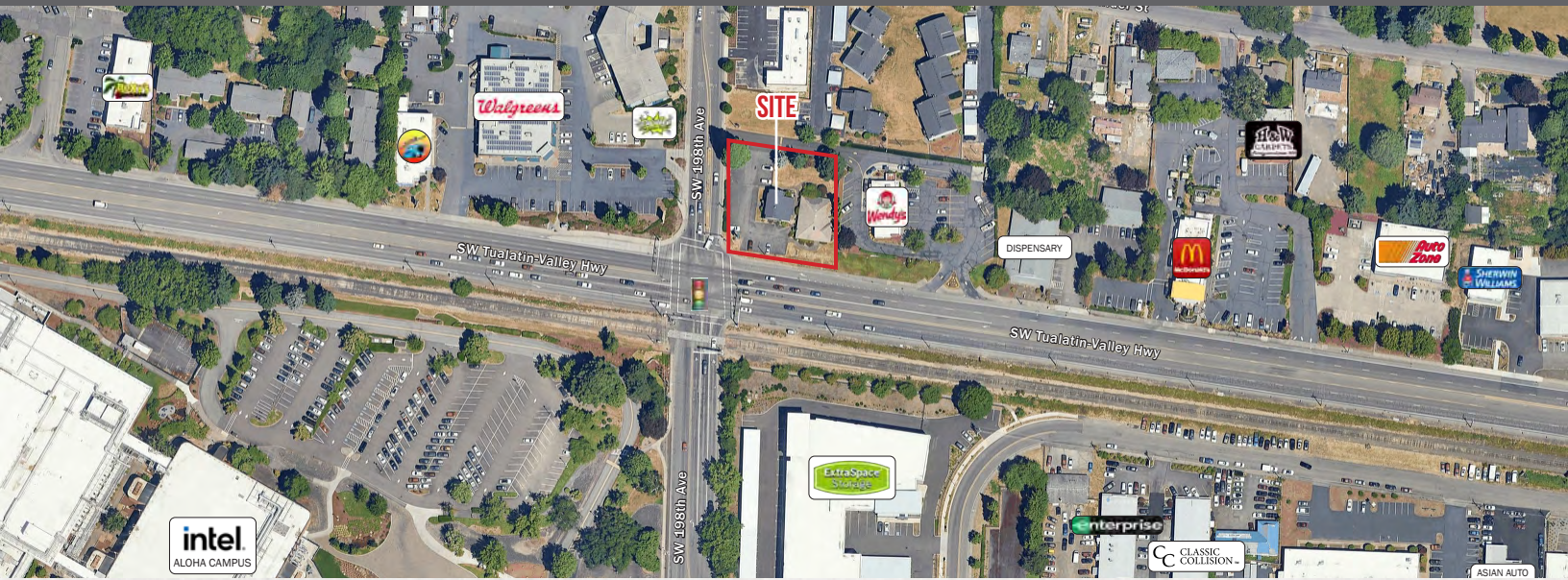


FOR SALE > BEAVERTON, OREGON

# CORNER OF TV HIGHWAY & 198TH AVE



## LOCATION

19755 SW Tualatin Valley Highway,  
Beaverton, OR 97003

## PROPERTY DETAILS

- 21,780 SF lot (1/2 acre) with approximately 5,000 SF combined square footage in both buildings.

## ZONING

CBD

## FOR SALE PRICE

\$1,700,000

## TRAFFIC COUNT

198th Avenue and Tualatin Valley Hwy - 33,765 ADT ('22)

## HIGHLIGHTS

- High visibility site located on the hard corner of Tualatin Valley Highway and 198th Avenue!
- Property includes one building with a newer medical office build-out. This building was previously a chiropractic medical office and a dental office prior to that use.
- The property includes a very large pylon sign!
- Very high traffic signalized intersection with 33,765 average daily traffic!





**19755 SW TUALATIN VALLEY HWY**  
BEAVERTON, OR

BLUE MOON  
DINER

ROXY'S

SW Alexander St

Walgreens

SITE

SW 198th Ave

SW Alexander St

Wendy's

DISPENSARY

H&W  
CARPETS

SW Tualatin-Valley Hwy

McDonald's

Auto  
Zone

SHERWIN  
WILLIAMS

33,765 ADT ('22)

SW Tualatin-Valley Hwy

SW 198th Ave  
16,735 ADT ('22)

ExtraSpace  
Storage

intel.  
ALOHA CAMPUS

enterprise

CC CLASSIC  
COLLISION

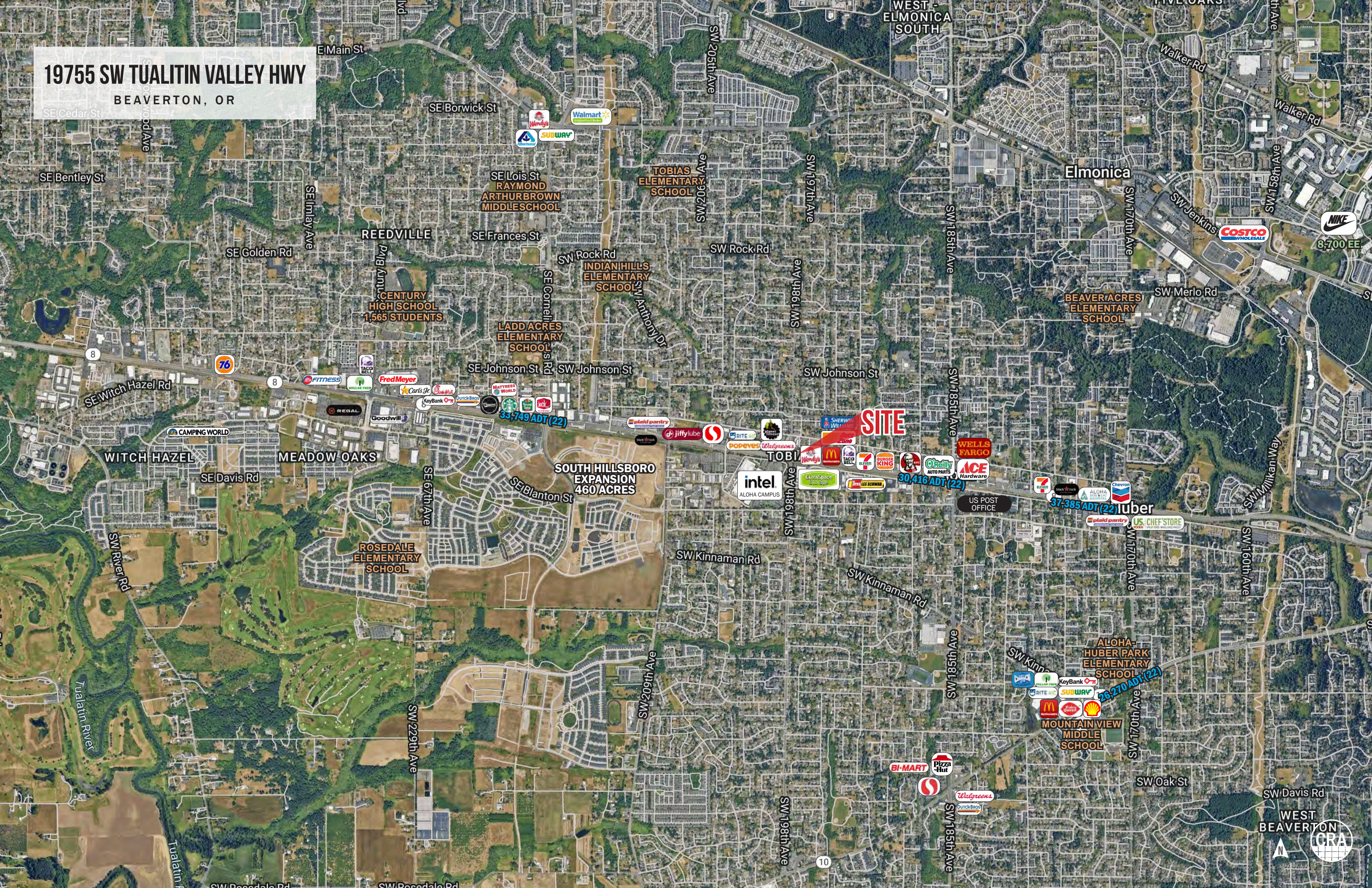
ASIAN AUTO  
REPAIR

CRA





# 19755 SW TUALITIN VALLEY HWY BEAVERTON, OR



REEDVILLE

SE Lois St  
RAYMOND  
ARTHURBROWN  
MIDDLESCHOOL

TOBIAS  
ELEMENTARY  
SCHOOL

Elmonica

CENTURY  
HIGH SCHOOL  
1,565 STUDENTS

INDIAN HILLS  
ELEMENTARY  
SCHOOL

BEAVER ACRES  
ELEMENTARY  
SCHOOL

LADD ACRES  
ELEMENTARY  
SCHOOL

SE Johnson St SW Johnson St

**SITE**

33,749 ADT (22)

30,416 ADT (22)

37,385 ADT (22)

ALPHA-  
HUBER PARK  
ELEMENTARY  
SCHOOL

26,270 ADT (22)

MOUNTAIN VIEW  
MIDDLE  
SCHOOL

WEST  
BEAVERTON  
CRA



# 19755 SW TUALITIN VALLEY HWY

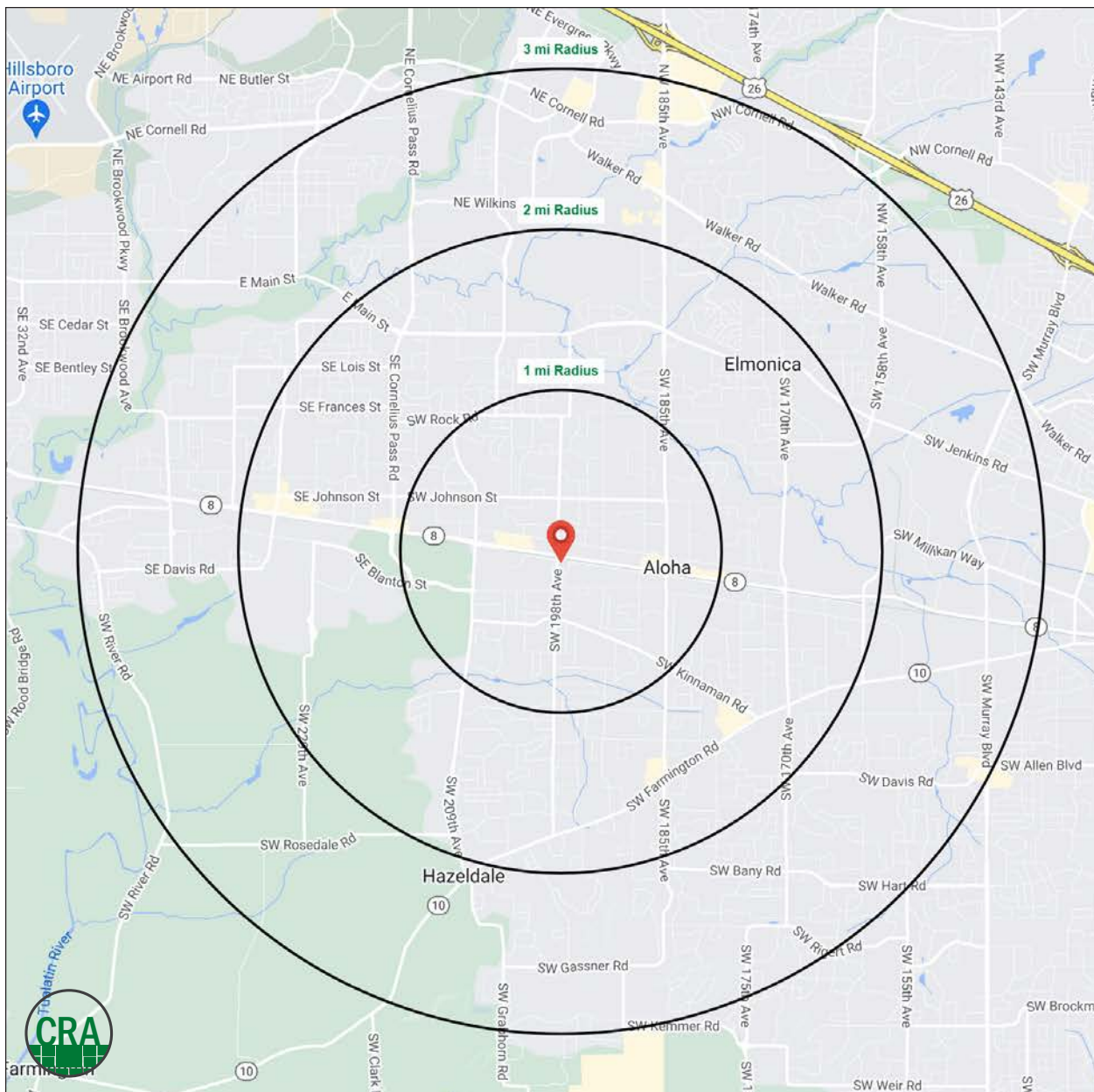
Beaverton, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	19,521	149,567	319,752
Estimated Households	6,901	58,689	127,618
Average HH Income	\$120,831	\$136,112	\$140,289
Median Home Value	\$500,463	\$532,006	\$570,529
Daytime Demographics 16+	8,308	70,257	182,634
Some College or Higher	62.7%	73.6%	76.3%

**\$120,831**  
Average Household Income  
1 MILE RADIUS

**36.5**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4956/-122.8805

19755 SW Tualatin Valley Hwy Beaverton, OR 97006	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	19,521	149,567	319,752
2029 Projected Population	19,456	148,938	314,944
2020 Census Population	19,807	148,788	321,887
2010 Census Population	18,763	127,007	286,474
Projected Annual Growth 2024 to 2029	-	-	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	1.3%	0.8%
2024 Median Age	36.5	35.8	36.9
<b>Households</b>			
2024 Estimated Households	6,901	58,689	127,618
2029 Projected Households	6,970	59,120	127,257
2020 Census Households	6,718	55,889	123,025
2010 Census Households	6,293	47,122	109,029
Projected Annual Growth 2024 to 2029	0.2%	0.1%	-
Historical Annual Growth 2010 to 2024	0.7%	1.8%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	58.9%	58.9%	61.3%
2024 Estimated Black or African American	3.7%	4.4%	3.7%
2024 Estimated Asian or Pacific Islander	12.4%	16.7%	15.7%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2024 Estimated Other Races	23.8%	19.1%	18.5%
2024 Estimated Hispanic	25.1%	20.0%	19.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$120,831	\$136,112	\$140,289
2024 Estimated Median Household Income	\$95,785	\$106,491	\$111,748
2024 Estimated Per Capita Income	\$42,847	\$53,481	\$56,059
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.7%	4.5%	4.0%
2024 Estimated Some High School (Grade Level 9 to 11)	5.4%	3.6%	3.3%
2024 Estimated High School Graduate	26.2%	18.4%	16.4%
2024 Estimated Some College	22.6%	19.2%	18.8%
2024 Estimated Associates Degree Only	9.9%	10.7%	9.1%
2024 Estimated Bachelors Degree Only	19.6%	26.9%	29.6%
2024 Estimated Graduate Degree	10.7%	16.7%	18.8%
<b>Business</b>			
2024 Estimated Total Businesses	680	4,573	12,873
2024 Estimated Total Employees	3,194	32,083	98,971
2024 Estimated Employee Population per Business	4.7	7.0	7.7
2024 Estimated Residential Population per Business	28.7	32.7	24.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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503.274.0211

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