

# Medical/Dental Office Building

FOR SALE | \$2,499,999 | 4400 SW 110TH AVE Beaverton, OR 97005



Building Size: 4,748 SF  
Lot Size: 8,712 SF

RICKY THIEN  
Principal Broker  
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RICH REALTY  
10121 SE Sunnyside Rd  
Suite 300  
Clackamas, OR 97015

OFFERING MEMORANDUM





















# Walk Score®

4400 Southwest 110th Avenue

Beaverton, Oregon, 97005

Walk Score  
79

### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
57

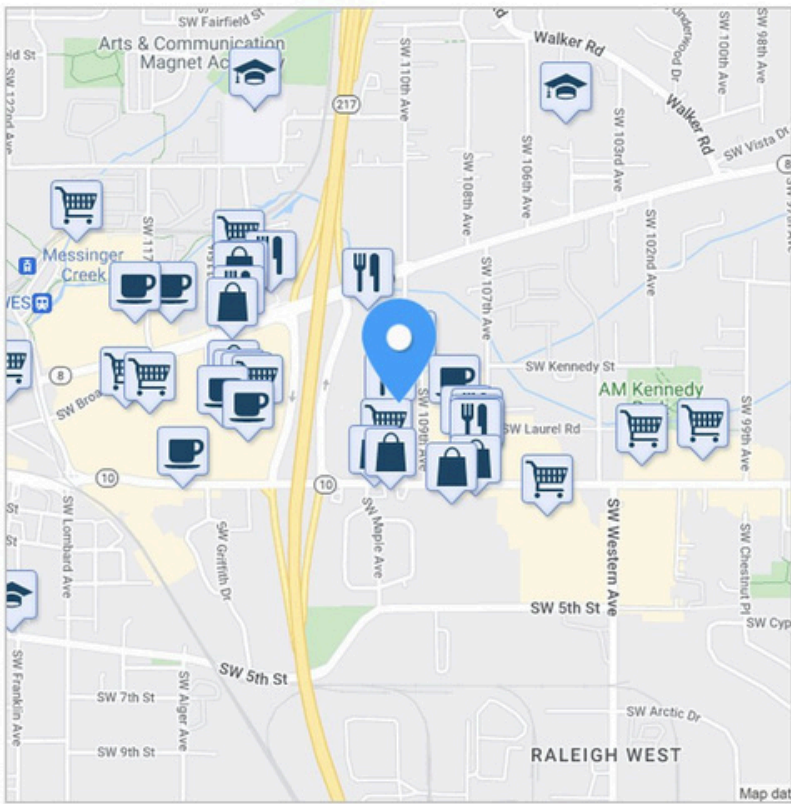
### Good Transit

Many nearby public transportation options.

Bike Score  
78

### Very Bikeable

Biking is convenient for most trips.



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



MEDICAL



GROCERIES



COFFEE



ATM



PHARMACY



<0.1  
MILES

0.1  
MILES

0.1  
MILES

0.1  
MILES

0.1  
MILES



MOVIE THEATER



CLEANERS



GYM

ARCO ↕

GAS

0.9  
MILES

0.2  
MILES

0.2  
MILES

0.1  
MILES

## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR

	GOLF COURSE PORTLAND GOLF CLUB	1.5 MILES
	PARK FOOTHILLS PARK	1.8 MILES
	HIKING FOREST PARK	3 MILES
	DOG PARK SUMMERLAKE DOG PARK	3.7 MILES

48  
PARKS

WITHIN  
10 MILES

22  
GOLF COURSES

5  
HIKING

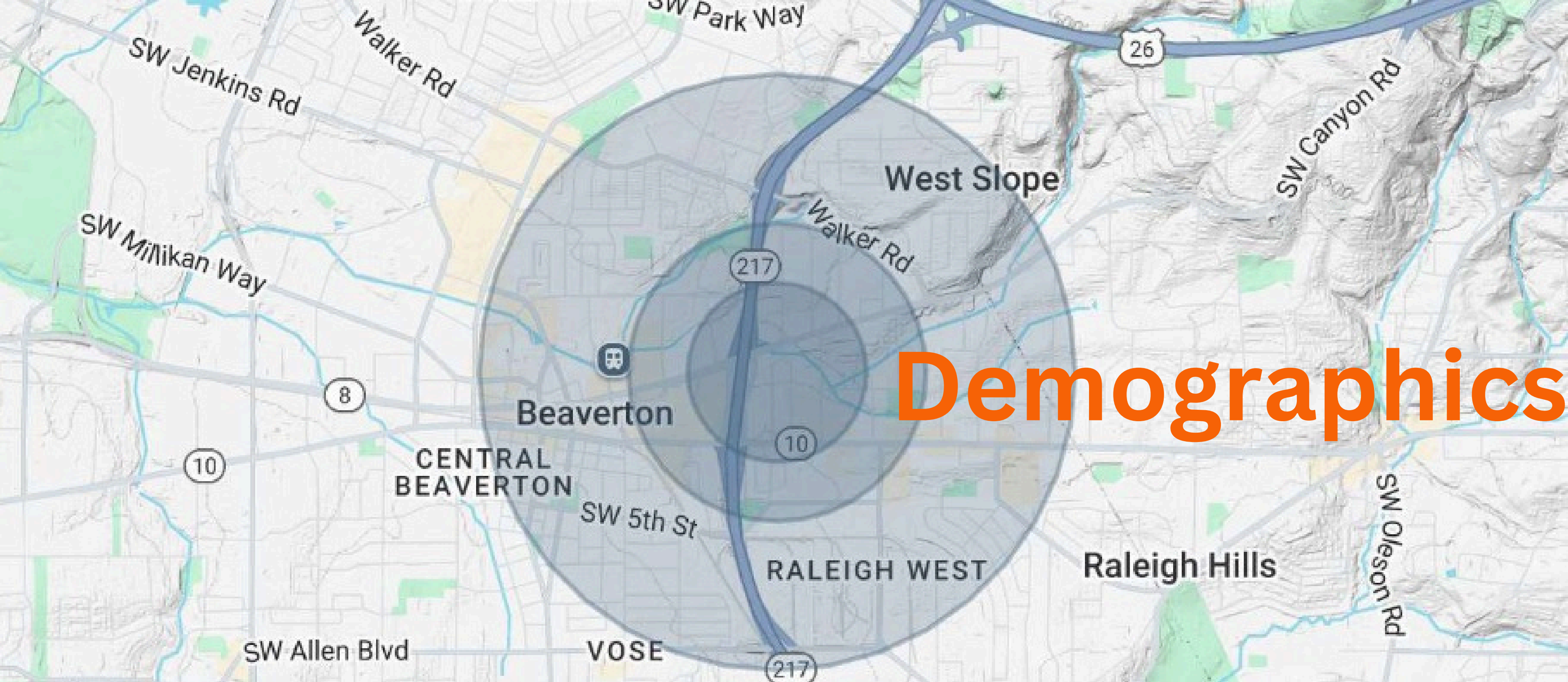
8  
DOG PARKS



**Fred Meyer®**







<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	10,962	112,250	288,591
2010 Population	11,792	120,043	327,745
2024 Population	13,424	132,735	364,034
2029 Population	14,711	136,560	371,928
2024-2029 Growth Rate	1.85 %	0.57 %	0.43 %

<b>HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$100000-149999	1,021	11,057	28,696
\$150000-199999	433	5,583	16,637
\$200000 or greater	760	10,059	31,944
Median HH Income	\$78,234	\$94,225	\$105,744
Average HH Income	\$112,964	\$135,970	\$151,437