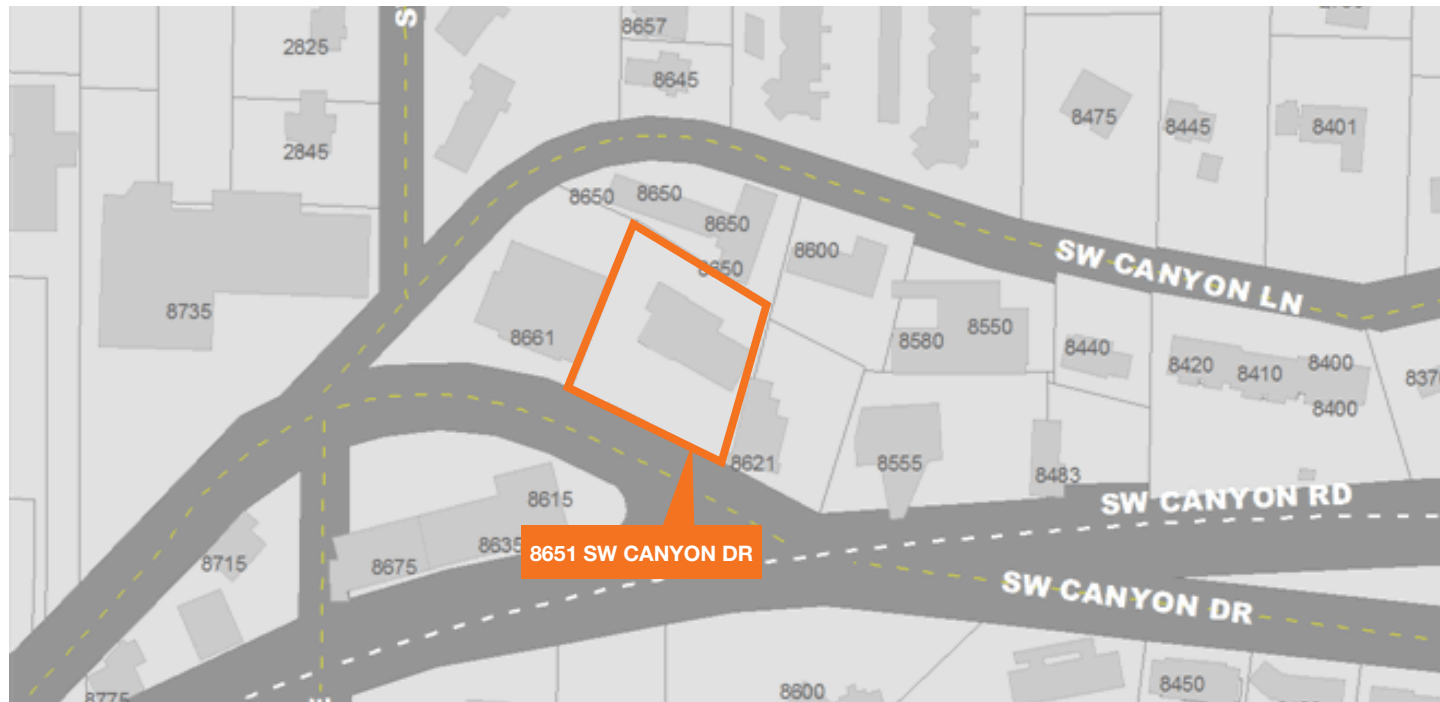


Location



Contact

Kevin Murphy
503.221.2276
kmurphy@kiddermathews.com

Bar Restaurant/ Redevelopment

8651 SW Canyon Dr
Portland, OR

5,400 SF Free Standing Building

.56 Acre Lot

33 Off Street Parking Spaces

Large Pylon Signage

Zoning: CS Community Service
(City of Beaverton)

The original owner for almost 30
years has decided to retire

The existing business, Lottery,
and all FF&E is included in the
asking price

2014/2015 Taxes: \$10,692

Price: \$1,250,000



PLEASE DO NOT CONTACT TENANT OR EMPLOYEES - CALL TO TOUR

Contact

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Aerial



DEMOGRAPHICS

	Population	Avg. HH Income	Total Employees
1 Mile	10,987	\$99,775	7,642
3 Miles	100,826	\$95,047	48,388
5 Miles	319,542	\$87,301	266,364

Traffic Counts - 20,600 Cars Per Day



Great location on SW Canyon with large pylon signage and plenty of off street parking

Redevelopment uses include: Childcare, medical, & automotive

