

# Aloha Medical

3400 SW 187th Ave, Aloha, OR 97006

Great opportunity to open a new dental or medical practice with very little out of pocket expense for build out. The space has 4 ops, a lab, an office, reception, restroom and a shared waiting area. The suite is equipped with AC and heat, new windows, air dryer and is speaker wired and camera ready. Each operatory has a sink and floor wiring in place for chairs.

By purchasing this suite you become a 1/4 owner of the building. There are 2 other tenants, one is a dental practice that is also a 1/4 owner and the other occupies half of the building for a full service dental lab and is 1/2 owner.



## For Sale

**Approximately 1,100 SF  
usable**

**Includes a shared waiting room  
and off street parking**

**\$199,000**

**Available for lease at \$2,500  
per month, gross**

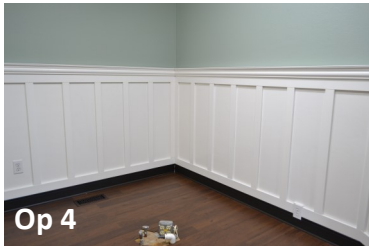
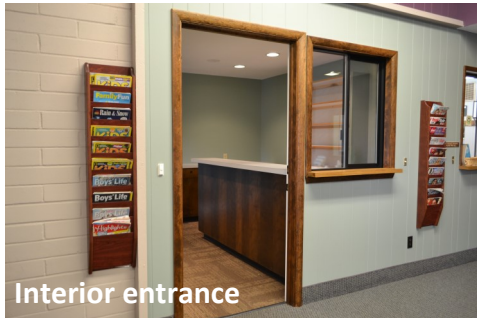
### Demographics

2017 Estimate	1 Mile	3 Mile	5 Mile
<b>Population:</b>	21,495	148,718	328,568
<b>Average HH Income:</b>	\$67,995	\$83,674	\$92,008

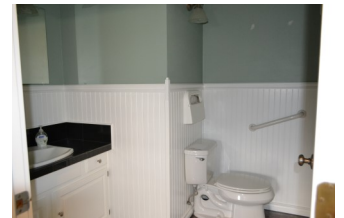


503.616.2942 | Ashley Rhea | Email: [ashley@barnardcommercial.com](mailto:ashley@barnardcommercial.com)  
[www.barnardcommercial.com](http://www.barnardcommercial.com) | Mail: 6650 SW Redwood Lane Suite 330, Portland OR 97224

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Restroom  
Shared  
Waiting Area



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Results Driven Retail Solutions<sup>SM</sup>

**Barnard Commercial**  
Real Estate

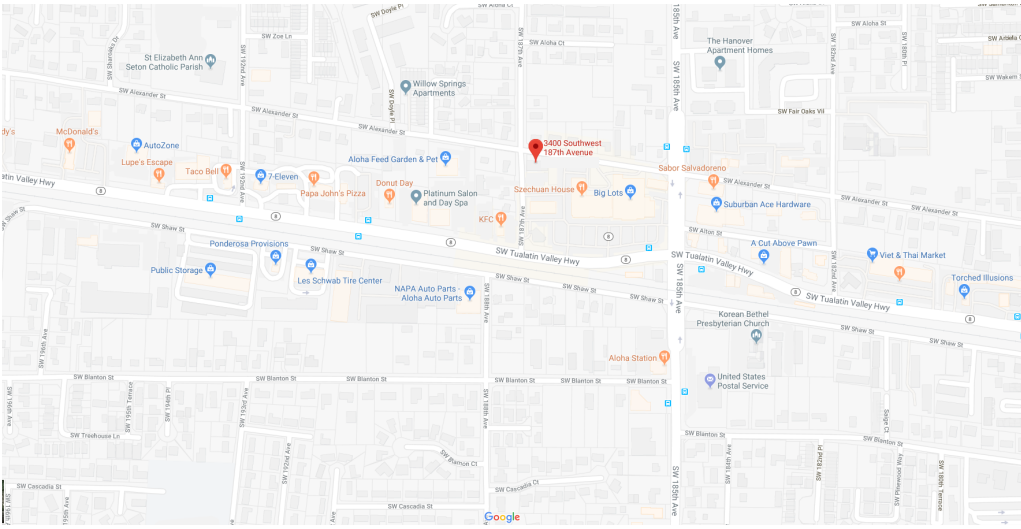
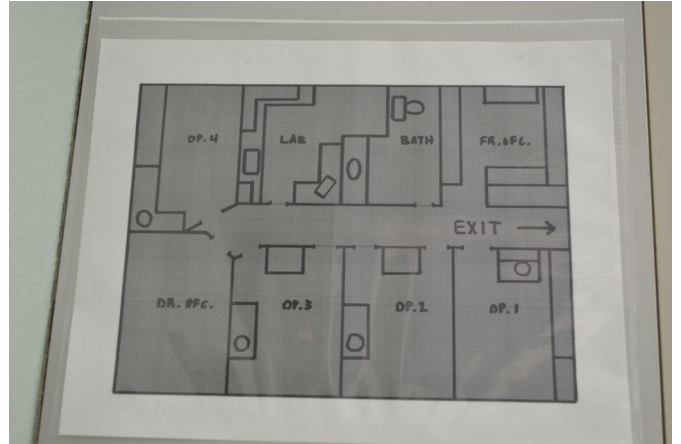
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## Floor Plan

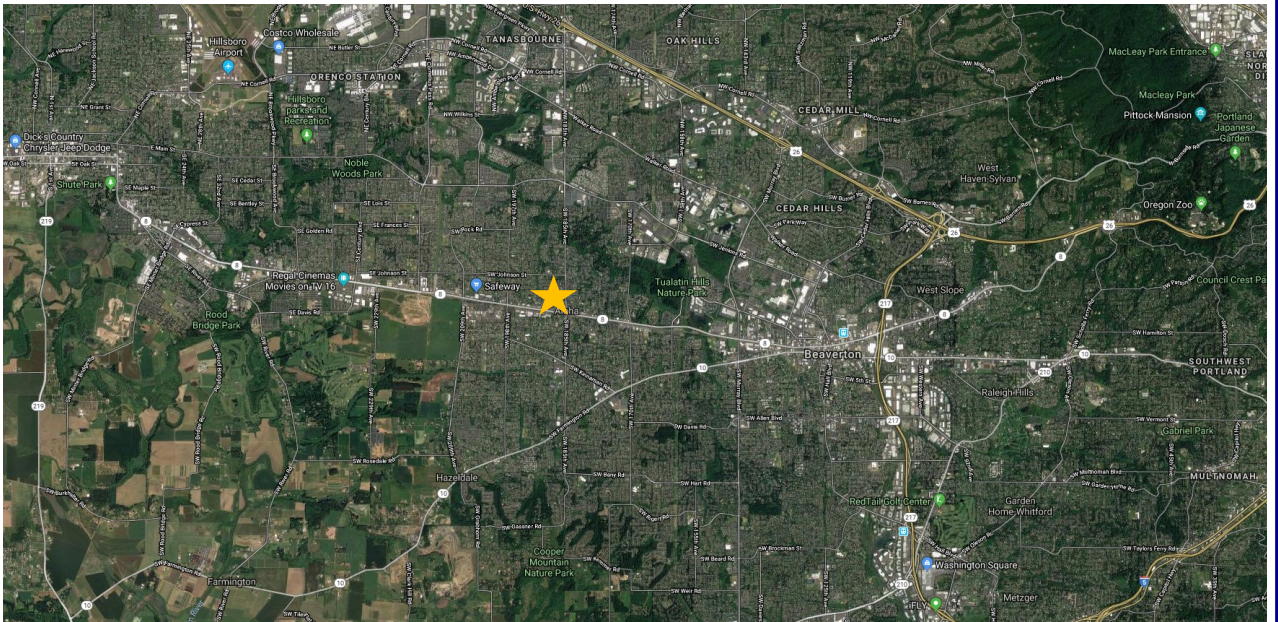
Reception  
4 Ops  
Office  
Lab  
Restroom



## Average Daily Traffic:

**36,700 cars per day on TV Hwy**

**2,453 cars per day on  
Alexander St**



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