

# FOR SALE

RETAIL / OFFICE LEASED INVESTMENT

88 NW Murray Blvd | Beaverton, OR 97005



12725 SW 66<sup>th</sup> Avenue, Suite 202, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Sale Price: \$995,000
- 2,034 SF Retail/Office Building: 1,017 SF of retail space on first floor and 1,017 SF of office space on second floor
- Great visibility with high traffic count located right off Murray Blvd exit of Hwy 26
- Convenient access to Hwy 217
- Year built: 2007
- Parking: 6 stall private surface lot with available off street parking



### FOR MORE INFORMATION:

**Steve Hunker**, Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)

# FOR SALE

RETAIL / OFFICE LEASED INVESTMENT

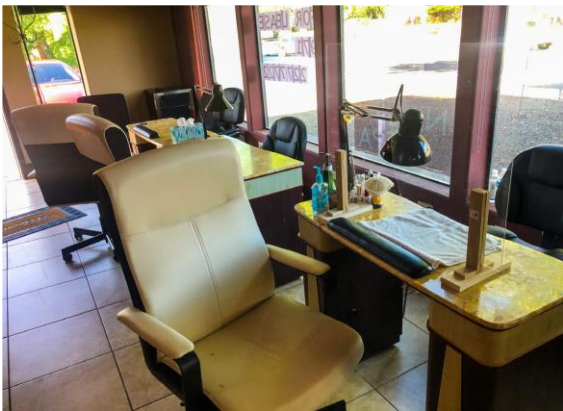
88 NW Murray Blvd | Beaverton, OR 97005



12725 SW 66<sup>th</sup> Avenue, Suite 202, Tigard, OR  
503.367.0516 | www.fg-cre.com

## FIRST FLOOR RETAIL

- \$2,835/month
- 5-year lease in place, 4 years remaining
- 5% annual escalations
- One small office
- One private treatment room
- One restroom / utility / laundry room



# FOR SALE

RETAIL / OFFICE LEASED INVESTMENT

88 NW Murray Blvd | Beaverton, OR 97005



12725 SW 66<sup>th</sup> Avenue, Suite 202, Tigard, OR  
503.367.0516 | www.fg-cre.com

## SECOND FLOOR OFFICE

- \$2,100/month
- 5-year lease in place
- 5% annual escalations
- Open floor plan
- One private office
- Break area
- Balcony
- Restroom



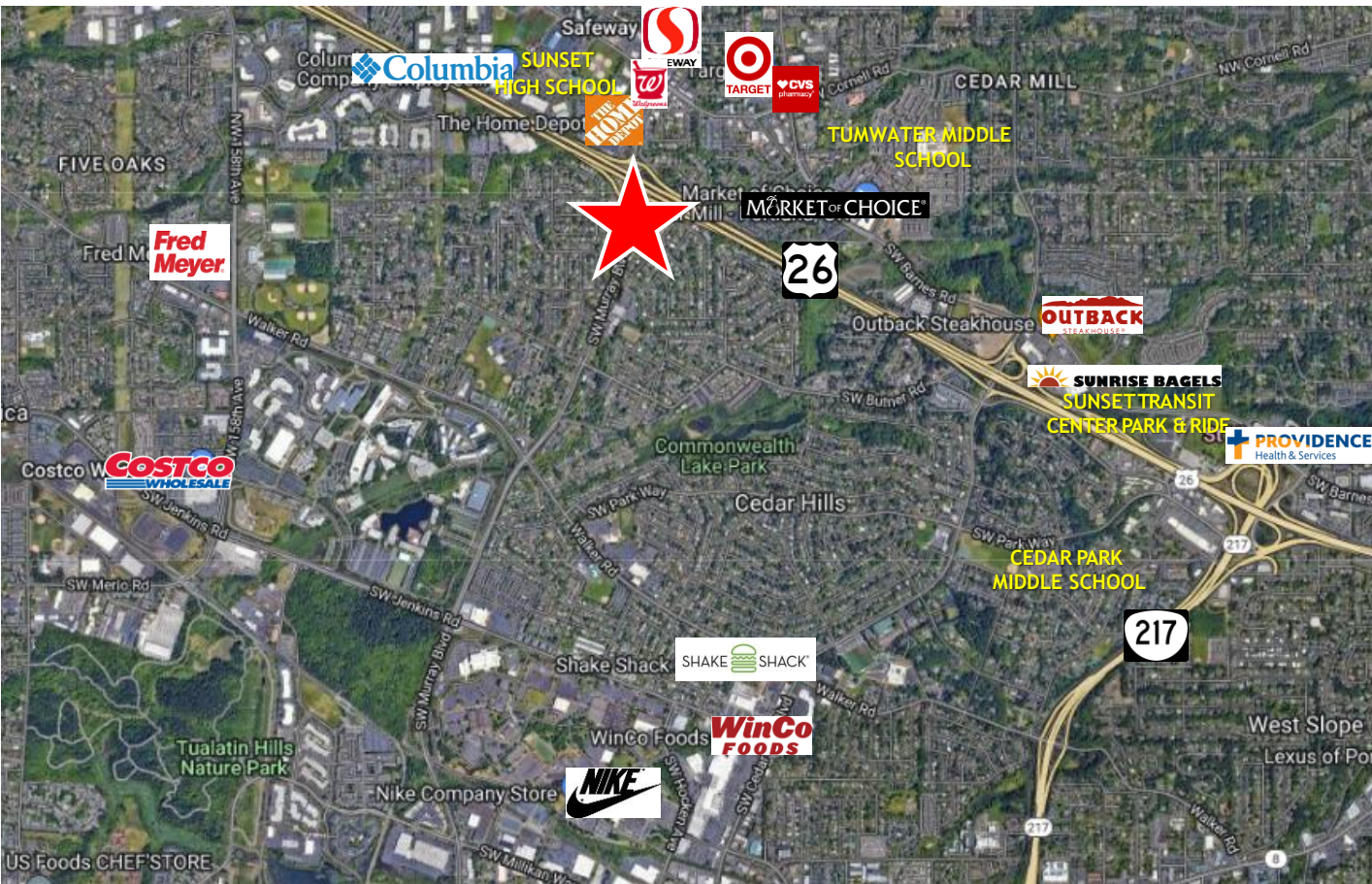
# FOR SALE

RETAIL / OFFICE LEASED INVESTMENT

88 NW Murray Blvd | Beaverton, OR 97005



12725 SW 66th Avenue, Suite 202, Tigard, OR  
503.367.0516 | www.fg-cre.com



## 2022 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	17,569	147,297	328,320
Projected Annual Growth 2027	18,416	153,532	342,817
Est. Average Household Income	\$102,065	\$118,656	\$117,784
Est. Total Businesses	796	7,511	13,062
Est. Total Employees	6,803	67,485	116,068



TriMet Bus Stop at  
NW Milburn St & Murray Blvd



Consumer Spending  
(2020 / 3 mile radius)  
\$1,801,219



Walk Score™ 64



32 Minutes to Portland  
International Airport 11 Minutes  
to Downtown Portland



Easy Access to Hwy 26 &  
Hwy 217

*Average Daily Traffic Count at  
Hwy 26 & Murray Blvd - 149,032*

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.