

APPLE WAY CORNER

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

3,305 SF



- 3,305 SF FORMER OFFICE/ 2,700 SF LOWER LEVEL FLEX SPACE
- HIGH TRAFFIC CORRIDOR, 27,064 CPD ON BEAVERTON HILLSDALE HWY
- DENSE RESIDENTIAL POPULATION
- CALL FOR RATES



SURROUNDING RETAILERS



Contact:

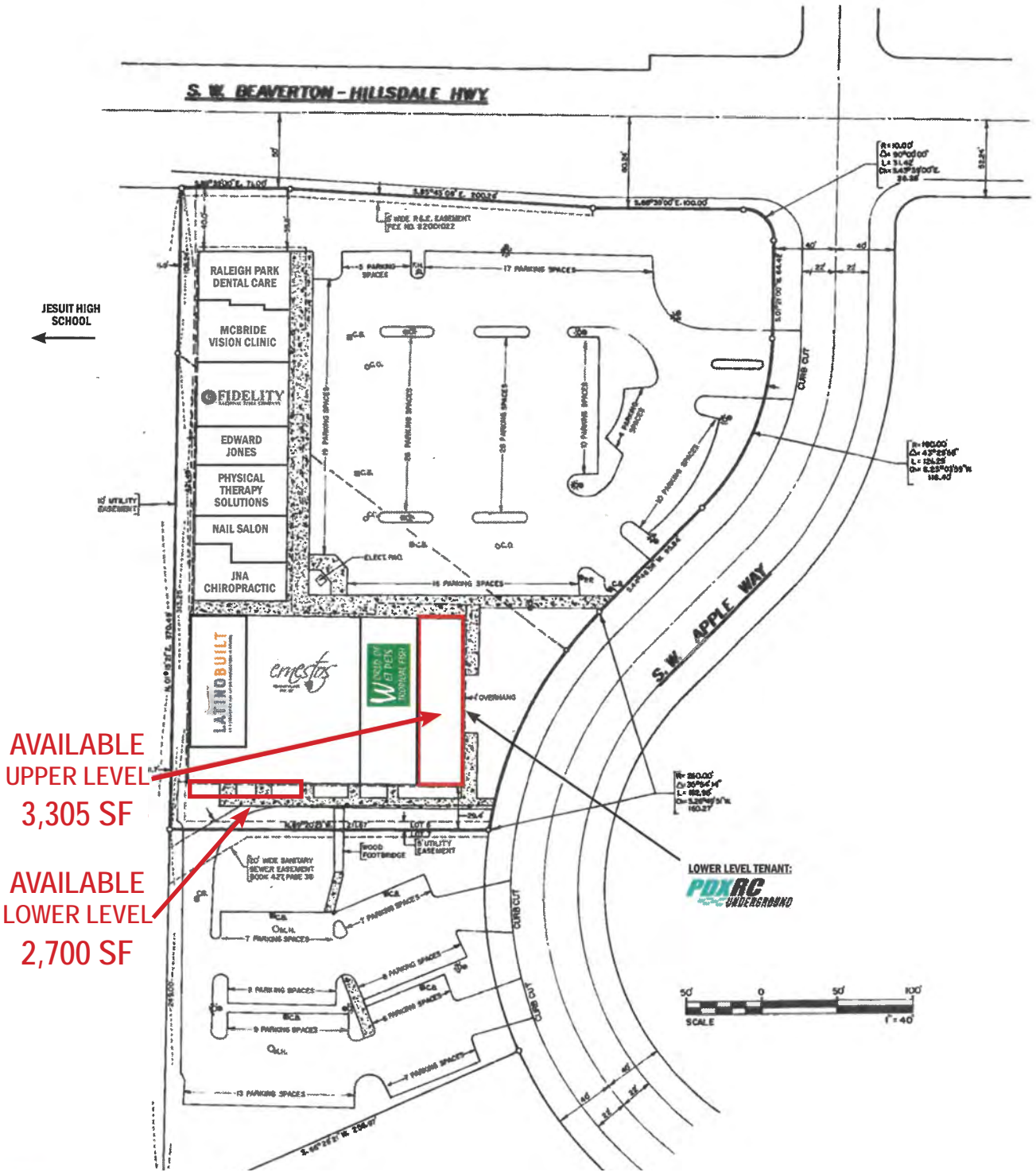
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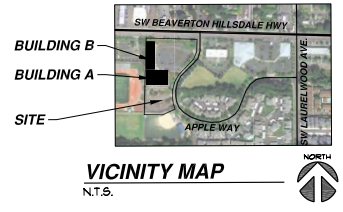
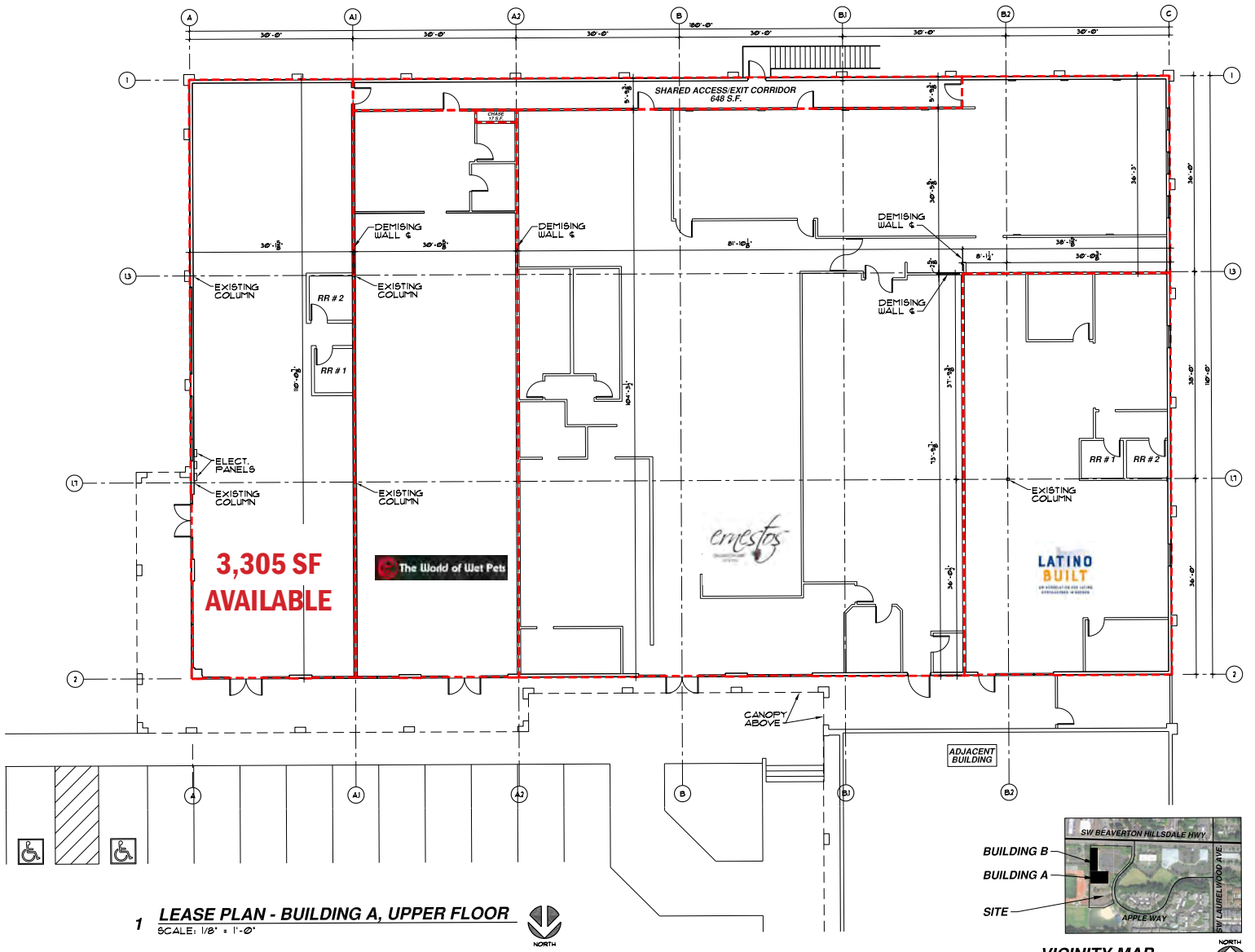
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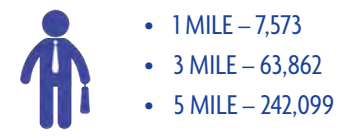


SITE PLAN

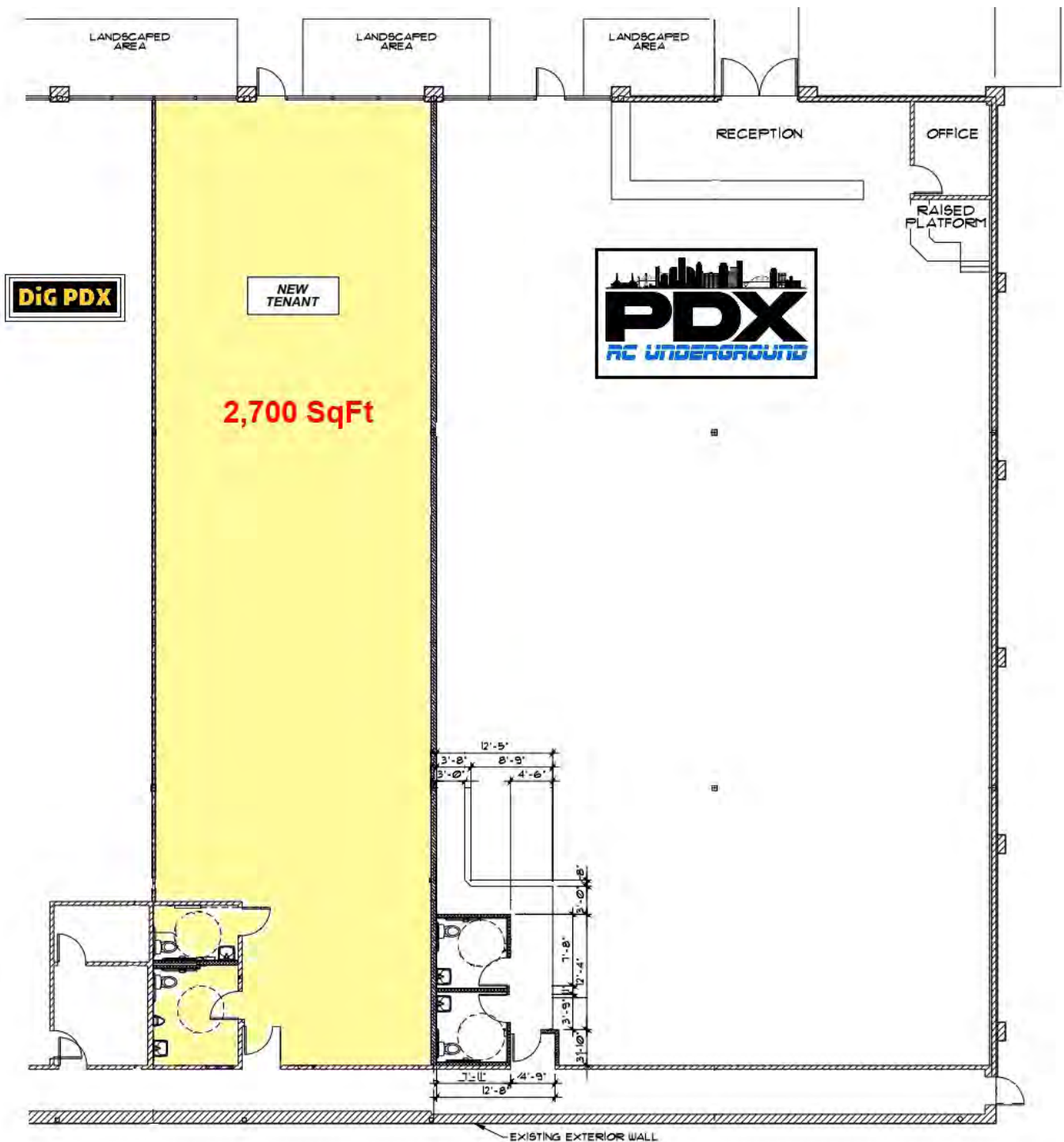




DEMOGRAPHICS

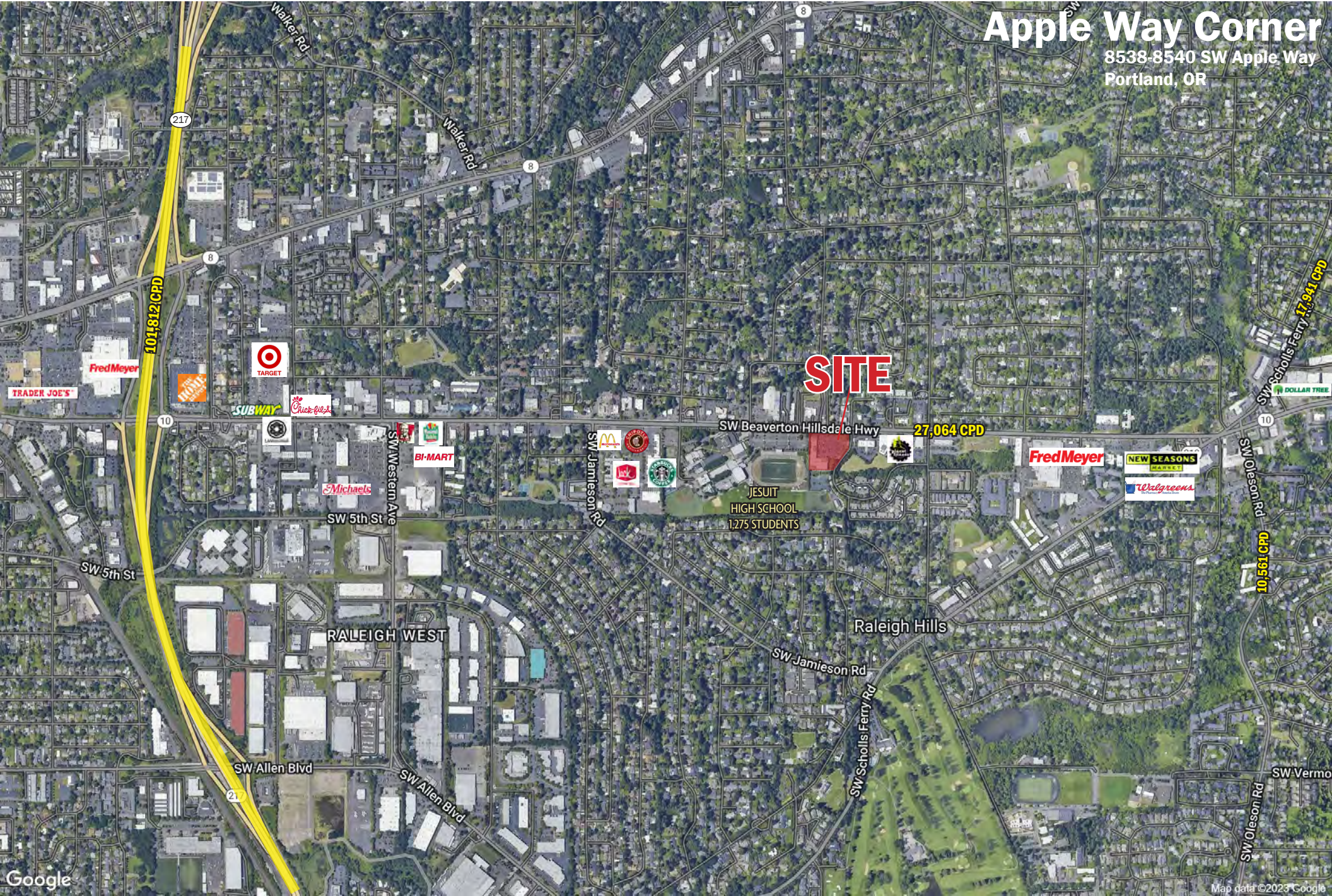


FLOOR PLAN - LOWER LEVEL 2,700 SF



Apple Way Corner

8538-8540 SW Apple Way
Portland, OR



SITE

27,064 CPD

17,941 CPD

10,561 CPD

101,812 CPD

SW Beaverton Hillsdale Hwy

JESUIT
HIGH SCHOOL
1,275 STUDENTS

RALEIGH WEST

Raleigh Hills

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.4851/-122.765

8538 SW Apple Way Portland, OR 97225		1 mi radius	3 mi radius	5 mi radius
Population				
2024 Estimated Population		11,042	115,312	367,603
2029 Projected Population		10,341	111,657	359,546
2020 Census Population		11,523	117,382	363,691
2010 Census Population		11,011	110,000	330,898
Projected Annual Growth 2024 to 2029		-1.3%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024		-	0.3%	0.8%
Households				
2024 Estimated Households		5,180	50,344	166,145
2029 Projected Households		4,900	49,210	164,284
2020 Census Households		5,242	49,660	160,202
2010 Census Households		5,138	47,248	144,892
Projected Annual Growth 2024 to 2029		-1.1%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024		-	0.5%	1.0%
Age				
2024 Est. Population Under 10 Years		8.1%	9.8%	9.3%
2024 Est. Population 10 to 19 Years		10.0%	10.5%	10.2%
2024 Est. Population 20 to 29 Years		12.4%	12.5%	14.4%
2024 Est. Population 30 to 44 Years		19.2%	22.9%	24.1%
2024 Est. Population 45 to 59 Years		18.3%	18.7%	18.9%
2024 Est. Population 60 to 74 Years		19.9%	17.0%	16.0%
2024 Est. Population 75 Years or Over		11.9%	8.6%	7.1%
2024 Est. Median Age		44.2	40.6	39.4
Marital Status & Gender				
2024 Est. Male Population		49.0%	49.8%	50.2%
2024 Est. Female Population		51.0%	50.2%	49.8%
2024 Est. Never Married		26.1%	31.8%	35.7%
2024 Est. Now Married		52.2%	47.1%	45.0%
2024 Est. Separated or Divorced		14.9%	16.7%	15.6%
2024 Est. Widowed		6.8%	4.4%	3.7%
Income				
2024 Est. HH Income \$200,000 or More		29.1%	22.1%	21.4%
2024 Est. HH Income \$150,000 to \$199,999		7.6%	11.1%	11.5%
2024 Est. HH Income \$100,000 to \$149,999		13.8%	18.7%	18.3%
2024 Est. HH Income \$75,000 to \$99,999		10.9%	12.0%	12.2%
2024 Est. HH Income \$50,000 to \$74,999		13.5%	11.8%	11.9%
2024 Est. HH Income \$35,000 to \$49,999		9.2%	8.4%	7.2%
2024 Est. HH Income \$25,000 to \$34,999		4.7%	5.5%	5.1%
2024 Est. HH Income \$15,000 to \$24,999		4.5%	4.3%	4.6%
2024 Est. HH Income Under \$15,000		6.7%	6.0%	7.7%
2024 Est. Average Household Income		\$176,862	\$155,668	\$149,838
2024 Est. Median Household Income		\$112,461	\$113,898	\$113,524
2024 Est. Per Capita Income		\$83,145	\$68,138	\$67,887
2024 Est. Total Businesses		1,244	8,901	28,488
2024 Est. Total Employees		7,573	63,862	242,099

Full Profile

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Race				
2024 Est. White		77.7%	72.5%	70.5%
2024 Est. Black		2.6%	3.0%	3.4%
2024 Est. Asian or Pacific Islander		7.3%	8.1%	11.1%
2024 Est. American Indian or Alaska Native		0.5%	0.8%	0.7%
2024 Est. Other Races		11.8%	15.7%	14.3%
Hispanic				
2024 Est. Hispanic Population		1,283	18,034	51,404
2024 Est. Hispanic Population		11.6%	15.6%	14.0%
2029 Proj. Hispanic Population		12.9%	16.4%	14.8%
2020 Hispanic Population		9.5%	15.9%	13.8%
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)		8,452	85,877	273,747
2024 Est. Elementary (Grade Level 0 to 8)		1.1%	2.5%	2.5%
2024 Est. Some High School (Grade Level 9 to 11)		1.4%	2.4%	2.0%
2024 Est. High School Graduate		10.2%	13.3%	12.0%
2024 Est. Some College		21.5%	18.4%	17.5%
2024 Est. Associate Degree Only		5.9%	6.7%	7.3%
2024 Est. Bachelor Degree Only		38.4%	34.7%	34.9%
2024 Est. Graduate Degree		21.6%	22.0%	23.8%
Housing				
2024 Est. Total Housing Units		5,473	53,676	178,596
2024 Est. Owner-Occupied		49.8%	53.3%	47.3%
2024 Est. Renter-Occupied		44.9%	40.5%	45.7%
2024 Est. Vacant Housing		5.3%	6.2%	7.0%
Homes Built by Year				
2024 Homes Built 2010 or later		6.6%	9.3%	11.7%
2024 Homes Built 2000 to 2009		9.5%	10.1%	12.8%
2024 Homes Built 1990 to 1999		10.1%	9.5%	12.7%
2024 Homes Built 1980 to 1989		9.1%	10.3%	11.9%
2024 Homes Built 1970 to 1979		15.7%	20.1%	16.1%
2024 Homes Built 1960 to 1969		19.6%	14.4%	9.6%
2024 Homes Built 1950 to 1959		13.8%	10.7%	6.7%
2024 Homes Built Before 1949		10.2%	9.4%	11.6%
Home Values				
2024 Home Value \$1,000,000 or More		18.9%	9.9%	10.8%
2024 Home Value \$500,000 to \$999,999		70.0%	65.2%	61.8%
2024 Home Value \$400,000 to \$499,999		6.2%	13.8%	14.8%
2024 Home Value \$300,000 to \$399,999		2.0%	5.5%	7.0%
2024 Home Value \$200,000 to \$299,999		1.1%	2.3%	2.7%
2024 Home Value \$150,000 to \$199,999		0.2%	0.6%	0.7%
2024 Home Value \$100,000 to \$149,999		0.3%	0.6%	0.6%
2024 Home Value \$50,000 to \$99,999		0.6%	0.8%	0.6%
2024 Home Value \$25,000 to \$49,999		0.1%	0.3%	0.3%
2024 Home Value Under \$25,000		0.6%	0.8%	0.7%
2024 Median Home Value		\$765,489	\$658,563	\$654,952
2024 Median Rent		\$1,433	\$1,441	\$1,479

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Portland, OR 97225				
Labor Force				
2024 Est. Labor Population Age 16 Years or Over		9,477	96,443	310,639
2024 Est. Civilian Employed		59.8%	66.5%	66.9%
2024 Est. Civilian Unemployed		2.7%	2.7%	2.7%
2024 Est. in Armed Forces		-	0.3%	0.2%
2024 Est. not in Labor Force		37.5%	30.5%	30.3%
2024 Labor Force Males		48.7%	49.5%	50.0%
2024 Labor Force Females		51.3%	50.5%	50.0%
Occupation				
2024 Occupation: Population Age 16 Years or Over		5,666	64,113	207,693
2024 Mgmt, Business, & Financial Operations		21.8%	22.3%	22.9%
2024 Professional, Related		31.5%	31.9%	33.7%
2024 Service		11.5%	13.4%	12.6%
2024 Sales, Office		24.0%	17.6%	17.6%
2024 Farming, Fishing, Forestry		0.8%	0.5%	0.4%
2024 Construction, Extraction, Maintenance		3.1%	5.5%	4.7%
2024 Production, Transport, Material Moving		7.4%	8.9%	8.2%
2024 White Collar Workers		77.3%	71.7%	74.1%
2024 Blue Collar Workers		22.7%	28.3%	25.9%
Transportation to Work				
2024 Drive to Work Alone		57.0%	57.6%	53.5%
2024 Drive to Work in Carpool		5.8%	5.8%	5.8%
2024 Travel to Work by Public Transportation		2.0%	3.9%	4.4%
2024 Drive to Work on Motorcycle		0.1%	0.2%	0.1%
2024 Walk or Bicycle to Work		2.7%	3.8%	5.6%
2024 Other Means		1.7%	1.3%	1.4%
2024 Work at Home		30.8%	27.4%	29.1%
Travel Time				
2024 Travel to Work in 14 Minutes or Less		23.6%	23.3%	24.3%
2024 Travel to Work in 15 to 29 Minutes		51.2%	46.7%	45.7%
2024 Travel to Work in 30 to 59 Minutes		22.7%	26.1%	26.0%
2024 Travel to Work in 60 Minutes or More		2.5%	3.9%	3.9%
2024 Average Travel Time to Work		20.8	20.9	20.8
Consumer Expenditure				
2024 Est. Total Household Expenditure		\$645.65 M	\$6.07 B	\$19.64 B
2024 Est. Apparel		\$11.35 M	\$108.69 M	\$353.63 M
2024 Est. Contributions, Tax and Retirement		\$223.29 M	\$2 B	\$6.5 B
2024 Est. Education		\$15.04 M	\$141.01 M	\$458.96 M
2024 Est. Entertainment		\$34.94 M	\$335.22 M	\$1.09 B
2024 Est. Food, Beverages, Tobacco		\$66.91 M	\$660.27 M	\$2.15 B
2024 Est. Health Care		\$35.11 M	\$329.68 M	\$1.06 B
2024 Est. Household Furnishings and Equipment		\$16.66 M	\$158.6 M	\$516.11 M
2024 Est. Household Operations, Shelter, Utilities		\$132.57 M	\$1.29 B	\$4.22 B
2024 Est. Miscellaneous Expenses		\$10.6 M	\$101.34 M	\$329.91 M
2024 Est. Personal Care		\$6.97 M	\$69.37 M	\$225.57 M
2024 Est. Transportation		\$92.2 M	\$881.98 M	\$2.74 B

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