

Sunset Stand Alone

10205 SW Park Way, Portland, OR 97225



FOR SALE: \$1,950,000

**.67 Acre Lot | 29,185 SF
4,000 SF Building | Former Restaurant
Unincorporated Washington County | Zoning: TO-BUS**



Ashley Rhea | 503.675.0900 | ashley@barnardcommercial.com
www.barnardcommercial.com | 5200 Meadows Road Suite 150, Lake Oswego OR 97035

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HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 4,000 SF building with wrap around windows (*currently covered*)
- Large pylon sign
- Off street parking, approximately 48 stalls PLUS street unmetered parking
- Large outdoor patio
- Building equipped with a commercial kitchen
- Luxury 410 unit apartment development across the street
- At the intersection of Hwy 26, Hwy 217
- .5 Miles to Providence St Vincent Hospital
- .5 Miles to Sunset Transit Center Park and Ride
- Unincorporated Washington County

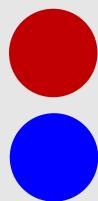


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Sunset Trimet Park & Ride

2nd busiest transit center—Over 6,000 riders per day



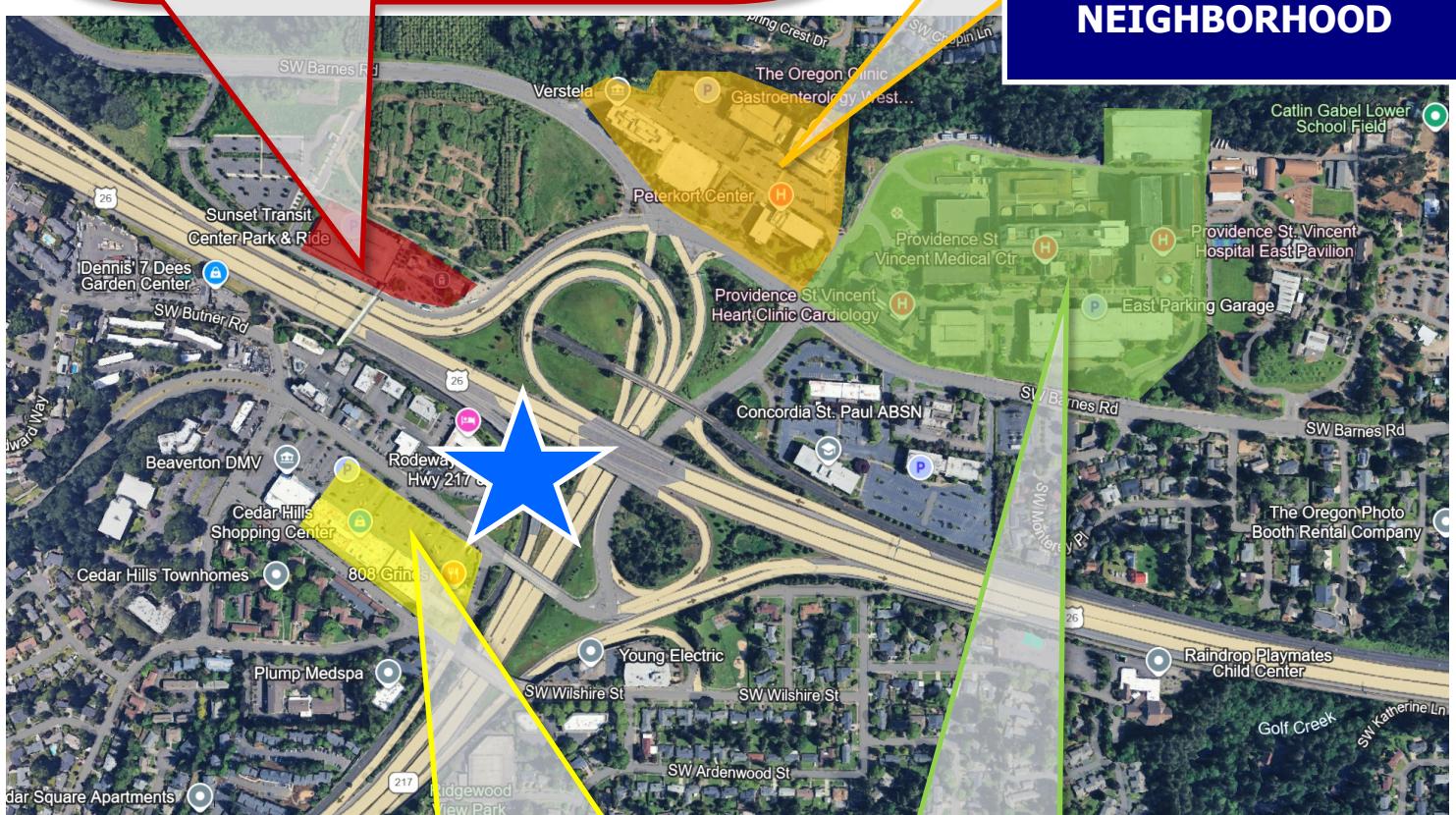
**Portland International Airport, E/NE
Portland, Portland City Center,
Beaverton and Hillsboro.**

**Hillsboro, Beaverton, Portland City
Center, East Portland and Gresham**

Peterkort Medical Center

290,000 SF of Medical Offices
90% Leased

NEIGHBORHOOD



Cedar Hills Apartments



410 Units
Delivery in 2027

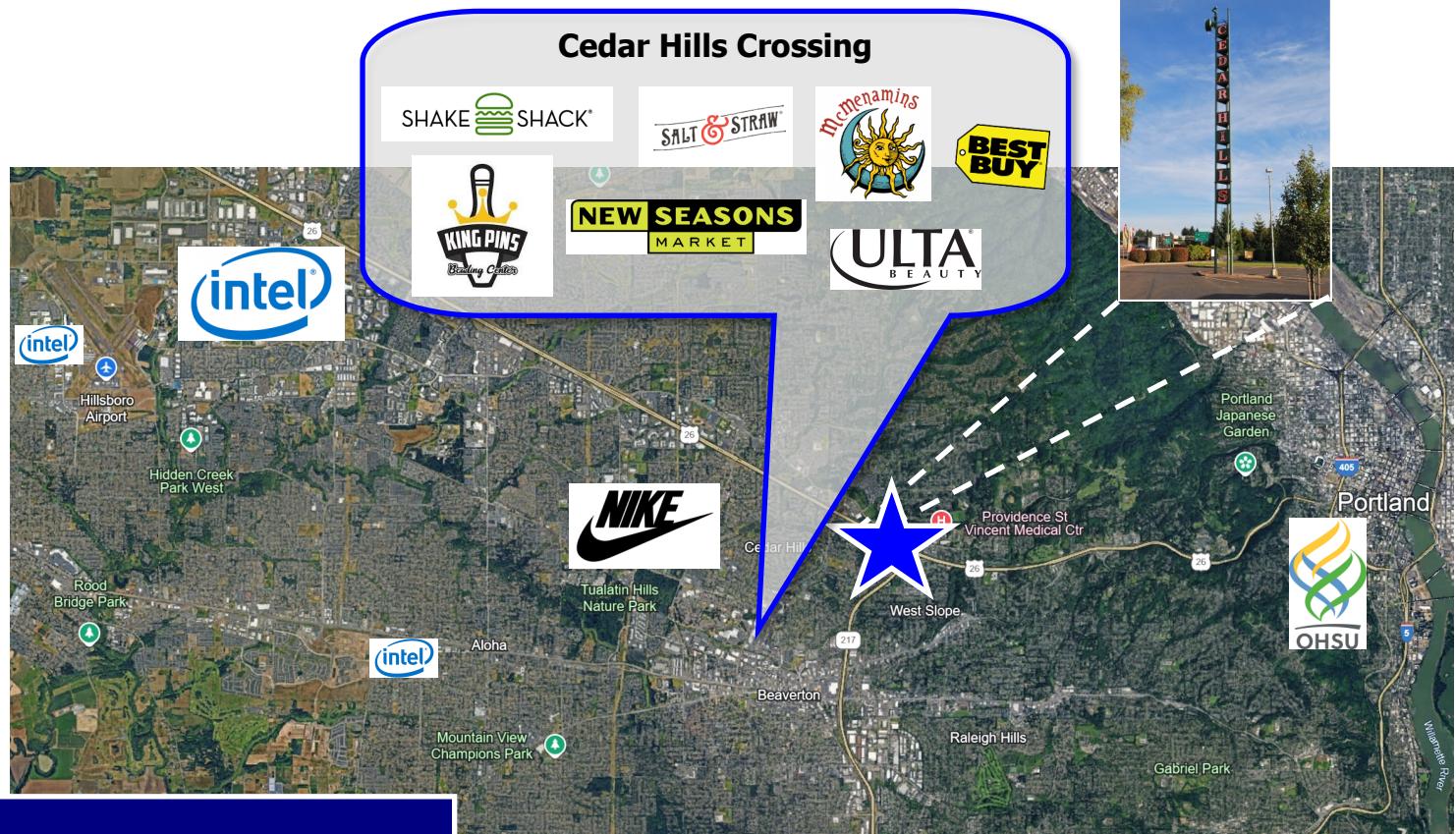
Providence St Vincent Hospital



523 Beds
More than 3,500 employees

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TRADE AREA

EMPLOYERS



Oregon's largest private employer
+20,000 employees



Nike World Headquarters
10,000 employees



OHSU Portland's largest employer
18,000 employees



Providence St Vincent
3,500 employees

AVERAGE DAILY TRAFFIC

**Hwy 26—Sunset Hwy
123,546 cars per day**

@ Hwy 217 interchange

Hwy 217

105,536 cars per day

@ .5 miles south of Hwy 26

LOCATION

- SW corner of the Hwy 26 and Hwy 217 interchange
- 5 Miles west of downtown Portland
- 3 Miles east of Nike World Headquarters
- 2 Miles north of Beaverton
- 2 Miles northeast of Cedar Hills Crossing

Sunset Stand Alone

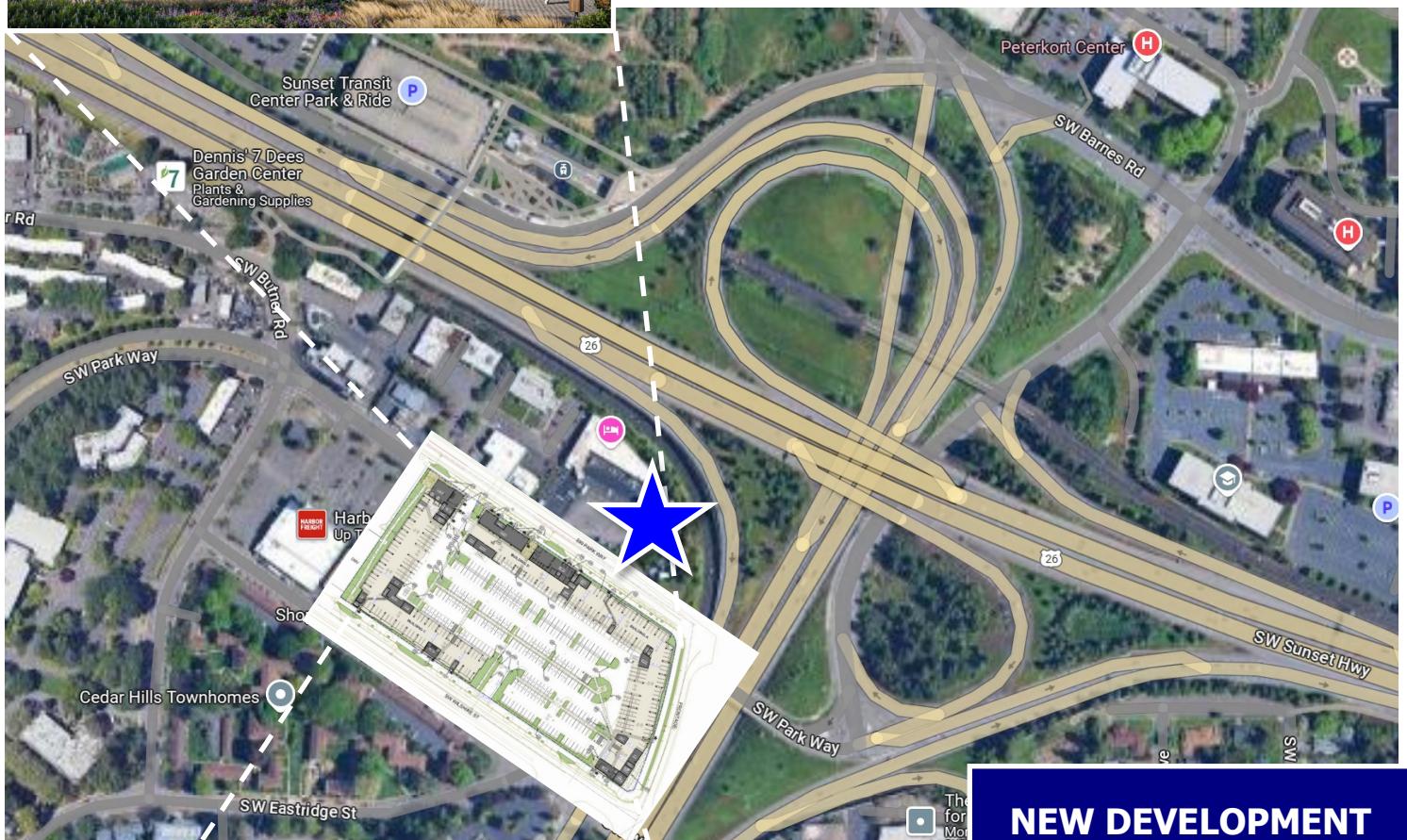


Cedar Hills Apartments

Located Directly Across the Street

410 Units | Delivery in 2027

340,500 SF | 5,000 SF of Retail



Demographics

	1 Mile	3 Mile	5 Mile
Population:	11,450	110,261	357,466
Average HH Income:	\$131,121	\$127,677	\$121,105

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