

RETAIL LEASING OPPORTUNITY

SCHOLLS PLAZA

4700 SW Scholls Ferry Rd | Portland, OR 97225



BRAD MACOMBER
Senior Director
503.218.4380
brad.macomber@cinw.com
OR200908061 | WA95748

**COMMERCIAL
INTEGRITY *nw***
a real estate investment advisory company

\$22/SF
+ NNN

RETAIL LEASE OPPORTUNITY

4702 SW Scholls Ferry Rd | Portland, OR 97225

NRSF	1,776 SF	Use	Retail
Price	\$22/SF	Lease Type	NNN





Benefits for Prospective Tenants

- **Prime Raleigh Hills location** on SW Scholls Ferry Road (OR-210) — a key commuter link between Portland and Beaverton, with easy access to Highway 217 and Highway 26/Sylvan.
- **Strong parking ratio** — 3.83 spaces per 1,000 SF, well above typical retail standards for the submarket.
- **Established retail synergy** — co-tenants include Six Corners Café, Sesame Donuts, Subway, and Thai Roses, drawing consistent cross-shopping traffic.
- **Affluent, established trade area** — the 97225 corridor ranks among the higher-income neighborhoods in Oregon, with household incomes above both state and national averages.
- **High-visibility commuter exposure** — steady daily traffic along Scholls Ferry Road, a heavily used connector for Raleigh Hills, Beaverton, and West Portland Park residents.
- **Walkable, community-anchored setting** — a safe, family- and professional-oriented neighborhood with strong day-to-day retail demand.
- **Long-standing retail node** — part of a well-established commercial corridor with decades of consistent tenancy in the immediate area.



Community Breakdown: Who's Living Here

Population:

State: Oregon	4.24M
County: Multnomah	790,000
MSA: Portland-Metro	2.51M
City: Portland	630,498

	1 mile	3 Miles	5 Miles
Population	11,871	111,724	357,922
Total Households	5,366	47,255	161,816
Average Household Income	\$145,585	\$137,357	\$128,536
Total Consumer Spending	\$202.9M	\$1.8B	\$5.6B



Walkability Score:

Pedestrian Friendly
60-Moderately friendly
Cycling Friendly
30-Somewhat friendly
Car Friendly
100-Exceptionally friendly
Transit Friendly
40-Fairly friendly



Transportation:

- 18.4 miles to Portland International Airport
- 3 miles to Beaverton Transit Center



TriMet Rail Transit:

- Hall/Nimbus - 3 miles



Daily Car Count: (VPD)

SW Scholls Ferry Rd - 24,309
SW Beaverton Hillsdale Hwy - 33,875

