

FOR SALE / LEASE

HOUSE  PIPES

ENERGY
DRINKS

PIPES
ACCESSORIES

SODAS
& MORE

KRATOM

E-CIG
E-JUICE

DISPOSABLE
VAPORIZERS
& MORE

COIL

MOD
TANKS

JUICE

OPEN

KRATOM

LOCAL
GLASS

CIGARETTE
VAPORIZERS

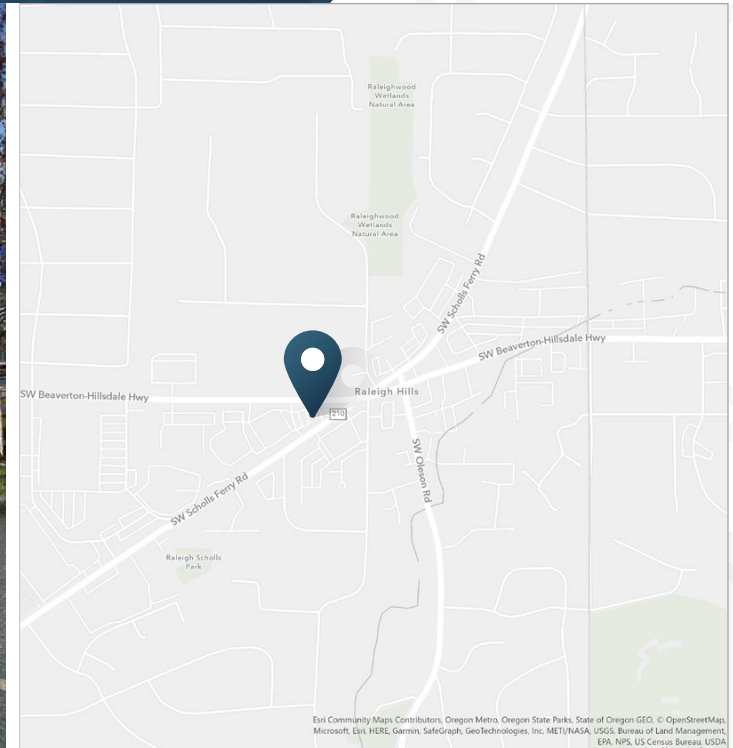
Owner-User Standalone Retail

7170 - 7180 SW Beaverton Hillsdale Highway | Portland, OR



Owner-User Standalone Retail

7170 - 7180 SW Beaverton Hillsdale Highway | Portland, OR 97225



FOR SALE / LEASE | Incredible Owner-User Investment Opportunity

\$2,400,000

Listing Price

2,548

SF

\$941.92

Price/SF Building

8,276 SF

Lot Size

\$290.00

Price/SF Land

ABOUT THE PROPERTY

Situated on a unique triangular-shaped corner lot, the subject property benefits from the excellent exposure to traffic in all directions traveling along three heavily-trafficked arterials – SW Beaverton-Hillsdale Highway (24,063 VPD), SW Scholls Ferry Road (16,053 VPD) and SW Oleson Road (11,364 VPD).

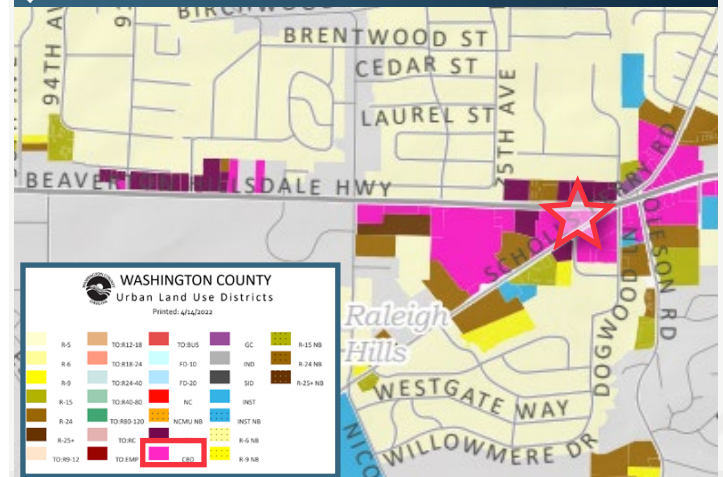
The 2,548 SF single-tenant freestanding building sits on a 8,276 SF parcel with CBD (Community Business District) Zoning and has easy accessibility with 10 surface parking spaces and ingress/egress on both Beaverton-Hillsdale Highway and Scholls Ferry Road.

The building has two three-phase 200 amp panels, two ADA restrooms, a spacious open retail floor with large walk-in cooler unit with beverage reach-in, and an office/storage area in the back with a large 3 compartment commercial sink.

The area boasts strong residential demographics, with an average household income of \$143,323 within a one-mile radius.

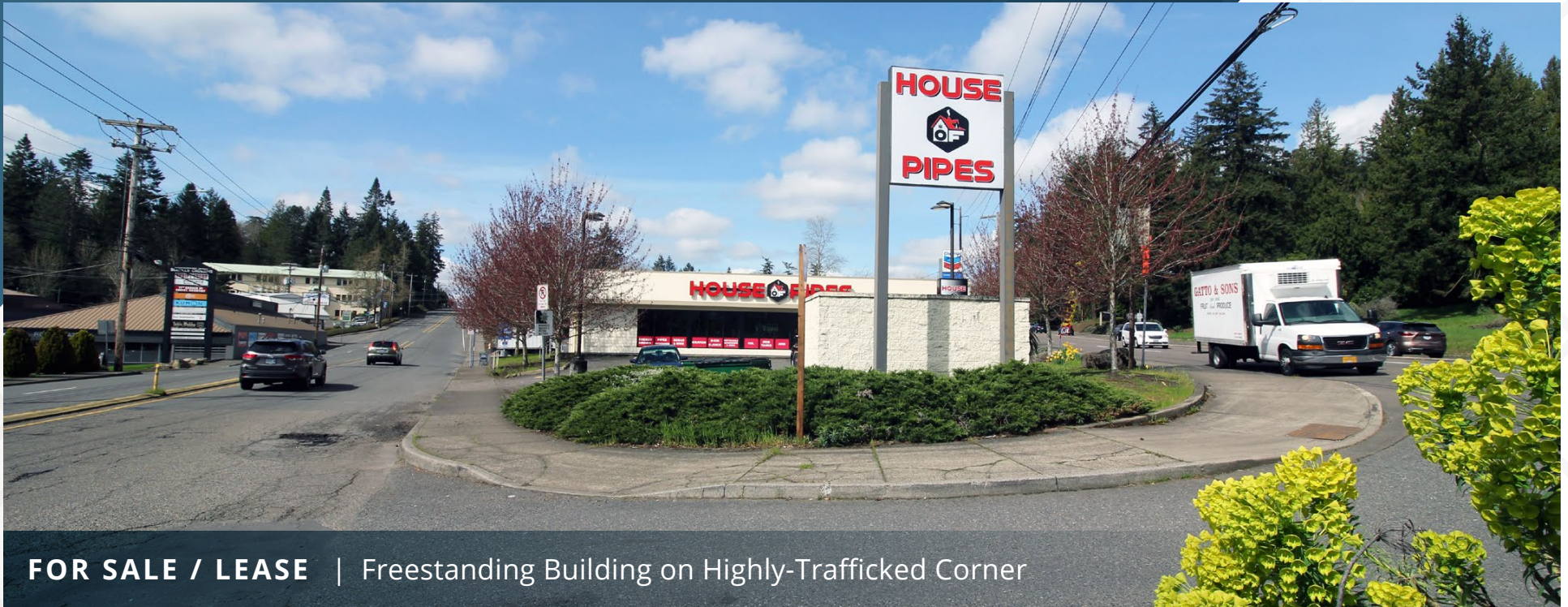
CBD (COMMUNITY BUSINESS DISTRICT) ZONING

[CLICK FOR FULL LAND USE AND DEVELOPMENT CODE](#)



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7170 - 7180 SW Beaverton Hillsdale Highway | Portland, OR 97225



FOR SALE / LEASE | Freestanding Building on Highly-Trafficked Corner

1976
Year Built

1
Floor

10
Parking Spaces

Contact
Broker
Lease Rate

PROPERTY HIGHLIGHTS

- Standalone Single-Tenant Retail Building on Corner Lot With High Traffic Volumes
- Highly Visible Positioning With Large Pylon Signage Opportunity
- Ease of Access From Both Beaverton-Hillsdale Highway and Scholls Ferry Road
- Strong Demographics With an Affluent Surrounding Residential Population
- Several High-Draw Neighboring Retailers Including Walgreens, Chevron, New Seasons Market and Fred Meyer

TRAFFIC COUNTS

SW Beaverton-Hillsdale Hwy & SW Scholls Ferry Rd, 0.03 Mi E of Site 26,076 VPD
SW Oleson Rd & SW Beaverton-Hillsdale Hwy, 0.14 Mi N of Site 11,364 VPD

Year: 2022 | Source: ©2023 CoStar Group - Licensed to SRS Real Estate Partners

NEIGHBORING RETAILERS



Walgreens



New Seasons Market



Fred Meyer



Chevron



Subway



Sesame Donuts



Western Pet Supply



Wells Fargo



Planet Fitness

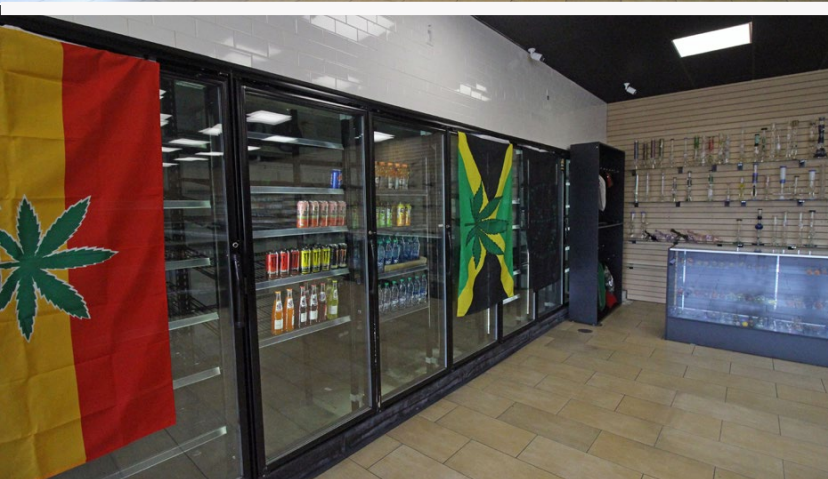
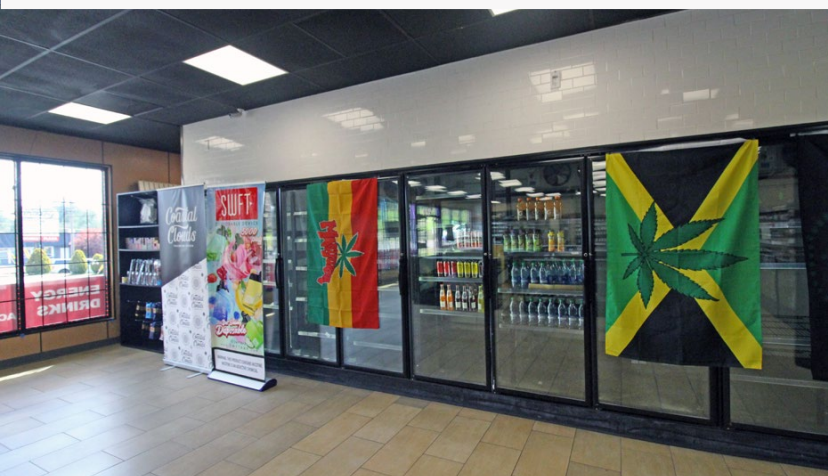
Exterior Photos

7170 - 7180 SW Beaverton Hillsdale Highway | Portland, OR 97225



Interior Photos

7170 - 7180 SW Beaverton Hillsdale Highway | Portland, OR 97225



Interior Photos

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Close-In Birdseye Parcel View

7170 - 7180 SW Beaverton Hillsdale Highway | Portland, OR 97225



Bridge City

Table Hobby
GAMES • TOYS • REC'D

cat
thrift store

NEW SEASONS
MARKET

BISHOPS
CUTS / COLOR

Walgreens

KUMON

Chevron

SCULPTYOGA

WEST COAST
DRINKERY & PIZZERIA

SW Scholls Ferry Rd

SW Beaverton Hillsdale Hwy

WESTERN PET SUPPLY

SUBWAY

Six Corners
Cafe

Sesame
Donuts

Hoot-N-Annie

SW Oleson Rd -
11,364 +/- VPD

SW Beaverton Hillsdale Hwy - 24,063 +/- VPD

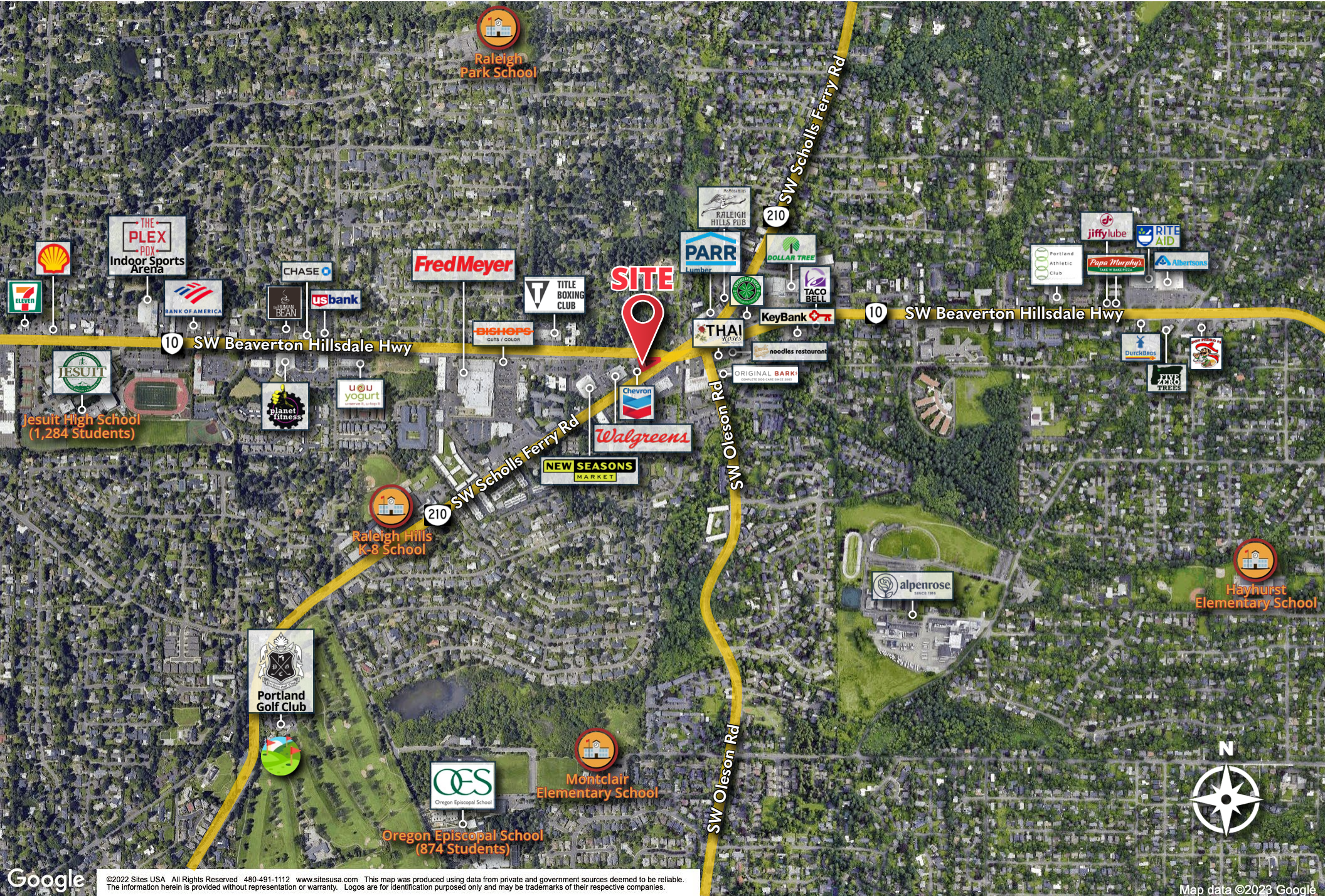
SW Scholls Ferry Rd - 11,831 +/- VPD

PARR
Lumber



Aerial Map

7170 - 7180 SW Beaverton Hillsdale Highway | Portland, OR 97225



Raleigh Park School

THE PLEX PDX Indoor Sports Arena

Fred Meyer

SITE

PARR Lumber

DOLLAR TREE

jiffylube

RITE AID

7-Eleven

CHASE

us bank

TITLE BOXING CLUB

Raleigh Hills Pub

TACO BELL

POSTAL ATHLETIC CLUB

Papa Murphy's

Albertsons

JESUIT Jesuit High School (1,284 Students)

planet fitness

U@U yogurt

BISHOPS CUTS / COLOR

Chevron

Walgreens

THAI APICES

KeyBank

10 SW Beaverton Hillsdale Hwy

DuckBoat

TRUCKEES

TRUCKEES

Raleigh Hills K-8 School

NEW SEASONS MARKET

ORIGINAL BARK

Portland Golf Club

alpenrose

Hayhurst Elementary School

OES Oregon Episcopal School

Montclair Elementary School

Oregon Episcopal School (874 Students)

SW Oleson Rd

SW Scholls Ferry Rd

SW Scholls Ferry Rd



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

| | | | |
|----------------------|--------------------------------------|--|------------------------------|
| 12,728 Population | 5,094 Total Daytime Employment | \$143,323 Average Household Income | 5,807 Total Households |
|----------------------|--------------------------------------|--|------------------------------|

3 MILES

| | | | |
|-----------------------|---------------------------------------|--|-------------------------------|
| 113,510 Population | 64,873 Total Daytime Employment | \$135,863 Average Household Income | 49,213 Total Households |
|-----------------------|---------------------------------------|--|-------------------------------|

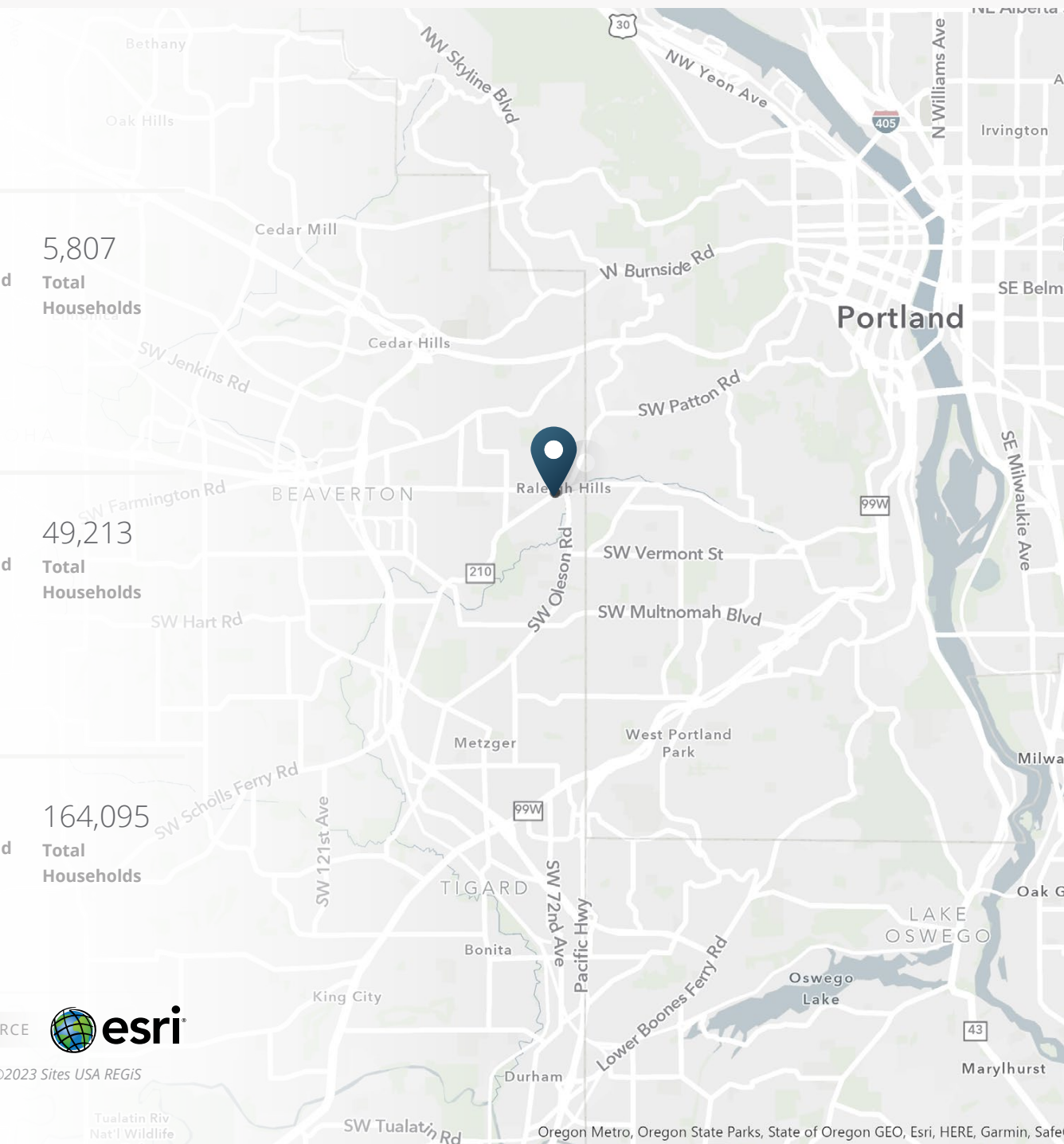
5 MILES

| | | | |
|-----------------------|--|--|--------------------------------|
| 359,990 Population | 370,517 Total Daytime Employment | \$123,963 Average Household Income | 164,095 Total Households |
|-----------------------|--|--|--------------------------------|

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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