

FOR SALE

RETAIL / OFFICE LEASED INVESTMENT

88 NW Murray Blvd | Beaverton, OR 97005



4800 Meadows, Suite 300, Lake Oswego, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Sale Price: \$995,000
- 2,034 SF Retail/Office Building: 1,017 SF of retail space on first floor and 1,017 SF of office space on second floor
- Great visibility with high traffic count located right off Murray Blvd exit of Hwy 26
- Convenient access to Hwy 217
- Year built: 2007
- Parking: 6 stall private surface lot with available off street parking



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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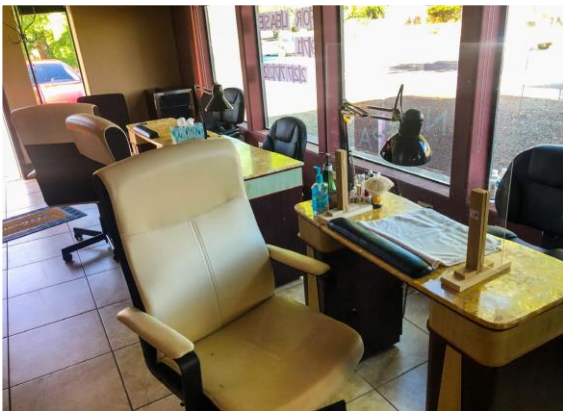
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FIRST FLOOR RETAIL

- \$2,835/month
- 5-year lease in place, 4 years remaining
- 5% annual escalations
- One small office
- One private treatment room
- One restroom / utility / laundry room



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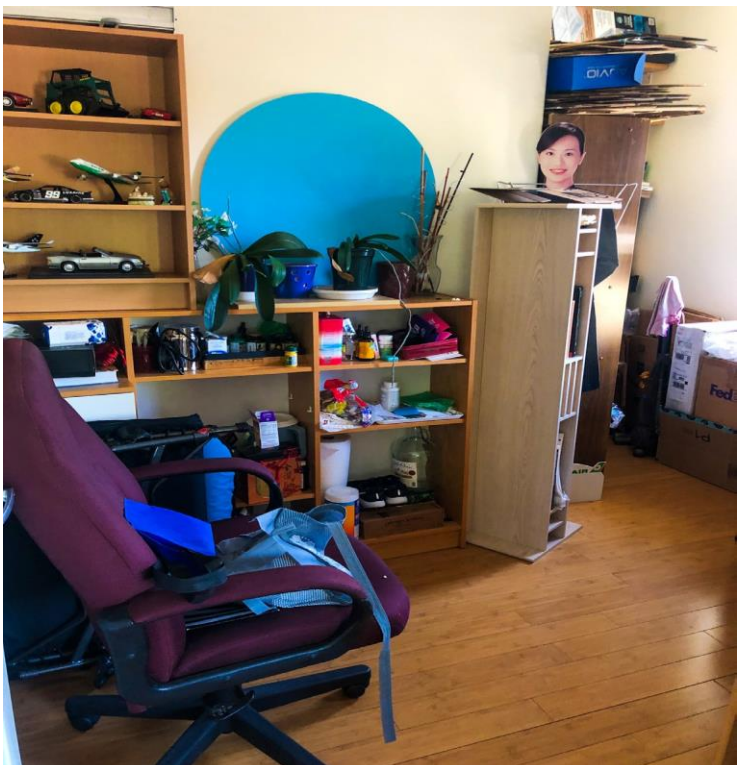
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SECOND FLOOR OFFICE

- \$2,100/month
- 5-year lease in place
- 5% annual escalations
- Open floor plan
- One private office
- Break area
- Balcony
- Restroom



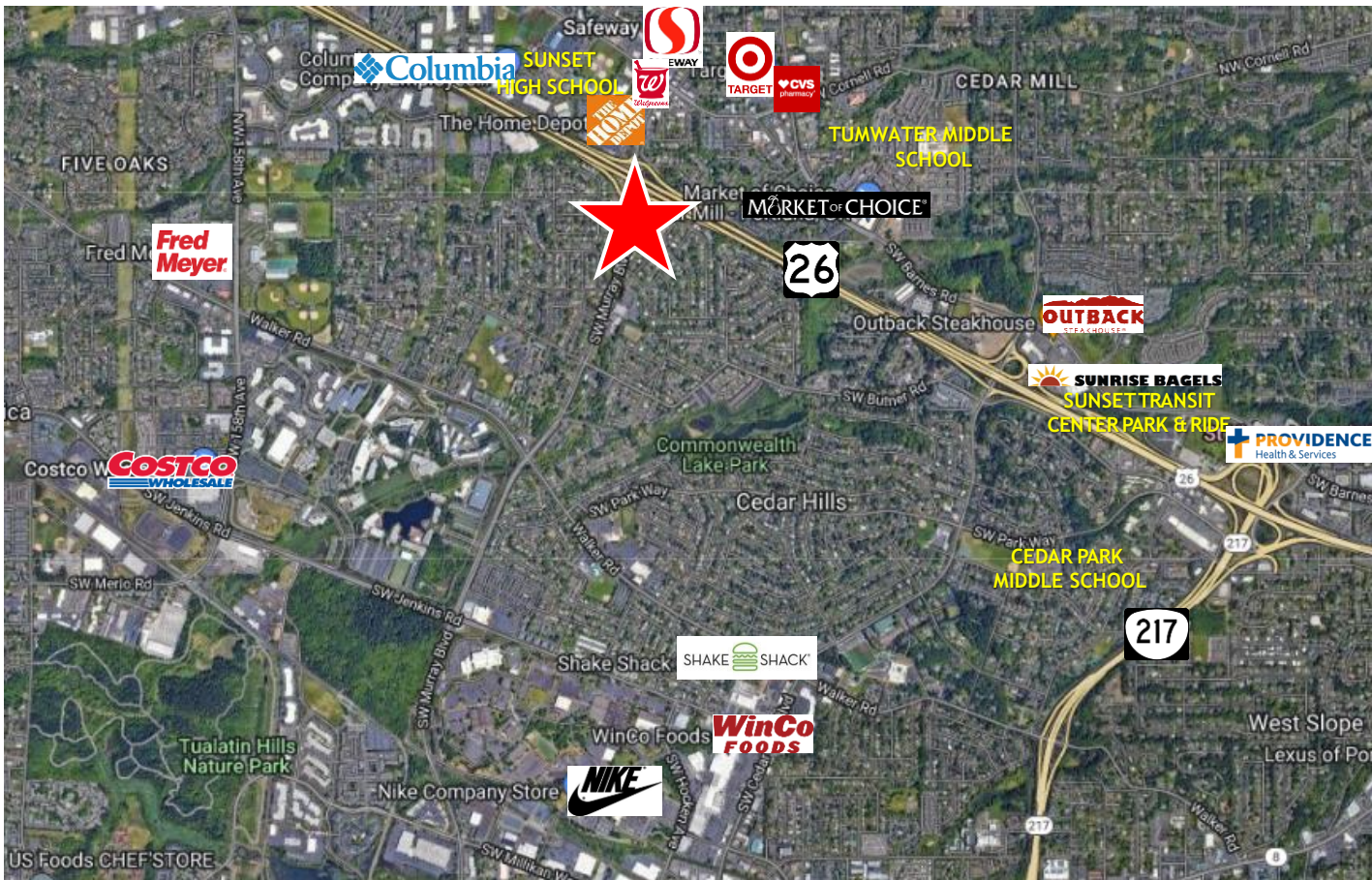
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2023 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	17,046	147,106	319,820
Projected Annual Growth 2028	17,213	148,108	322,030
Est. Average Household Income	\$107,569	\$120,530	\$119,710
Est. Total Businesses	827	7,831	13,627
Est. Total Employees	6,749	70,296	119,302



TriMet Bus Stop at
NW Milburn St & Murray Blvd



Consumer Spending
(2020 / 3 mile radius)
\$1,801,219



Walk Score™ 64



32 Minutes to Portland
International Airport 11 Minutes
to Downtown Portland



Easy Access to Hwy 26 &
Hwy 217

*Average Daily Traffic Count at
Hwy 26 & Murray Blvd - 149,032*

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.