

FOR SALE/LEASE

80,000+ SF RETAIL / SHOWROOM BUILDING

10375 SW Beaverton Hillsdale Hwy
Beaverton, OR 97005



**2.36 Acre
Redevelopment Opportunity**

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Parker Furniture & Design Offering

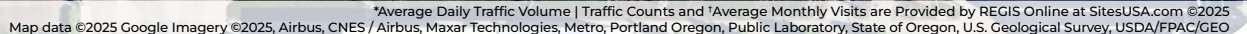
For the first time in a generation, the Parker Furniture & Design Building, one of the most visible and established corners along Beaverton Hillsdale Highway is available for purchase.

The building measures approximately 80,526 SF over 102,800 SF of land at an intersection carrying +/- 27,800 vehicles per day. Beaverton Hillsdale Hwy is a proven retail corridor with Target, Home Depot, Trader Joe's, Kohls, CVS, and Fred Meyer in the immediate trade area. Recently Chick-fil-A opened a location and In-N-Out is proposed immediately to the west of the site.

The current ownership is open to various structures including a sale-lease back, outright sale, or leasing the property.

OFFERING SUMMARY

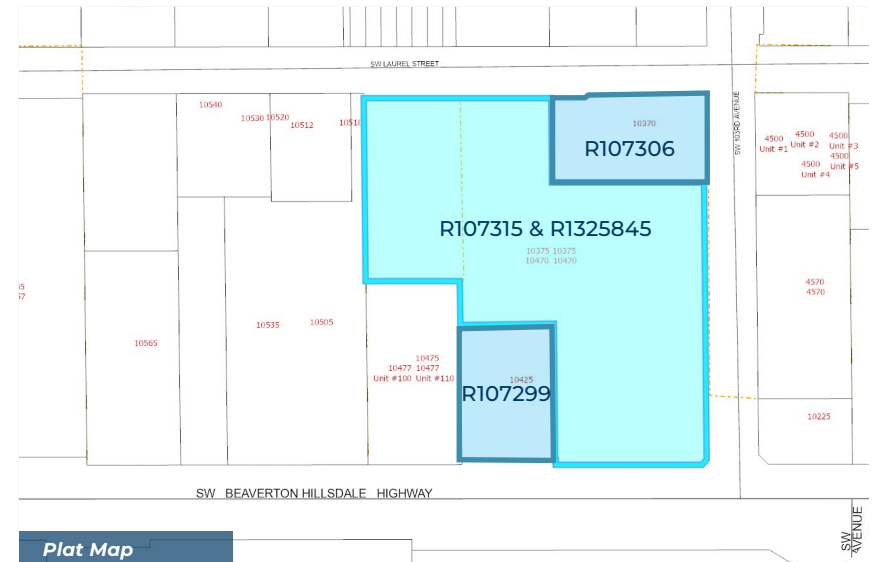
- Directly on Beaverton Hillsdale Hwy. with +/- 27,800 vehicles per day.
- Ideal owner/user opportunity across 80,526 SF of Building.
- The 2.36 Acre site makes this a rare development opportunity on one of the busiest retail corridors in the market.
- Established national retailers nearby
- Significant capital invested within a quarter mile (Chick-fil-A, Kaiser medical facility, proposed In-n-Out, Modera Raleigh Hills)
- Affluent Trade area with an average household income of \$130K - \$157K and 355,000+ residents in a 5 mile radius.





PROPERTY OVERVIEW

Address	10375 SW Beaverton Hillsdale Hwy, Beaverton, OR 970050
Sale Price	Call for Price
Building SF	• Main Building - 80,526 • Showroom/Warehouse - 65,786 • Lower-level Warehouse - 14,740 • Retail (former cigar shop) - 1,344
Tenant	Parker Furniture, Inc
Zoning	<u>City of Beaverton - Corridor Commercial (CC) - View Online</u>
Lot Sizes	Main: 1.66 AC 72,309 SF Land: 0.36 AC 15,682 SF Retail: 0.34 AC 14,810 SF Total: 2.36 AC 102,802 SF
County	Washington
Parcel #	R107315 & R1325845, R107299, R107306



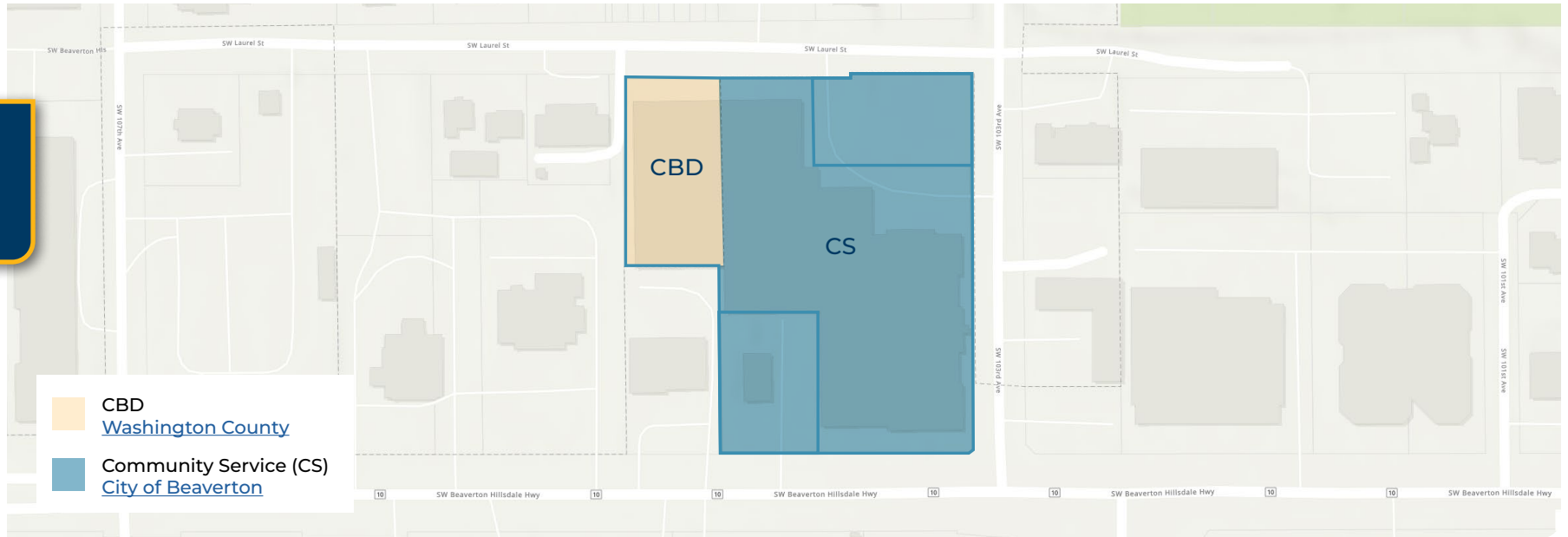


AERIAL





ZONING



CBD
[Washington County](#)

Community Service (CS)
[City of Beaverton](#)

Effective on: 4/2/2026

20.10.20. Land Uses

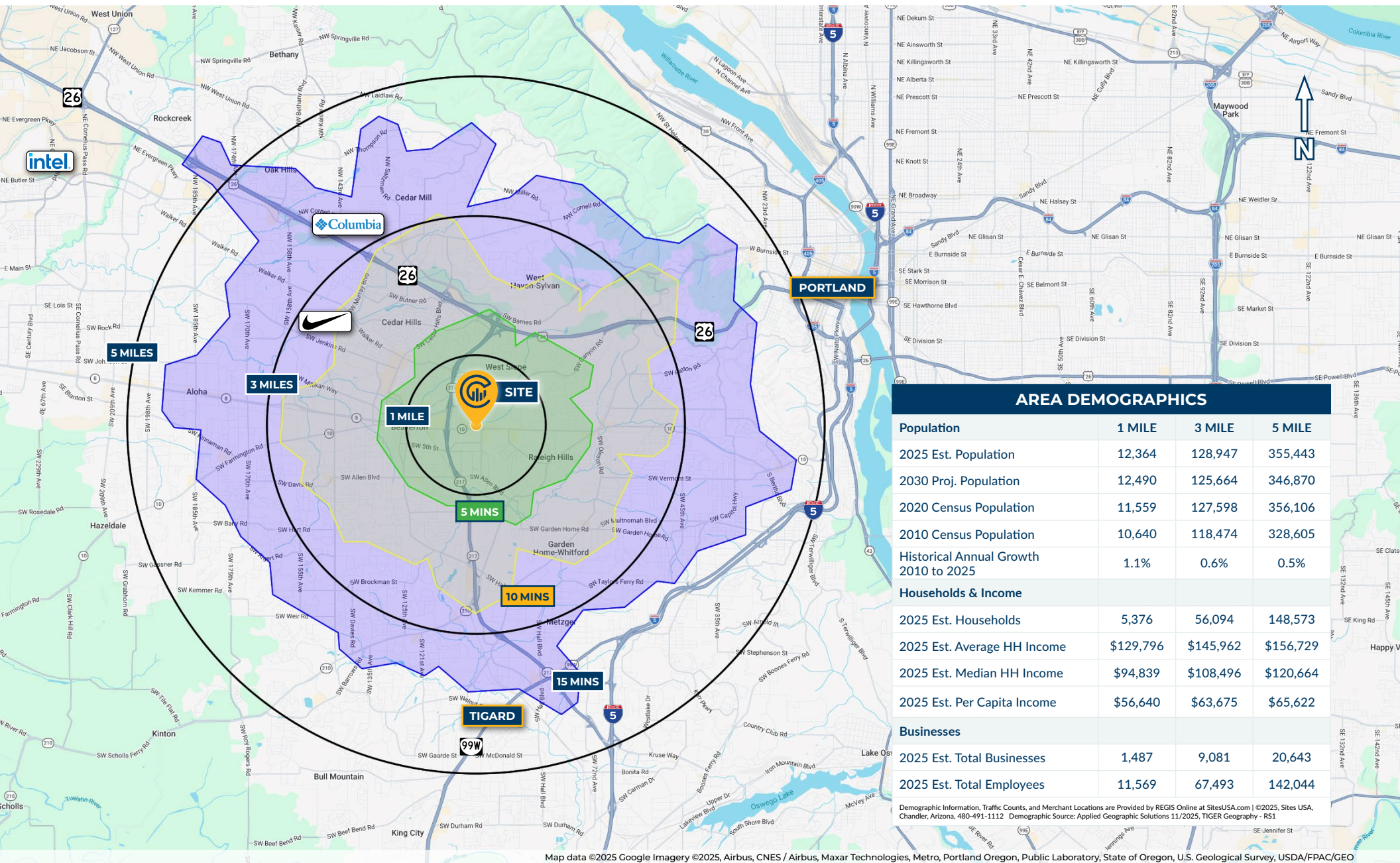
The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Commercial Zoning Districts.

Table 20.10.20.A Commercial - Category and Specific Use		P: Permitted	C: Conditional	N: Prohibited	
		NS	CS	CC	GC
Additional Requirements by Districts [ORD 4782; April 2020]		See 20.10.30	See 20.10.35	See 20.10.40	
Residential					
1. Care	A. Care Facilities	P	P	P	P
	A. Accessory Dwelling Units	P	P	P	P
	B. Single-Detached Dwelling ¹⁰	N	N	N	N
	C. Duplex ¹¹	P ¹	P	P	P
	D. Triplex and Quadplex ¹¹	P ¹	P	P	P
	E. Townhouse	P ¹	P	P	P
2. Dwellings ¹⁹	F. Cottage Cluster	N	N	N	N
	G. Multi-Dwelling	P ¹	P	P	P
	H. Home Occupation	P	P	P	P
	I. Manufactured and Mobile Homes	N	N	N	N
	J. Manufactured Home Parks	N	N	N	N
	K. Planned Unit Development	C	C	C	C
	L. Single-Room Occupancies	P ¹	P	P	P
Commercial					
3. Animal	A. Animal Care, Major	C	C	C	C
	B. Animal Care, Minor	P	P	P	P
	A. Hospitals	C	C	C	C
	B. Medical Clinics	C	C	C	C
4. Care	C. Child Care Centers	P	P	P	P
	D. Residential Care Facilities	C	C	C	C
5. Eating and Drinking Establishment		P	P	P	P
6. Financial Institutions		P	P	P	P
7. Live/Work Uses		P	P	P	P
8. Office		P ²	P	P	P

Table 20.10.20.A Commercial - Category and Specific Use		P: Permitted	C: Conditional	N: Prohibited	
		NS	CS	CC	GC
9. Parking as the Principal Use		N	N	C	P
10. Retail Trade ³		P	P	P	P
11. Meeting Facilities		C	P ^{C7}	P	P
12. Marijuana Dispensary ¹³		N	P	P	P
13. Retail Marijuana Sales ¹⁶		N	P	P	P
14. Service Business/ Professional Services		P	P	P	P
15. Storage	A. Self Storage Facilities	N	N	C	P
	B. Storage Yards	N	N	C	P
16. Temporary Living Quarters		N	C	P	P
	A. Automotive Service, Major	C	C	N	C
	B. Automotive Service, Minor	C	P	C	P
17. Vehicles	C. Bulk Fuel Dealerships	C	P	C	P
	D. Sales or Lease	N	N	N	P ²⁰
	E. Rental	N	C	C	P
18. Drive Through Facilities		P	P	P	P
19. Food Cart Pods ¹⁴		P ¹⁵	P	P	P
Civic ¹⁷					
20. Cemetery ¹⁸		N	N	N	N
21. Education	A. Commercial Schools	C	P	P	P
	B. Educational Institutions	P	P	P	P
22. Places of Worship		C	P ^{C7}	P	P
23. Public Buildings, Services and Uses		C	C	C	C
24. Recreation	A. Public Park	P	P	P	P
	B. Public Dog Parks or Dog Runs	C	C	C	C
	C. Recreational Facilities	P	P	P	P
	A. Domestic Violence Shelters	P	P	P	P
25. Shelters	B. Emergency Shelters	P ¹²	P ¹²	P ¹²	P ¹²
	C. Mass Shelters	P	P	P	P
26. Social Organizations		C	P ^{C7}	P	P
27. Transit Centers		N	C	C	N
28. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C
	B. Transmission Lines	P	P	P	P
29. Vehicle Camping ¹⁸		P	P	P	P
30. Wireless Communications Facilities		P	P	P	P
Hours of Operation					
31. Uses Operating between 10:00 p.m. and 7:00 a.m. ^{5, 13, 16}		P ^{C6}	P ^{C6, 7}	P	P ^{C8}

Table 20.10.20.A Commercial - Category and Specific Use		P: Permitted	C: Conditional	N: Prohibited	
		NS	CS	CC	GC
		[ORD 4879; April 2026]			
The following Use Restrictions refer to superscripts found in Section 20.10.20.					
1. Only 50% of the contiguous area, excluding public right-of-way and private streets, within any NS zone may be developed residentially. Residential uses in a building above non-residential uses are not subject to the 50% maximum. [ORD 4822; June 2022] [ORD 4857; October 2024]					
2. No freestanding office structure or group of office structures shall exceed a combined total of 15,000 square feet.					
3. No sales or outdoor storage of animals or livestock are allowed with this use.					
4. [Repealed ORD 4673; March 2016]					
5. Applicable to all uses, excluding marijuana dispensaries and retail marijuana sales. [ORD 4648; November 2014] [ORD 4674; February 2016]					
6. Office, Domestic Violence Shelter, Emergency Shelter, Child Care Center, and Mass Shelter uses do not require a Conditional Use for extended hours of operation. [ORD 4838; March 2023] [ORD 4876; January 2026]					
7. If property is greater than 500 feet from an existing Residential use in a Residential zone the use is Permitted. If property is within 500 feet from an existing Residential use in a Residential zone the use requires Conditional Use approval except for Domestic Violence Shelter, Emergency Shelter, Child Care Center, and Mass Shelter uses. [ORD 4838; March 2023] [ORD 4876; January 2026]					
8. Conditional Use required when abutting a Residential Zone except for Domestic Violence Shelter, Emergency Shelter, and Mass Shelter uses. [ORD 4838; March 2023]					
9. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals. [ORD 4595; February 2013]					
10. Existing single-detached dwellings as of June 30, 2022 and their accessory uses and structures are Permitted uses and can be rebuilt if destroyed. Building additions of up to 500 square feet of an existing single-detached dwelling are Permitted. New single-detached dwellings are Prohibited. [ORD 4822; June 2022] [ORD 4857; October 2024]					
11. All units of a duplex, triplex, or quadplex must be attached.					
12. Emergency Shelters may occur where allowed pursuant to Section 10.70.10. [ORD 4838; March 2023]					
13. Marijuana dispensary shall:					
a. be subject to the provisions of ORS 475B.858; and [ORD 4697; December 2016] [ORD 4782; April 2020]					
b. be allowed to operate only between the hours of 7:00 AM and 10:00 PM. Hours of operation may not be extended through the Conditional Use process as identified in this Code. [ORD 4648; November 2014]					
14. Food Cart Pods, and their amenities, as described in Section 60.11, are exempt from the Site Development Standards of 20.10.15 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; September 2015] [ORD 4857; October 2024]					
15. Permitted only when abutting a Collector or higher street classification. [ORD 4662; September 2015]					
16. Retail Marijuana Sales shall:					
a. be subject to the provisions of ORS 475B.109-119 and OAR Chapter 845, division 25; [ORD 4782; April 2020]					
b. be located 1,000 feet from any existing Marijuana Dispensary or Retail Marijuana Sales use, except for instances of collocation within the same premises of Marijuana Dispensary and Retail Marijuana Sales uses when such collocation is permitted by state law; and					
c. be allowed to operate only between the hours of 7:00 AM and 10:00 PM. Hours of operation may not be extended through the Conditional Use process as identified in this Code. [ORD 4674; February 2016]					
17. Public Art shall be permitted pursuant to Section 60.50.25.13. [ORD 4782; April 2020]					
18. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.14. [ORD 4779; March 2020]					
19. Residential developments in the SCMP area shall provide a variety of housing types consistent with the permitted and conditional uses of the applicable zone(s). The variety of housing shall be provided for site: [ORD 4822; June 2022]					
a. Up to 15-acres (gross), a minimum of one (1) housing type;					
b. Greater than 15-acres and up to 30-acres (gross), a minimum of two (2) housing types;					
c. Greater than 30-acres (gross), a minimum of three (3) housing types.					
20. Open air sales / display / storage of vehicles for sale or lease shall be setback at least 20 feet from the front property line. [ORD 4879; April 2026]					

Property Drive-Time & Demographics





Oregon Initial Agency Disclosure Pamphlet

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller's Agent** – Represents the seller only.
- **Buyer's Agent** – Represents the buyer only.
- **Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional proper-

ties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent;
2. To the buyer, the duties listed above for a buyer's agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

PARKER FURNITURE & DESIGN

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