



5TH & MAIN - MEDICAL OFFICE

*High Quality Medical Office Building in the
Thriving Old Town Beaverton Submarket*

4,695 SF

BUILDING AREA

\$1.55M

SALE PRICE

4970 SW MAIN AVE, BEAVERTON, OR 97005



Within 3 blocks of Beaverton City Park, Beaverton Farmer's Market, Beaverton High School & Beaverton's restaurant row.

The building was originally built for dental practice and has been the long-term home of a wellness center. With a ground floor and elevator served 2nd floor, the building is well positioned for single or two-tenant occupancy. Great for an owner/user to occupy the entire building or have space for future expansion.

PROPERTY OVERVIEW

ADDRESS	4970 SW Main Street Beaverton, OR 97005	
BUILDING AREA	1st Floor	1,970 SF
	2nd Floor	2,725 SF
	Total	4,695 SF
SITE AREA	10,000 SF	
YEAR BUILT	2008	
CONSTRUCTION	Wood frame with concrete floors	
PASSENGER ELEVATOR	Yes	
PARKING	12 spaces on-site & extensive curbside parking	
LOCATION	Highly accessible corner location with exposure to adjacent SW 5th Ave & SW Main St	
ZONING	RC-OT; Regional Center - Old Town which allows a broad range of residential, commercial, and civic uses	
SALE PRICE	\$1,550,000 (\$330/SF)	
NOTE	Do not disturb existing tenant on 2nd floor	

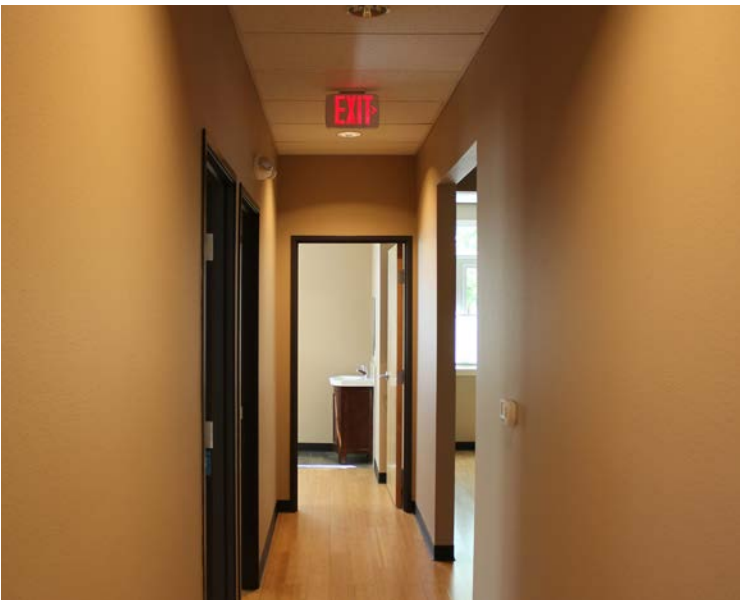
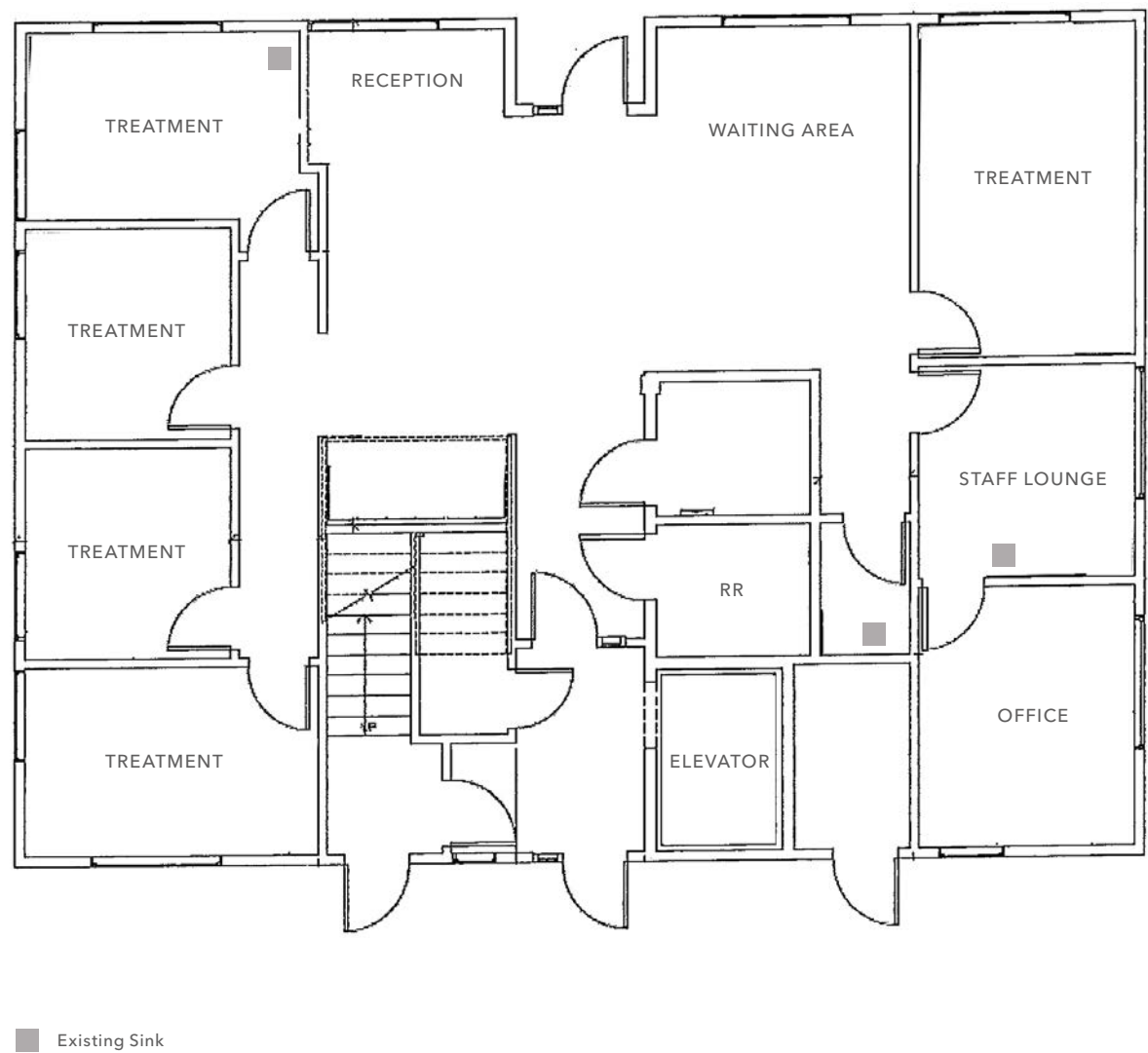
4970 SW MAIN ST



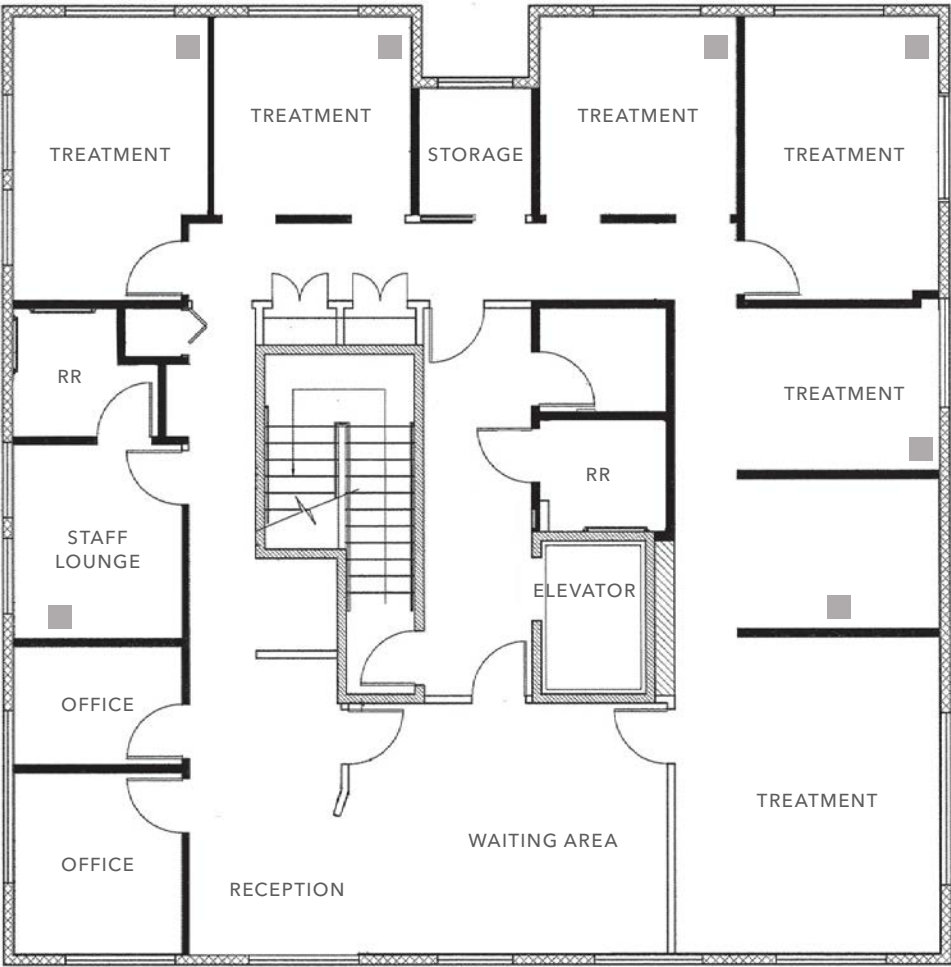
AVAILABLE FOR SALE

KIDDER MATHEWS

FIRST FLOOR



SECOND FLOOR



Existing Sink



4970 SW MAIN ST

SUBJECT
PROPERTY

SW MAIN ST

SW 5TH ST

AVAILABLE FOR SALE

HIGHLY-ACCESSIBLE LOCATION

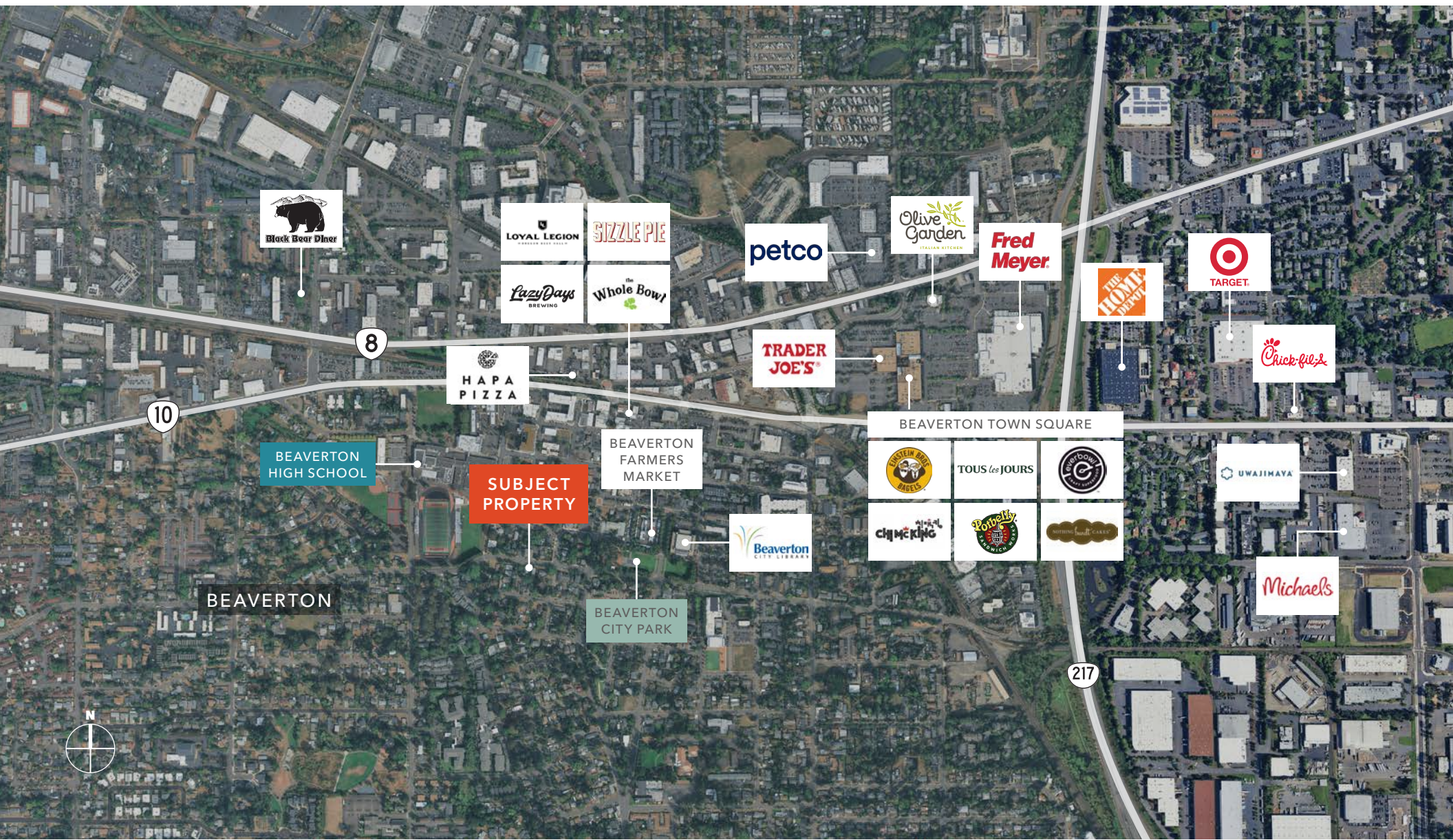
4970 SW Main St is located in the City of Beaverton, which is the 7th largest city in the State of Oregon with a population of just under 100,000.

Located just seven miles west of Downtown Portland, Beaverton is one of Oregon's fastest-growing business communities and a major commercial center for Washington County. Known for its business-friendly environment, robust infrastructure, and diverse economy, the city offers exceptional opportunities for retail, office, and mixed-use developments.

Daytime population and activity are bolstered by major employers such as Nike's World Headquarters, Tektronix, and numerous tech and healthcare firms. The city's central location along Highway 217, US-26, and the MAX light rail system ensures excellent connectivity for customers, employees, and suppliers.

Beaverton's commercial districts feature a dynamic mix of national retailers, local boutiques, dining destinations, and service providers, with ongoing redevelopment initiatives enhancing walkability and urban vibrancy. The city's commitment to growth is evident through projects like The Round, Beaverton Central District, and most recently, Old Town Beaverton, attracting high foot traffic and fostering a thriving retail environment.

4970 SW Main St is located within the Old Town Beaverton district which has seen dramatic growth in recent years driven by a combination of new high-density residential development and renovation of historic buildings. This area has grown to become one of the most popular food districts in the Portland metro area, including such eateries as Hapa Pizza, Loyal Legion, Breakside Brewery, Nak Won Korean, and Sizzle Pie. Old Town Beaverton is also home to the heavily visited Beaverton Library, City Park, and Farmer's Market, adding to the area's vibrancy.



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2025)	22,565	146,466	366,829
PROJECTED POPULATION (2030)	22,060	141,207	360,566
CENSUS POPULATION (2020)	22,787	146,911	361,685
TOTAL HOUSEHOLDS	9,486	61,401	148,964



Household Income

	1 Mile	3 Miles	5 Miles
EST. AVG. HH INCOME (2025)	\$102,212	\$132,572	\$153,376
PROJ. AVG. HH INCOME (2030)	\$100,872	\$130,440	\$151,072
EST. MEDIAN HH INCOME (2025)	\$78,249	\$103,279	\$120,109
PROJ. MEDIAN HH INCOME (2030)	\$77,820	\$102,221	\$119,108

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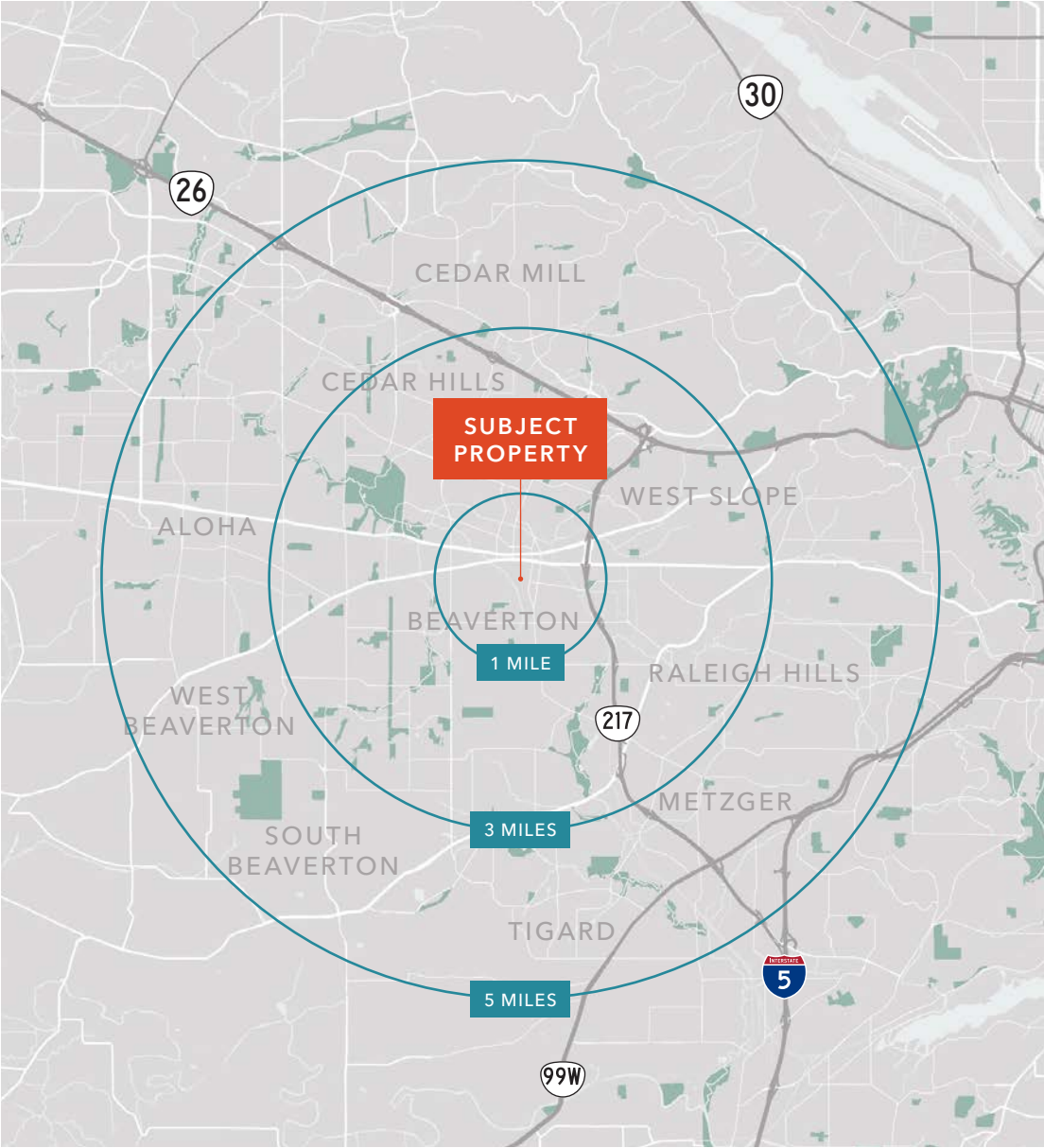
WALK SCORE

65

TRANSIT SCORE

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BIKE SCORE





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