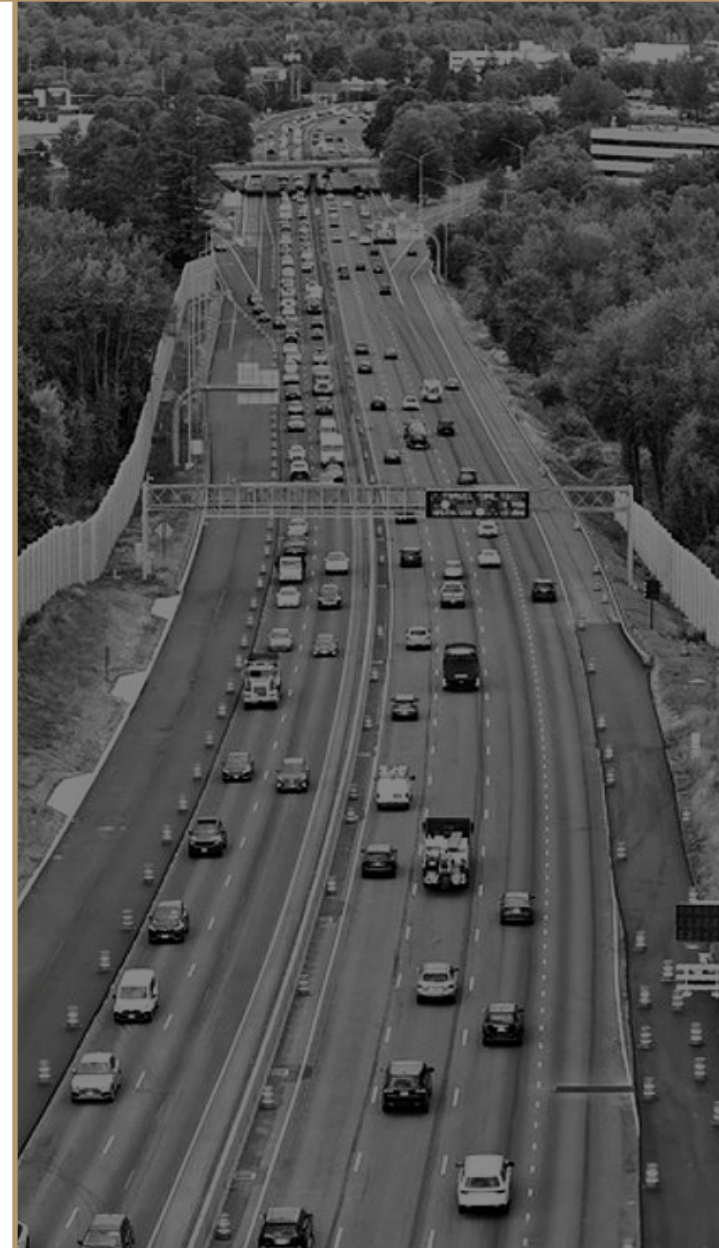


Beaverton Market Overview

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.

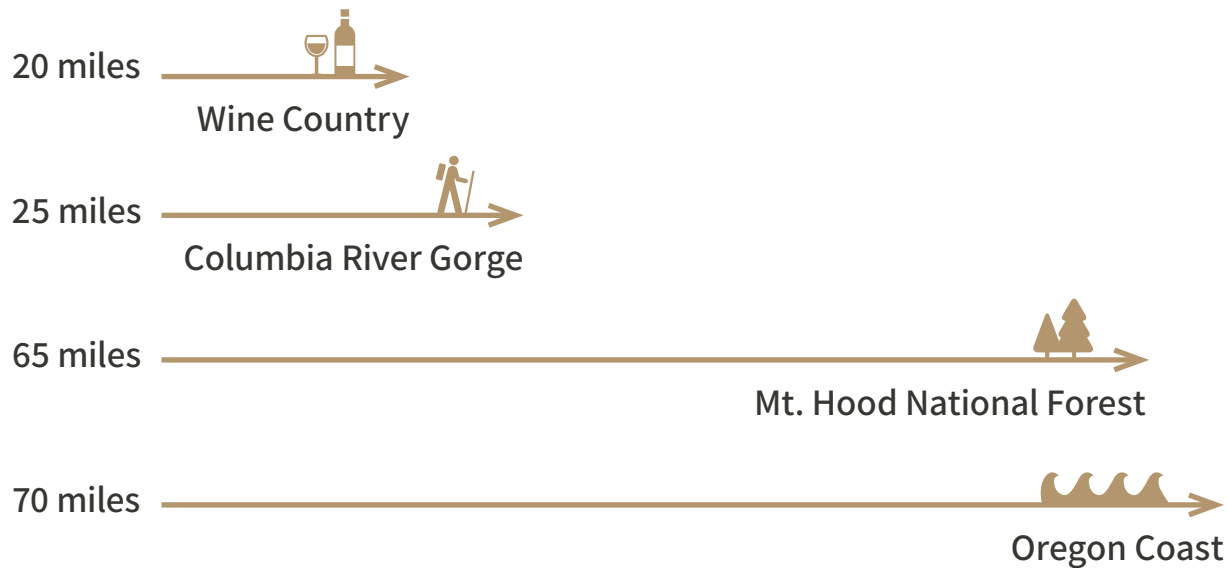


Beaverton and the Outdoors

Parks at your door, the Northwest nearby

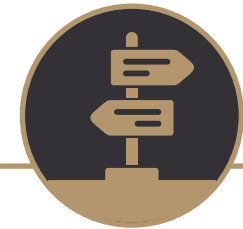
Beaverton offers an unusual abundance of green space for an employment center. The Tualatin Hills Park & Recreation District operates dozens of parks, natural areas, and recreation facilities, including the Tualatin Hills Nature Park, and maintains an extensive regional trail network. Beyond the city, 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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ecacre.com

1111 NE Flanders Street
Suite 201
Portland, OR 97232

Licensed in Oregon,
Washington, and Texas

