



4400-4410 SW BEAVERTON-
HILLSDALE HWY

THE OFFERING

Kidder Mathews is pleased to present a two-tenant neighborhood investment with \$120K average household income.

6,334 SF, 100% occupied, two-tenant investment with full NNN leases and annual increases. The two tenants are Hillside Imports, which has been a tenant since 1999, and Working Class Acupuncture, which is an established non-profit clinic with multiple locations and a 5-star Google reviews. Hillside Imports occupies the well-maintained automotive service

building with three bays, an office and an additional outbuilding for service and storage. Working Class Acupuncture occupies the freestanding wood-framed office building along SW Beaverton Hillsdale Highway. The two-tenant investment benefits from average daily traffic counts over 26K cars per day, amazing visibility, and signage, off street parking and its location in a dense residential neighborhood with a population of over 123K within 3-miles. This listing now includes an additional parcel, offering excellent future development opportunity!



PROPERTY OVERVIEW

Address	4400-4410 SW Beaverton-Hillsdale Hwy Portland, OR 97221
Price	\$1,530,000
Cap Rate	5.61%
Occupancy	100%
Lease Types	NNN with rent increases
Leaseable SF	6,334 SF
Land Area	42,933 SF/0.99 Acres
Year Built	1959/1972
Average Current Rents	\$15.02/SF
Parking	7.4/1,000 SF
Zoning	CE, Commercial Employment R7, Residential 7,000 with overlays
Financing	Attractive Seller Financing Available

INVESTMENT HIGHLIGHTS

ATTRACTIVE SELLER FINANCING AVAILABLE!

This listing now includes an additional parcel, offering excellent future development opportunity!

FULL NNN LEASES

Both tenants operate on NNN leases, allowing for reimbursement of management fees and amortized capital expenses.

LEASES WITH ANNUAL RENT INCREASES

Hillside Imports has built-in 3% annual increases and Working Class Acupuncture has 2% annual increases.

TWO WELL-MAINTAINED BUILDINGS

The offering consists of a single-tenant commercial office building and an automotive service building with a detached outbuilding, constructed in stages. The west office building was constructed in 1959 and is of wood frame and wood siding. The east automotive service building was constructed in 1972 and is of CMU construction. There is an additional detached outbuilding (480 SF), which is not included in the GBA/NRA.

ESTABLISHED LOCAL TENANTS

Hillside Imports is a family-owned business that has been a tenant for over 23 years and provides a full range of VW and Audi service to the greater Portland market. Working Class Acupuncture (WCA)

is a non-profit organization that was established in 2002 with the mission of providing affordable acupuncture services to the community. The organization opened its second location in 2009, expanding its reach and accessibility to patients in need of acupuncture treatment. Overall, Working Class Acupuncture plays an important role in promoting affordable healthcare options and improving the accessibility of acupuncture services in its community.

HIGHLY VISIBLE SITE

The site is situated along SW Beaverton Hillsdale Highway and visible in both east and west directions of travel. Average daily traffic counts more than 26K vehicles per day.

STRONG SURROUNDING DEMOGRAPHICS

The property is in an affluent Portland neighborhood with a population of 123,902 within 3-miles and an average household income of \$145,649 within 1-mile

LIMITED RETAIL COMPETITION

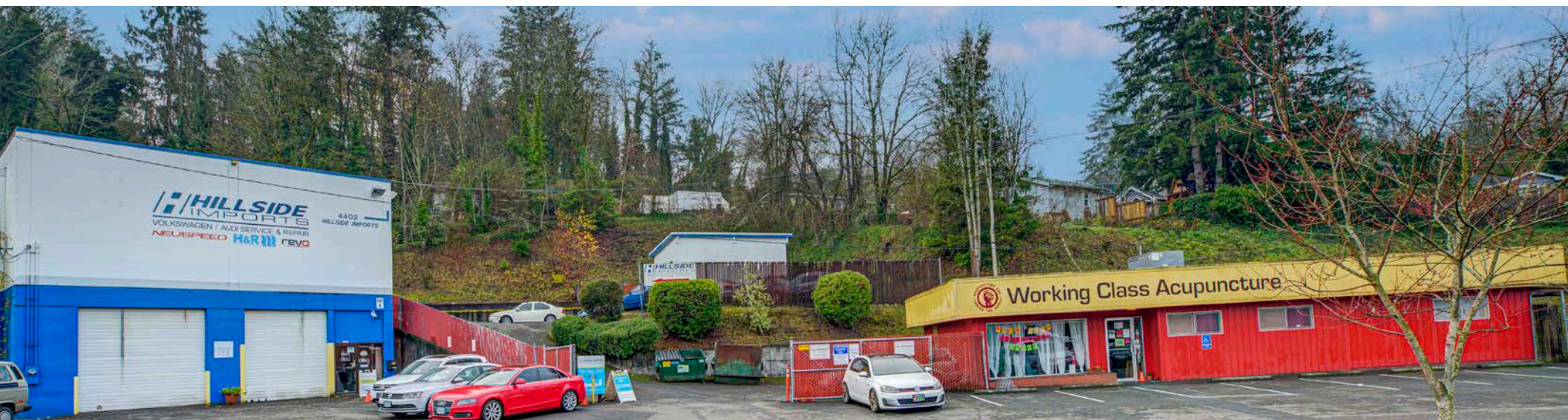
Located in a dense residential neighborhood, there are limited competitive retail properties in the immediate area.

OFF-STREET PARKING

The property has a very favorable parking ratio of 7.4/1,000 SF which is 47 parking spaces.

LAND BANK OPPORTUNITY

The 42,933 SF parcel is nearly an acre (0.99 acre) and partially zoned CE (Commercial Employment), a medium-scale zone with allowable uses, including retail, office, and residential & partially zoned R7 (Residential 7,000) w/overlays.





PROPERTY AERIAL

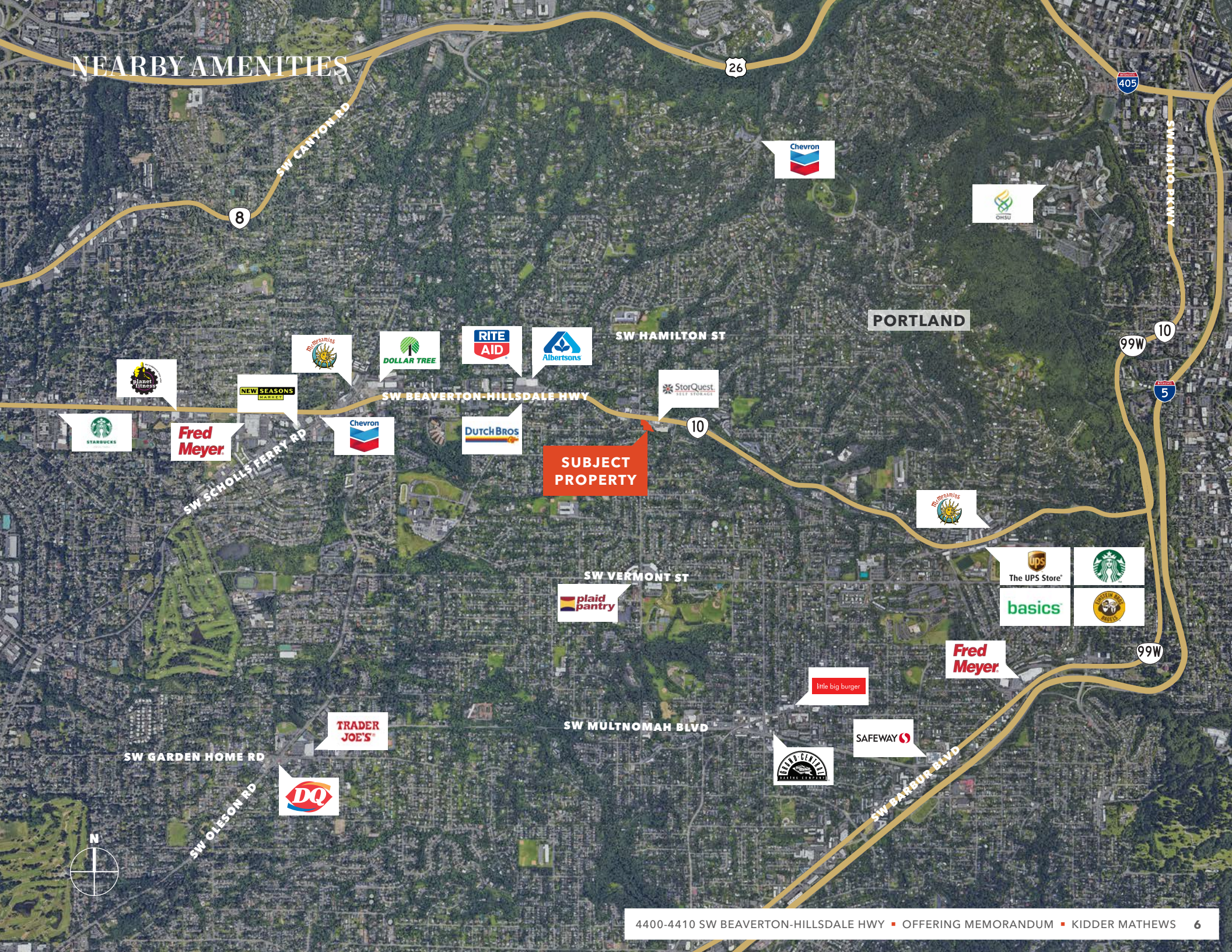
10 SW BEAVERTON-HILLSDALE HWY

PORTLAND

WORKING CLASS
ACUPUNCTURE

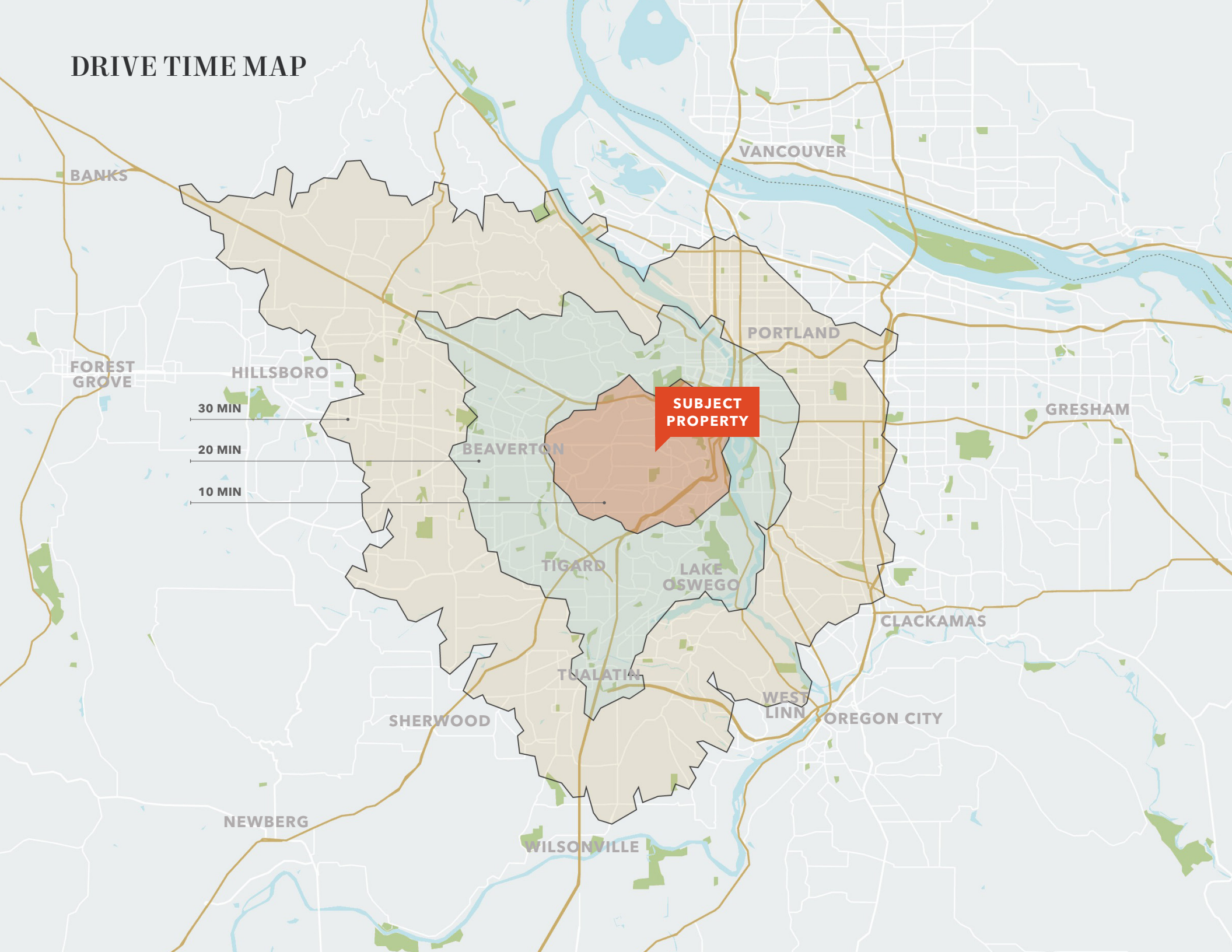
HILLSIDE
IMPORTS

NEARBY AMENITIES

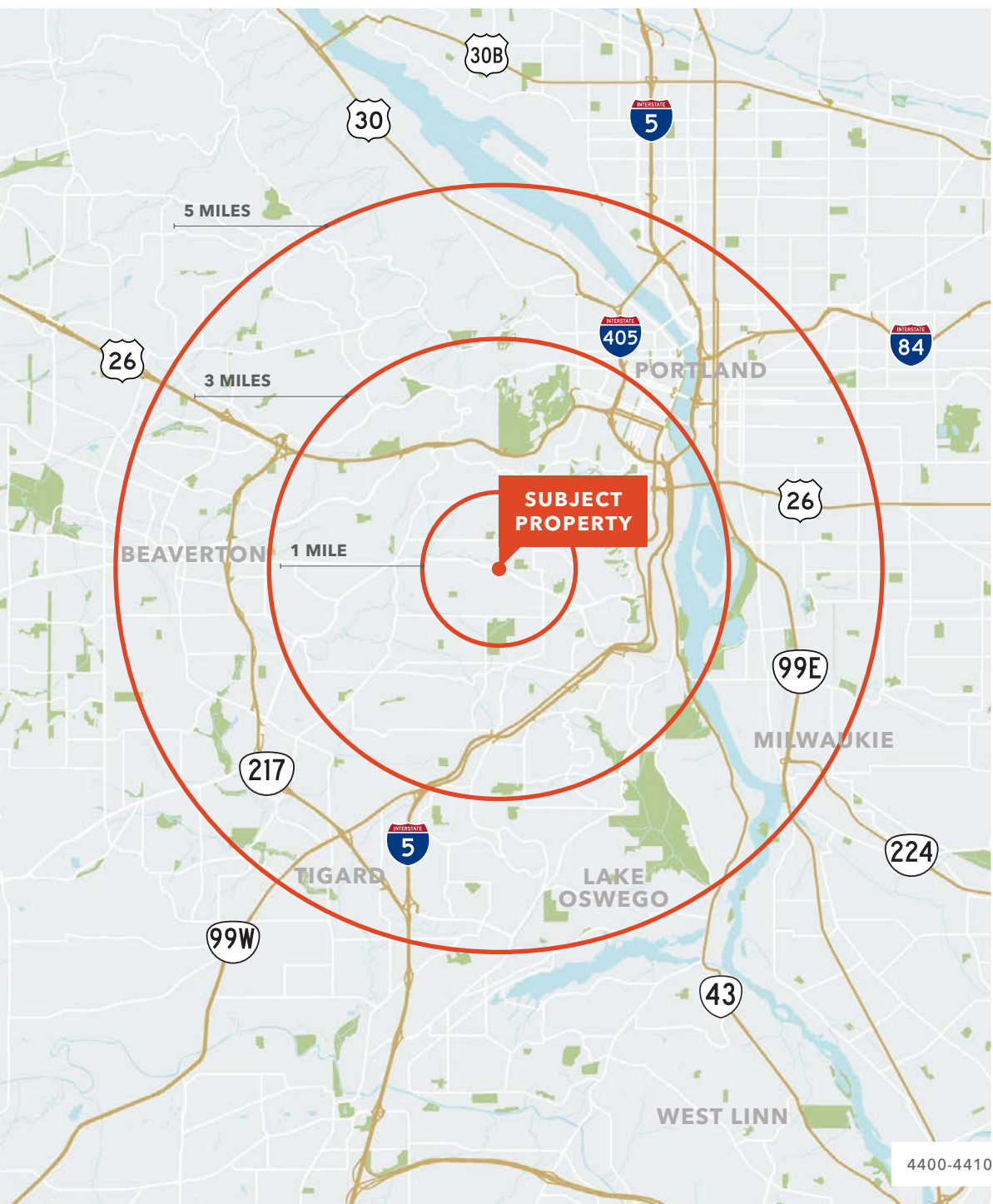


**SUBJECT
PROPERTY**

DRIVE TIME MAP



DEMOGRAPHICS

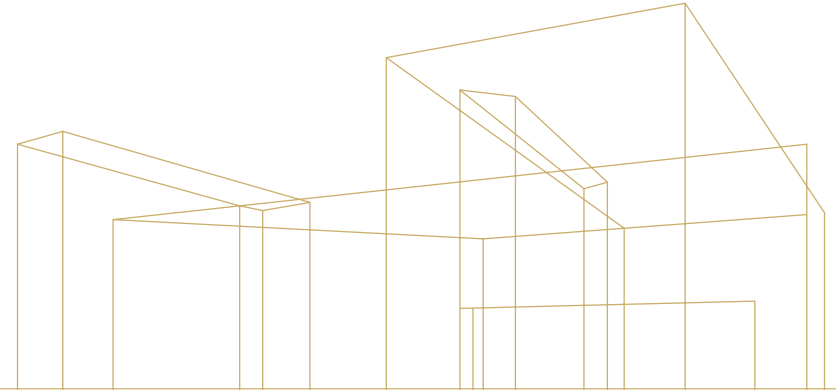


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2010 Population	14,138	118,954	361,132
2022 Population	13,925	118,993	366,481
2027 Population Projection	14,082	127,907	304,400
Annual Growth 2022-2027	1.1%	0.4%	0.4%
2010 Households	6,036	53,054	148,761
2022 Households	6,276	59,420	171,847
2027 Household Projection	5,593	55,369	179,461
Annual Growth 2022-2027	0.5%	0.6%	0.9%
Average Household Income 2022	\$164,241	\$135,857	\$120,048



FINANCIALS



RENT ROLL

Tenant	Suite #	SF	% GLA	Monthly Rent	Annual Rent	\$/SF/Yr	Lease Structure	Lease Start Date	Lease Expiration	Increases On	Increase To	Annual Increase
Hillside Imports	4400-4402	4,800	76%	\$5,351.26	\$64,215	\$13.38	NNN	Oct-17	Sep-28	Oct-24	\$5,511.80	3%
Working Class Acupuncture	4410	1,534	24%	\$2,577	\$30,924	\$20.16	NNN	Apr-22	Mar-27	Apr-24	\$2,629.00	2%
Total/Weighted Average		6,334	100%	\$7,928.26	\$95,139.12	\$15.02						
Vacancy		-	0%									
Occupancy		6,334	100%									



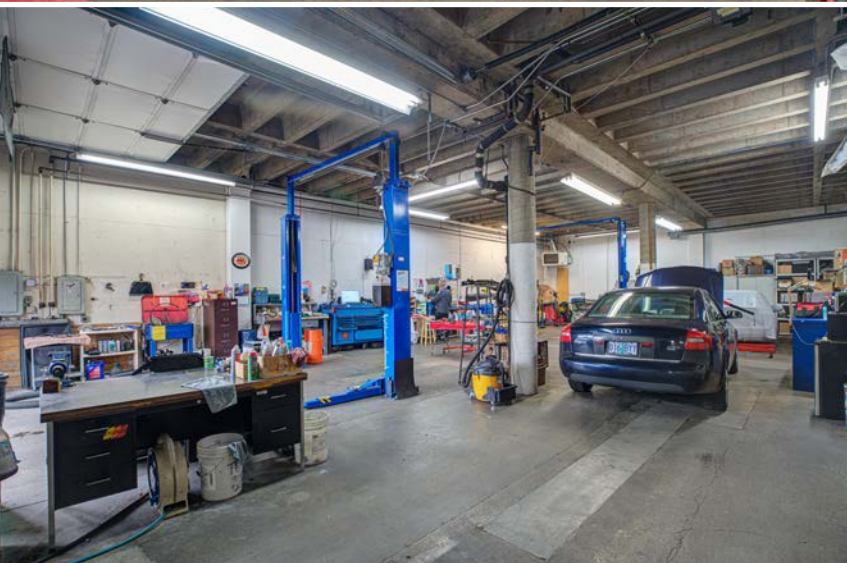
OPERATING INCOME SUMMARY

Income	SF	\$/SF	\$/Year
Current Rent	6,334	\$15.02	\$95,139
Potential Gross Income	6,334	\$15.02	\$95,139
Less: Vacancy and Credit Loss		5.00%	(\$4,757)
Effective Gross Income		\$14.27	\$90,382
Operating Expenses		\$/SF	% EGI
Management		\$0.11	2.0%
Reserves for Replacement		\$0.20	3.0%
Total Operating Expenses		\$0.71	2.0%
Net Operating Income		\$13.56	\$85,863
Cap Rate			5.61%
Price			\$1,530,000
Price/SF			\$242

Attractive Seller Financing Available!



INTERIOR PROPERTY PHOTOS



EXCLUSIVELY REPRESENTED BY

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