

1400 SW MARLOW AVENUE, PORTLAND, OR 97225

FOR SALE / FOR LEASE



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FOR SALE / LEASE



Call broker for pricing



± 5,300 SF of flex/warehouse space with two retail storefronts



Single story built in 1968



Parcel size ± 0.35 AC / ± 15246 SF



Great window lines allow for natural light to shine throughout the retail space



Signage opportunity



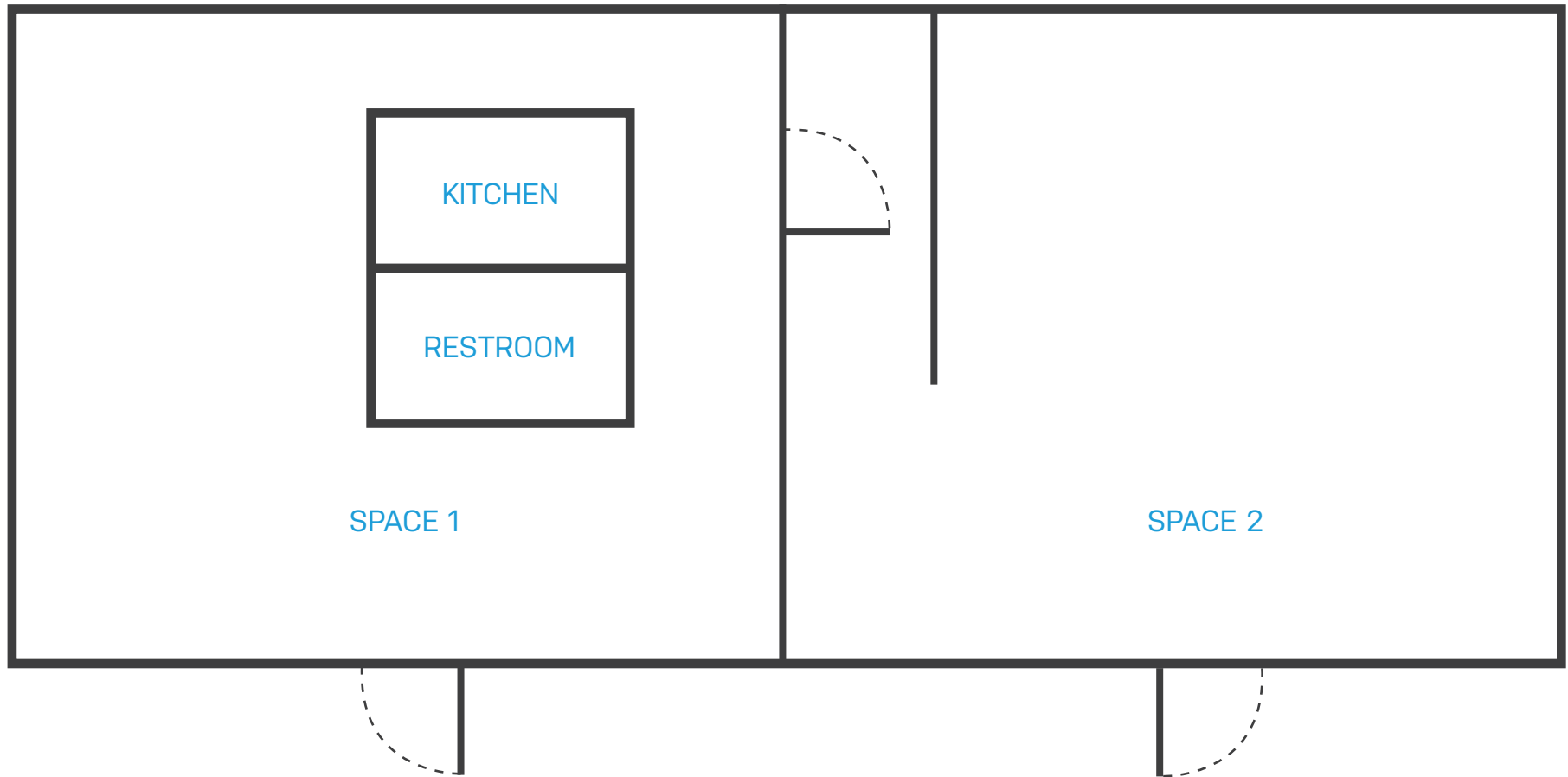
On-site parking



Excellent public transportation access



FLOOR PLAN



EXCELLENT BEAVERTON/ CEDAR HILLS LOCATION

The property has excellent proximity to TriMet bus lines as well as SW Barnes Rd, Hwy 217, and Hwy 26 for ease of access from all over the Portland Metro Area.

POPULATION	2 MILES	5 MILES	10 MILES
2010 Population	46,625	310,901	934,775
2023 Population	53,913	350,226	1,056,932
Median Age	40.4	39.2	39.9

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2010 Households	19,928	131,866	392,441
2023 Households	23,209	149,687	445,403
Owner Occupied	58.10%	52.32%	54.65%
Avg HH Income	\$126,017	\$117,038	\$114,674

DAYTIME EMPLOYMENT	2 MILES	5 MILES	10 MILES
# of Businesses	5,030	23,971	73,162
# of Employees	37,360	287,781	719,529

CONSUMER SPENDING	2 MILES	5 MILES	10 MILES
Annual Spending	\$8.91M	\$5.4B	\$16.2B

 TRIMET TRANSIT ROUTES

