

FOR SALE | \$2,100,000

13835 SW FARMINGTON RD, BEAVERTON, OR 97005



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	6,900 SF
Lot Size:	12,197 SF
Price / SF:	\$304.35
Year Built:	1976
Renovated:	2020
Zoning:	GC
Market:	Portland
Submarket:	North Beaverton

PROPERTY OVERVIEW

This stand alone 6,900 SF retail building with warehouse and grade level double freight door will accommodate deliveries and storage. With general commercial zoning allowing a multitude of business uses and off street parking for client convenience, this type of asset is rarely for sale.

LOCATION OVERVIEW

Located directly on busy SW Farmington Rd with over 25,000 cars per day, this standalone retail building is close to shopping centers, Hwy 217, schools and residential neighborhoods.

PROPERTY HIGHLIGHTS

- 6,900 SF free standing building
- Over 25,000 ADT
- Warehouse w/grade level double freight doors & 3 phase power
- Off street parking
- 167' Farmington Rd frontage
- 1 mile from two shopping centers and Hwy 217
- Roof and HVAC systems less than four years old

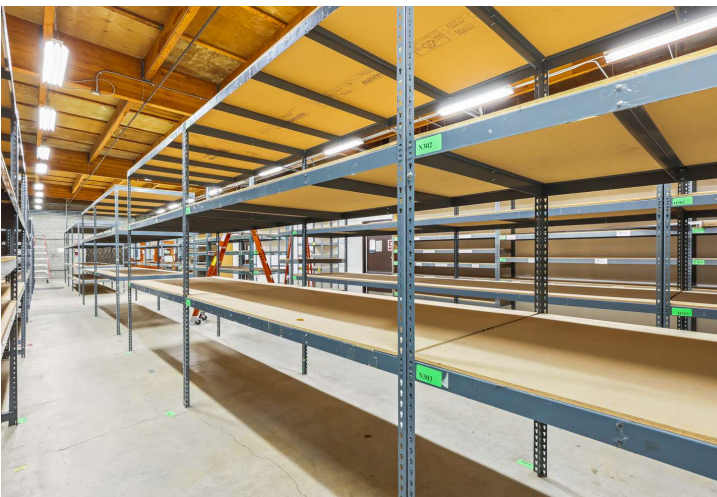
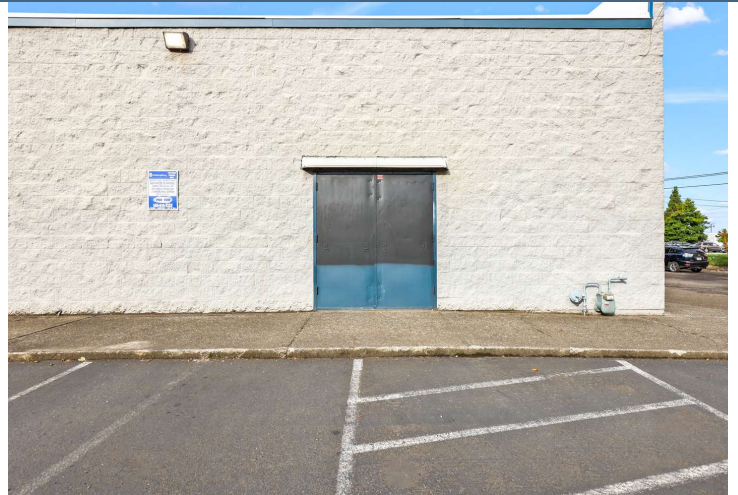
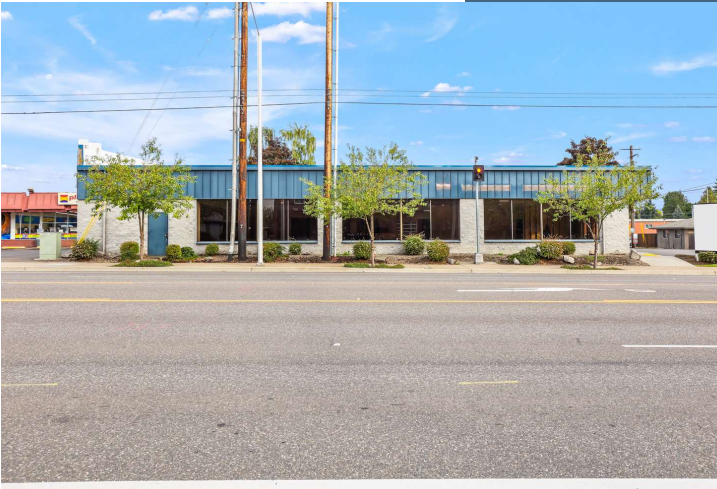
DENISE BROHOSKI

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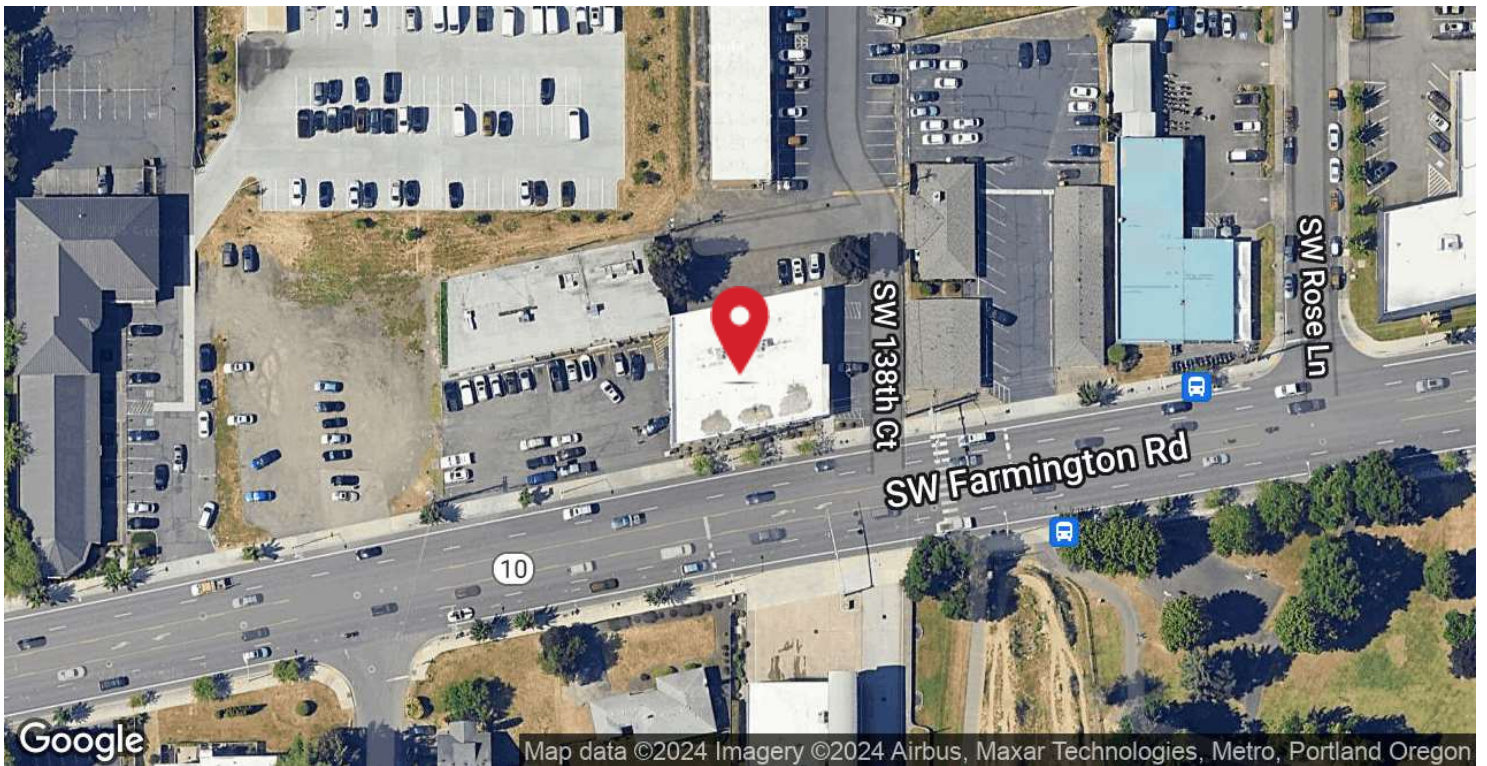
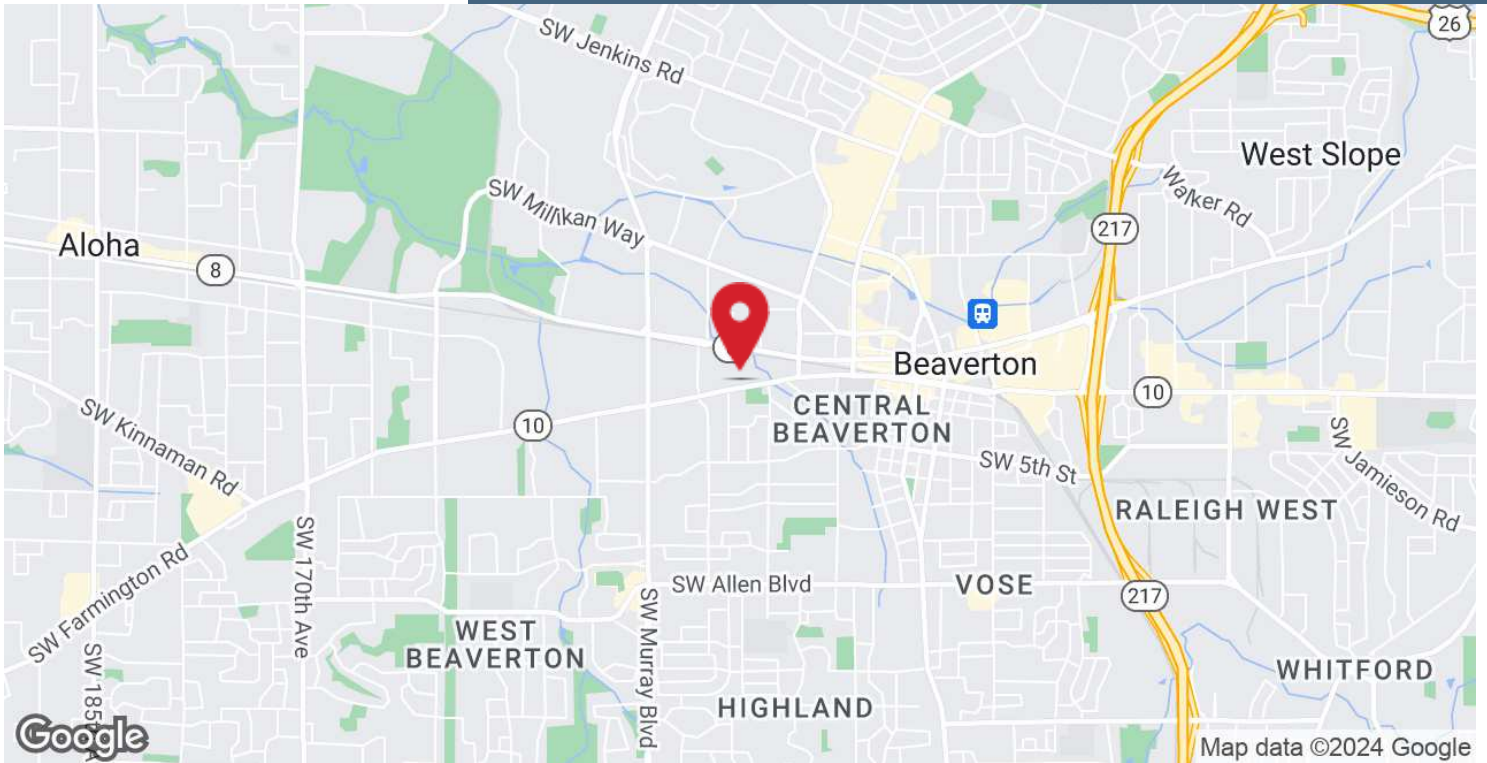
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LOCATION MAPS

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ALLOWED & CONDITIONAL USES

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Category	Allowed	Limited/Conditional
Care	Care Facilities	
Dwellings	Accessory Dwelling Units, Duplex, Triplex, Quadplex, Townhouse, Multi-Dwelling, Home Occupation	Planned Unit Development
Animal	Animal Care, Minor	Animal Care, Major
Commercial	Child Care Facilities, Eating & Drinking Establishments, Financial Institutions, Live/Work Uses, Office, Parking as the Principal Use, Retail Trade, Meeting Facilities, Marijuana Dispensary, Retail Marijuana Sales, Service Business/Professional Services, Self-Storage Facilities, Storage Yards, Temporary Living Quarters	Hospitals, Medical Clinics, Residential Care Facilities
Vehicles	Automotive Service, Minor, Bulk Fuel Dealerships, Sales or Lease, Rental	Automotive Service, Major
Civic	Commercial Schools, Educational Institutions, Places of Worship, Social Organizations, Vehicle Camping (where allowed), Wireless Communications Facilities	Public Buildings, Services and Uses
Recreation	Public Parks, Parkways, Playgrounds, and Related Facilities	Public Dog Parks or Dog Runs
Shelters	Domestic Violence Shelters, Emergency Shelters (where allowed), Mass Shelters	
Utilities	Transmission Lines	Utility Substations and Related Facilities other than Transmission Lines

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RETAILER MAP

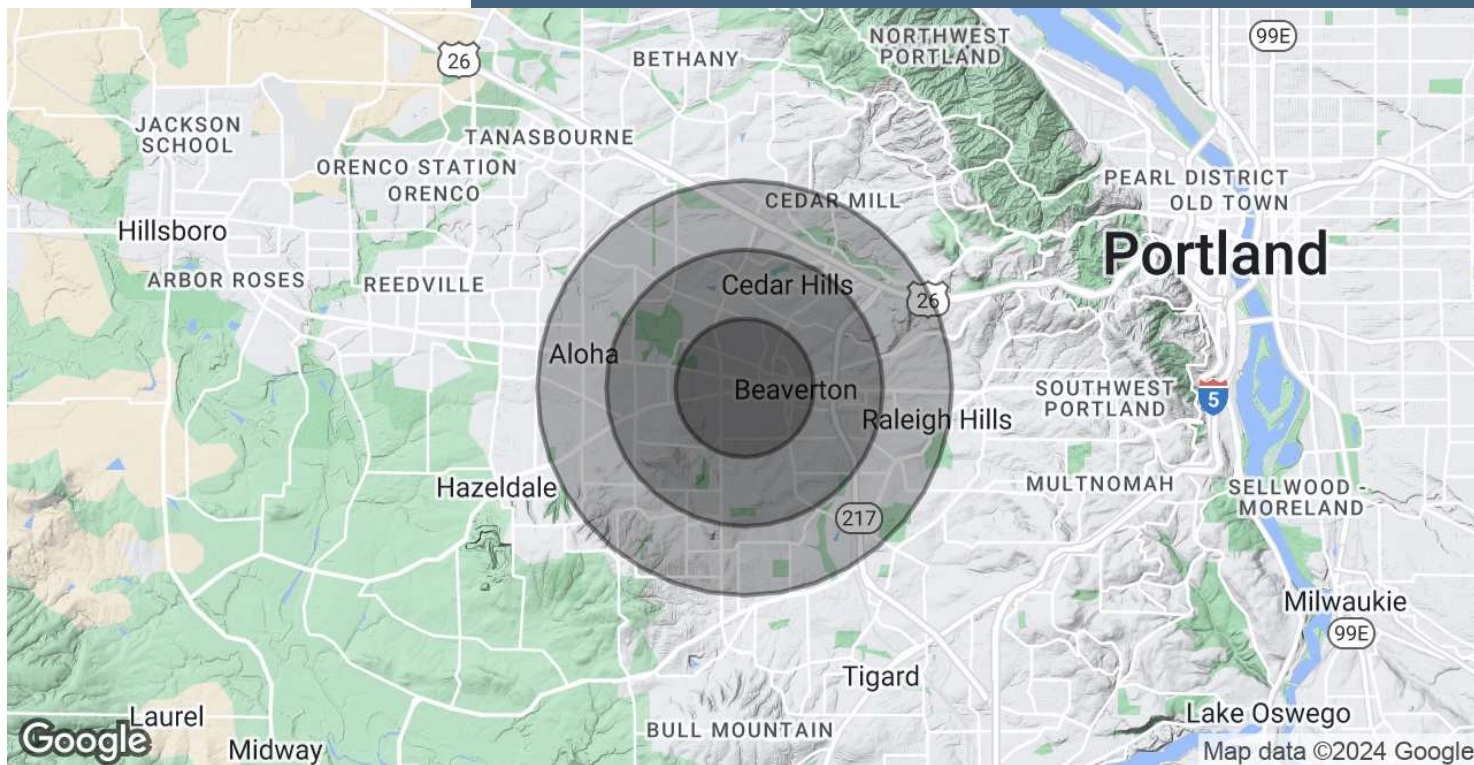
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,477	68,770	154,579
Average Age	36.5	37.6	38.1
Average Age (Male)	33.2	35.7	36.6
Average Age (Female)	40.5	40.3	39.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,013	28,605	63,581
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,191	\$83,032	\$92,114
Average House Value	\$225,826	\$329,267	\$370,190

2020 American Community Survey (ACS)

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