FOR SALE

~~$1,300,000~~

PRICE REDUCED TO

$1,100,000

SW PORTLAND FREESTANDING RESTAURANT/BAR

6821 SW BEAVERTON HILLSDALE HIGHWAY | PORTLAND, OR 97225

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN WORLDWIDE REAL ESTATE SERVICES

AMO

(503) 223 3171 • norris-stevens.com
900 SW 5th Avenue, 17th Floor
Portland, OR 97204

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 his/her own satisfaction.

LUIS MARTIN DEL CAMPO
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LuisM@norris-stevens.com

GREG NESTING
503.225.8440
GregN@norris-stevens.com

PROPERTY OVERVIEW

OFFER PRICE	~~$1,300,000~~ **$1,100,000**
Building Size	± 5,039 SF
Land Area	0.32 AC (13,931 SF)
Price/SF (Bldg.)	~~$257.99~~ **$218.30**
Price/SF (Land)	~~$93.32~~ **$78.96**
Zoning	Community Business District (CBD)
Taxes (2019)	$11,039.31
County	Washington

FEATURES

- Landmark property operating as Dublin Pub hosting live music, lottery, billiards
- Existing kitchen, bar, restrooms, outdoor patio seating
- Ample On-site parking with 24 parking spaces (ratio of 5.30/1,000)
- Affluent demographics, in high density residential neighborhood
- Located on SW Beaverton Hillsdale Highway and SW Scholls Ferry Road intersection (totaling over 54k VPD) with easy access to Highways 26 & 217
- Surrounding retailers and amenities: Wells Fargo, Parr Lumber, New Seasons, Walgreens, Fred Meyer, Taco Bell, McMenamins Raleigh Hills Pub

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PROPERTY AERIAL

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PROPERTY PHOTOS

MAIN ENTRANCE

OUTDOOR PATIO FROM MAIN ENTRANCE

OUTDOOR PATIO/SEATING

VIEW FROM BEAVERTON HILLSDALE HIGHWAY (WESTBOUND)

PARKING LOT FROM BEAVERTON HILLSDALE HIGHWAY

PARKING LOT FROM SW SCHOLLS FERRY ROAD

EXCELLENT VISIBILITY FROM BEAVERTON HILLSDALE HIGHWAY

EXCELLENT VISIBILITY FROM SW SCHOLLS FERRY ROAD

VIEW FROM SW SCHOLLS FERRY ROAD

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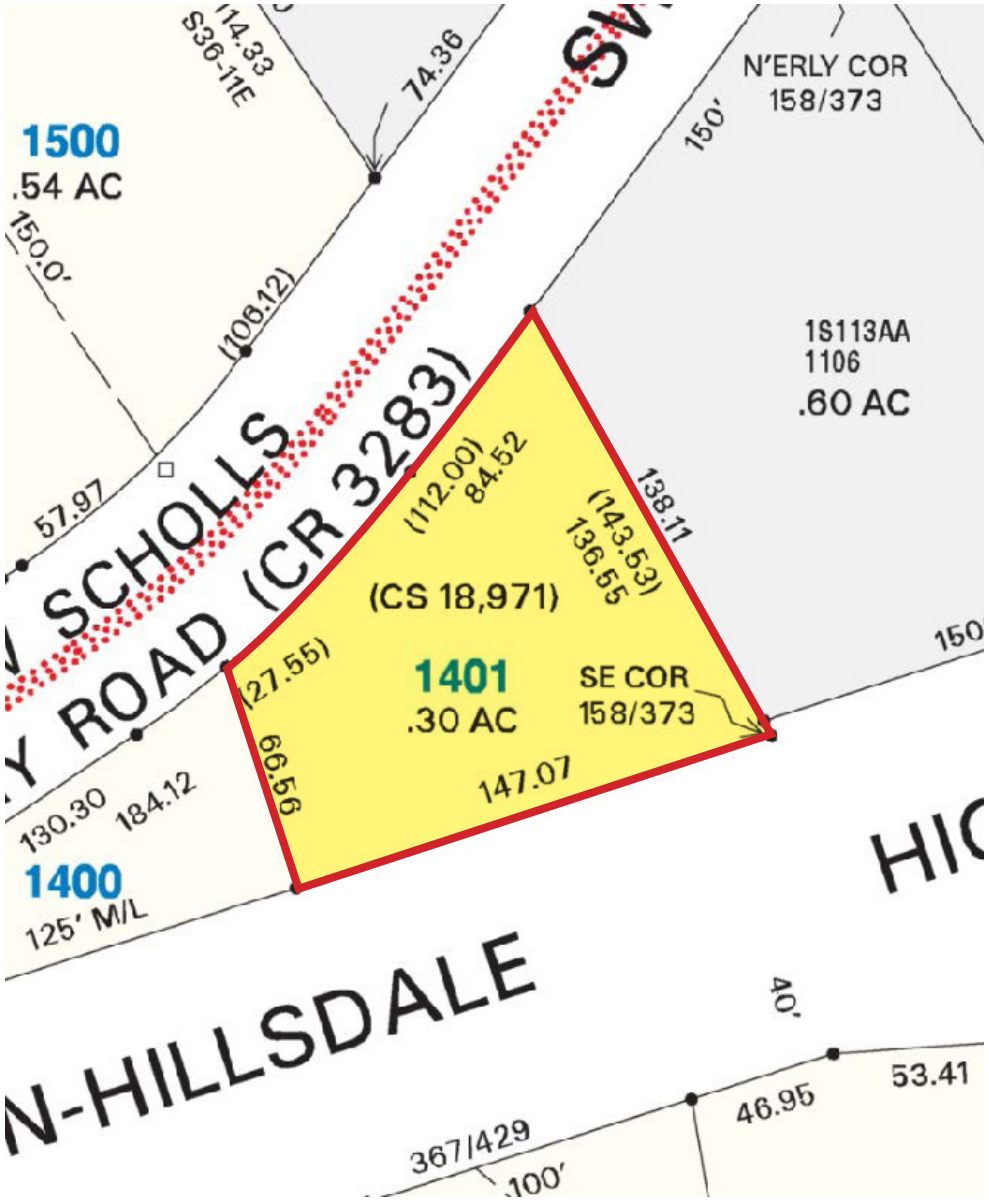
PLAT MAPS



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OLESON ROAD REALIGNMENT PROJECT (INACTIVE)

Note: This project is on hold, pending further funding.

The Beaverton-Hillsdale Highway (OR 10), Oleson Road, Scholls Ferry Road intersection includes three high volume arterial roads that converge at two signals located within 300 feet of each other. The alignment can be confusing to the traveling public, the lack of area available for queuing regularly halts traffic on adjacent roadways, and bike and pedestrian facilities are intermittent.

This project proposes to realign Oleson Road where it intersects at Beaverton-Hillsdale Highway (OR 10) and at Scholls Ferry Road in order to improve safety and enhance the way the intersection operates.

This project was funded up to concept design only (approximately 50% design), which came from a combination of the County's Major Streets Transportation Improvement Program (MSTIP) and federal funds. The 50% design was completed in spring 2014. Further design is on hold, subject to the identification of funding for right-of-way acquisition and construction. During 2014 and 2015, the adjacent Oleson Road bridge replacement was designed and constructed to be consistent with a future Olseon Road realignment project.

Funding to complete the realignment design, acquire additional road right-of-way and construct the project has not been determined.

Redevelopment Plan Analysis Report Available Online

Source: Washington County

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