

Sunset Strip Redevelopment

10205 SW Park Way, Portland, OR 97225



Pylon Sign



FOR SALE: \$2,200,000

.67 Acre Lot | 29,185 SF | Unincorporated Washington County



PROPERTY HIGHLIGHTS

- Large pylon sign
- Off street parking
- 4,000 SF building with wrap around windows (*currently covered*)
- Large outdoor patio
- Building equipped with a commercial kitchen
- Large 410 unit apartment development across the street

Ashley Rhea | 503.675.0900 | ashley@barnardcommercial.com
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Sunset Strip Redevelopment

Sunset Trimet Park & Ride

2nd busiest transit center—Over 6,000 riders per day



Portland International Airport, E/NE Portland, Portland City Center, Beaverton and Hillsboro.

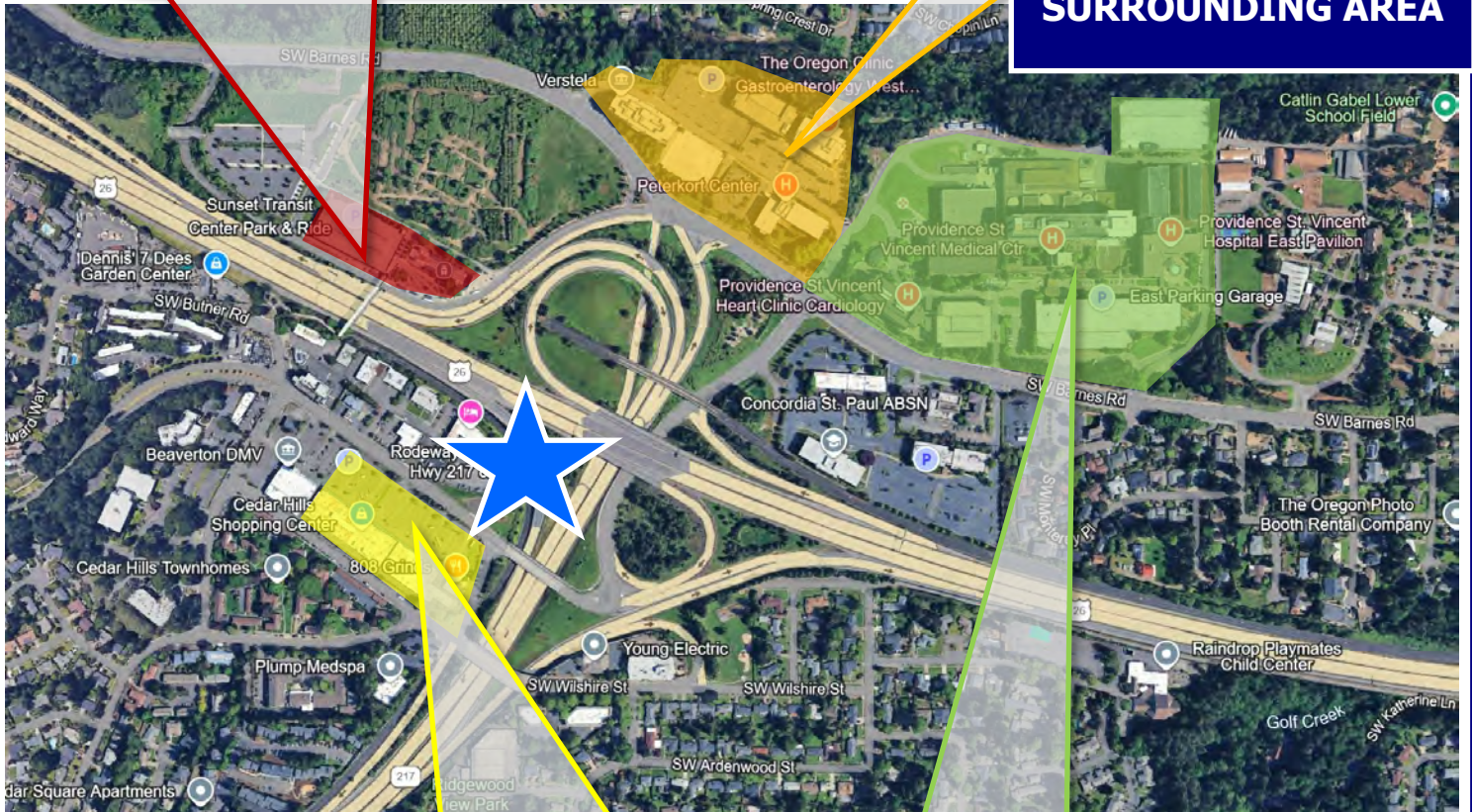


Hillsboro, Beaverton, Portland City Center, East Portland and Gresham

Peterkort Medical Center

290,000 SF of Medical Offices
90% Leased

SURROUNDING AREA



Cedar Hills Apartments



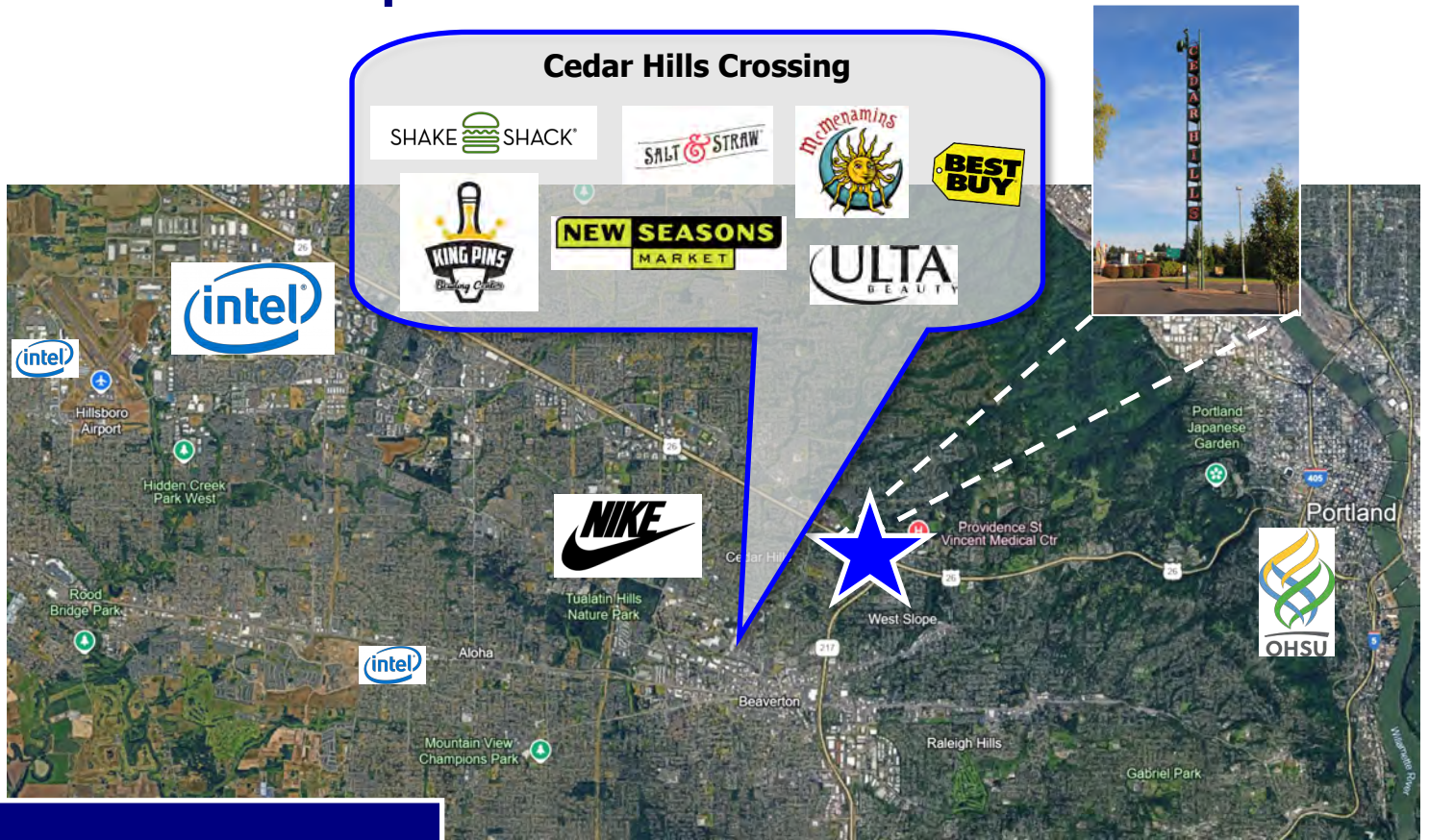
410 Units
Delivery in 2027

Providence St Vincent Hospital



523 Beds
More than 3,500 employees

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TRADE AREA

EMPLOYERS



Oregon's largest private employer
+20,000 employees



Nike World Headquarters
10,000 employees



OHSU Portland's largest employer
18,000 employees



Providence St Vincent
3,500 employees

AVERAGE DAILY TRAFFIC

Hwy 26—Sunset Hwy
123,546 cars per day
@ Hwy 217 interchange

Hwy 217
105,536 cars per day
@ .5 miles south of Hwy 26

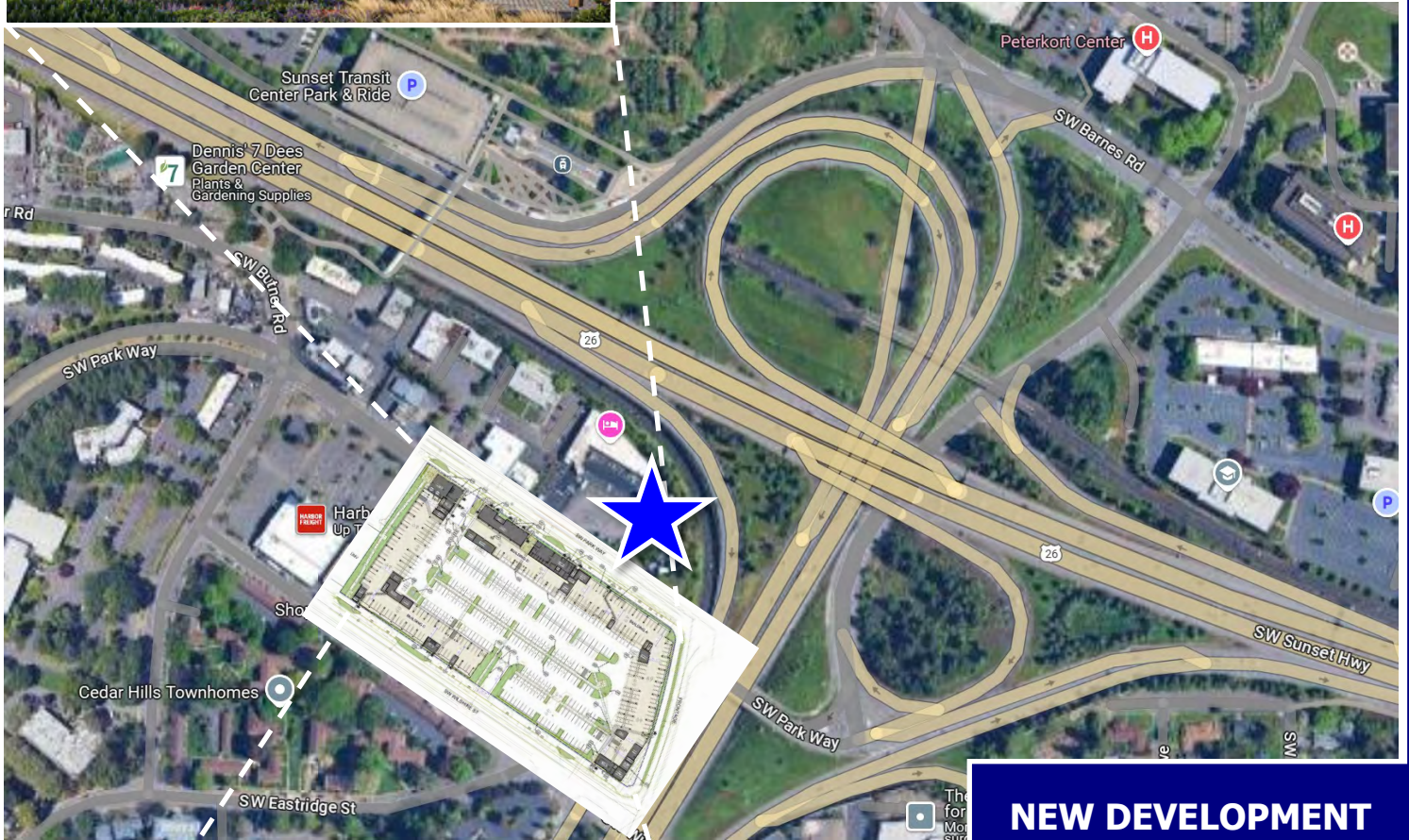
LOCATION

- SW corner of the Hwy 26 and Hwy 217 interchange
- 5 Miles west of downtown Portland
- 3 Miles east of Nike World Headquarters
- 2 Miles north of Beaverton
- 2 Miles northeast of Cedar Hills Crossing

Sunset Strip Redevelopment



Cedar Hills Apartments
 Located Directly Across the Street
410 Units | Delivery in 2027
340,500 SF | 5,000 SF of Retail



NEW DEVELOPMENT



Demographics

	1 Mile	3 Mile	5 Mile
Population:	11,450	110,261	357,466
Average HH Income:	\$131,121	\$127,677	\$121,105

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