

COMMERCIAL
BLACK

12075 SW ALLEN BLVD | BEAVERTON, OREGON 97005

MEDICAL / DENTAL OFFICE OPPORTUNITY

OWNER-USER MEDICAL OFFICE

Former Dental Practice
2,782 SF Building

FOR SALE

\$925,000



Former 5-Chair
Dental Practice



Elevator
Served



9 Parking
Stalls



High Visibility
Location



Shell Condition /
Ready for
Customization



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2393 SW Park Place #110 | Portland, OR 97205



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MODERN MEDICAL / WELLNESS TRANSFORMATION

Conceptual renderings illustrating potential modernization and future buildout.



EXTERIOR RENOVATION CONCEPT

- ✓ Contemporary architectural finish package
- ✓ Modern charcoal façade
- ✓ Updated stone accents
- ✓ Enhanced owner-user appeal



MODERN CLINICAL CORRIDOR



CONTEMPORARY TREATMENT SUITE



A RARE OWNER-USER OPPORTUNITY

This property offers an exceptional opportunity to acquire an established medical office building and reposition it into a modern professional environment. Existing medical infrastructure, elevator access, and dedicated parking create a foundation for a wide variety of healthcare and professional office users.

The accompanying conceptual renderings demonstrate one vision for transforming the property into a contemporary medical, wellness, or professional office destination.

POTENTIAL USES



DENTAL PRACTICE



MEDICAL CLINIC



BEHAVIORAL HEALTH



WELLNESS CENTER



PROFESSIONAL OFFICE



BOUTIQUE HEADQUARTERS

Renderings are conceptual only and intended to illustrate potential. Buyer to verify all information.

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BEAVERTON, OREGON 97005
MEDICAL / WELLNESS / PROFESSIONAL OFFICE OPPORTUNITY

**OWNER-USER
MEDICAL OFFICE
OPPORTUNITY**

- ±2,782 SF Building
- Existing Dental Infrastructure
- Elevator Served • 9 Parking Spaces
- High Visibility Location



FOR SALE
\$925,000

- EXISTING DENTAL INFRASTRUCTURE
- ELEVATOR SERVED
- 9 PARKING STALLS
- HIGH VISIBILITY LOCATION
- SHELL CONDITION READY FOR CUSTOMIZATION

**RARE OWNER-USER OPPORTUNITY
IN BEAVERTON'S ESTABLISHED
COMMERCIAL CORRIDOR.**

PROPERTY HIGHLIGHTS & OWNER-USER OPPORTUNITY

- ±2,782 SF Building
- ±7,841 SF Parcel (Zoned NS)
- Existing Dental Infrastructure (Former 5-Chair Practice)
- Shell Condition with Plumbing in Place
- HVAC Served
- Elevator Served
- Two Story Building
- 9 Parking Stalls Including Two Tandem
- Excellent Visibility
- High Traffic Count
- Ground Floor 750 SF Office (Vacant) with Income Potential
- Unique Opportunity in the City of Beaverton



FLEXIBLE OWNER-USER INVESTMENT

12075 SW Allen Blvd presents a unique opportunity for medical, dental, wellness, and professional office users seeking ownership in Washington County. Existing infrastructure, elevator access, and on-site parking provide a strong foundation for a customized buildout tailored to a variety of professional uses.

The property's highly visible location along SW Allen Boulevard provides excellent access to Beaverton, Highway 217, and surrounding residential neighborhoods.

- MEDICAL OFFICE**
Existing infrastructure supports healthcare users.
- PROFESSIONAL OFFICE**
Ideal for legal, financial, consulting, and administrative users.
- WELLNESS USES**
Therapy, chiropractic, aesthetics, and wellness services.

LOCATION & VISIBILITY

Positioned at the signalized intersection of SW Allen Boulevard and SW 120th Avenue.



LOCATION ADVANTAGES

- Signalized Intersection
- Direct Frontage on SW Allen Blvd
- Easy Access to Highway 217
- Central Washington County Location
- Strong Traffic Counts
- Excellent Visibility

NEARBY AMENITIES

- Retail Services
- Restaurants & Coffee
- Medical Providers
- Financial Institutions
- Banks & Credit Unions
- Residential Neighborhoods

OWNERSHIP BENEFITS

- SBA Eligible
- Owner-User Opportunity
- Existing Medical Improvements
- Renovation Potential
- Build Equity Over Time
- Control of Your Space

“ Rare opportunity to acquire and customize a highly visible medical/professional office building in one of Washington County's most established commercial corridors.”

EXISTING INFRASTRUCTURE

Designed for Medical. Ready for What's Next.

Purpose-built as a dental practice, this building offers functional infrastructure that supports a wide range of medical, wellness, and professional office uses.



EXISTING DENTAL INFRASTRUCTURE

Plumbing in place for operatories, sinks, sterilization, and utilities.



ELEVATOR SERVED

Convenient access to both floors for patients and staff.



HVAC SYSTEM IN PLACE

Heating and cooling throughout the building.



9 PARKING STALLS

On-site surface parking with excellent access and visibility.



FLEXIBLE BUILDOUT POTENTIAL

Easily adaptable for a variety of clinical and professional uses.

MODERNIZATION CONCEPT

Unlock the Potential. Elevate the Experience.



A VISION FOR THE FUTURE

The existing infrastructure provides a strong foundation for a modern medical, wellness, or professional office environment designed for today's highest standards.

FLOOR PLANS

Functional Layout. Flexible Future.



Floor plans are for conceptual purposes only. Not to scale.

STRONG DEMOGRAPHICS

1-Mile Radius



20,512
Population



\$126,865
Avg. HH Income



10,345
Daytime Population



2.2%
Projected Growth
(2024-2029)

TRAFFIC COUNTS



SW Allen Blvd
17,200+ VPD



SW 120th Ave
15,800+ VPD

CONTACT INFORMATION



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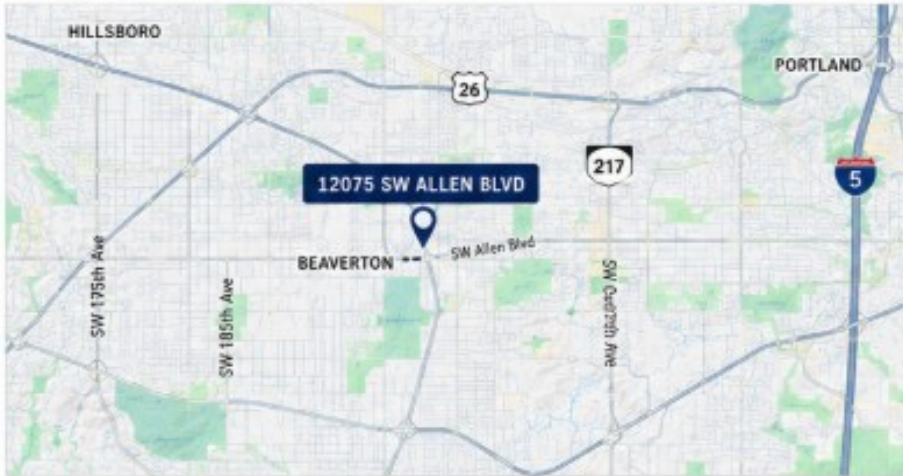
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REGIONAL MAP

Strategically located in the heart of Beaverton.



DEMOGRAPHICS

1-MILE | 3-MILE | 5-MILE RADIUS

	1-MILE	3-MILE	5-MILE
Population	20,512	98,584	248,330
Average HH Income	\$126,865	\$132,658	\$128,317
Daytime Population	10,345	74,611	176,480
Projected Growth (2024-2029)	2.2%	2.1%	2.0%



STRONG FUNDAMENTALS. LASTING GROWTH.

Beaverton continues to experience steady population growth, a strong economy, and investment in infrastructure, making it one of the most desirable markets in the Portland metro area.

ACCESS & CONNECTIVITY

Convenient access to major highways and transit.

- HWY 217
3 minutes
- US 26
7 minutes
- I-5
10 minutes
- Beaverton Transit Center
6 minutes
- Portland International Airport
30 minutes



NEARBY AMENITIES

Everything you need, right around the corner.

RESTAURANTS & CAFÉS

RETAIL SHOPPING

BANKS & SERVICES

FITNESS & WELLNESS

PARKS & GREENSPACES



A PRIME LOCATION FOR YOUR PRACTICE, YOUR BUSINESS, AND YOUR FUTURE.

12075 SW Allen Blvd offers the ideal combination of visibility, accessibility, and community in one of Beaverton's most established commercial corridors.

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