

# RIVERWOOD CENTER

8166 SW Hall Blvd, Beaverton, OR 97008 · Multi-Tenant Retail · 13,907 SF · 1.42 Acres · 100% Occupied

**Offered at \$5,648,000 | 6.0% Cap Rate | NOI: \$396,027**



Riverwood Center is a stabilized neighborhood retail center located along the SW Hall Boulevard corridor in Beaverton, Oregon. The property benefits from strong local demographics, a diversified restaurant and service tenant mix, and proximity to major corridors including Highway 217. Spanning 13,907 SF on 1.42 acres, the center is 100% occupied by 9 diverse tenants anchored by 7-Eleven.

## INVESTMENT HIGHLIGHTS

### ✓ National Credit Anchor

7-Eleven lease through 07/2031 with built-in rent increase to \$7,444/mo in Aug 2026 and 5-year renewal option.

### ✓ Stabilized NNN Income

\$396,027 estimated NOI on \$451,799 gross income. NNN structure keeps owner expenses minimal.

### ✓ Strong Beaverton Location

Across from 99 Ranch Market. Near Hwy 217, Washington Square Mall. Nike HQ & Intel campuses nearby.

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## PROPERTY PROFILE

Property Type	Building Size	Land Area	Occupancy
Multi-Tenant Retail	13,907 SF	1.42 Acres (61,855 SF)	100% Occupied
Year Built	Zoning	Parking	Tenants
1976	CS (Community Service)	Surface Lot	9 Tenants

## FINANCIAL SUMMARY

### Income Composition

Annual Base Rent	\$338,899
Annual NNN Reimbursements	\$112,899
<b>Gross Scheduled Income</b>	<b>\$451,799</b>
Property Taxes	(\$55,771)
<b>Estimated NOI</b>	<b>\$396,027</b>
Monthly Gross Income	\$37,650
WALT	3.31 Years

### Cap Rate Sensitivity

Cap Rate	Value
5.5%	\$7,200,000
<b>6.0%</b>	<b>\$6,600,000</b>
6.5%	\$6,092,000
7.0%	\$5,657,000

### AREA DEMOGRAPHICS

1-Mile	3-Mile	5-Mile
18K pop / \$92K avg	145K pop / \$105K avg	375K pop / \$112K avg

## BEAVERTON MARKET

Beaverton is one of the strongest suburban markets in the Portland metro region. Major employers including Nike World Headquarters and Intel campuses contribute to strong household incomes and population growth, supporting long-term demand for neighborhood retail properties.

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## TENANT PROFILES

Riverwood Center features a diverse mix of national, regional, and local tenants providing daily-needs retail, dining, and personal services.

Tenant	Suite	Size	Description	Strengths
<b>7-Eleven</b> <i>Convenience Retail</i>	8106	2,750 SF	A globally recognized convenience retailer providing everyday necessities including beverages, snacks, prepared foods, and household items. Operates tens of thousands of stores worldwide with extended hours and high-frequency daily visits.	National brand recognition   High-frequency daily traffic   Morning through late evening activity
<b>Zen Foot Massage</b> <i>Wellness &amp; Personal Services</i>	8118	1,335 SF	A local wellness provider specializing in reflexology, foot therapy, and therapeutic massage treatments. Attracts repeat clients seeking relaxation, pain relief, and wellness maintenance.	Appointment-based repeat clientele   Growing wellness demand   Complements evening traffic
<b>Kara Ethiopian Restaurant</b> <i>Restaurant</i>	8124	1,500 SF	A specialty restaurant serving traditional Ethiopian dishes such as injera, stews, and vegetarian platters. Highly rated for unique communal dining experience and authentic flavors.	Unique ethnic cuisine offering   Destination dining   Strong cultural appeal
<b>Fireside Grill</b> <i>Restaurant</i>	8136	1,920 SF	A neighborhood restaurant offering casual dining options in a comfortable setting, appealing to families and local residents.	Broad menu appeal   Family-friendly environment   Strong neighborhood loyalty
<b>Matty's</b> <i>Video/ Lottery</i>	8144	1,200 SF	Video/ Lottery - A casual restaurant serving comfort food and bar-style menu items catering to neighborhood patrons.	Deli/ Video   Casual dining atmosphere   Affordable menu offerings
<b>Las Fronteras</b> <i>Restaurant</i>	8148	1,100 SF	A restaurant offering traditional Mexican dishes such as tacos, burritos, and house specialties. Mexican restaurants consistently rank among the most popular dining categories.	High-demand cuisine   Family and group appeal   Strong take-out business
<b>JD Smoker</b> <i>Vape &amp; Smoke Shop</i>	8152	1,302 SF	A specialty retail vape and smoke shop offering a variety of vaping devices, disposable vapes, e-liquids, and smoking accessories. Serves adult customers from the surrounding neighborhood and nearby businesses, generating steady repeat traffic due to the consumable nature of vape products.	Consumable product repeat traffic   Neighborhood convenience retail   Steady adult customer base
<b>Banya Japanese</b> <i>Restaurant</i>	8166	1,600 SF	A Japanese restaurant known for sushi, teriyaki, and bento meals. Reviews frequently highlight fresh sushi and good value.	Popular sushi category   Strong dine-in and take-out   Consistent customer reviews
<b>La Imperial Bakery</b> <i>Bakery &amp; Specialty Food</i>	8154	1,200 SF	A local bakery offering fresh pastries, bread, cakes, and desserts.	Daily repeat customers   Strong morning traffic   Supports restaurant demand

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## CURRENT INCOME — RENT ROLL

As of February 12, 2026

Suite	Tenant	SF	Base/Mo	NNN/Mo	Total/Yr	Rent/SF	Lease Exp	Options
8106	7-Eleven, Inc.	2,750	\$6,473	\$1,898	\$100,455	\$28.25	07/2031	1×5-Yr
8118	Zen Foot Massage	1,335	\$2,431	\$869	\$39,606	\$21.85	10/2026	1×5-Yr
8124	Kara Ethiopian Rest.	1,500	\$3,000	\$1,000	\$48,000	\$24.00	11/2029	1×5-Yr
8136	Fireside Grill Rest.	1,920	\$4,371	\$1,360	\$68,771	\$27.32	08/2027	1×5-Yr
8144	Matty's	1,200	\$2,026	\$800	\$33,912	\$20.26	06/2028	—
8148	Las Fronteras	1,100	\$2,367	\$733	\$37,200	\$25.82	05/2028	—
8152	JD Smoker, LLC	1,302	\$2,503	\$868	\$40,448	\$23.07	11/2027	2×3-Yr
8166	Banya Japanese Rest.	1,600	\$2,971	\$1,080	\$48,606	\$22.28	07/2027	—
8154	La Imperial Bakery	1,200	\$2,100	\$800	\$34,800	\$21.00	01/2030	1×5-Yr
<b>TOTALS</b>		<b>13,907</b>	<b>\$28,242</b>	<b>\$9,408</b>	<b>\$451,799</b>	<b>\$24.37</b>		<b>100%</b>

**NOTES:** 7-Eleven base rent increases to \$7,444.21/mo effective 8/1/2026. 6 of 9 tenants hold renewal options. NNN structure — tenants reimburse pro-rata share of taxes, insurance & CAM.

### PROPERTY VIEWS

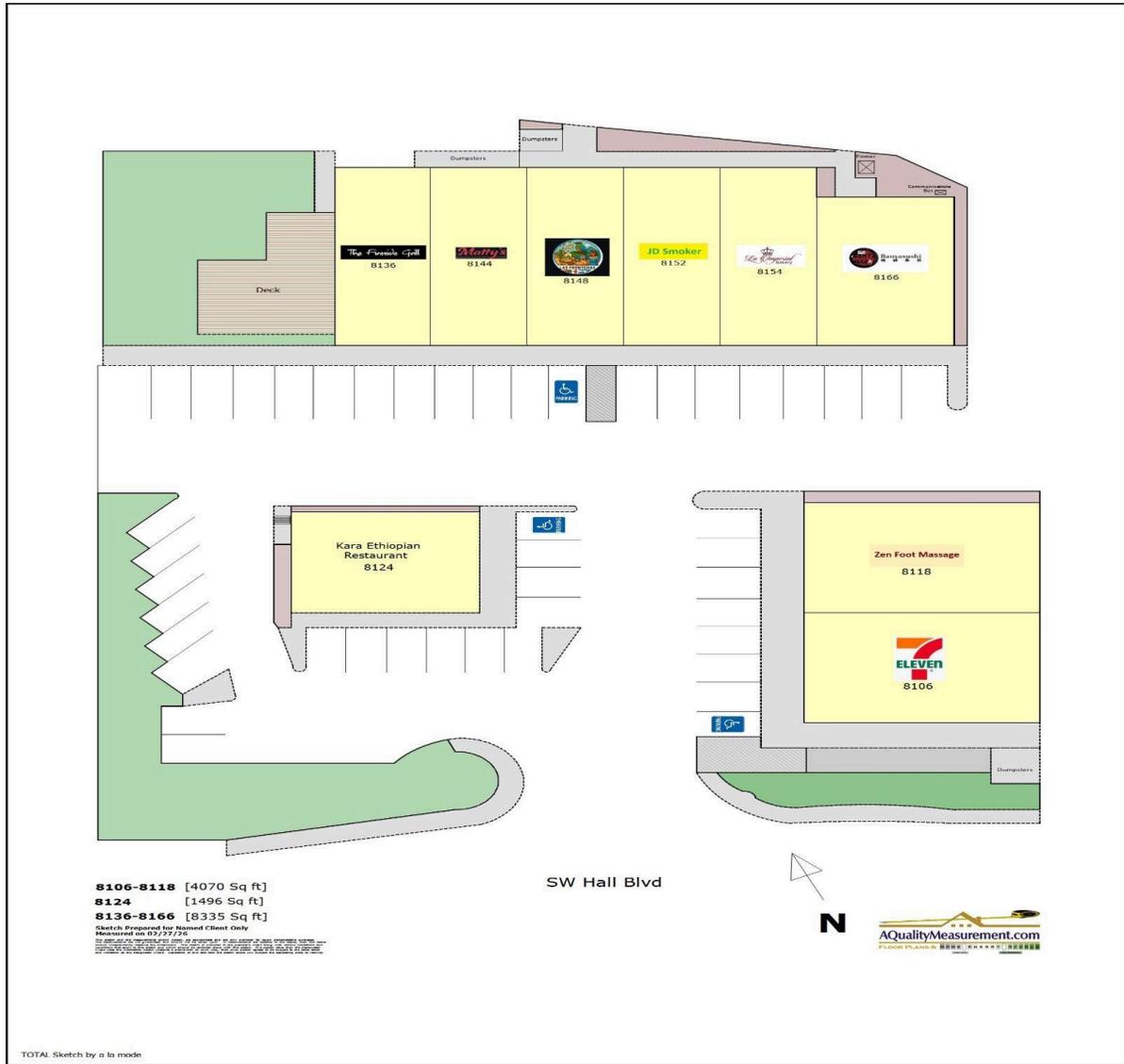


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## SITE MAP



## SUITE BREAKDOWN

Building	Suites	Square Feet
Building A	8106-8118	4,070 SF
Building B	8124	1,496 SF
Building C	8136-8166	8,335 SF