



OWNER-USER RESTAURANT OPPORTUNITY IN RALEIGH HILLS

INVESTMENT HIGHLIGHTS

Please do not discuss with tenant
- call brokers with questions

FULLY equipped restaurant with commercial kitchen, ample dining area and cocktail lounge, FF&E also available

CORNER setting with three access points and monument signage along SW Allen Rd, and signage at curb cut entrances, plus additional rear access available from SW Scholls Ferry Rd

MINUTES away from Red Tail Golf Center, Washington Square Mall and Highway 217

OVER 130,000 people within a 3-mile radius with an average household income of \$96,095

DESIRABLE Southwest Portland neighborhood of Raleigh Hills is easily accessible from downtown Portland and Beaverton, surrounded by scenic parks and recreation facilities, shopping and excellent demographics



INVESTMENT SUMMARY

Price	\$1,800,000
Price/SF	\$222.22
Building Size	8,100 SF
Site Size	0.90 acres
Parking Ratio	4.32/1,000 SF
Year Built	1979
Permitted Occupancy	226
2018-2019 Property Taxes	\$20,838
Zoning	NS, Neighborhood Services

POTENTIAL FOR REDEVELOPMENT

POTENTIAL USES

PROFESSIONAL SERVICES

RETAIL TRADE

FINANCIAL INSTITUTIONS

EATING AND DRINKING ESTABLISHMENTS, INCLUDING DRIVE-THRU RESTAURANTS

OTHERS

NS

NEIGHBORHOOD SERVICES
ZONING

35 FT

MAXIMUM BUILDING
HEIGHT

0.90

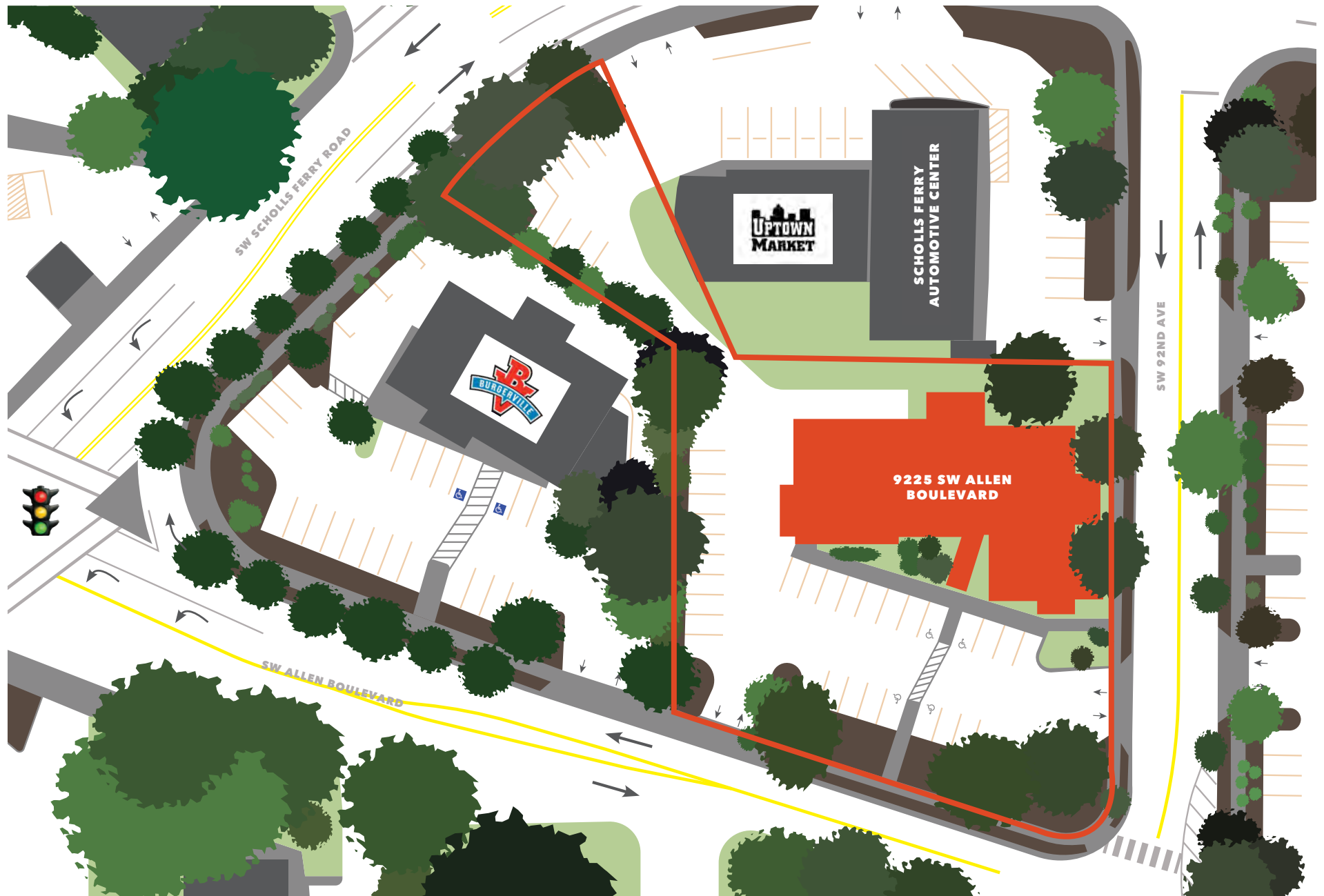
ACRES

JURISDICTION

CITY OF BEAVERTON,
WASHINGTON COUNTY



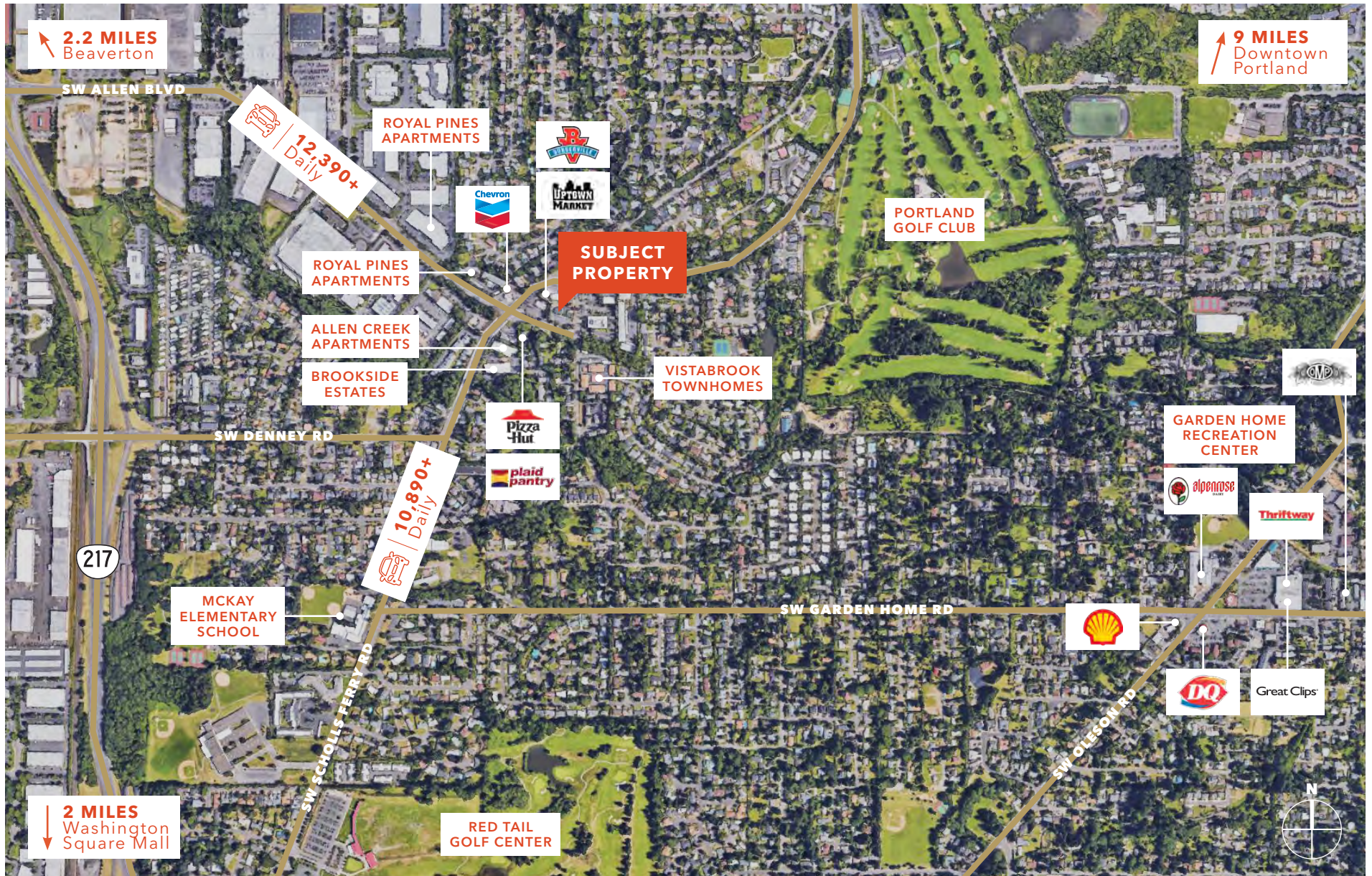
SITE PLAN



AERIAL PHOTO



INVESTMENT HIGHLIGHTS



REGIONAL MAP

POPULATION

	1 MILE	3 MILES	5 MILES
2018	10,423	130,684	354,465
2023	11,146	139,285	378,866

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2018	4,476	54,810	146,547
2023	4,769	58,315	156,400

AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2018	\$99,075	\$96,095	\$107,200



EXCLUSIVELY REPRESENTED BY

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