

# 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@nmark.com](mailto:David.Squire@nmark.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

# OWNER/USER BUILDING FOR SALE

5560 SW 107th Ave, Beaverton, OR 97005



## 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.



# OWNER/USER BUILDING FOR SALE

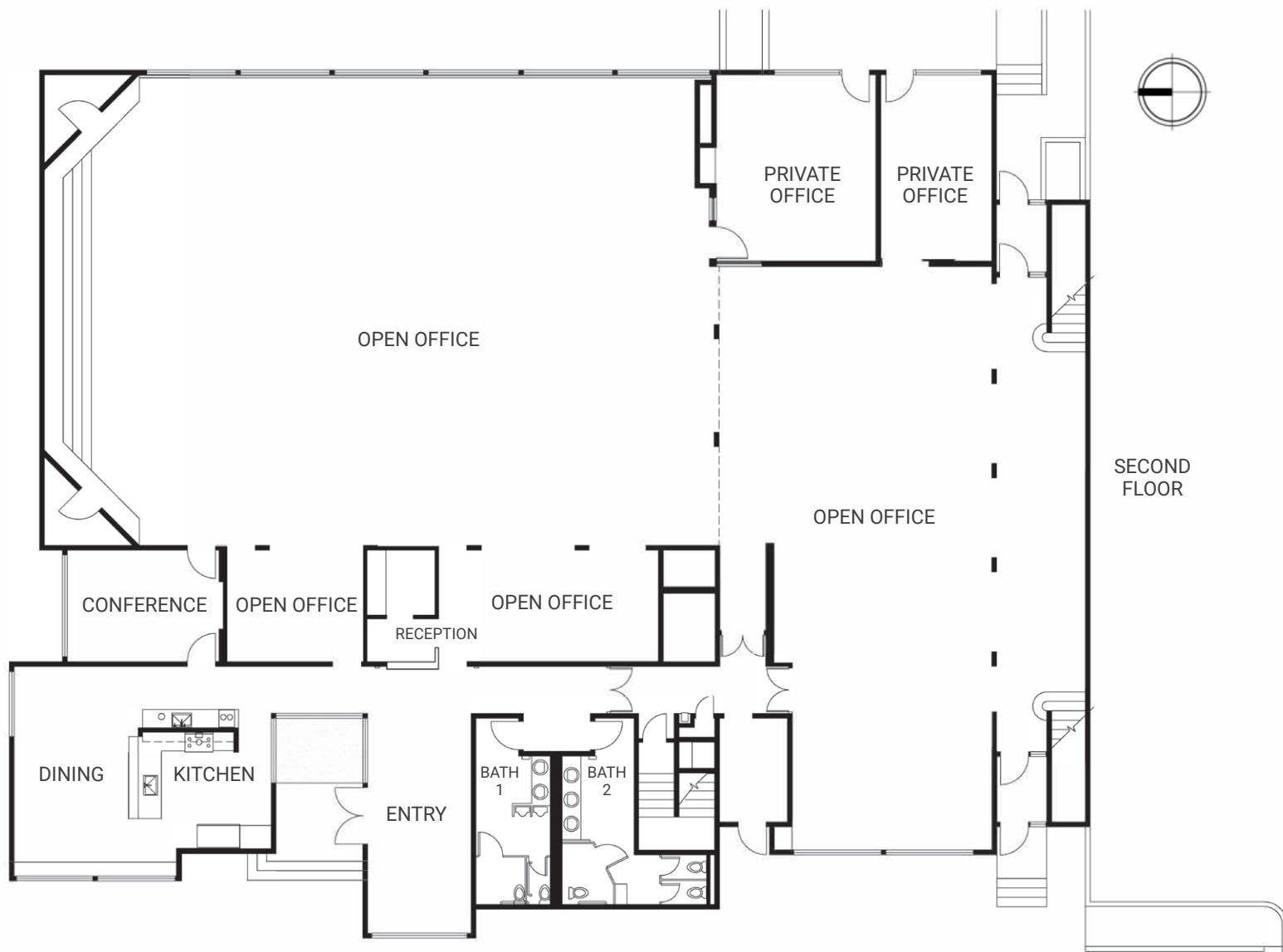
5560 SW 107th Ave, Beaverton, OR 97005

## 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



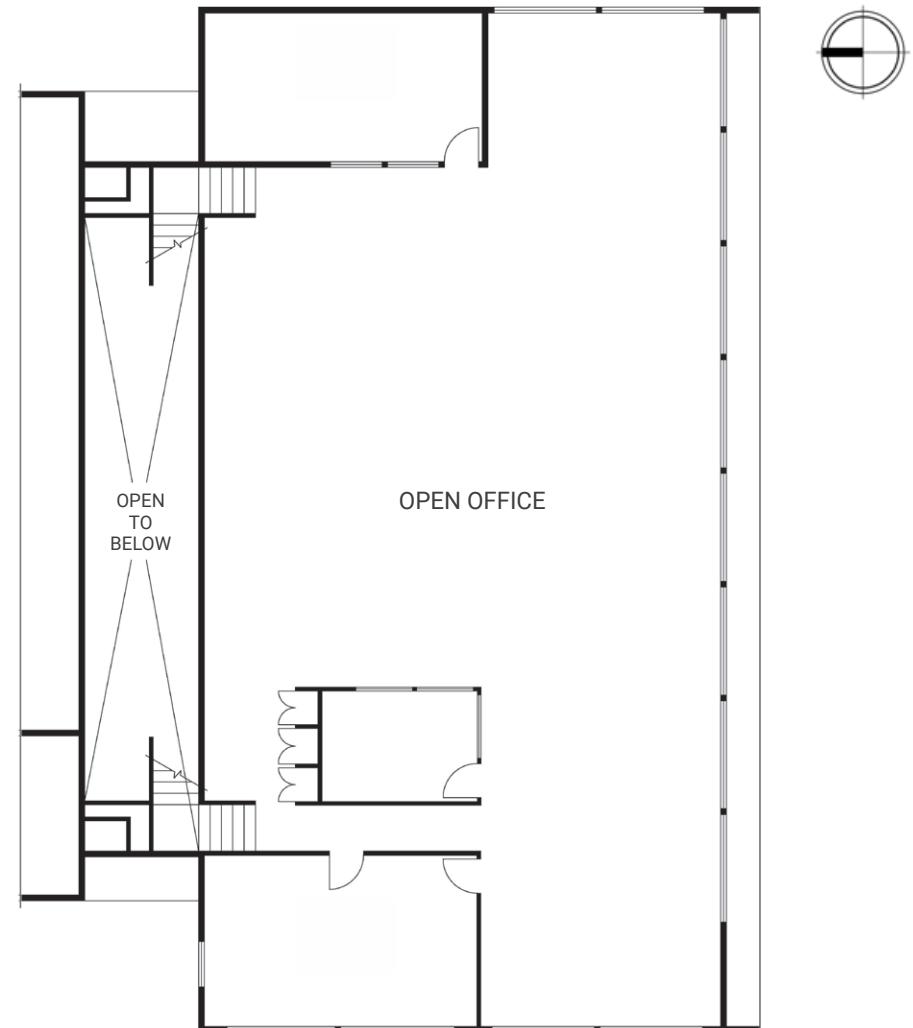
# OWNER/USER BUILDING FOR SALE

5560 SW 107th Ave, Beaverton, OR 97005

## Floorplans

Second Floor

4,020 SF



# OWNER/USER BUILDING FOR SALE

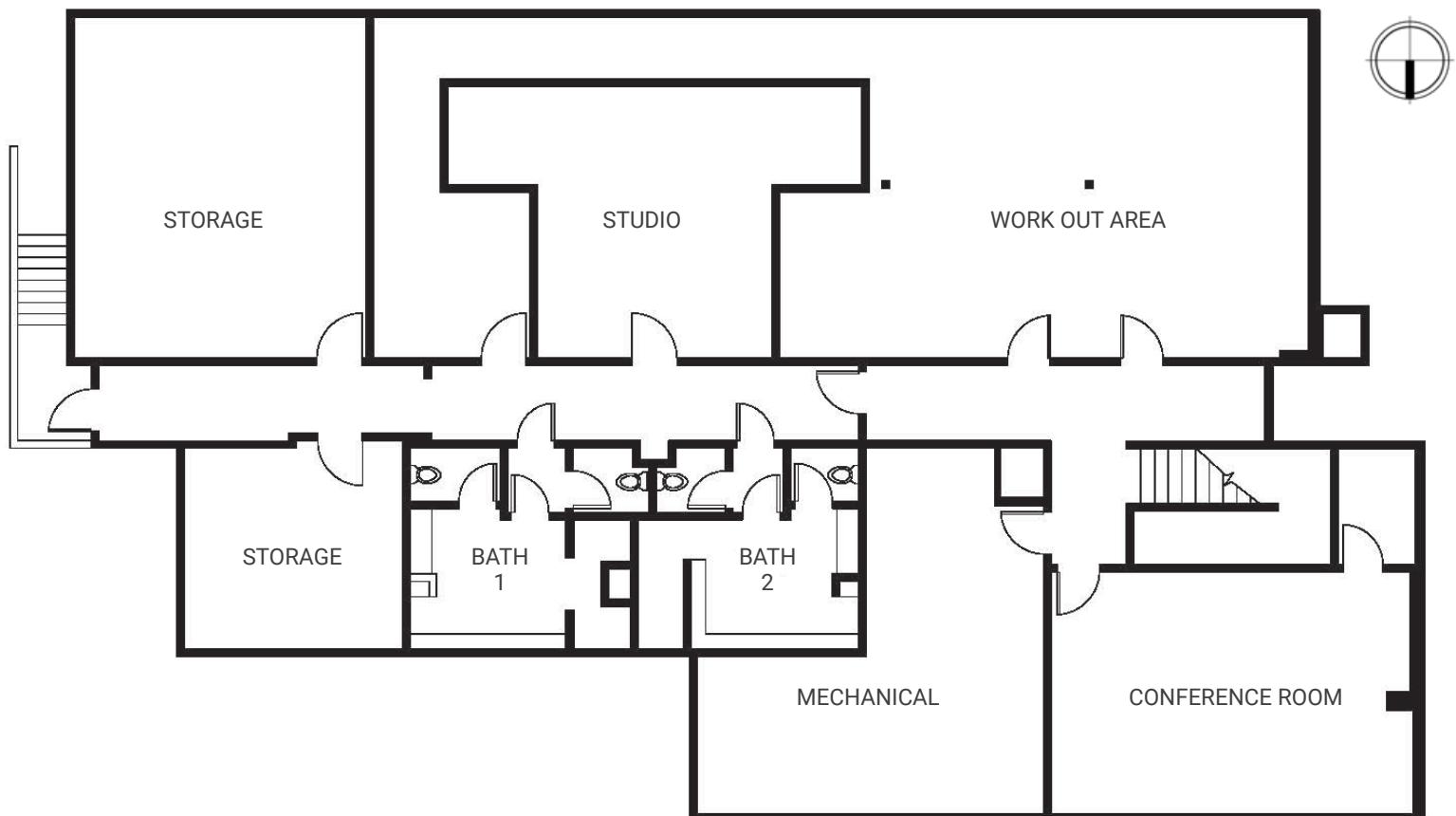
5560 SW 107th Ave, Beaverton, OR 97005

## Floorplans

Ground Floor

3,640 SF

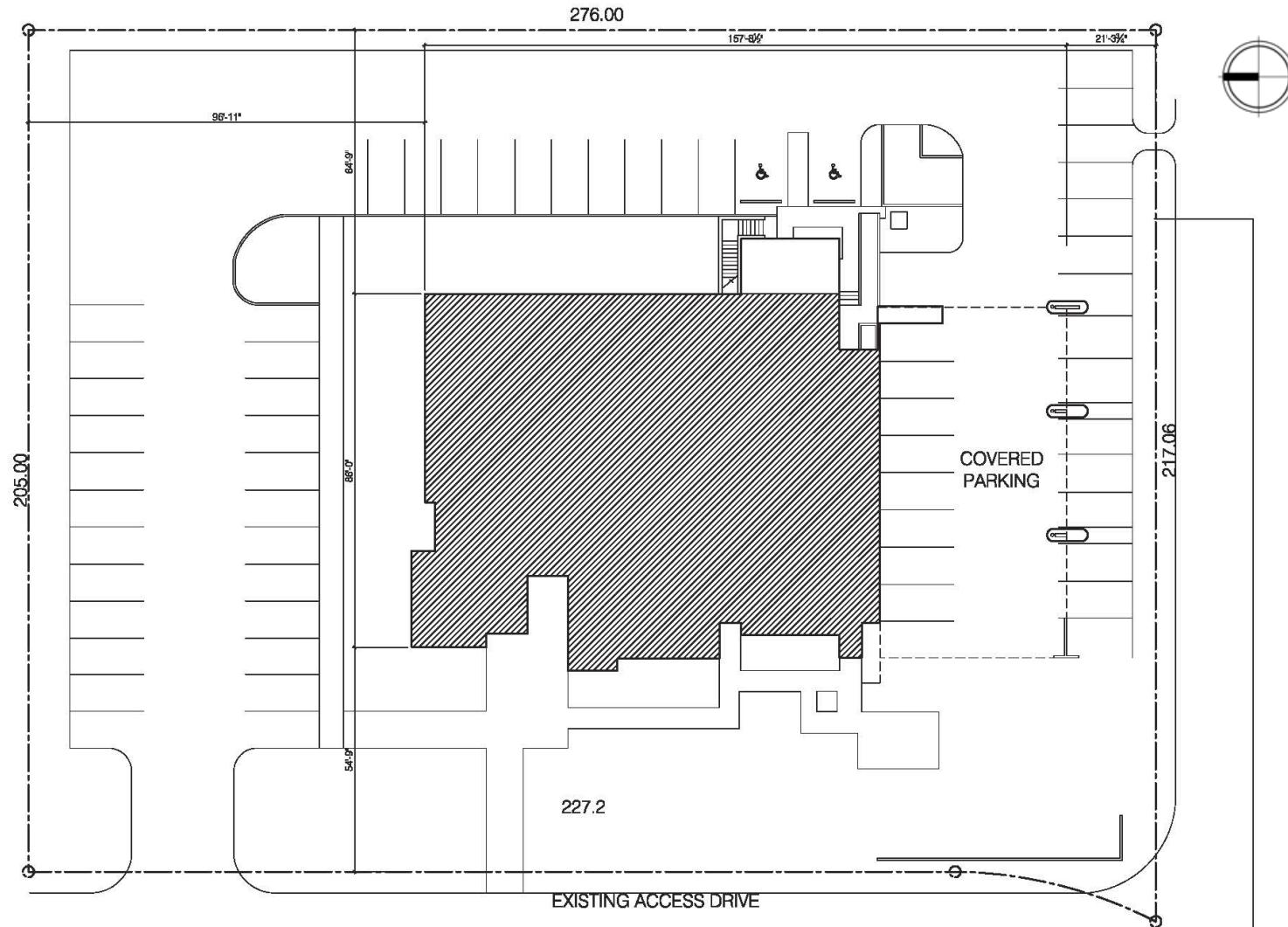
- Large storage areas
- Work out area
- Studio area
- Conference room
- Bathrooms with showers



# OWNER/USER BUILDING FOR SALE

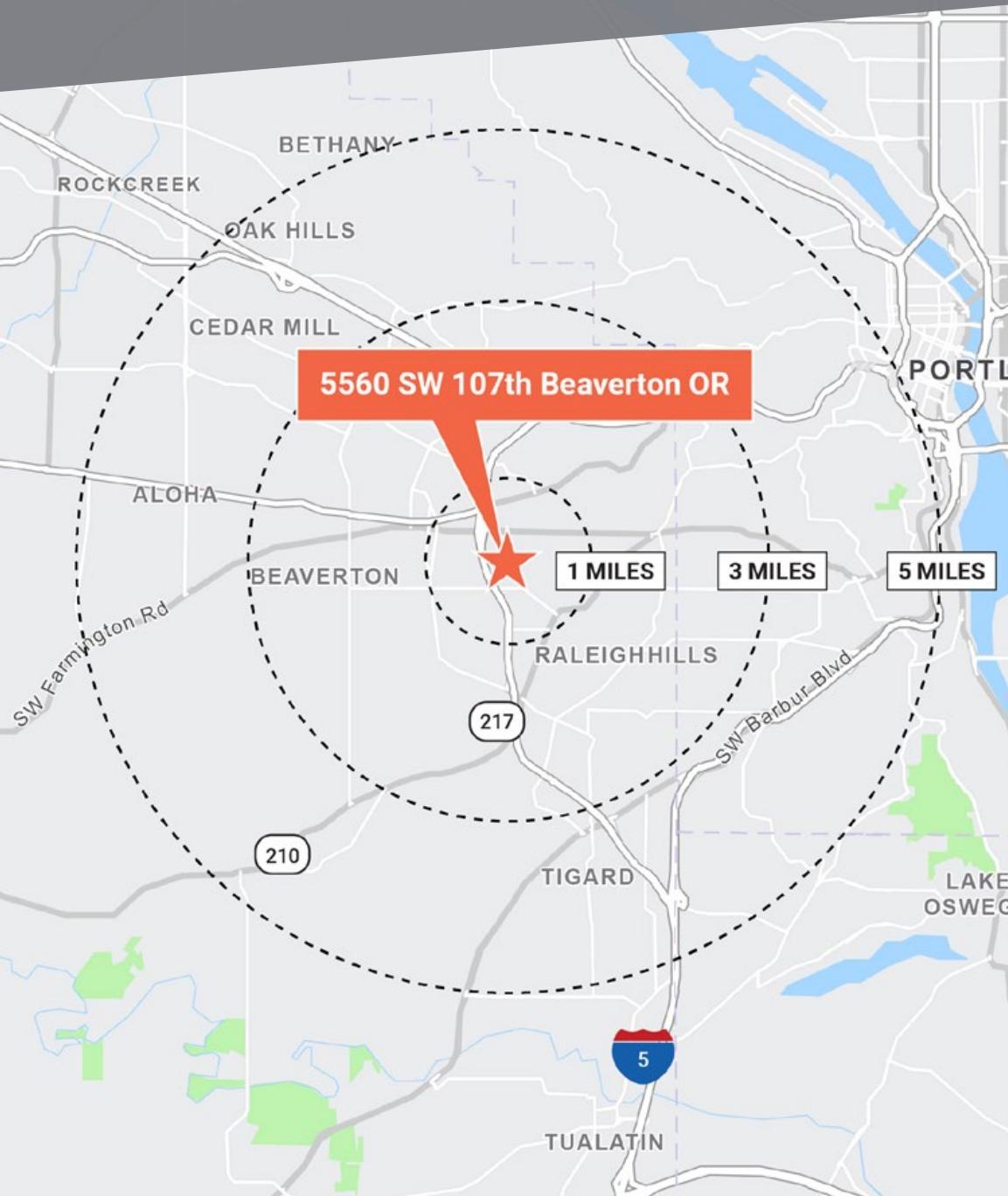
5560 SW 107th Ave, Beaverton, OR 97005

# Site Plan



# OWNER/USER BUILDING FOR SALE

5560 SW 107th Ave, Beaverton, OR 97005



## 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

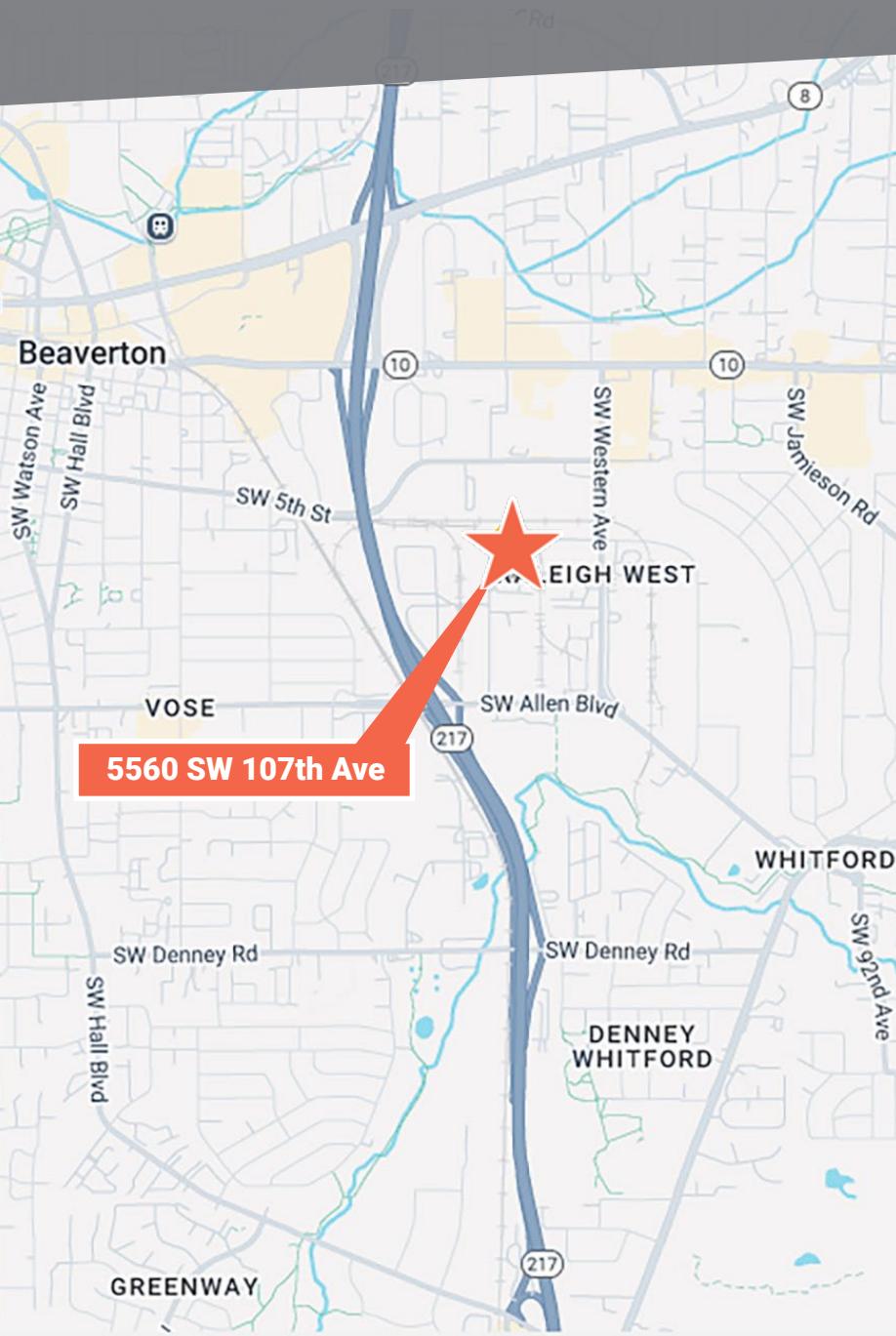
**\$452,249**

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%
	100%
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
<b>Loan Amount</b>	<b>\$3,078,000</b>
	\$383,000
	Cash Savings ^
	7.0%
	\$24,462
	51%

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
	\$16,356
	\$1.00

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

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

\*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.



**David C. Squire, SIOR**  
[David.Squire@nmrk.com](mailto:David.Squire@nmrk.com)  
503-789-9685

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.