

FOR SALE



# ALOHA MEDICAL DENTAL SQUARE

18285 - 18455 SW ALEXANDER ST | ALOHA, OR 97006

For more information or a property tour, please contact:

**TIM BUDELMAN**

503.225.8472

TimB@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

02/28/2024

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# ALOHA MEDICAL DENTAL SQUARE

18285 - 18455 SW Alexander St | Hillsboro, OR 97006

## MEDICAL OFFICE INVESTMENT SALE

### DETAILS

- Price: Call for pricing
- Total building size: ± 20,171 SF
- Number of buildings: 8
- Land size: ± 3.6 AC (156,816 SF)
- Zoning: CCMU
- Opex: \$8.46 PSF/Annual
- NOI: \$313,588.50

### FEATURES

- High exposure on the corner of Alexander & 185th
- 10 minutes from Hwy 26
- 12 minutes to downtown Beaverton
- Plenty of off-street parking
- Total of 5 tax lots



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Address	Tenant	Tax Lot	Size	Monthly Rent	Lease End
18395 SW Alexander St (Building 1)	Northwest Endodontics	3601	2,048 SF	\$5,593	2026 w/Two 5 year extension options
18425 SW Alexander St (Building 1)	Dr. Graber	3601	2,048 SF	\$5,596	2027 w/5 year extension option
18345 SW Alexander St ( Tenant 1)	Eye Health	3200	4,369 SF	\$12,294	2024 w/5 year extension option
18345 SW Alexander St ( Tenant 2)	Goodskin	3200	1,295 SF	\$3,336	Month to Month
3325 SW 182nd	(Residential)	2800	1,100 SF	\$1,948	Month to Month
3355 SW 182nd	(Residential)	2900	1,179 SF	\$1,946	Month to Month
18325 SW Alexander St	Phillips Orthopedic	3601	3,320 SF	\$9,062	2028 w/5 year extension option
18355 SW Alexander St (Tenant A)	Charlie & Co	3500	862 SF	\$1,053	Month to Month
18355 SW Alexander St (Tenant B)	Jordi's Salon	3500	862 SF	Com-bined	
18355 SW Alexander St (Tenant C)	Storage	3500	625 SF	\$200	
18455 SW Alexander St ( Tenant 1)	Premier Pet Dentistry	3601	1,693 SF	\$3,166	2027 w/5 year extension option
18955 SW Alexander St (Tenant 2)	Vacant	3601	2,327 SF	-	Vacant



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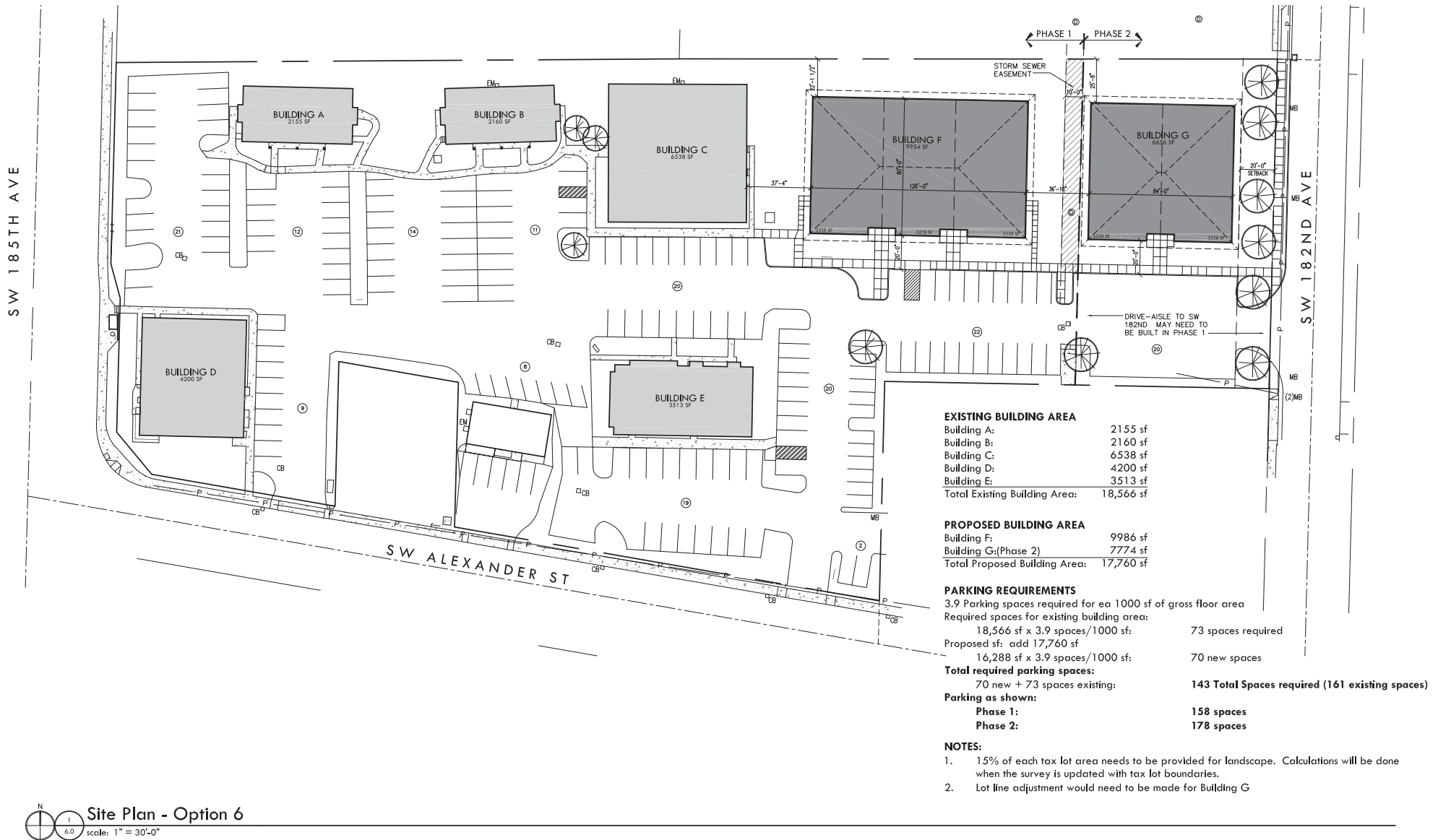
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Site Plan - Option 6  
 scale: 1" = 30'-0"

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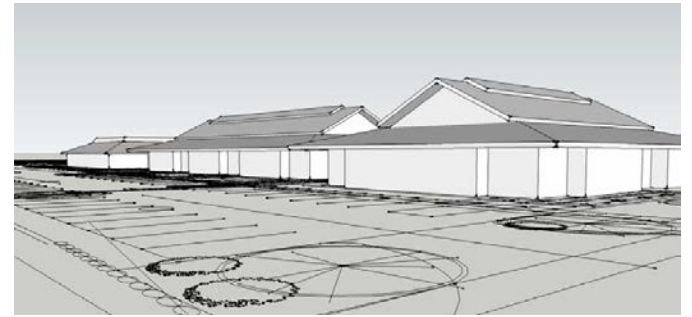
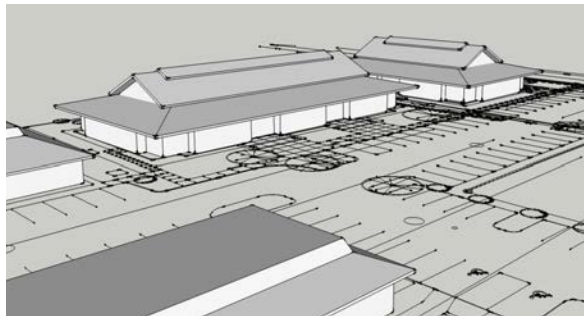
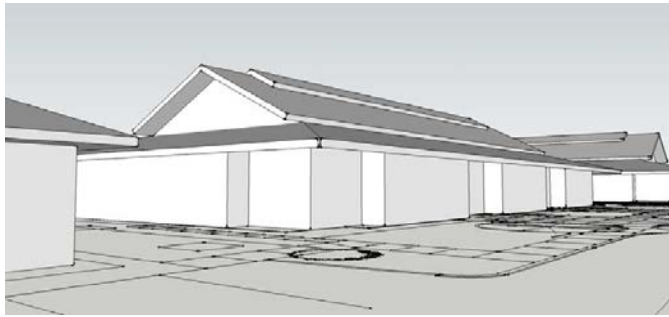
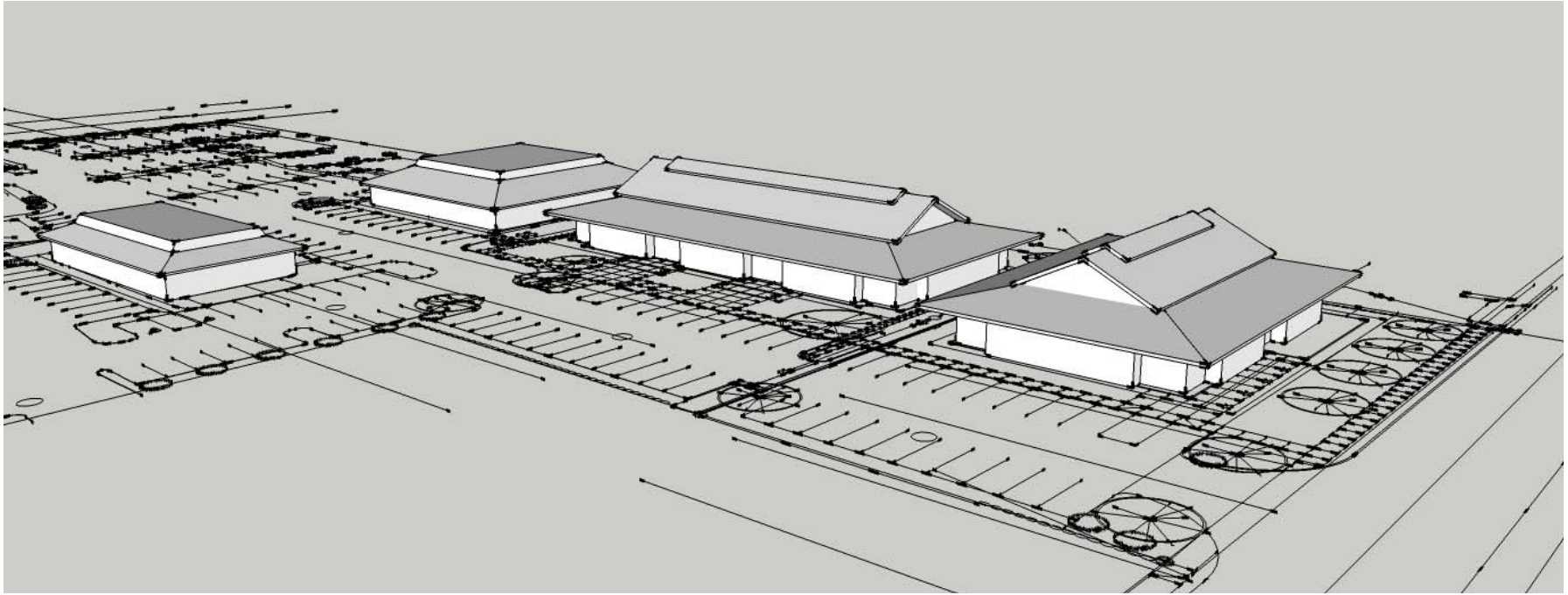
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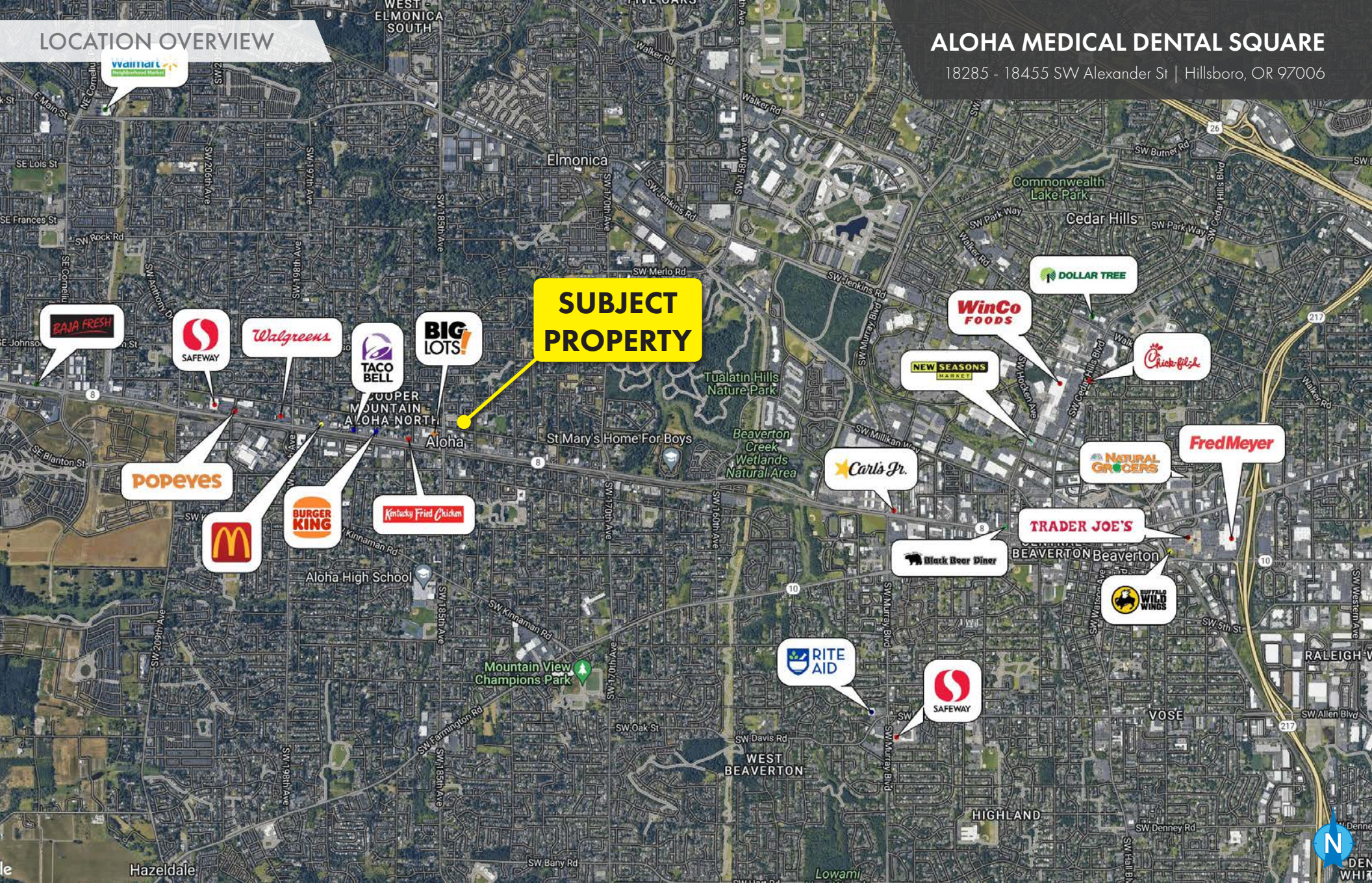
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# LOCATION OVERVIEW

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