

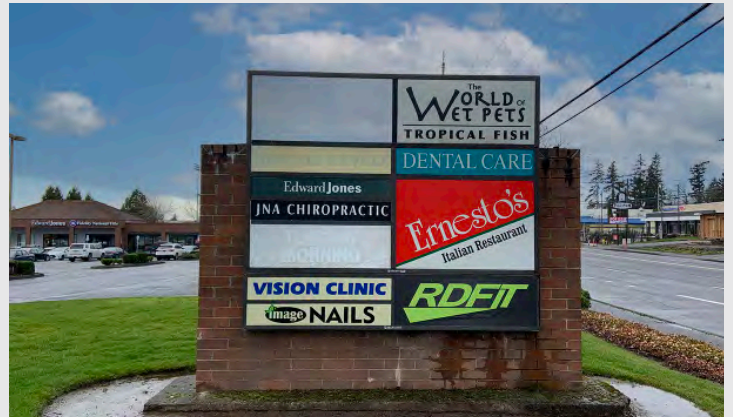
# APPLE WAY CORNER

8538-8540 SW Apple Way, Beaverton Hillsdale Hwy, Portland, OR

3,305 SF



- 3,305 SF AVAILABLE FOR LEASE
- HIGH TRAFFIC CORRIDOR, 27,064 CPD ON BEAVERTON HILLSDALE HWY
- DENSE RESIDENTIAL POPULATION
- CALL FOR RATES



## SURROUNDING RETAILERS



## Contact:

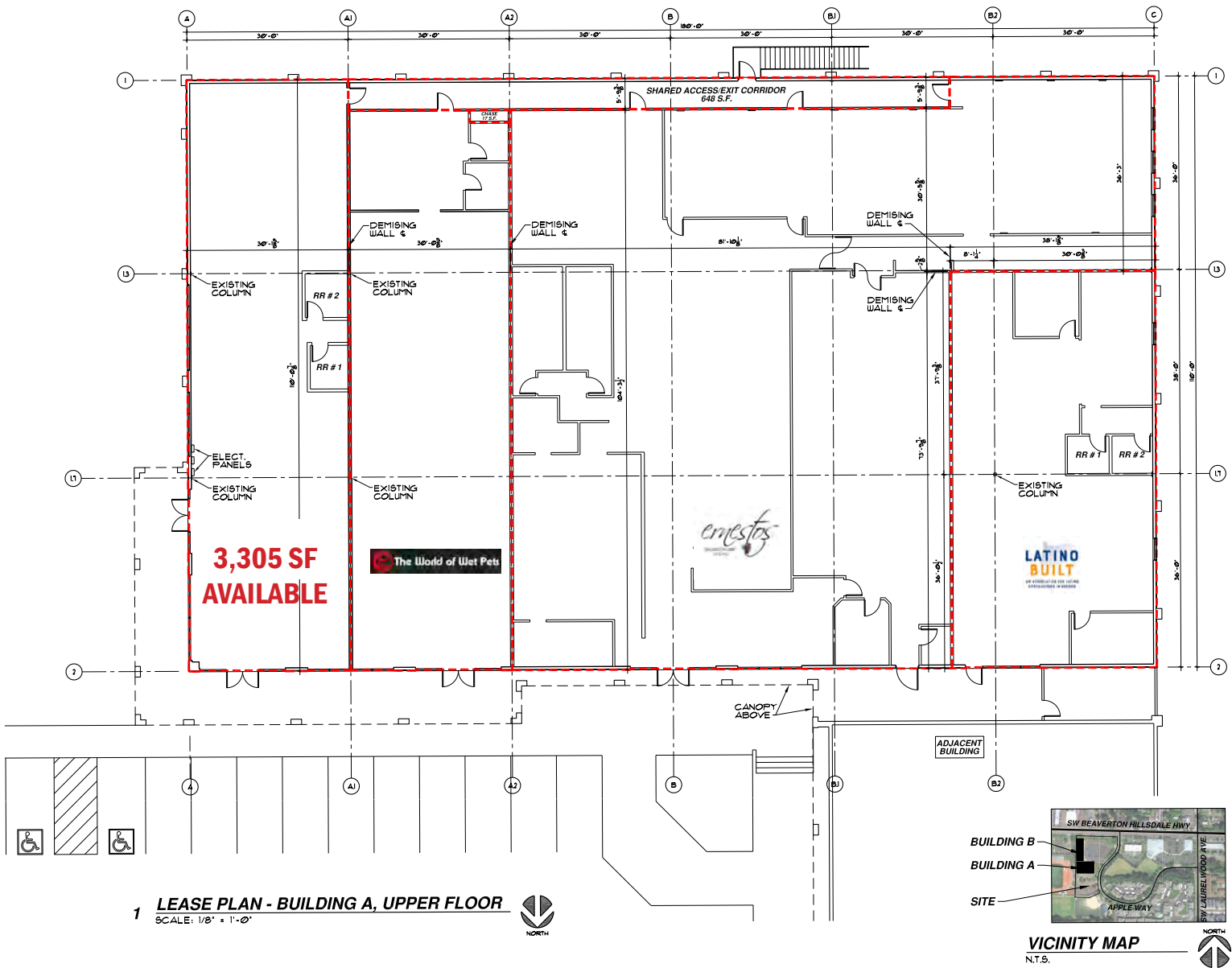
Doug Magnusen: [doug@hsmpacific.com](mailto:doug@hsmpacific.com)  
Brock Switzer: [brock@hsmpacific.com](mailto:brock@hsmpacific.com)

[www.hsmpacific.com](http://www.hsmpacific.com)

503-245-1400







## DEMOGRAPHICS



- 1 MILE – 12,388
- 3 MILE – 117,937
- 5 MILE – 364,987

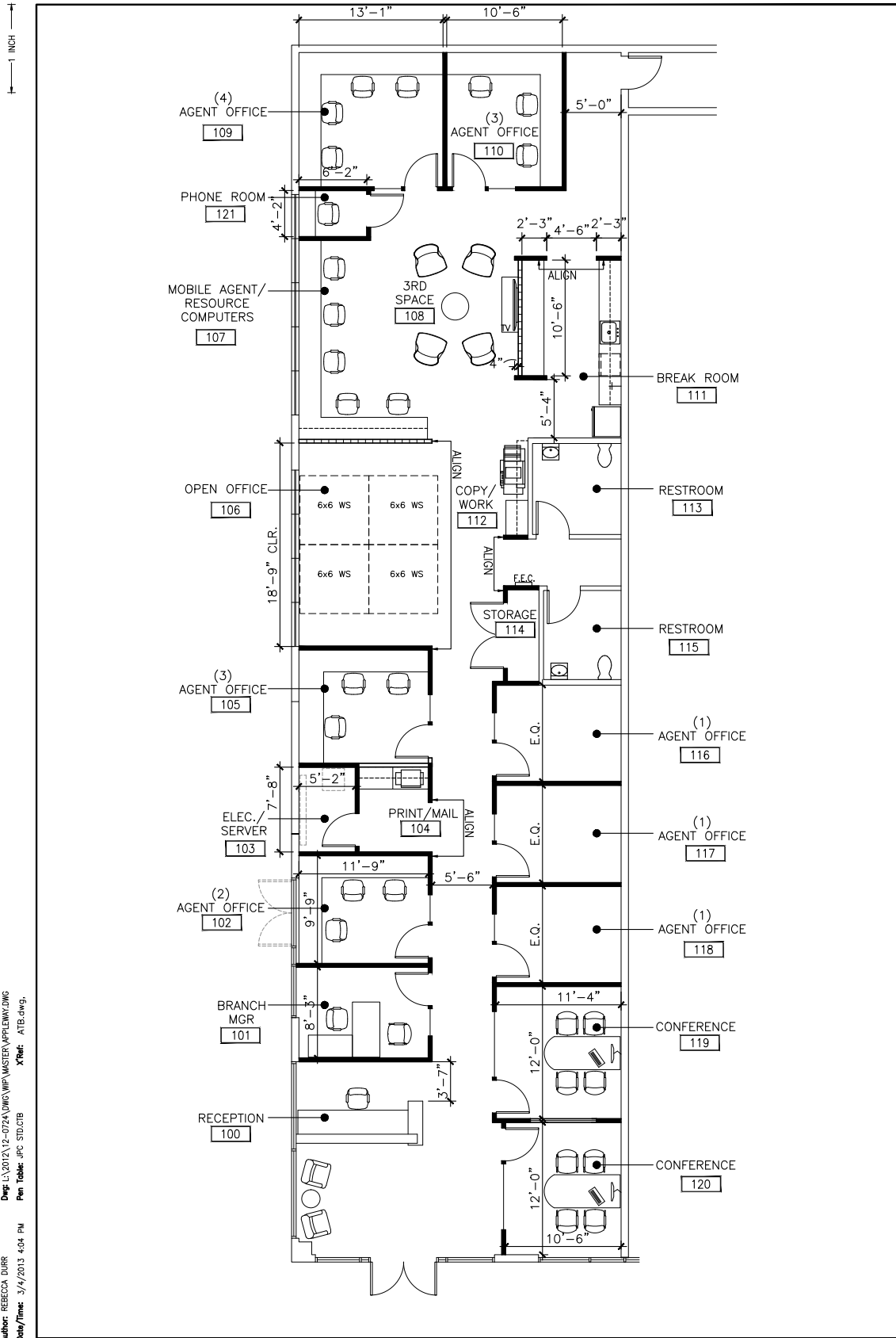


- 1 MILE – \$156,304
- 3 MILE – \$153,488
- 5 MILE – \$149,623



- 1 MILE – 7,595
- 3 MILE – 63,902
- 5 MILE – 241,834

# FLOOR PLAN



Author: REBECCA DJUR  
 Date/Time: 3/4/2013 4:04 PM  
 Draw: L:\2012\12-072A\DWG\WIP\MASTER\PRELIM.DWG  
 Pen Table: APC STD.CTB X Ref: ATB.dwg

# BEAVERTON, OR



**CEDAR HILLS CROSSING**

- WinCo Foods
- BEST BUY
- Office DEPOT
- TJ-maxx
- NEW SEASONS MARKET
- Starbucks
- SHAKE SHACK
- SALT & STRAW
- Panera
- Chick-fil-ck
- DOLLAR TREE
- RITE AID
- PET SMART
- BED BATH & BEYOND

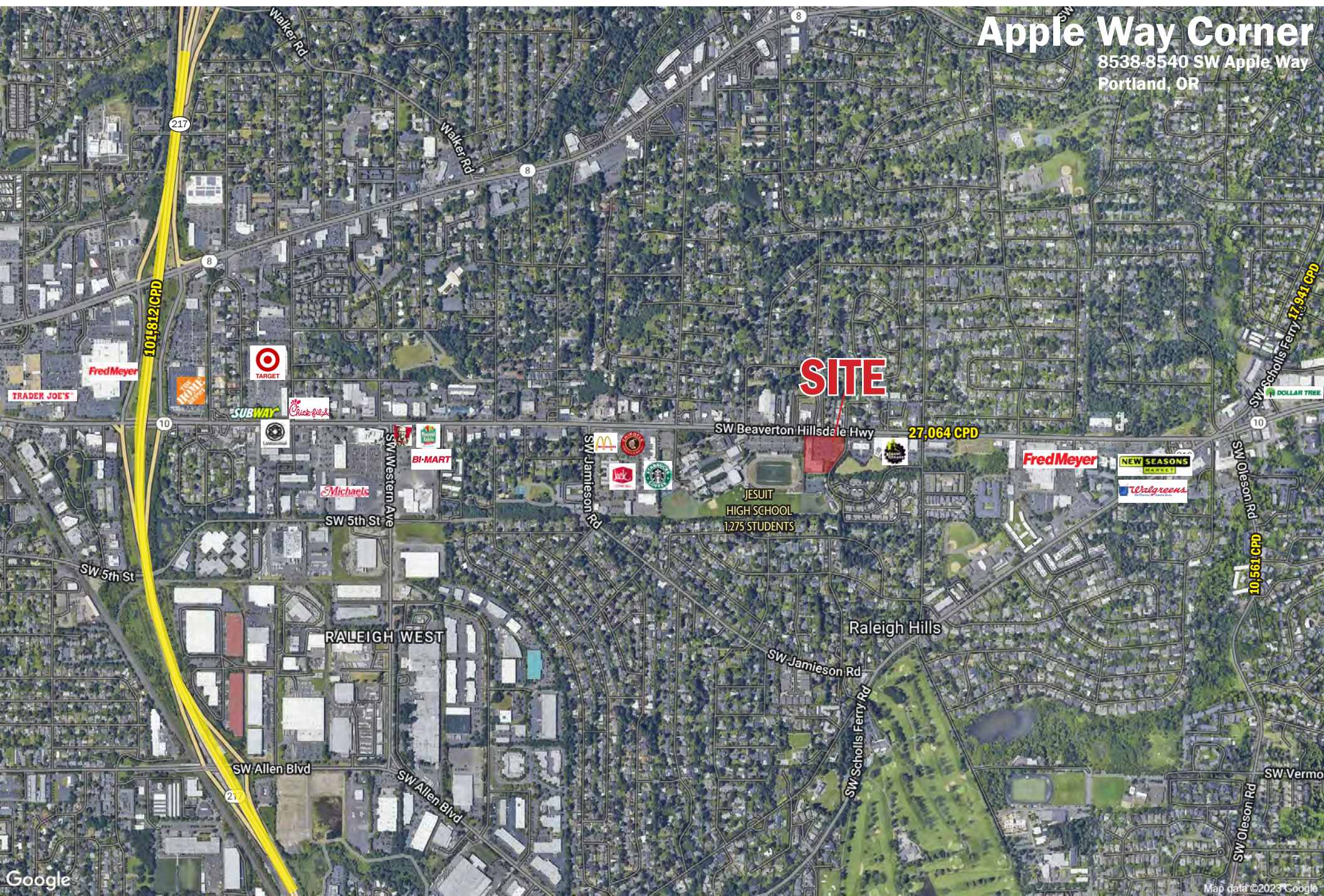
**BEAVERTON TOWN SQUARE**

- TRADER JOE'S
- MUDBAY
- SPOTBELLY
- THE HONEY BAKED Ham
- FedEx Office
- ATi PHYSICAL THERAPY

**SITE**

# Apple Way Corner

8538-8540 SW Apple Way  
Portland, OR



**SITE**

27,064 CPD

10,561 CPD

17,941 CPD

101,812 CPD

SW Beaverton Hillsdale Hwy

JESUIT  
HIGH SCHOOL  
1,275 STUDENTS

RALEIGH WEST

Raleigh Hills

# INTERIOR PHOTOS



# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4854/-122.7654

8544 SW Apple Way Portland, OR 97225		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2023 Estimated Population		12,388	117,937	364,987
2028 Projected Population		12,697	120,867	376,326
2020 Census Population		12,129	117,471	363,131
2010 Census Population		11,567	109,916	330,344
Projected Annual Growth 2023 to 2028		0.5%	0.5%	0.6%
Historical Annual Growth 2010 to 2023		0.5%	0.6%	0.8%
<b>Households</b>				
2023 Estimated Households		5,700	50,516	162,239
2028 Projected Households		6,109	53,743	172,746
2020 Census Households		5,512	49,716	159,871
2010 Census Households		5,406	47,213	144,577
Projected Annual Growth 2023 to 2028		1.4%	1.3%	1.3%
Historical Annual Growth 2010 to 2023		0.4%	0.5%	0.9%
<b>Age</b>				
2023 Est. Population Under 10 Years		9.2%	10.0%	9.5%
2023 Est. Population 10 to 19 Years		9.8%	10.4%	10.5%
2023 Est. Population 20 to 29 Years		11.6%	12.8%	14.7%
2023 Est. Population 30 to 44 Years		20.1%	21.9%	23.6%
2023 Est. Population 45 to 59 Years		19.8%	19.9%	19.9%
2023 Est. Population 60 to 74 Years		19.0%	17.3%	15.9%
2023 Est. Population 75 Years or Over		10.6%	7.7%	5.9%
2023 Est. Median Age		44.1	40.7	39.0
<b>Marital Status &amp; Gender</b>				
2023 Est. Male Population		48.8%	49.4%	50.0%
2023 Est. Female Population		51.2%	50.6%	50.0%
2023 Est. Never Married		26.8%	31.7%	35.3%
2023 Est. Now Married		51.3%	47.2%	45.6%
2023 Est. Separated or Divorced		15.2%	16.7%	15.4%
2023 Est. Widowed		6.7%	4.4%	3.7%
<b>Income</b>				
2023 Est. HH Income \$200,000 or More		27.6%	20.8%	20.7%
2023 Est. HH Income \$150,000 to \$199,999		8.8%	11.5%	11.3%
2023 Est. HH Income \$100,000 to \$149,999		15.0%	19.1%	18.4%
2023 Est. HH Income \$75,000 to \$99,999		9.4%	11.9%	12.3%
2023 Est. HH Income \$50,000 to \$74,999		15.4%	12.6%	12.7%
2023 Est. HH Income \$35,000 to \$49,999		8.4%	8.4%	7.8%
2023 Est. HH Income \$25,000 to \$34,999		5.4%	5.7%	5.0%
2023 Est. HH Income \$15,000 to \$24,999		3.7%	4.4%	4.5%
2023 Est. HH Income Under \$15,000		6.2%	5.5%	7.3%
2023 Est. Average Household Income		\$156,304	\$153,488	\$149,623
2023 Est. Median Household Income		\$113,962	\$111,230	\$111,273
2023 Est. Per Capita Income		\$72,088	\$65,907	\$66,692
2023 Est. Total Businesses		1,248	8,909	28,412
2023 Est. Total Employees		7,595	63,902	241,834



# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4854/-122.7654

<b>8544 SW Apple Way Portland, OR 97225</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Race</b>				
2023 Est. White		78.2%	74.0%	71.6%
2023 Est. Black		2.4%	2.7%	3.0%
2023 Est. Asian or Pacific Islander		6.7%	7.4%	10.7%
2023 Est. American Indian or Alaska Native		0.5%	0.7%	0.7%
2023 Est. Other Races		12.2%	15.2%	14.0%
<b>Hispanic</b>				
2023 Est. Hispanic Population		1,382	17,565	48,905
2023 Est. Hispanic Population		11.2%	14.9%	13.4%
2028 Proj. Hispanic Population		11.4%	14.9%	13.5%
2020 Hispanic Population		10.5%	15.5%	14.0%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		9,396	87,482	269,478
2023 Est. Elementary (Grade Level 0 to 8)		1.8%	2.8%	2.6%
2023 Est. Some High School (Grade Level 9 to 11)		1.7%	2.4%	2.0%
2023 Est. High School Graduate		11.9%	13.4%	12.0%
2023 Est. Some College		21.0%	19.0%	18.4%
2023 Est. Associate Degree Only		6.6%	6.4%	6.9%
2023 Est. Bachelor Degree Only		35.9%	32.9%	34.2%
2023 Est. Graduate Degree		21.0%	23.0%	24.1%
<b>Housing</b>				
2023 Est. Total Housing Units		5,966	53,241	174,060
2023 Est. Owner-Occupied		55.5%	56.5%	51.0%
2023 Est. Renter-Occupied		40.1%	38.4%	42.2%
2023 Est. Vacant Housing		4.5%	5.1%	6.8%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		5.8%	8.8%	10.5%
2023 Homes Built 2000 to 2009		8.8%	9.7%	12.9%
2023 Homes Built 1990 to 1999		9.3%	9.2%	12.3%
2023 Homes Built 1980 to 1989		10.2%	11.6%	13.2%
2023 Homes Built 1970 to 1979		18.1%	20.9%	16.2%
2023 Homes Built 1960 to 1969		17.9%	13.5%	9.1%
2023 Homes Built 1950 to 1959		14.6%	12.0%	7.4%
2023 Homes Built Before 1949		10.8%	9.3%	11.7%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		8.2%	5.6%	6.7%
2023 Home Value \$500,000 to \$999,999		70.0%	55.8%	52.9%
2023 Home Value \$400,000 to \$499,999		13.3%	21.8%	21.8%
2023 Home Value \$300,000 to \$399,999		4.7%	9.7%	11.4%
2023 Home Value \$200,000 to \$299,999		0.9%	2.8%	3.6%
2023 Home Value \$150,000 to \$199,999		0.5%	0.9%	1.0%
2023 Home Value \$100,000 to \$149,999		0.4%	0.5%	0.5%
2023 Home Value \$50,000 to \$99,999		0.6%	0.8%	0.7%
2023 Home Value \$25,000 to \$49,999		0.2%	0.8%	0.6%
2023 Home Value Under \$25,000		1.2%	1.4%	0.9%
2023 Median Home Value		\$686,749	\$579,089	\$578,833
2023 Median Rent		\$1,382	\$1,373	\$1,395

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# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
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Lat/Lon: 45.4854/-122.7654

8544 SW Apple Way Portland, OR 97225	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	10,500	98,393	306,626
2023 Est. Civilian Employed	62.3%	67.0%	67.0%
2023 Est. Civilian Unemployed	3.0%	2.6%	2.8%
2023 Est. in Armed Forces	0.1%	0.3%	0.2%
2023 Est. not in Labor Force	34.6%	30.1%	30.0%
2023 Labor Force Males	48.3%	49.0%	49.8%
2023 Labor Force Females	51.7%	51.0%	50.2%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	6,545	65,925	205,539
2023 Mgmt, Business, & Financial Operations	19.7%	21.3%	22.0%
2023 Professional, Related	32.1%	32.8%	33.8%
2023 Service	12.6%	13.3%	12.2%
2023 Sales, Office	24.2%	18.1%	18.7%
2023 Farming, Fishing, Forestry	-	0.1%	0.1%
2023 Construction, Extraction, Maintenance	3.3%	4.9%	4.3%
2023 Production, Transport, Material Moving	8.0%	9.4%	8.8%
2023 White Collar Workers	76.0%	72.2%	74.5%
2023 Blue Collar Workers	24.0%	27.8%	25.5%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	51.3%	52.9%	49.8%
2023 Drive to Work in Carpool	5.5%	5.5%	5.4%
2023 Travel to Work by Public Transportation	1.8%	2.8%	3.2%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	1.8%	3.1%	4.1%
2023 Other Means	1.3%	1.2%	1.1%
2023 Work at Home	38.2%	34.3%	36.2%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	25.2%	25.2%	25.9%
2023 Travel to Work in 15 to 29 Minutes	52.5%	46.3%	45.3%
2023 Travel to Work in 30 to 59 Minutes	19.2%	24.7%	25.0%
2023 Travel to Work in 60 Minutes or More	3.1%	3.9%	3.9%
2023 Average Travel Time to Work	20.3	20.8	20.6
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$561.14 M	\$4.88 B	\$15.38 B
2023 Est. Apparel	\$20.21 M	\$175.92 M	\$555.66 M
2023 Est. Contributions, Gifts	\$36.71 M	\$309.22 M	\$974.48 M
2023 Est. Education, Reading	\$21.4 M	\$181.68 M	\$576.92 M
2023 Est. Entertainment	\$32.65 M	\$284 M	\$894.3 M
2023 Est. Food, Beverages, Tobacco	\$83.16 M	\$727.88 M	\$2.29 B
2023 Est. Furnishings, Equipment	\$20.13 M	\$175.51 M	\$552.69 M
2023 Est. Health Care, Insurance	\$49.52 M	\$432.41 M	\$1.36 B
2023 Est. Household Operations, Shelter, Utilities	\$179.57 M	\$1.56 B	\$4.92 B
2023 Est. Miscellaneous Expenses	\$10.76 M	\$93.34 M	\$294.06 M
2023 Est. Personal Care	\$7.49 M	\$65.46 M	\$206.25 M
2023 Est. Transportation	\$99.53 M	\$874.12 M	\$2.75 B

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