



..... OFFERING MEMORANDUM

BEAVERTON HILLSDALE LAND

7023, 7101 & 7125 SW Beaverton Hillsdale Hwy, Portland, OR 97225

Marcus & Millichap

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..... 7023, 7101 & 7175 SW BEAVERTON HILLSDALE HWY

**EXCLUSIVELY
LISTED BY**

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BEAVERTON HILLSDALE LAND

EXECUTIVE SUMMARY

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The properties for sale are three adjacent parcels located at 7101, 7023, and 7175 SW Beaverton Hillsdale Hwy in the Raleigh Hills neighborhood of unincorporated Washington County, Oregon (Portland, OR 97225 mailing address). This high-visibility site sits along a busy arterial road (OR-10), providing excellent access to downtown Portland (approximately 6 miles east), Beaverton (approximately 3 miles west), and major highways like I-5 and US-26. The area is characterized by a mix of commercial, office, and residential uses, with nearby amenities including shopping centers (e.g., Raleigh Hills Shopping Center), grocery stores, restaurants, and parks. The total site offers significant redevelopment potential for office, retail, or mixed-use projects, benefiting from strong traffic counts (over 20,000 vehicles daily) and proximity to affluent residential neighborhoods. The parcels will not be divided and are only available as a package.





OFFERING SUMMARY

7023, 7101 & 7175 SW BEAVERTON HILLSDALE HWY

\$

Listing Price

\$3,500,000

📍

Lot Size

2.64 Acres

🏠

Total SF

114,998 SF

FINANCIAL

Listing Price	\$3,500,000
Price/SF	\$30.44
Parcels	3
Zoning	OC - Office Commercial
Region	Unincorporated Washington County
Beaverton-Hillsdale: 26,386 VPD Scholls Ferry Rd: 16,270 VPD	

PARCELS

7023 SW Beaverton Hillsdale Hwy	Parcel 1S113AC02700 - 0.32 Acres
7101 SW Beaverton Hillsdale Hwy	Parcel 1S113AC02800 - 0.79 Acres
7125 SW Beaverton Hillsdale Hwy	Parcel 1S113AC02900 - 1.53 Acres



BEAVERTON HILLSDALE LAND

ZONING AND LAND USE



ZONING AND LAND USE REGULATIONS

The parcels fall under Washington County zoning jurisdiction (unincorporated area), with the confirmed zoning for 7023 being Office Commercial (OC) per county records. The adjacent parcels (7101 and 7175) are likely similarly zoned given their location and use, though buyers should confirm with Washington County Land Use & Transportation (LUT) Department. Beaverton zoning does not apply, as the site is outside city limits, but nearby Beaverton areas feature similar commercial districts (e.g., Community Service or Neighborhood Service) for context.

Under Washington County's Community Development Code (CDC), the OC district is designed to accommodate professional offices, business services, and limited commercial activities in attractive, accessible settings. Key features include:

- **Purpose:** To support office-dominant developments with complementary commercial uses, promoting efficient land use along collector and arterial roads while maintaining compatibility with surrounding areas.
- **Permitted Uses:** Professional offices (e.g., medical, legal, financial), business services, small-scale retail (under 5,000 sq ft), personal services (e.g., salons, dry cleaners), banks, restaurants without drive-thrus, and multi-family residential above ground floor.
- **Conditional Uses (requiring approval):** Larger retail stores, drive-thru facilities, hotels, fitness centers, or educational institutions. • Development Standards (summary):
- **Lot Size:** No minimum for commercial uses; flexible for efficient development.
- **Building Height:** Up to 60 feet (4-5 stories typical). • **Setbacks:** Front: 10 feet; Side: 5 feet (0 feet if shared wall); Rear: 15 feet (reduced if adjacent to commercial).
- **Parking:** Varies by use (e.g., 1 space per 300 sq ft for offices, 1 per 200 sq ft for retail); shared parking encouraged.
- **Landscaping/Site Design:** Minimum 15% site coverage for landscaping; requirements for screening, lighting, and pedestrian access to enhance aesthetics and functionality.
- **Density for Residential Components:** Up to 24 units per acre if integrated.

These standards encourage mixed-use projects that integrate offices with limited retail or residential elements, subject to site plan review. Environmental considerations (e.g., stormwater management, tree preservation) apply, and development may require permits for land division or building.

BEAVERTON HILLSDALE LAND

PARCEL DETAILS



PARCEL DETAILS

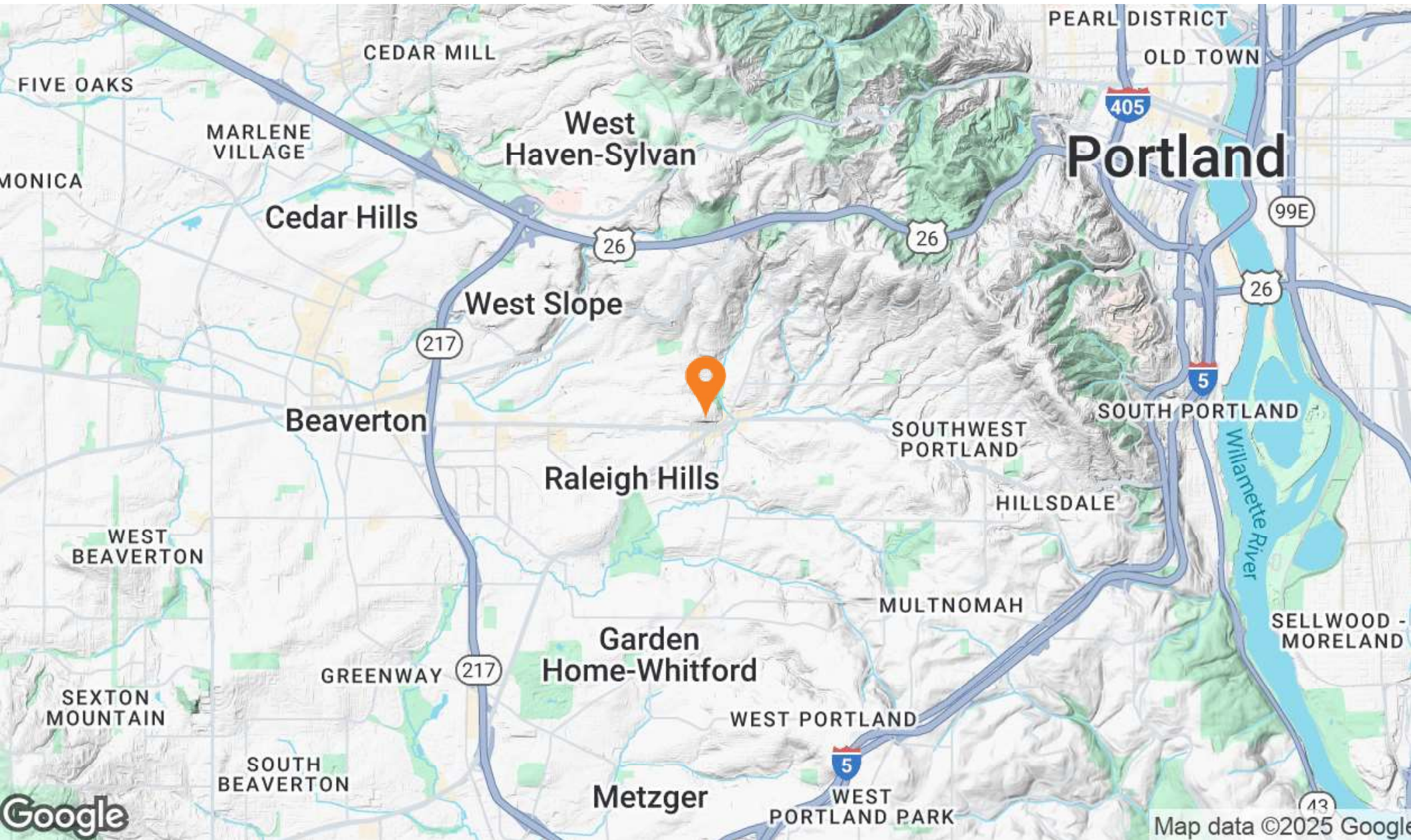
- **7101 SW Beaverton Hillsdale Hwy:** 0.79 acres (approximately 34,412 sq ft) with a 3,045 sq ft single-story building constructed in 1935. The structure is currently configured as a residential-style building but could be repurposed for office or commercial use.
- **7023 SW Beaverton Hillsdale Hwy:** 0.32 acres (approximately 13,939 sq ft) with a 3,281 sq ft commercial building constructed in 1987. Currently occupied by an animal dermatology clinic, offering immediate income potential or redevelopment opportunity.
- **7175 SW Beaverton Hillsdale Hwy:** 1.53 acres (approximately 66,647 sq ft) of vacant land, ready for immediate development.
- **Note:** The three (3) parcels are only available as a package.

TOTAL SITE AREA

Approximately **2.64 acres** of contiguous land with over **300 feet** of frontage on **SW Beaverton Hillsdale Hwy**.

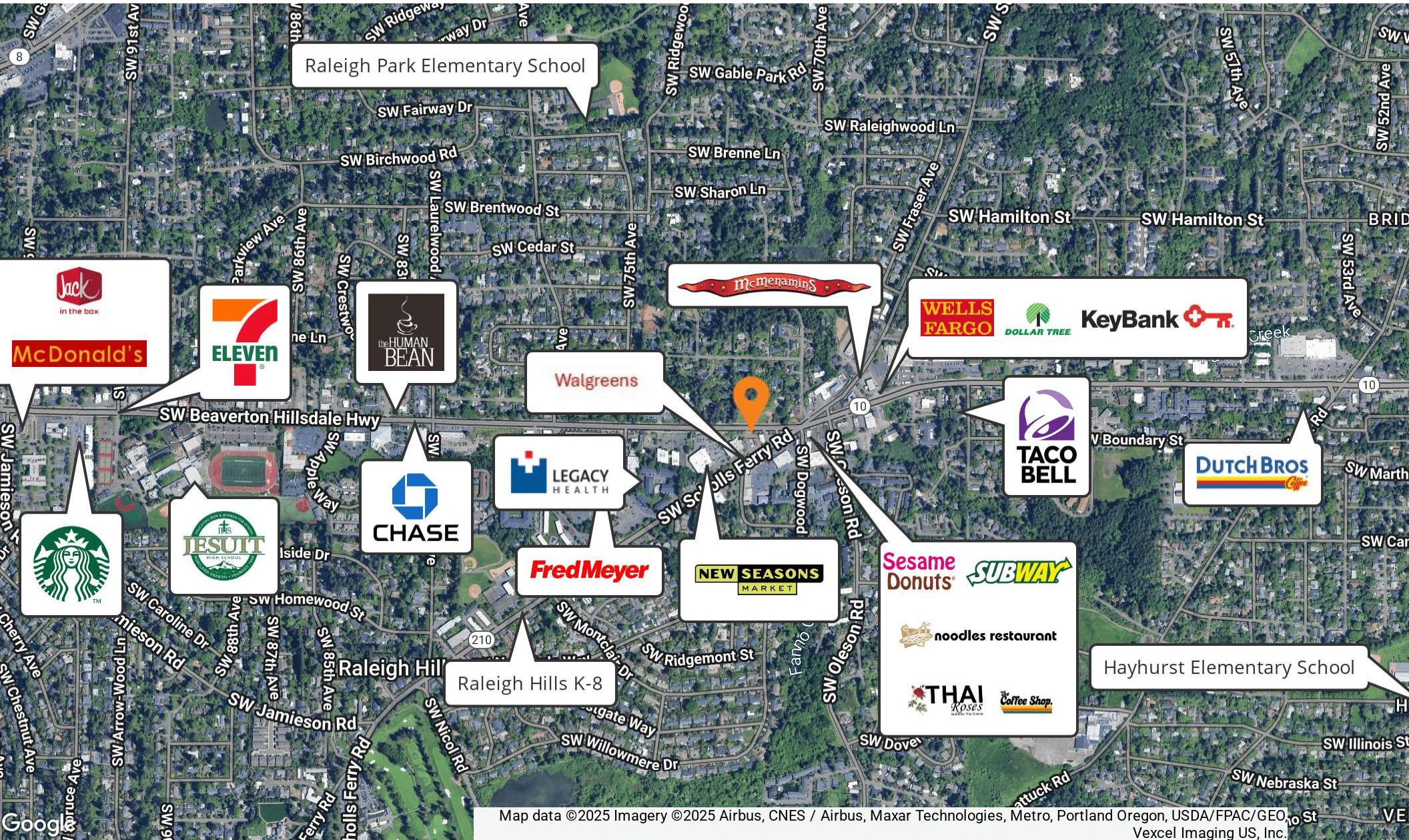
BEAVERTON HILLSDALE LAND

REGIONAL MAP



BEAVERTON HILLSDALE LAND

RETAILER MAP



BEAVERTON HILLSDALE LAND

MARKET OVERVIEW

PORTLAND-VANCOUVER

The Portland-Vancouver metro is located near the confluence of the Columbia and Willamette rivers, and it stretches across the Oregon border into Washington. The region comprises Multnomah, Clackamas, Columbia, Washington and Yamhill counties in Oregon, as well as Clark and Skamania counties in Washington state. Mount Hood and the Cascade Range are situated nearby to the east, and the Oregon Coast Range lies to the west. The metro contains approximately 2.5 million residents, with over 630,000 people residing in Portland — the area's most populous city and the seat of Multnomah County. A multitude of world-renowned footwear and apparel companies, software providers, and advanced manufacturing companies support a steadily growing employment base. Cool weather and picturesque mountains and forests appeal to outdoor-lovers and have helped to build a reputation of a health-conscious culture in Portland.

METRO HIGHLIGHTS



STEADY HOUSEHOLD GROWTH

The Portland-Vancouver metro has recorded household growth in all of the last 24 years, aside from 2020. The metro's cost of living is more affordable than many other major West Coast cities.



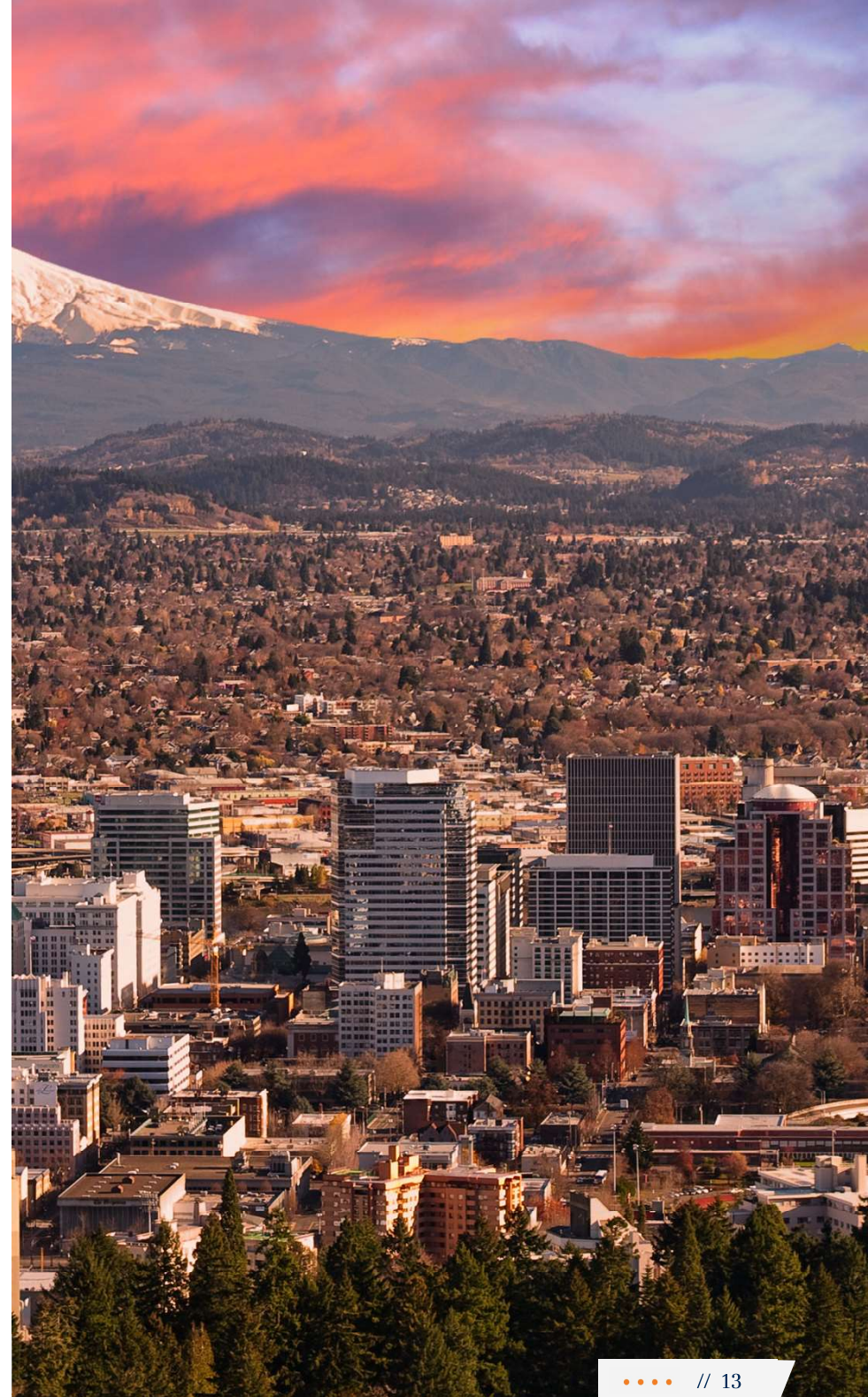
ADVANCED MANUFACTURING INDUSTRIES

The market's educated workforce and the presence of Intel and Lam Research have attracted advanced semiconductor and electronics manufacturers to the region.



INTERNATIONAL MARKET ACCESS

The Port of Portland serves automobile imports and agricultural exports from the northwestern United States. Terminals are located on the Columbia and Willamette rivers.

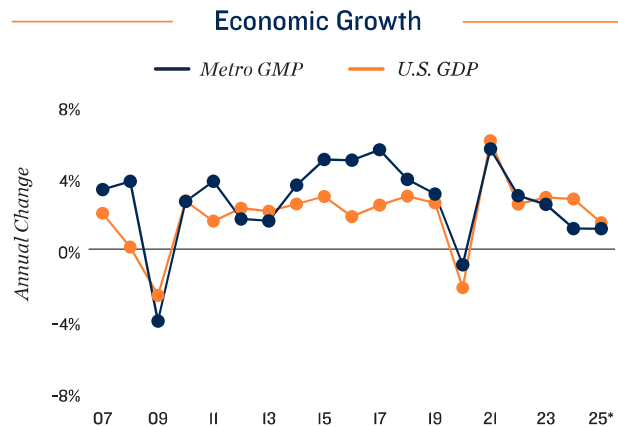


BEAVERTON HILLSDALE LAND

MARKET OVERVIEW

ECONOMY

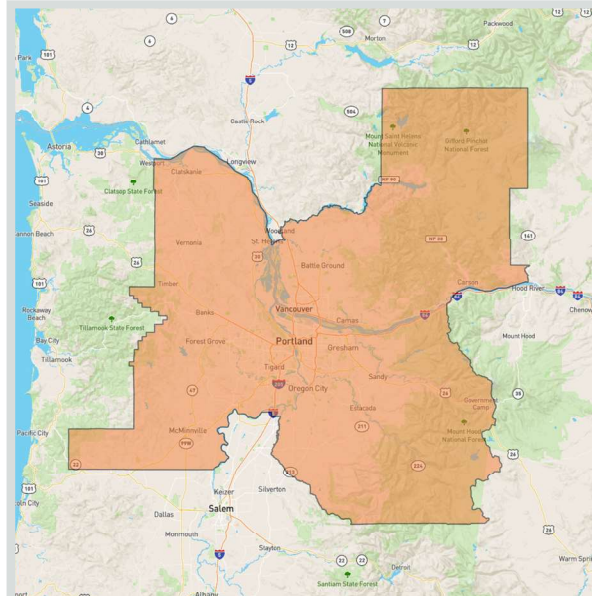
- The metro's economy has shifted from primarily exporting timber and raw materials to a high focus on outdoor apparel, clean tech, electronics manufacturing and software.
- A diverse group of companies headquartered in the market include Nike, Daimler and Columbia Sportswear. Intel and IBM also occupy large manufacturing and research sites on the western side of the Portland metro.
- Hospitality employment in the Portland area is supported by nearby hiking trails, as well as restaurants and bars downtown.



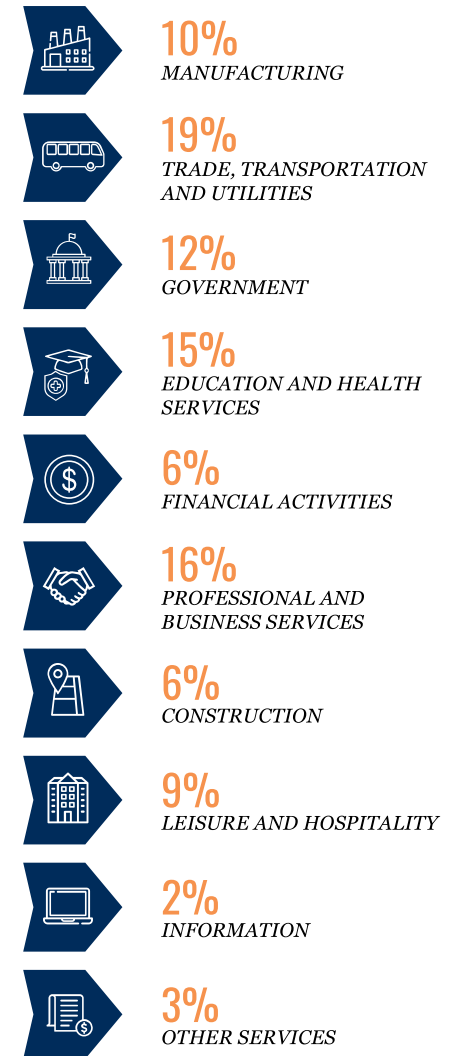
*Forecast

MAJOR AREA EMPLOYERS

- Providence Health
- Intel
- Oregon Health & Science University
- Nike
- Legacy Health
- Kaiser Permanente
- Fred Meyer Stores
- Portland State University
- PeaceHealth
- Lam Research



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

BEAVERTON HILLSDALE LAND

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add nearly 77,000 people over the next five years, contributing to the formation of over 33,000 households.
- Of residents aged 25 and older, roughly 41 percent hold at least a bachelor's degree, and of those, nearly 16 percent have also obtained a graduate or professional degree.
- In 2024, about 65 percent of Portland residents worked in white-collar fields — above the U.S. average.

QUALITY OF LIFE

The metro contains more than 18,000 acres of parks and provides numerous outdoor opportunities within walking distance to residential areas, including Hoyt Arboretum and the city's two international gardens. Portland has professional basketball, soccer and hockey teams, but the local culinary, fashion and arts scenes tend to draw the most engagement. Cultural activities can be found at various local venues, including the Portland Art Museum and the World Forestry Center Discovery Museum. Plays are staged at the Portland's Centers for the Arts. Major colleges and universities include Lewis & Clark College, Pacific University, the University of Portland and Portland State University.

SPORTS

Basketball | **NBA** | Trail Blazers
Soccer | **MLS** | Portland Timbers
Hockey | **WHL** | Portland Winterhawks



EDUCATION

- University of Portland
- Portland State University
- Lewis & Clark College
- Reed College

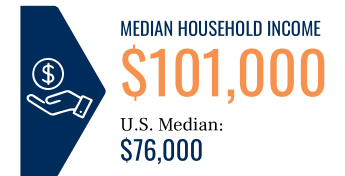
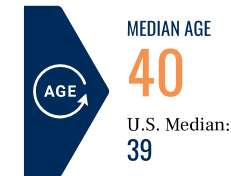
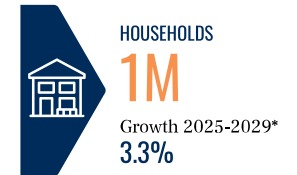
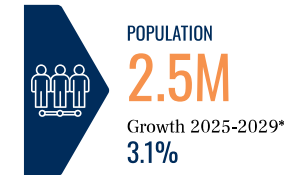


ARTS & ENTERTAINMENT

- Portland Japanese Garden
- Oregon Zoo
- Portland Art Museum
- Oregon Historical Society

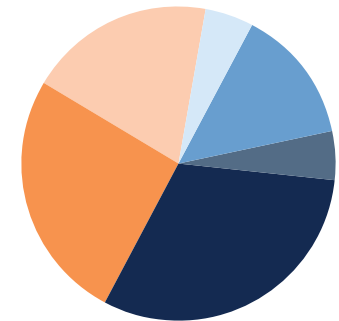
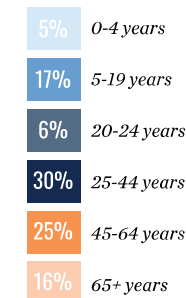


QUICK FACTS



* Forecast

2025 Population by Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

BEAVERTON HILLSDALE LAND

DEMOGRAPHICS

POPULATION	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Population	11,247	375,590	1,132,852
2024 Estimate			
Total Population	11,044	365,784	1,104,781
2020 Census			
Total Population	11,124	360,821	1,103,137
2010 Census			
Total Population	10,226	318,918	978,264
Daytime Population			
2024 Estimate	16,368	506,768	1,293,400
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Households	4,818	169,780	496,811
2024 Estimate			
Total Households	4,734	165,170	483,294
Average (Mean) Household Size	2.2	2.3	2.3
2020 Census			
Total Households	4,621	158,861	464,744
2010 Census			
Total Households	4,513	140,183	409,693

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2024 Estimate			
\$250,000 or More	16.6%	12.8%	11.8%
\$200,000-\$249,999	7.7%	5.7%	5.2%
\$150,000-\$199,999	11.5%	11.0%	12.0%
\$125,000-\$149,999	10.3%	8.9%	9.3%
\$100,000-\$124,999	10.4%	10.6%	11.4%
\$75,000-\$99,999	10.1%	11.9%	12.3%
\$50,000-\$74,999	11.2%	12.6%	13.4%
\$35,000-\$49,999	9.6%	8.1%	8.1%
\$25,000-\$34,999	5.0%	5.3%	5.2%
\$15,000-\$24,999	3.8%	5.3%	4.8%
Under \$15,000	3.9%	7.8%	6.6%
Average Household Income	\$150,279	\$134,044	\$131,759
Median Household Income	\$119,905	\$109,641	\$108,184
Per Capita Income	\$65,335	\$58,554	\$56,304

BEAVERTON HILLSDALE LAND

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2024 Estimate	11,044	365,784	1,104,781
0 to 4 Years	4.3%	4.5%	4.6%
5 to 14 Years	9.7%	10.0%	10.3%
15 to 17 Years	2.9%	3.1%	3.1%
18 to 19 Years	1.6%	1.9%	2.0%
20 to 24 Years	5.3%	6.4%	5.9%
25 to 29 Years	7.6%	8.9%	8.2%
30 to 34 Years	7.4%	9.1%	9.3%
35 to 39 Years	7.4%	8.1%	8.8%
40 to 49 Years	12.8%	14.2%	15.0%
50 to 59 Years	13.0%	12.2%	12.1%
60 to 64 Years	6.6%	5.5%	5.4%
65 to 69 Years	6.4%	5.3%	5.0%
70 to 74 Years	5.3%	4.5%	4.3%
75 to 79 Years	4.2%	3.1%	2.8%
80 to 84 Years	2.5%	1.7%	1.6%
Age 85+	3.1%	1.7%	1.6%
Median Age	44.0	39.0	39.0

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	8,420	271,641	818,068
Elementary (0-8)	1.4%	2.8%	2.7%
Some High School (9-11)	1.5%	2.3%	2.8%
High School Graduate (12)	13.3%	12.8%	14.0%
Some College (13-15)	17.6%	18.5%	19.1%
Associate Degree Only	7.4%	6.8%	7.2%
Bachelor's Degree Only	29.8%	33.0%	32.0%
Graduate Degree	29.1%	23.8%	22.1%
HOUSING UNITS			
Occupied Units			
2029 Projection	5,109	181,992	528,472
2024 Estimate	5,017	176,940	513,716
Owner Occupied	2,932	81,267	260,690
Renter Occupied	1,886	83,906	222,448
Vacant	283	11,770	30,421
Persons in Units			
2024 Estimate Total Occupied Units	4,734	165,170	483,294
1 Person Units	31.6%	36.6%	33.8%
2 Person Units	39.5%	34.6%	35.2%
3 Person Units	13.2%	13.1%	14.3%
4 Person Units	10.2%	10.3%	11.0%
5 Person Units	4.3%	3.7%	3.9%
6+ Person Units	1.2%	1.7%	1.9%

BEAVERTON HILLSDALE LAND

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 1,104,781. The population has changed by 12.93 percent since 2010. It is estimated that the population in your area will be 1,132,852 five years from now, which represents a change of 2.5 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,507 people per square mile.



HOUSEHOLDS

There are currently 483,294 households in your selected geography. The number of households has changed by 17.96 percent since 2010. It is estimated that the number of households in your area will be 496,811 five years from now, which represents a change of 2.8 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$108,184, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 88.30 percent since 2010. It is estimated that the median household income in your area will be \$120,044 five years from now, which represents a change of 11.0 percent from the current year.

The current year per capita income in your area is \$56,304, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$131,759, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 624,987 people in your selected area were employed. The 2010 Census revealed that 70.6 percent of employees are in white-collar occupations in this geography, and 14.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$578,705 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 233,109.00 owner-occupied housing units and 176,585.00 renter-occupied housing units in your area.



EDUCATION

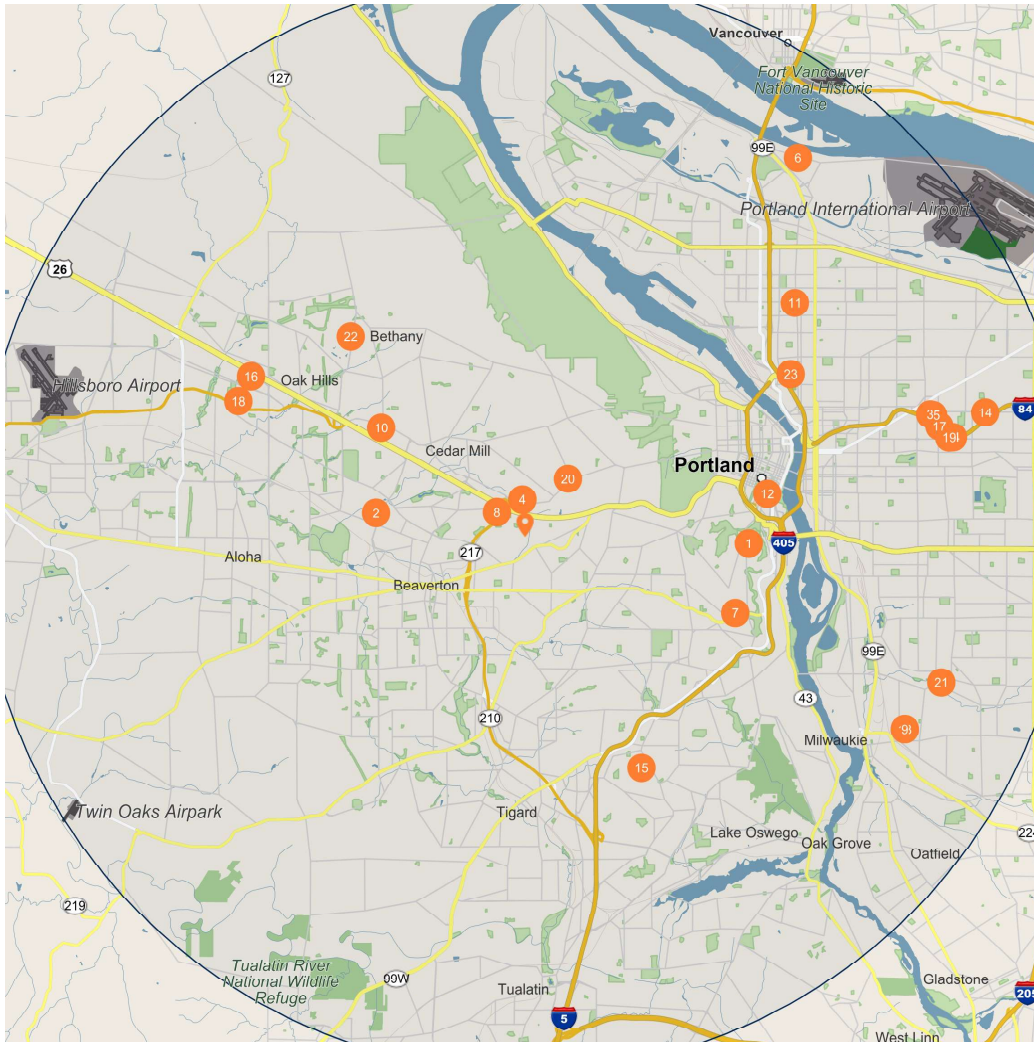
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 51.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.1 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.4 percent in the selected area compared with the 19.7 percent in the U.S.

BEAVERTON HILLSDALE LAND

DEMOGRAPHICS



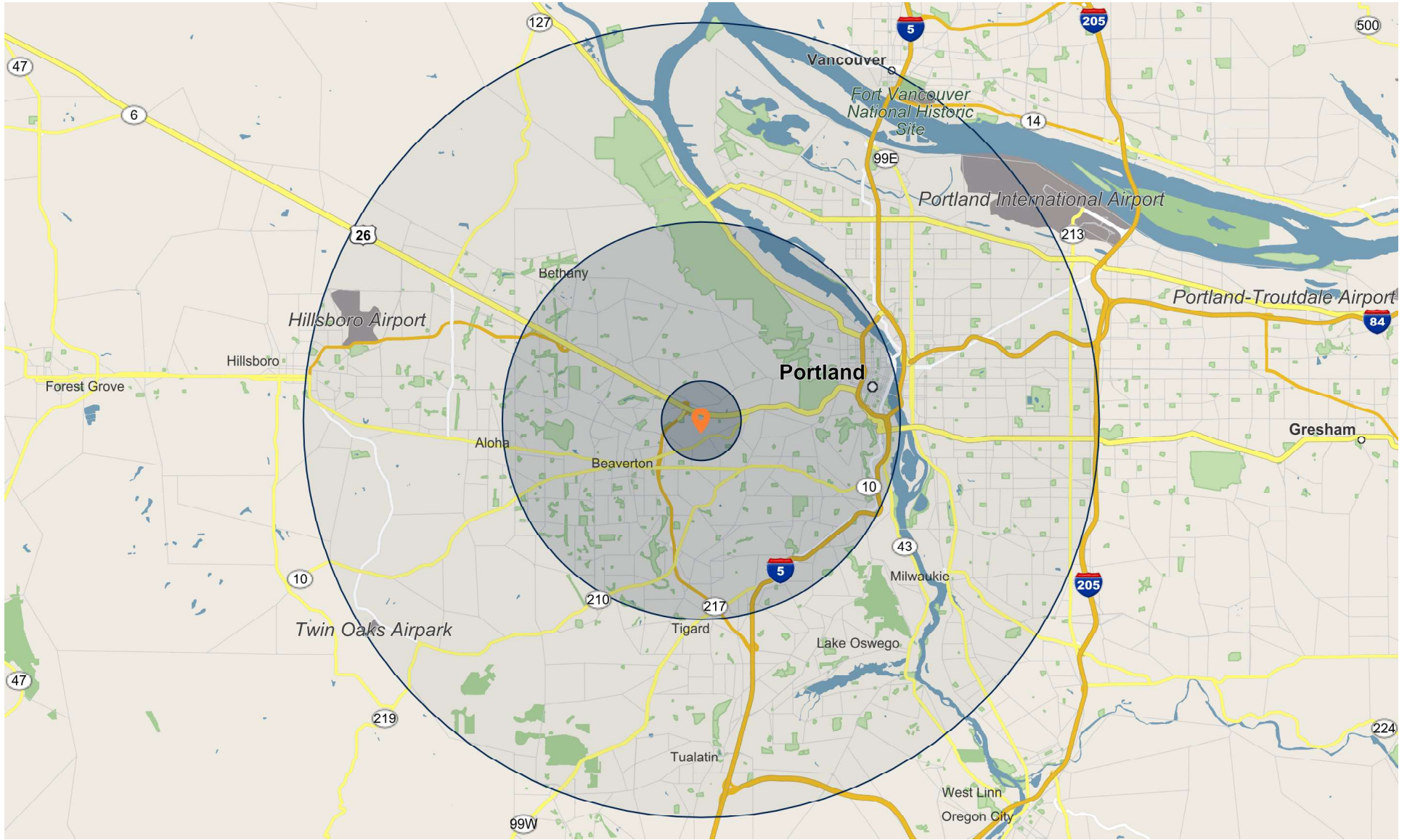
Major Employers

Employees

1	Oregon Health & Science Univ-Ohsu	17,000
2	Nike Inc-Nike	12,600
3	Providence Health & Svcs - Ore-Providence Elderplace Portland	5,500
4	Providence Health & Svcs - Ore-Providence St Vincent Med Ctr	5,346
5	Providence Health & Svcs - Ore-Providence St Vincent Hospital	5,231
6	Market Industries Ltd	4,794
7	Legacy Visiting Nurse Assn-Hopewell House	4,764
8	Providence Health & Svcs - Ore-Providence Medical Group	4,439
9	Providence Health & Svcs - Ore-Providence Milwaukie Hospital	4,304
10	Columbia Sportswear Company-COLUMBIA	3,150
11	Labor Ready Northwest Inc-Labor Ready	3,104
12	Portland State University	3,022
13	Providence Health & Svcs - Ore-Providence Brain & Spine Inst	2,982
14	Providence Health & Svcs - Ore-Providence Hospice	2,948
15	Portland Community College-Education	2,639
16	Stancorp Mrtg Investors LLC	2,630
17	Providence Health & Svcs - Ore-Providence Child Center	2,508
18	Giraffe Holding Inc-Gymboree	2,428
19	Providence Health & Svcs - Ore-Providence Outpatient Rehab Ctr	2,067
20	Fred Meyer Inc-Qfc 00202	2,067
21	PCC Structurals Inc-PCC Schlosser	2,000
22	Fred Meyer Inc-Qfc 00201	1,984
23	Legacy Emanuel Hosp & Hlth Ctr	1,953
24	Providence Health & Svcs - Ore-Portland Providence Med Ctr	1,796
25	Providence Health & Svcs - Ore-Providence Health & Services	1,694

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