

PROPERTY SUMMARY

FOR SALE | \$1,200,000

12425 SW CANYON RD, BEAVERTON, OR 97005



PROPERTY DESCRIPTION

12425 SW Canyon Rd is an improved commercial property offered for sale as real estate only. The site is currently occupied by an operating car wash, providing an established commercial use in place. With strong frontage along SW Canyon Road and a well-located Beaverton setting, the property presents an opportunity for an owner-user to acquire a functional commercial site with existing improvements and long-term operational flexibility.

PROPERTY HIGHLIGHTS

- Prominent location at the corner of Canyon & Hall
- 38,711 average daily traffic
- Street signage

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.57 Acres
Building Size:	+/- 3,147 SF

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com

ADDITIONAL PHOTOS

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DENISE BROHOSKI

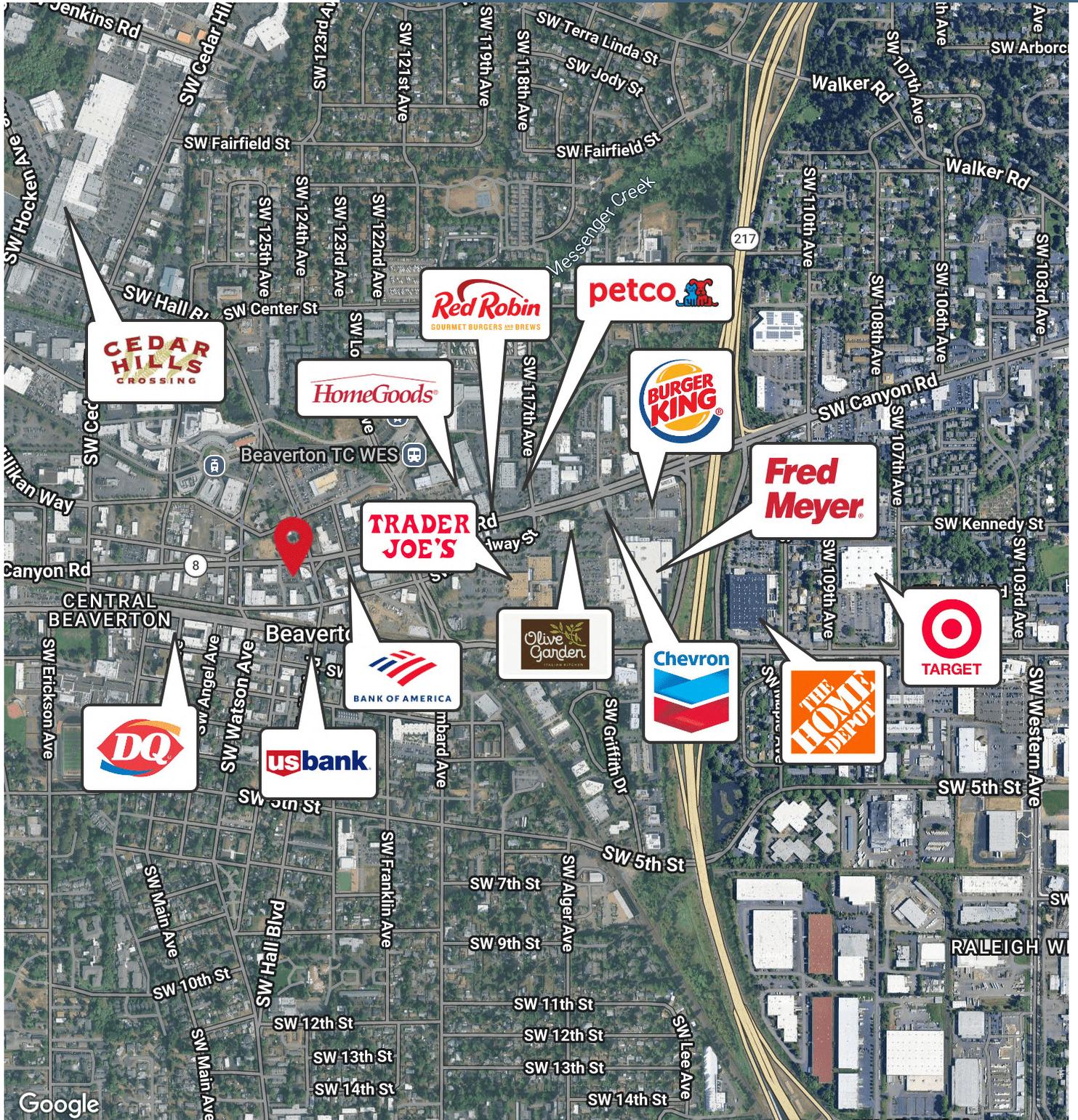
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RETAILER MAP

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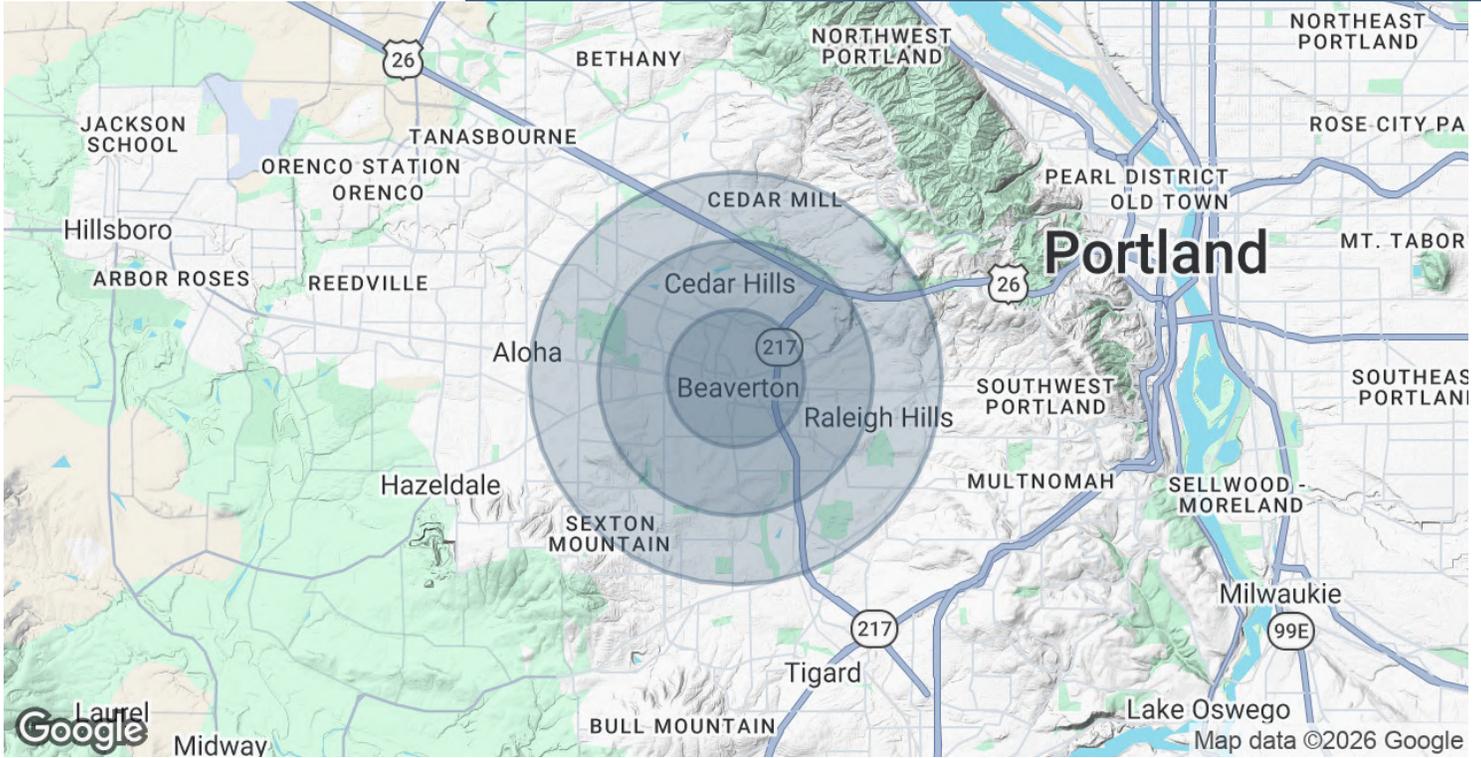


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,587	61,130	146,536
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,753	25,210	60,022
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$85,786	\$106,665	\$121,293
Average House Value	\$512,813	\$573,055	\$627,645

Demographics data derived from AlphaMap

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