

OWNER/USER BUILDING FOR SALE

5560 SW 107th Ave, Beaverton, OR 97005

Offered At \$3,278,000

16,390 SF



For information, please contact:

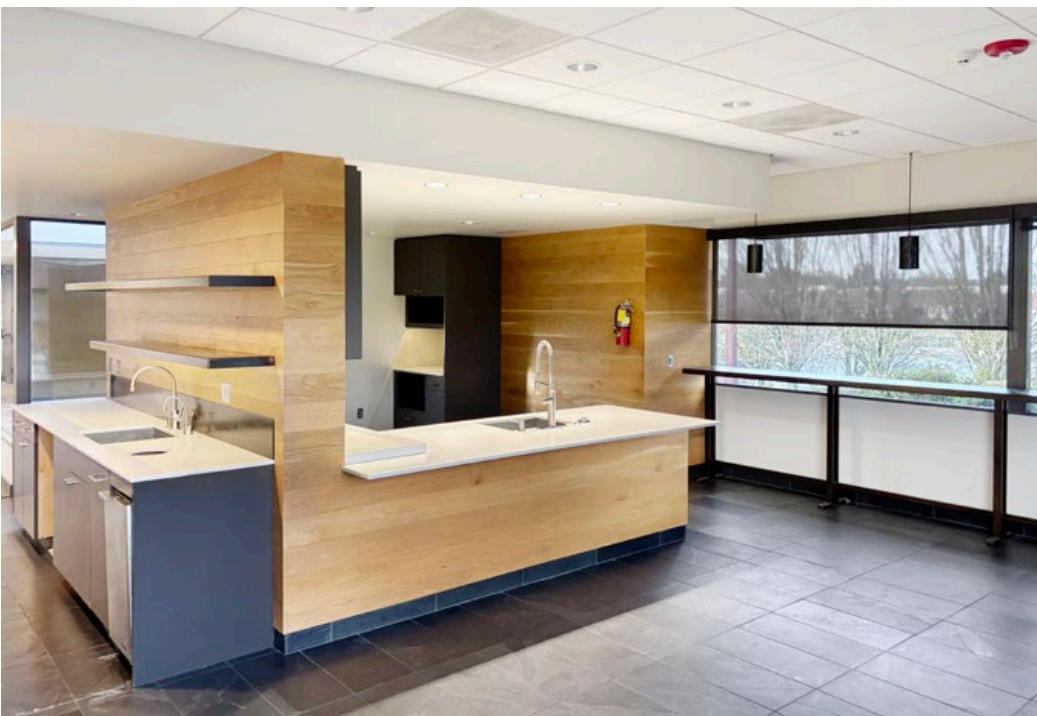
David C. Squire, SIOR

503-789-9685 • David.Squire@nmrk.com

NEWMARK

OWNER/USER BUILDING FOR SALE

5560 SW 107th Ave, Beaverton, OR 97005



Building Features

Size: 16,390 Square Feet

Lot Size: 1.71 Acres

Asking Price: \$3,278,000 / \$200 PSF

Zoning: IND – Industrial

Year Built: 1970

- Property Highlights:
- Washington County address
 - 0.5± miles from the Hwy 217
 - Less than 4 miles from Hwy 26
 - 3.8 / 1,000 SF parking
 - 40 exterior spaces
 - 22 covered spaces

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Property Description

This owner/user opportunity in Beaverton, Oregon, is conveniently located in the Denny Whitford/Raleigh West neighborhood, less than half a mile from Highway 217 off SW Allen Blvd, and less than 4 miles from Highway 26. City of Beaverton Industrial District zoning creates several options for an owner/user. There is generous on-site parking, with 22 covered parking spaces and 40 exterior spaces.



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Floorplans

First Floor

8,730 SF

- Large open office areas
- Two privates
- Two large first-floor bathrooms
- Kitchen and dining area
- Reception area
- Conference room



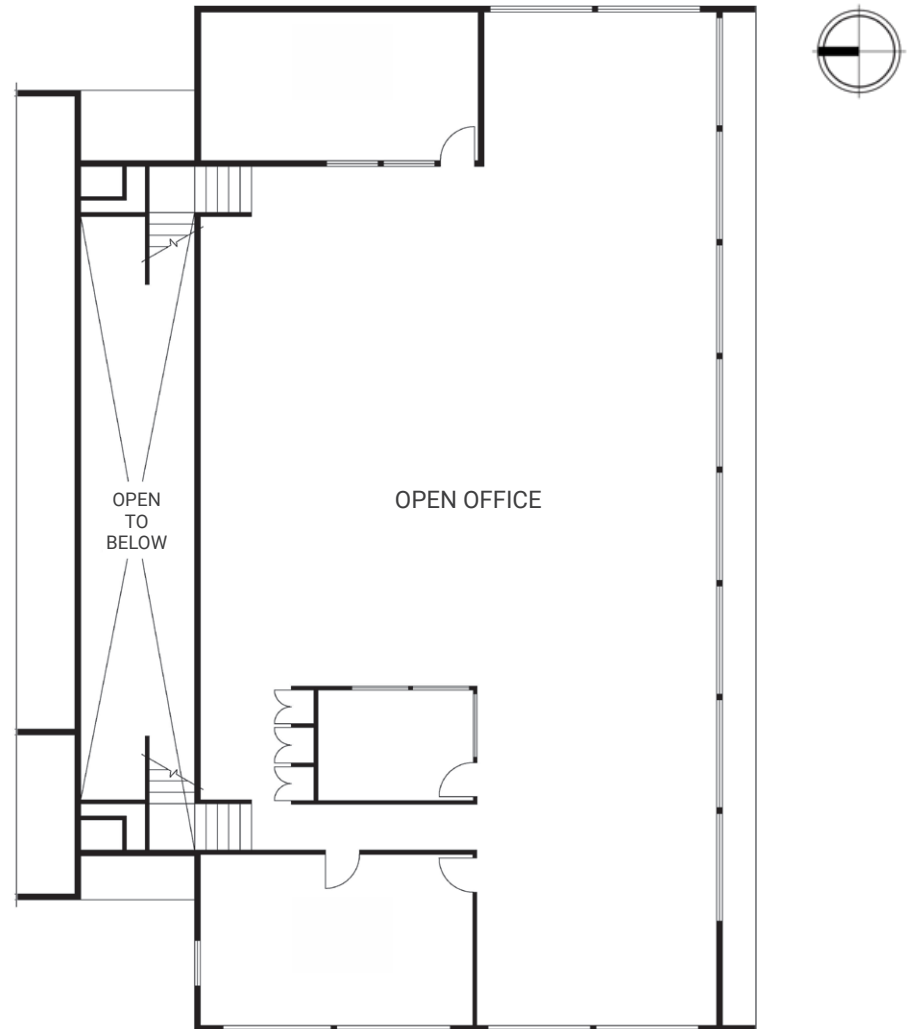
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Floorplans

Second Floor

4,020 SF



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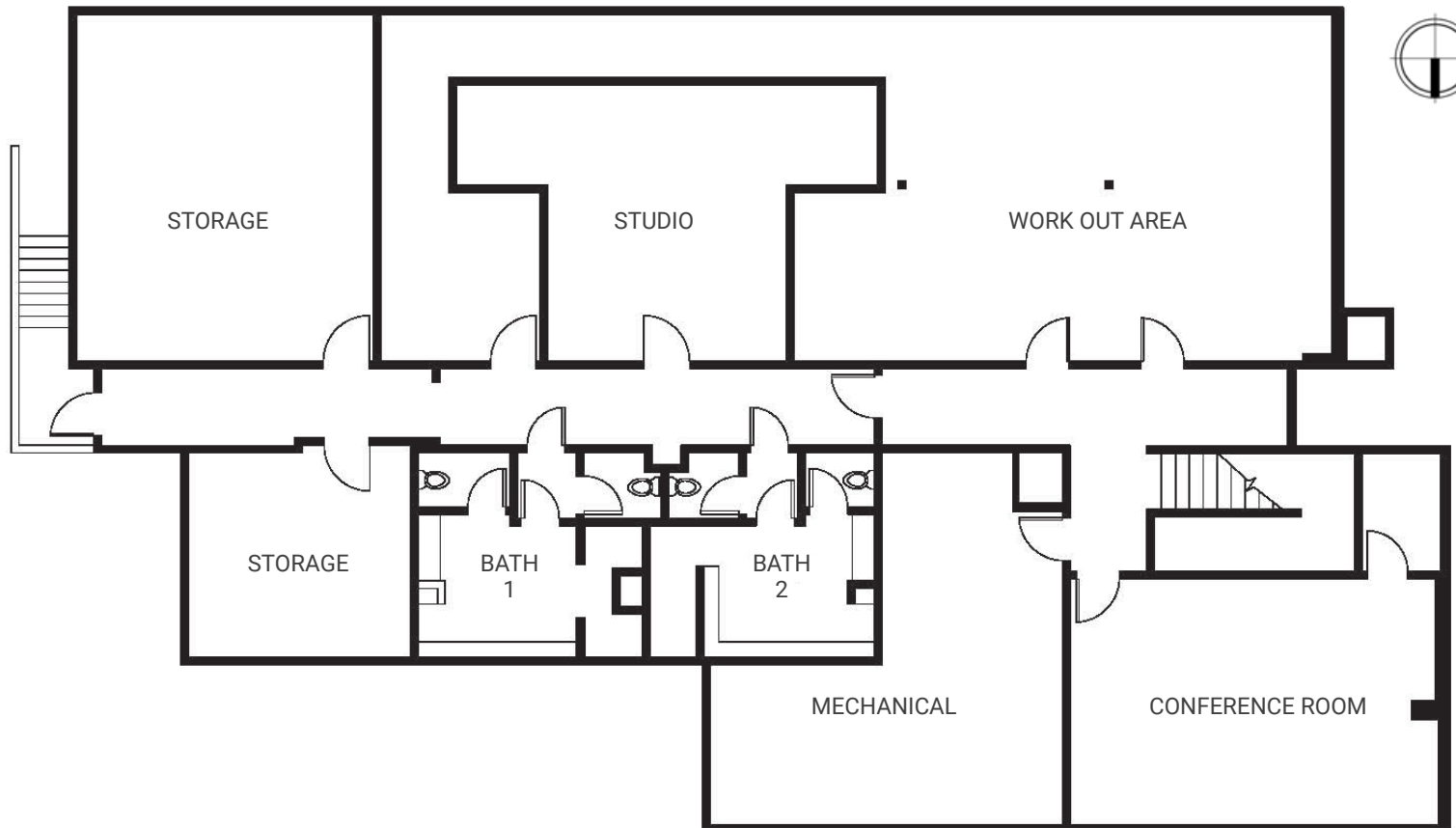
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Floorplans

Ground Floor

3,640 SF

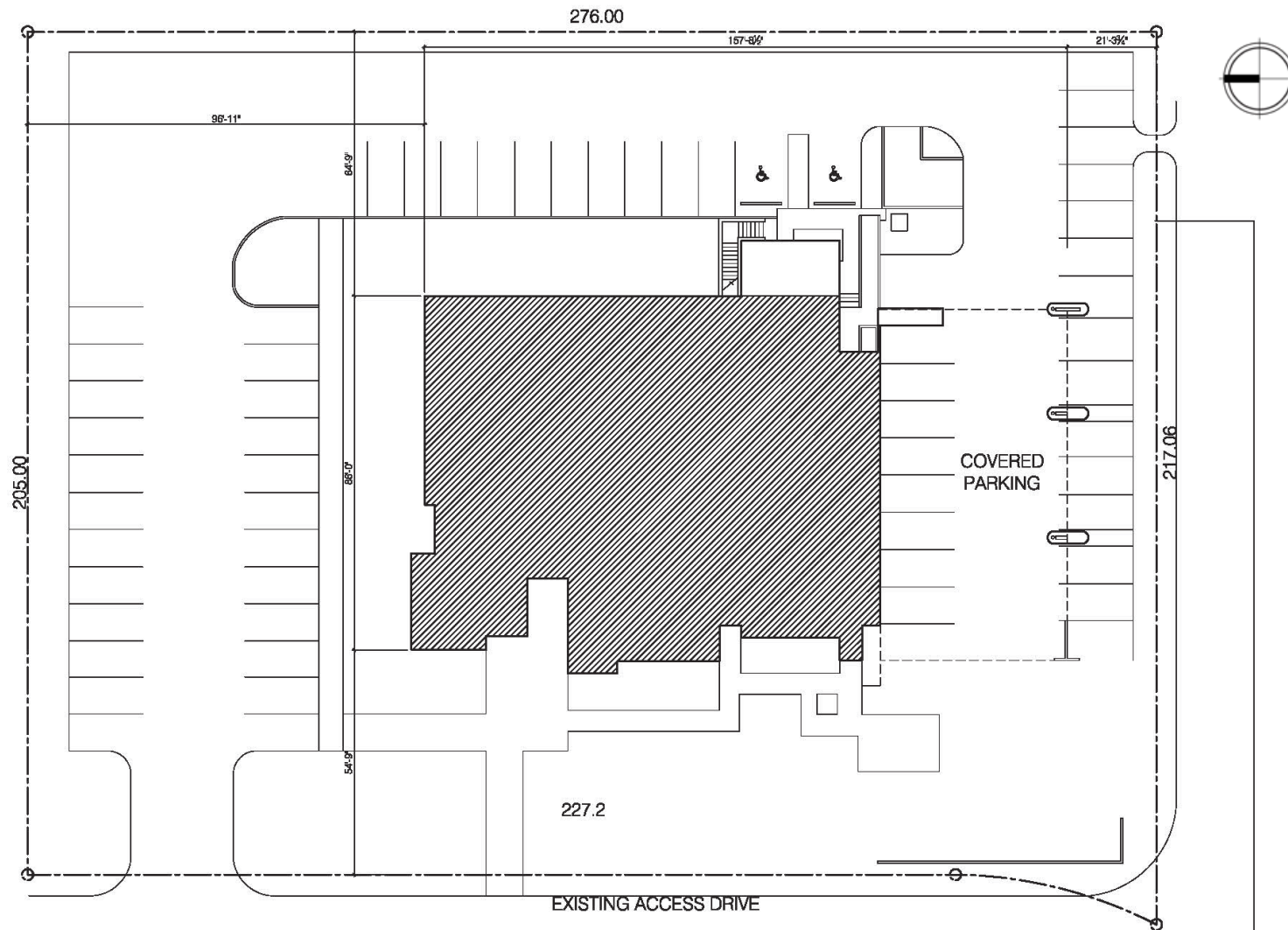
- Large storage areas
- Work out area
- Studio area
- Conference room
- Bathrooms with showers



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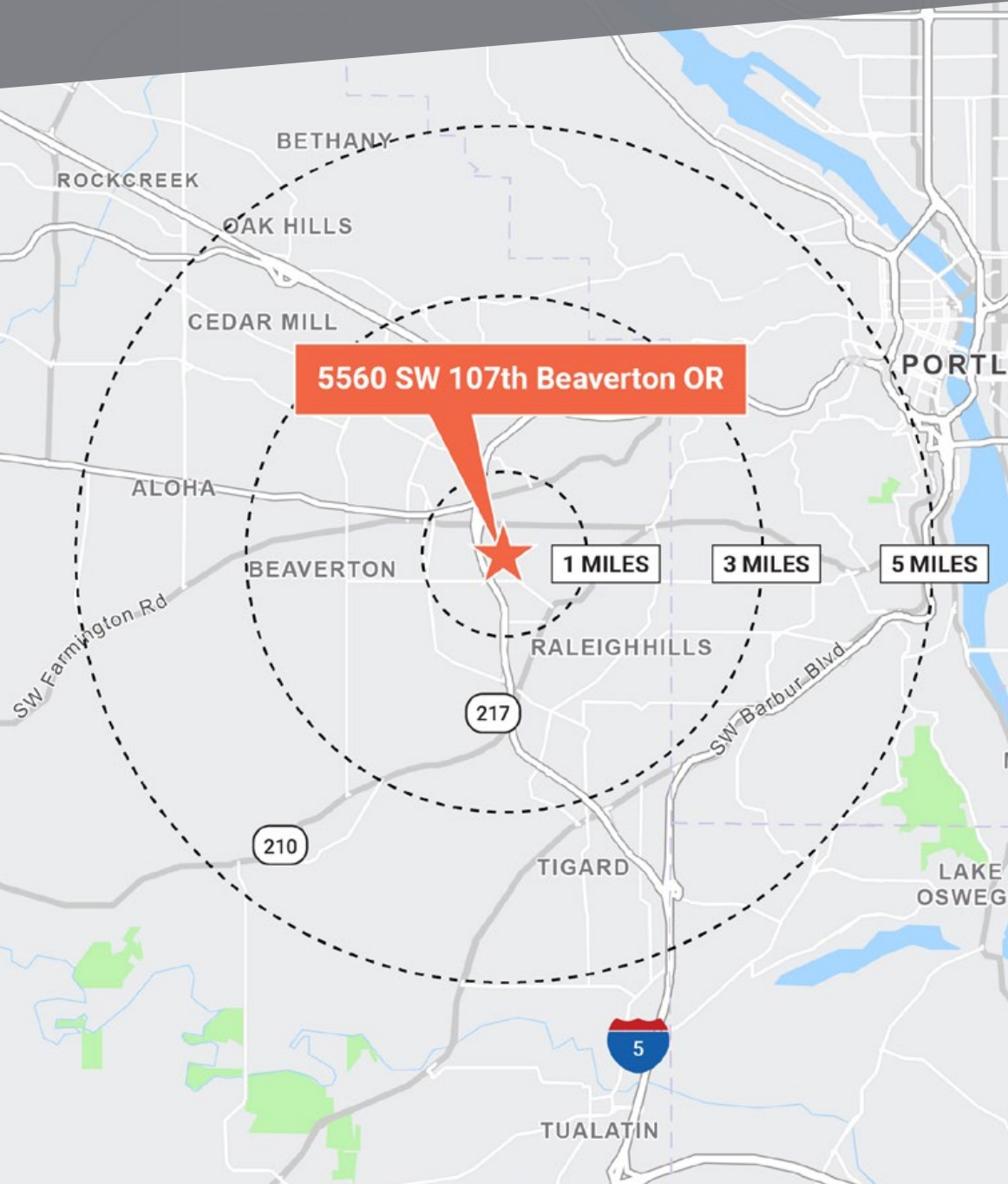
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Site Plan



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Demographics

Source-CoStar	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,963	134,455	358,676
Estimated Households 2024	5,719	55,943	142,743
Average Household Income	\$86,133	\$112,378	\$125,844
Median Home Value	\$452,249	\$554,414	\$594,820
Daytime Employment	14,542	83,643	172,046
Bachelor's Degree or Higher	37%	46%	50%

38.6

Median Age
1 MILE RADIUS

\$86,133

Average Household Income
1 MILE RADIUS

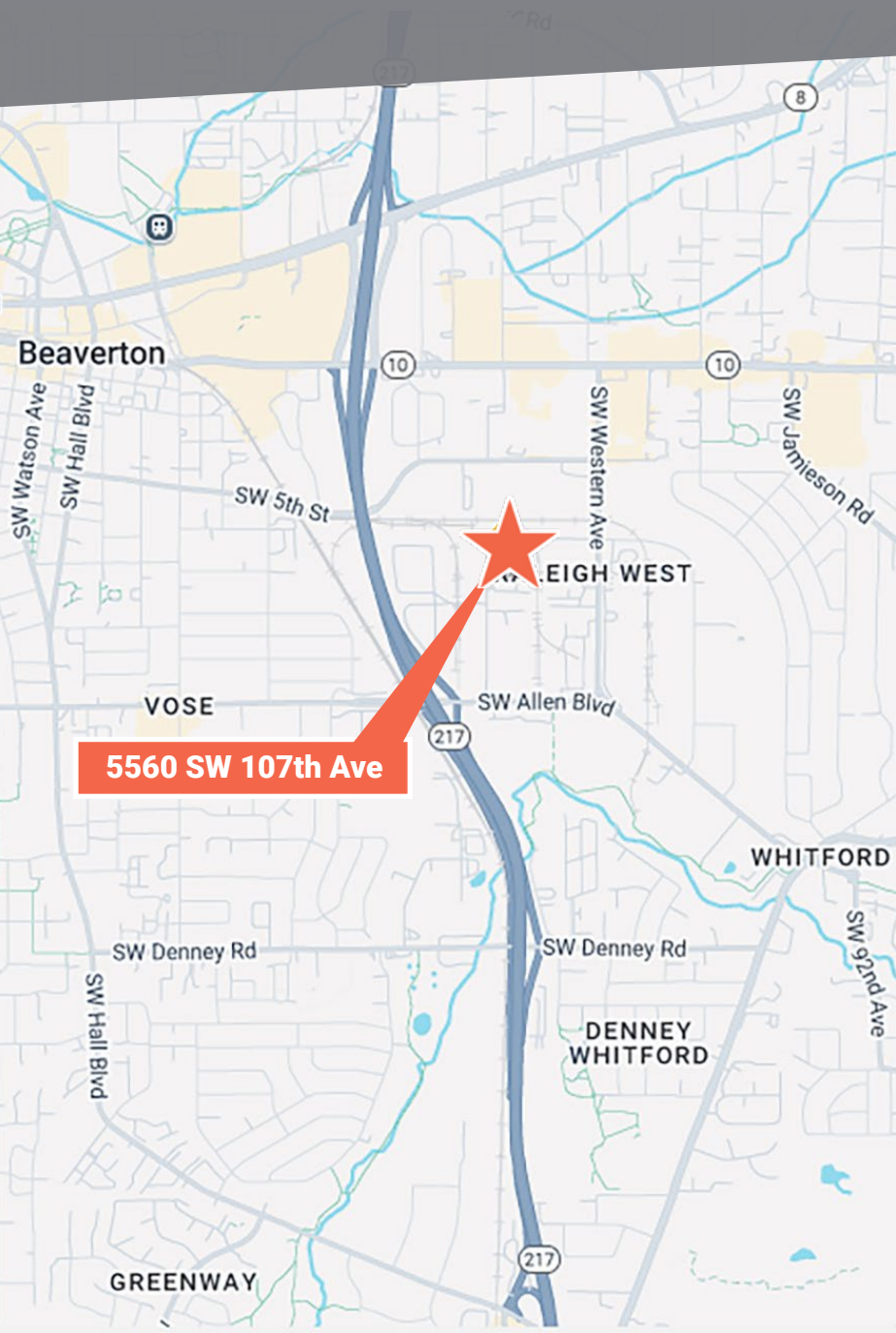
\$452,249

Median Home Value
1 MILE RADIUS

REAL ESTATE PURCHASE SCENARIO

5560 SW 107th Ave, Beaverton, OR 97005

Purchase Price: **\$3,278,000**
16,390 SF



SBA LOAN STRUCTURE		90 %
Building Purchase		\$3,278,000
Building Improvements (opt)		\$150,000
Appraisal & Phase 1		\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc		\$37,500
Total Project Costs		\$3,471,000
Borrower Down-Payment: * as little as		\$393,000
Loan Amount		\$3,078,000

LOAN TERMS AND CONDITIONS	
Loan Term	25 Years Fully Amortized
Interest Rate:	6.79%
Monthly Loan Payment	\$22,068
Owner-Occupancy:	Minimum 51%

OWNERSHIP BENEFIT ANALYSIS	
Assuming 35% Tax Bracket	
Net Rental Income from Tenant (Est)	\$0
Tax Benefit - Depreciation	(\$2,253)
Average Monthly Principal Deduction (5 yrs)	(\$5,280)
Effective Monthly Ownership Costs	\$14,535
Effective Annual Ownership Costs Per SF	\$.89

Financing Offered By:
Banc of California
Pacific Western Bank is now Banc of California

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor.

	100 %
	\$3,278,000
	\$150,000
	\$5,500
	\$37,500
	\$3,471,000
	\$10,000
	\$3,461,000
	\$383,000
	Cash Savings ^
	7.0%
	\$24,462
	51%
	\$0
	(\$2,253)
	(\$5,853)
	\$16,356
	\$1.00

Contact:
Brad Benson | 503-784-0583
brad.benson@bancocal.com



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David.Squire@nmrk.com
503-789-9685

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