LAND FOR SALE

3011 SW 170th Ave

Prime development opportunity in Aloha

CONTACT

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NAI Elliott

Exceptional location with endless potential

Perfectly positioned between Beaverton and Hillsboro, Aloha combines suburban charm with modern convenience, making it ideal for residential development or apartment projects.

SALE PRICE

• $3,500,000

SIZE

• Lot - 143,748 SF (3.3 AC)

HIGHLIGHTS

• **Accessibility:** Situated between Beaverton and Hillsboro, just 10.9 miles from downtown Portland

• **Surroundings:** Close to schools, new apartments, parks, and amenities

• **Recreation:** Near The Reserve Vineyards and Golf Club, one of the region's premier destinations

• **Development Potential:** Ideal for residential projects, apartments, and more

Nestled between Beaverton and Hillsboro, Aloha offers a perfect blend of suburban tranquility and urban convenience.

Just a few miles west of downtown Portland, Aloha is a hub for education, recreation, and modern development, making it an ideal place to live and invest.

NEARBY BUSINESSES

- Safeway
- Planet Fitness
- Wells Fargo Bank
- CostCo
- Safeway
- Intel
- Nike Campus
- Apple
- Ace Hardware
- Walgreens

CONVENIENT MULTI-MODAL ACCESS

- One mile to the Merlo Rd/SW 158th Ave Max Station
- Convenient access to bus routes on SW TV Highway

71
BIKE SCORE

51
WALK SCORE

47
TRANSIT SCORE

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Photos

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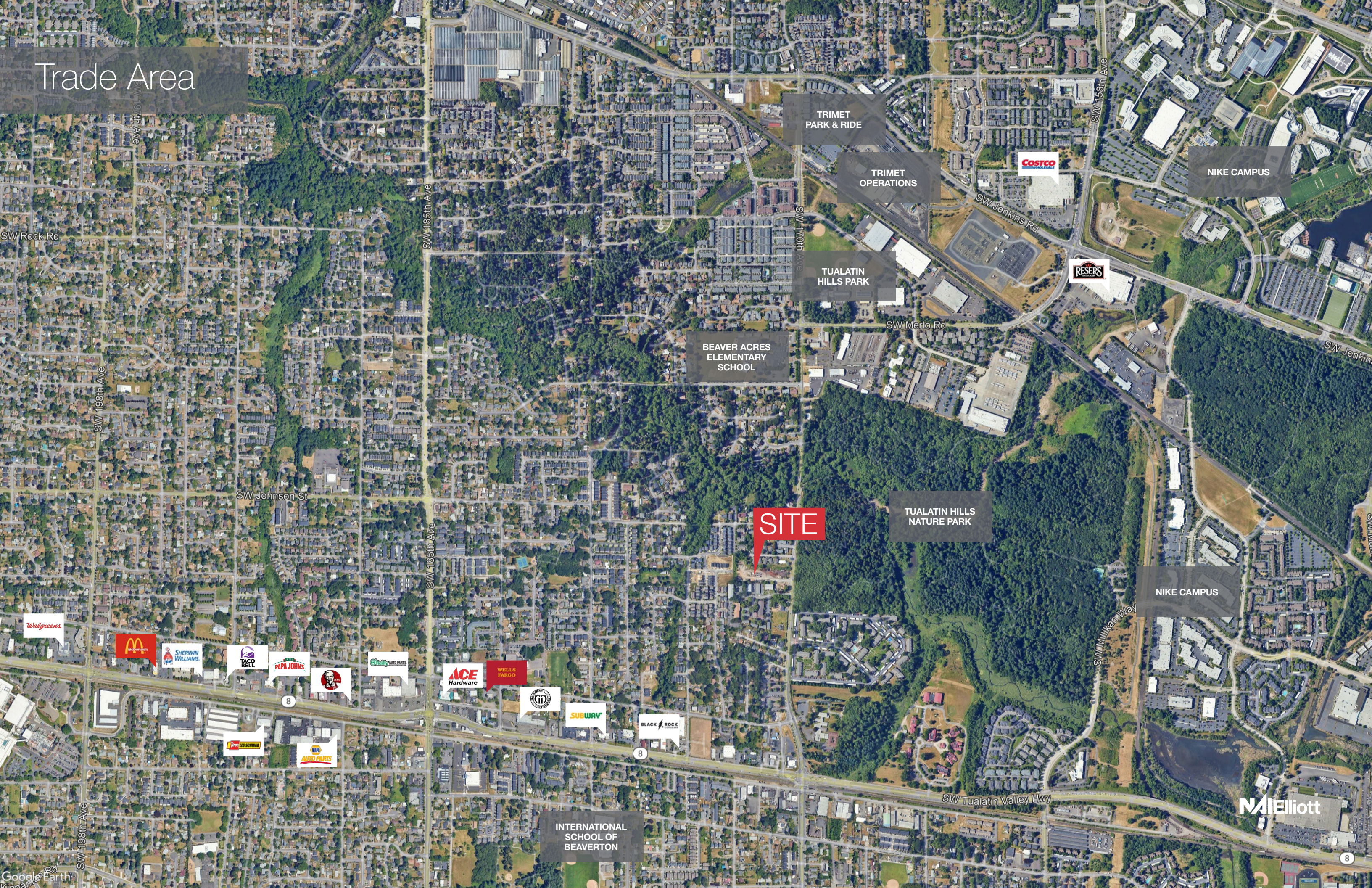**Chris Lio** 503 804 2929 / 503 224 6791 / clio@naielliott.com

NAIElliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Location Map

SITE

TUALATIN HILLS NATURE PARK

SW 170th Ave

SW 174th Ave

SW 173rd Ave

SW 178th Ave

SW Alexander St

8

SW Shaw St

SW Shaw St

SW Tualatin Valley Hwy

SW Blanton St

NAI Elliott

Trade Area

TRIMET PARK & RIDE

TRIMET OPERATIONS

COSTCO

NIKE CAMPUS

RESER'S

SW Rock Rd

SW 185th Ave

SW 170th

TUALATIN HILLS PARK

SW Merlo Rd

SW Jenkins Rd

SW Jenkins Rd

SW 158th Ave

BEAVER ACRES ELEMENTARY SCHOOL

SW 198th Ave

SW 195th Ave

SW Johnson St

SW 185th Ave

SITE

TUALATIN HILLS NATURE PARK

NIKE CAMPUS

SW Millikan Way

Walgreens

McDonald's

SHERWIN WILLIAMS

TACO BELL

PAPA JOHN'S

KFC

O'Reilly AUTO PARTS

ACE Hardware

WELLS FARGO

SUBWAY

BLACK ROCK

LES SCHWAB

NAPA AUTO PARTS

8

8

SW 198th Ave

SW Tualatin Valley Hwy

INTERNATIONAL SCHOOL OF BEAVERTON

SW Tualatin Valley Hwy

8

NAI Elliott

Google Earth

Executive Summary

3011 SW 170th Ave, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.49804
Longitude: -122.85313

	1 mile	3 miles	5 miles
Population			
2010 Population	17,499	148,223	311,214
2020 Population	20,489	167,288	355,070
2024 Population	20,490	172,040	364,595
2029 Population	20,898	176,798	373,380
2010-2020 Annual Rate	1.59%	1.22%	1.33%
2020-2024 Annual Rate	0.00%	0.66%	0.62%
2024-2029 Annual Rate	0.40%	0.55%	0.48%
2020 Male Population	50.2%	49.6%	49.3%
2020 Female Population	49.8%	50.4%	50.7%
2020 Median Age	32.6	35.4	36.6
2024 Male Population	51.1%	50.4%	50.2%
2024 Female Population	48.9%	49.6%	49.8%
2024 Median Age	33.7	36.5	37.5

In the identified area, the current year population is 20,490. In 2020, the Census count in the area was 20,489. The rate of change since 2020 was 0.00% annually. The five-year projection for the population in the area is 20,898 representing a change of 0.40% annually from 2024 to 2029. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 33.7, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	49.7%	55.7%	58.2%
2024 Black Alone	5.3%	3.6%	3.0%
2024 American Indian/Alaska Native Alone	1.5%	1.2%	0.9%
2024 Asian Alone	12.3%	13.9%	16.6%
2024 Pacific Islander Alone	0.9%	0.7%	0.6%
2024 Other Race	16.5%	11.6%	8.3%
2024 Two or More Races	13.9%	13.4%	12.4%
2024 Hispanic Origin (Any Race)	29.4%	22.7%	17.3%

Persons of Hispanic origin represent 29.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	69	95	122
2010 Households	6,348	56,069	120,956
2020 Households	7,589	64,059	137,592
2024 Households	7,716	66,676	142,256
2029 Households	7,965	69,332	147,130
2010-2020 Annual Rate	1.80%	1.34%	1.30%
2020-2024 Annual Rate	0.39%	0.95%	0.79%
2024-2029 Annual Rate	0.64%	0.78%	0.68%
2024 Average Household Size	2.64	2.57	2.55

The household count in this area has changed from 7,589 in 2020 to 7,716 in the current year, a change of 0.39% annually. The five-year projection of households is 7,965, a change of 0.64% annually from the current year total. Average household size is currently 2.64, compared to 2.69 in the year 2020. The number of families in the current year is 4,741 in the specified area.

January 03, 2025

Executive Summary

3011 SW 170th Ave, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.49804
Longitude: -122.85313

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	38.9%	40.2%	37.7%
Median Household Income			
2024 Median Household Income	$87,477	$91,926	$105,234
2029 Median Household Income	$100,885	$106,252	$119,263
2024-2029 Annual Rate	2.89%	2.94%	2.53%
Average Household Income			
2024 Average Household Income	$105,375	$121,306	$144,443
2029 Average Household Income	$123,371	$141,395	$166,236
2024-2029 Annual Rate	3.20%	3.11%	2.85%
Per Capita Income			
2024 Per Capita Income	$39,675	$47,099	$56,477
2029 Per Capita Income	$47,038	$55,555	$65,644
2024-2029 Annual Rate	3.46%	3.36%	3.05%
GINI Index			
2024 Gini Index	34.8	36.0	35.2
Households by Income			

Current median household income is $87,477 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $100,885 in five years, compared to $91,442 all U.S. households.

Current average household income is $105,375 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $123,371 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $39,675 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $47,038 in five years, compared to $51,203 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2024 Housing Affordability Index	63	61	65
2010 Total Housing Units	6,768	59,270	128,142
2010 Owner Occupied Housing Units	3,004	31,121	71,257
2010 Renter Occupied Housing Units	3,344	24,948	49,699
2010 Vacant Housing Units	420	3,201	7,186
2020 Total Housing Units	7,911	66,698	143,791
2020 Owner Occupied Housing Units	3,301	33,652	77,271
2020 Renter Occupied Housing Units	4,288	30,407	60,321
2020 Vacant Housing Units	346	2,660	6,202
2024 Total Housing Units	8,098	70,025	149,152
2024 Owner Occupied Housing Units	3,447	35,252	80,921
2024 Renter Occupied Housing Units	4,269	31,424	61,335
2024 Vacant Housing Units	382	3,349	6,896
2029 Total Housing Units	8,360	72,654	154,094
2029 Owner Occupied Housing Units	3,620	36,335	83,660
2029 Renter Occupied Housing Units	4,345	32,997	63,470
2029 Vacant Housing Units	395	3,322	6,964
Socioeconomic Status Index			
2024 Socioeconomic Status Index	44.9	48.8	52.6

Currently, 42.6% of the 8,098 housing units in the area are owner occupied; 52.7%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 7,911 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is $543,812, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 2.57% annually to $617,308.

January 03, 2025