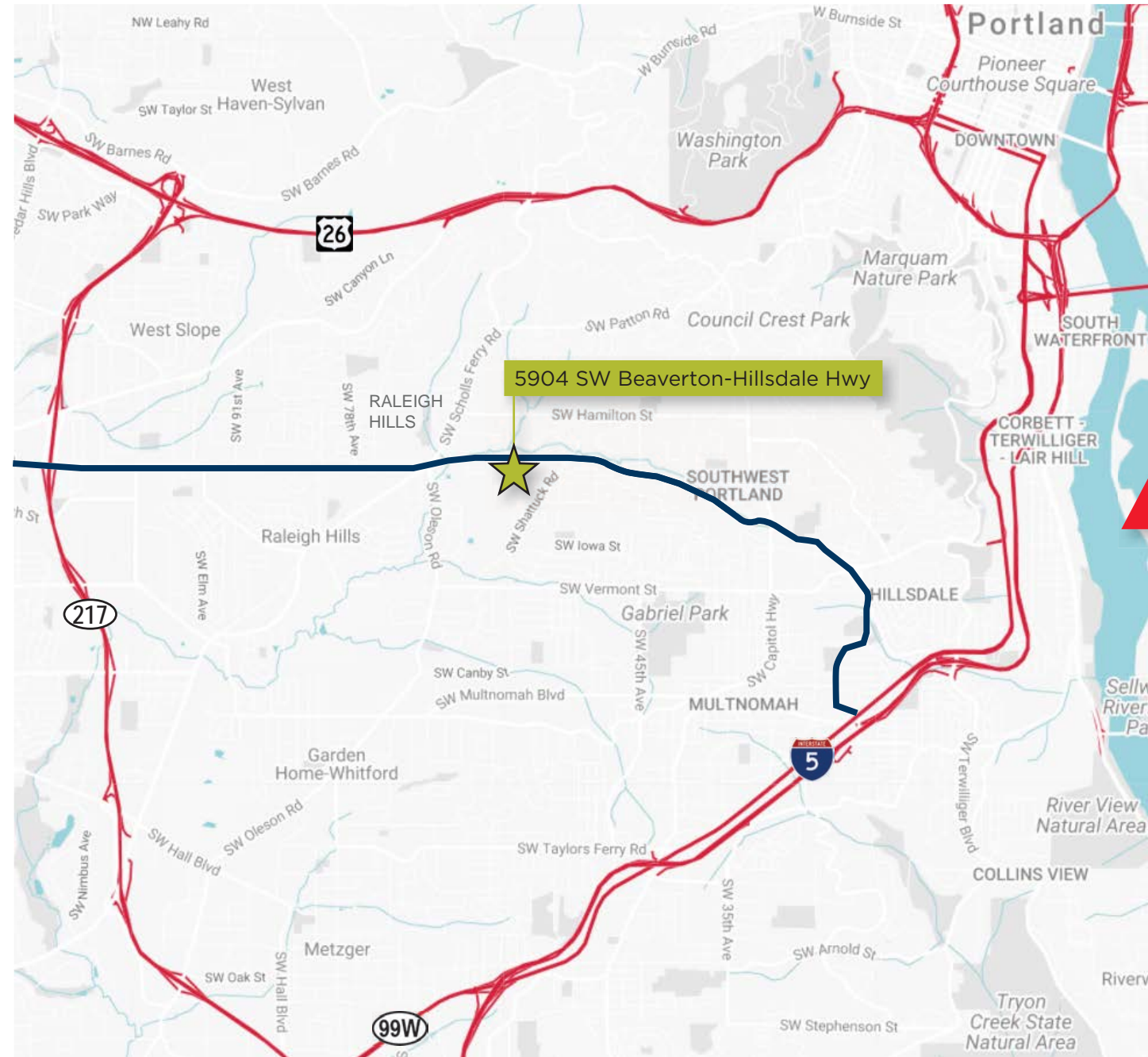


**Location**

Drive Time	Miles	Minutes
Hwy 26	2.3	6
Interstate 5	3	7
PDX CBD	5	15

Demographics	1-Mile	3-Mile	5-Mile
Population	14,367	106,249	336,350
Households	6,417	47,433	155,899
Avg HH Income	\$82,361	\$82,582	\$70,281

**Portland West Side**



5904 SW BEAVERTON-HILLSDALE HWY | CUSHMAN & WAKEFIELD

For More Information Please Contact

**ANNE HECHT** | Retail Specialist  
+1 503 279 1728  
anne.hecht@cushwake.com

**FOR SALE**



Freestanding Retail Building



Potential Multi-Family Development Opportunity



**Price: \$900,000**

**VERN WENGER TV & APPLIANCE BLDG**  
**5904 SW Beaverton-Hillsdale Highway**  
Portland, Oregon 97221



TOURS BY APPOINTMENT ONLY

PLEASE DO NOT DISTURB OPERATOR

- Approximately 3,820 SF
- .40 AC with two entrances
- Currently Non-Conforming Retail Sales & Service Use Allowed (Existing use since 1957)
- Underlying Zoning: R1 Residential (City of Portland)
- May allow up to 12 residential units - up to 3 stories
- Monument signage existing
- Off-street parking with fenced yard in back
- Built in 1957
- ★ ADT approximately 24,600 (2016)
- ★ No Cannabis due to R-1 Zoning Restriction
- ★ Seller will consider financing

For More Information Please Contact

**ANNE HECHT**  
+1 503 279 1728  
anne.hecht@cushwake.com





TOURS BY APPOINTMENT ONLY | PLEASE DO NOT DISTURB OPERATOR

# Zoning (City of Portland)



## BUILDING

- Approximately 3,820 SF
- Showroom with storage
- Mid-century look & feel
- Beautiful wood open beam ceiling
- Mylar & Tempered storefront glass for security
- 2 restrooms (non-ADA)
- Gas furnace & HVAC

**R1**  
Residential  
1,000

**The R1 Zone** is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

Non-conforming  
**Retail**

**Non-conforming Retail** use is also allowed as it has been the existing use since 1957.



## PROPERTY

- ±.40 Acres (17,478 SF)
- ±95' x ±175' lot
- ±95' front on SW B-H Hwy
- Two entrances
- Existing monument signage on SW B-H Hwy
- ADT 24,600 (2016)
- Off-street parking with fenced yard in back
- 2017 Taxes: \$7,929.24

OLCC will not allow CANNABIS due to underlying R1 zoning.

