

# Professional Office For Sale or Lease

CBRE

14631 SW Millikan Way | Beaverton, Oregon 97006 | 4,608 SF



CONTACTS

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**LEASE RATE:**  
Call Brokers  
for Details

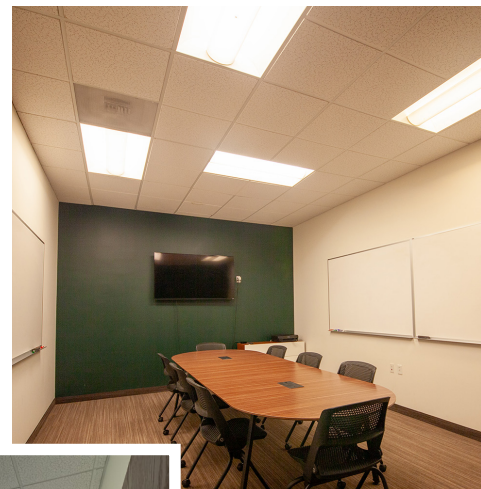
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## PROPERTY DETAILS

- + Price: \$1,700,000
- + Lease rate: Call brokers for details
- + Year built: 2008
- + Building square footage: 4,608 SF
- + Land area: 6,534 SF (.15 AC)
- + Parking: 4/1,000
- + County: Washington
- + Zoning: OI (Office Industrial)

- + Stand-alone building within Millikan Pointe Office and Retail Park offers an ideal fit for office, medical, and retail Tenants alike
- + Excellent exposure and signage opportunity at the corner of SW Murray Boulevard and Millikan Way, with ease of access to Hwy 26 and 217 and centrally located near Nike World HQ, Intel, and Providence
- + Complementary professional business mixed-use campus with tenants including Emergency Tooth Doctor, Hi5 Dental - Pediatric Dentistry, Burn Boot Camp, 7-Eleven, Café Yumm, and Sauvie Island Coffee
- + Owner-user and/or Investment opportunity. Currently operating as a co-working space with a large conference room, kitchenette, and two ADA restrooms with showers



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## DEMOGRAPHICS

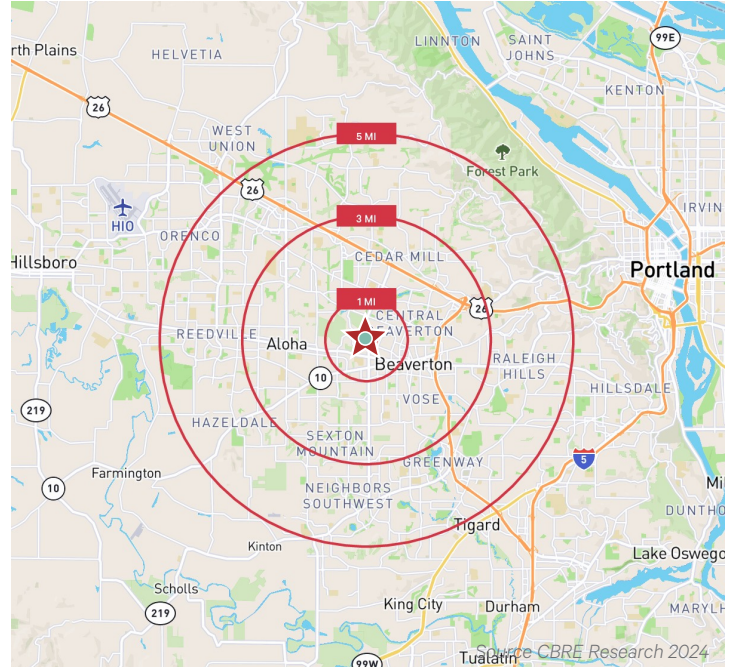
### INCOME

**\$125,161**

2024 AVERAGE HOUSEHOLD INCOME - 3 MILES

**\$91,975**

2024 MEDIAN HOUSEHOLD INCOME - 3 MILES

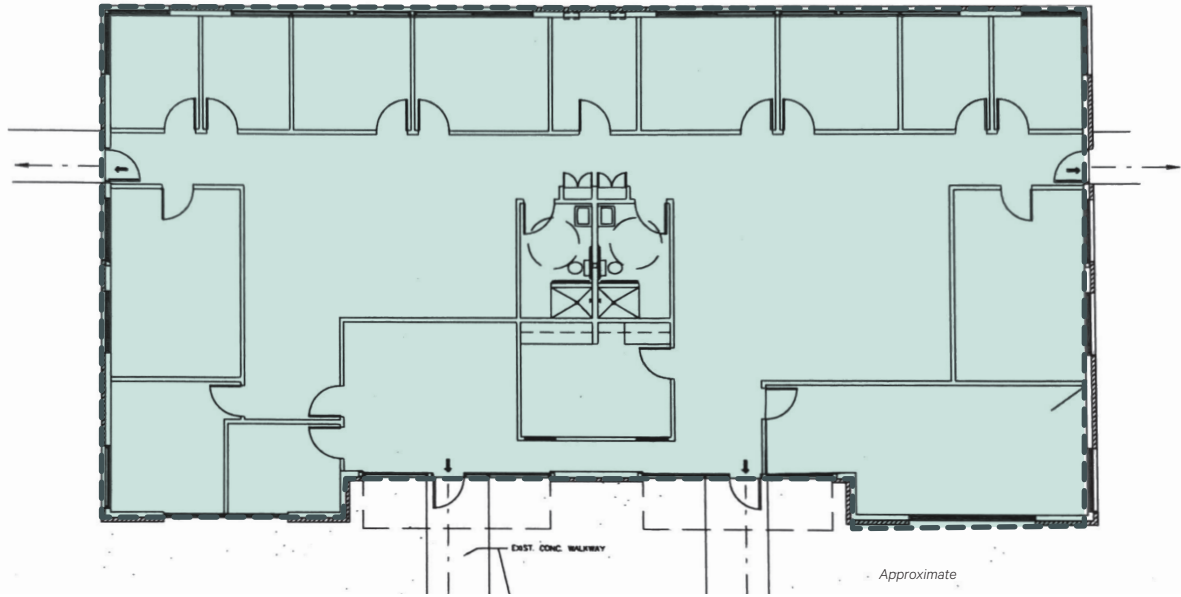


POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	14,674	156,862	382,172
2029 Population - Five Year Projection	15,190	160,928	391,610
2020 Population - Census	13,732	155,913	372,124
2010 Population - Census	12,651	142,086	330,755
2020-2024 Annual Population Growth Rate	1.57%	0.14%	0.63%
2024-2029 Annual Population Growth Rate	0.69%	0.51%	0.49%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	6,286	62,032	150,344
2029 Households - Five Year Projection	6,595	64,381	155,464
2010 Households - Census	5,245	55,514	130,035
2020 Households - Census	5,770	60,809	145,464
2020-2024 Compound Annual Household Growth Rate	2.04%	0.47%	0.78%
2024-2029 Annual Household Growth Rate	0.96%	0.75%	0.67%
2024 Average Household Size	2.30	2.51	2.53
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$94,234	\$125,161	\$148,142
2029 Average Household Income	\$109,521	\$145,141	\$170,478
2024 Median Household Income	\$74,359	\$91,975	\$106,149

HOUSEHOLD INCOME (CONTINUED)	1 MILE	3 MILES	5 MILES
2029 Median Household Income	\$85,108	\$106,075	\$120,512
2024 Per Capita Income	\$40,018	\$49,467	\$58,232
2029 Per Capita Income	\$47,064	\$58,040	\$67,625
HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024 Housing Units	6,635	64,734	157,708
2024 Vacant Housing Units	349	2,702	7,364
2024 Occupied Housing Units	6,286	62,032	150,344
2024 Owner Occupied Housing Units	1,621	33,560	86,342
2024 Renter Occupied Housing Units	4,665	28,472	64,002
EDUCATION	3 MILE	5 MILES	10 MILES
2024 Population 25 and Over	10,529	111,762	270,913
HS and Associates Degrees	5,532	52,468	112,198
Bachelor's Degree or Higher	3,807	50,674	144,476
PLACE OF WORK	3 MILE	5 MILES	10 MILES
2024 Businesses	666	5,945	12,022
2024 Employees	17,000	69,524	134,912



# FLOOR PLAN



# AMENITY MAP



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