

FOR LEASE
Freestanding Building

Beaverton, Oregon



Location: 13779 SW Farmington Rd, Beaverton, Oregon

Available Space: 1,800 SF

Lease Rates: \$18.00/SF/YR, NNN

Comments:

- Former dentist office
- Space is currently built out with 5 operatories, 1 large laboratory and 2 private offices

Traffic Count: Farmington Rd – 40,300 ADT (10)
Murray Blvd – 28,613 ADT (10)

<i>Demographics:</i>	1 Mile	3 Mile	5 Mile
Est. Population 2010	17,971	146,027	330,416
Projected Population 2015	18,065	155,754	356,773
2010 Average HH Income	\$53,491	\$75,007	\$85,311
Employees	13,677	70,064	129,157

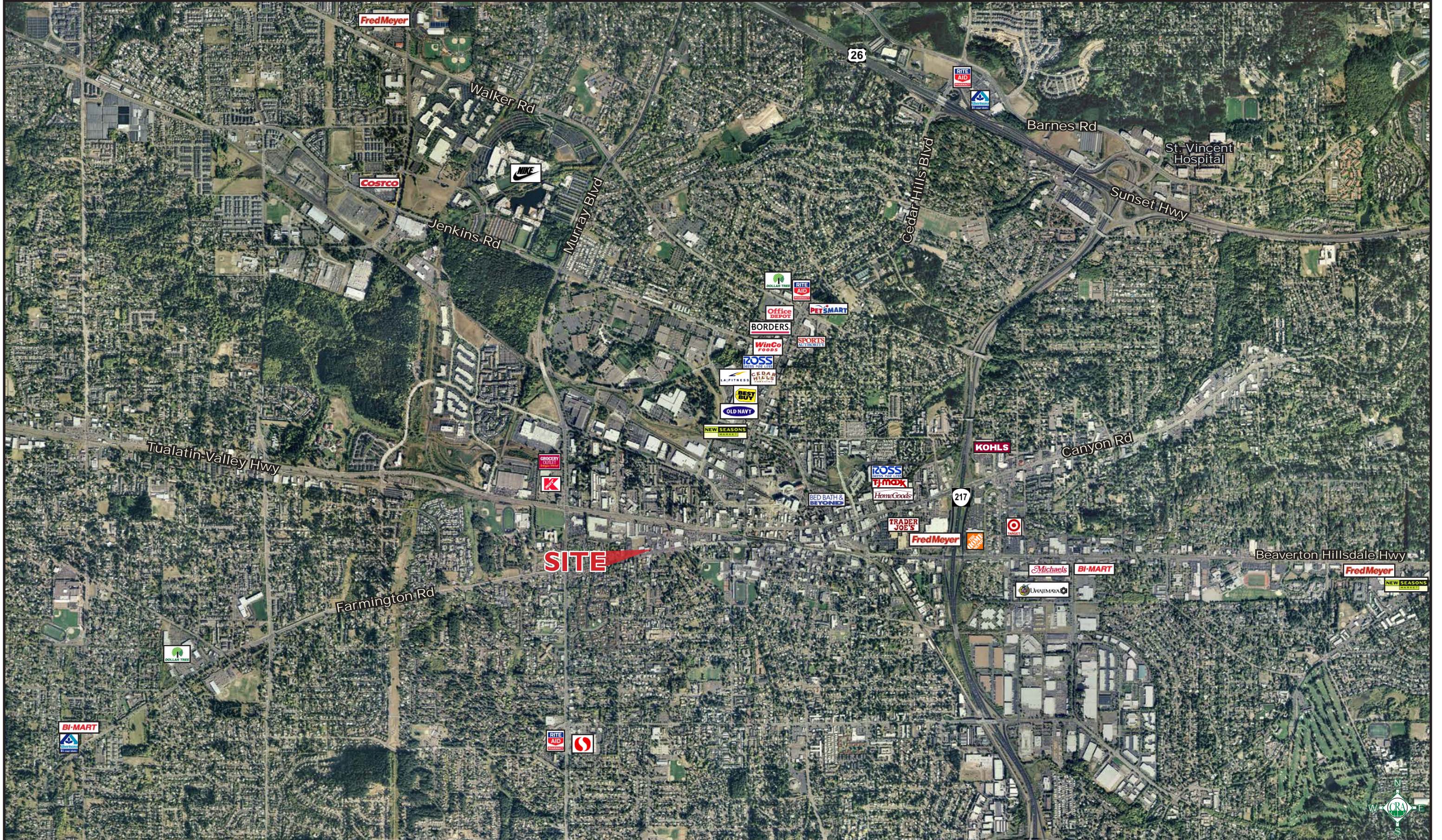
Source: Regis - SitesUSA



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BEAVERTON, OREGON



ENCLOSED
GREEN SPACE

LAB

18' 8" x 7'

ENCLOSED
GREEN SPACE

ENCLOSED
GREEN SPACE

OPERATORY
9' 2" X 9' 2"

BATH

LAB

STORAGE

OPERATORY
9' 2" X 9' 2"

LAB

BATH

OPERATORY
9' 2" X 9' 2"

STORAGE

ENCLOSED
GREEN SPACE

RECEPTION DESK

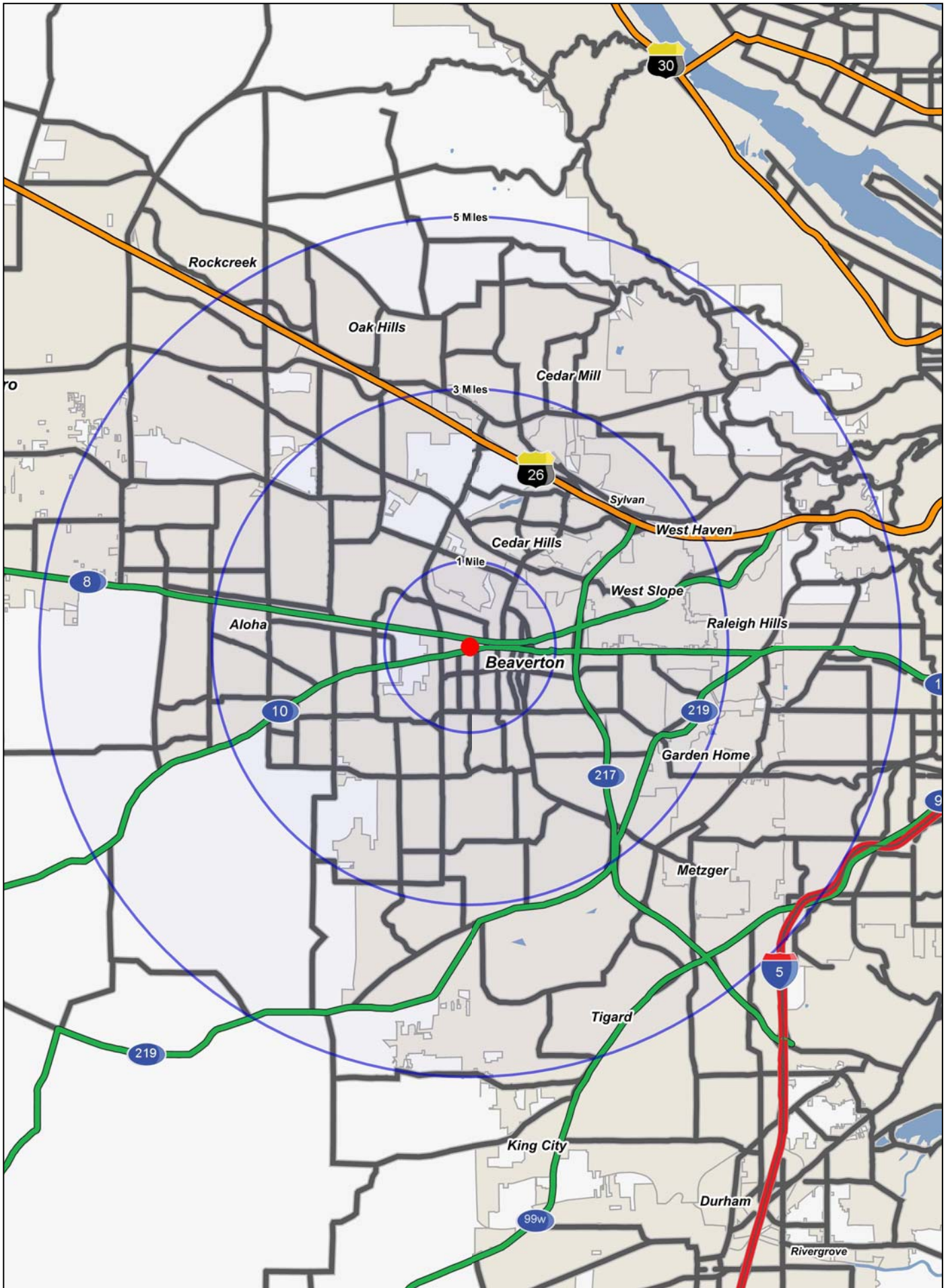
OPERATORY
9' 2" X 9' 2"

OFFICE
9' 2" X 8'

RECEPTION AREA
9' 2' X 18' 3"

OFFICE
9' 2" X 8'

OPERATORY
9' 2" X 9' 2"



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.48728/-122.8186

13779 Sw Farmington Road

Beaverton, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	17,971	146,027	330,416
	2015 Projected Population	18,065	155,754	356,773
	2000 Census Population	16,435	126,941	280,419
	1990 Census Population	12,662	103,680	203,654
	Historical Annual Growth 1990 to 2010	2.1%	2.0%	3.1%
	Projected Annual Growth 2010 to 2015	0.1%	1.3%	1.6%
HOUSEHOLDS	2010 Est. Households	7,527	56,198	125,377
	2015 Proj. Households	7,500	59,484	133,970
	2000 Census Households	7,097	50,460	110,117
	1990 Census Households	5,809	41,945	80,464
	Historical Annual Growth 1990 to 2010	1.5%	1.7%	2.8%
	Projected Annual Growth 2010 to 2015	-0.1%	1.2%	1.4%
AGE	2010 Est. Population 0 to 9 Years	13.5%	13.9%	14.3%
	2010 Est. Population 10 to 19 Years	10.9%	13.0%	13.1%
	2010 Est. Population 20 to 29 Years	17.5%	13.0%	12.1%
	2010 Est. Population 30 to 44 Years	21.1%	22.9%	23.4%
	2010 Est. Population 45 to 59 Years	18.2%	21.2%	22.0%
	2010 Est. Population 60 to 74 Years	11.1%	11.5%	11.0%
	2010 Est. Population 75 Years Plus	7.6%	4.6%	3.9%
	2010 Est. Median Age	35.1	36.2	36.3
MARITAL STATUS & SEX	2010 Est. Male Population	48.9%	50.0%	50.0%
	2010 Est. Female Population	51.1%	50.0%	50.0%
	2010 Est. Never Married	33.9%	27.4%	26.3%
	2010 Est. Now Married	38.6%	52.6%	55.7%
	2010 Est. Separated or Divorced	20.0%	15.4%	14.0%
	2010 Est. Widowed	7.6%	4.6%	4.0%
INCOME	2010 Est. HH Income \$200,000 or More	1.6%	3.7%	5.4%
	2010 Est. HH Income \$150,000 to \$199,999	2.3%	5.0%	6.6%
	2010 Est. HH Income \$100,000 to \$149,999	7.0%	14.4%	16.8%
	2010 Est. HH Income \$75,000 to \$99,999	10.0%	13.1%	14.3%
	2010 Est. HH Income \$50,000 to \$74,999	17.3%	19.6%	19.4%
	2010 Est. HH Income \$35,000 to \$49,999	16.5%	14.5%	13.0%
	2010 Est. HH Income \$25,000 to \$34,999	16.3%	11.3%	9.5%
	2010 Est. HH Income \$15,000 to \$24,999	14.4%	9.9%	8.2%
	2010 Est. HH Income \$0 to \$14,999	14.8%	8.5%	7.0%
	2010 Est. Average Household Income	\$53,491	\$75,007	\$85,311
	2010 Est. Median HH Income	\$39,662	\$59,878	\$69,475
	2010 Est. Per Capita Income	\$23,501	\$29,464	\$32,791
	2010 Est. Number of Businesses	877	5,595	11,293
2010 Est. Total Number of Employees	13,677	70,064	129,157	

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	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	79.6%	83.1%	83.5%
	2010 Est. Black Population	3.9%	2.9%	2.5%
	2010 Est. Asian & Pacific Islander	11.6%	10.5%	11.0%
	2010 Est. American Indian & Alaska Native	1.0%	0.8%	0.7%
	2010 Est. Other Races Population	3.9%	2.7%	2.2%
HISPANIC	2010 Est. Hispanic Population	4,393	23,973	42,989
	2010 Est. Hispanic Population Percent	24.4%	16.4%	13.0%
	2015 Proj. Hispanic Population Percent	26.1%	18.2%	14.8%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	11,978	97,705	220,823
	2010 Est. Elementary (0 to 8)	9.3%	5.0%	3.8%
	2010 Est. Some High School (9 to 11)	7.0%	5.1%	4.2%
	2010 Est. High School Graduate (12)	22.5%	19.4%	17.4%
	2010 Est. Some College (13 to 16)	24.0%	23.5%	22.9%
	2010 Est. Associate Degree Only	6.7%	8.3%	8.3%
	2010 Est. Bachelor Degree Only	20.5%	25.4%	27.3%
	2010 Est. Graduate Degree	10.0%	13.2%	16.1%
HOUSING	2010 Est. Total Housing Units	8,006	59,362	132,721
	2010 Est. Owner Occupied Percent	32.1%	53.6%	59.0%
	2010 Est. Renter Occupied Percent	61.9%	41.0%	35.4%
	2010 Est. Vacant Housing Percent	6.0%	5.3%	5.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.2%	2.3%	3.5%
	2000 Homes Built 1995 to 1998	11.6%	8.6%	14.0%
	2000 Homes Built 1990 to 1994	8.7%	9.6%	12.5%
	2000 Homes Built 1980 to 1989	17.6%	19.6%	18.2%
	2000 Homes Built 1970 to 1979	28.6%	28.9%	25.0%
	2000 Homes Built 1960 to 1969	17.5%	16.6%	13.3%
	2000 Homes Built 1950 to 1959	7.2%	8.7%	7.6%
	2000 Homes Built Before 1949	7.5%	5.6%	6.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.2%
	2000 Home Value \$500,000 to \$999,999	-	1.0%	2.6%
	2000 Home Value \$400,000 to \$499,999	-	1.7%	3.5%
	2000 Home Value \$300,000 to \$399,999	0.3%	6.5%	9.3%
	2000 Home Value \$200,000 to \$299,999	11.9%	24.4%	27.8%
	2000 Home Value \$150,000 to \$199,999	41.0%	40.9%	36.1%
	2000 Home Value \$100,000 to \$149,999	40.2%	22.6%	17.9%
	2000 Home Value \$50,000 to \$99,999	6.1%	2.5%	2.0%
	2000 Home Value \$25,000 to \$49,999	0.4%	0.1%	0.3%
	2000 Home Value \$0 to \$24,999	0.1%	0.3%	0.2%
	2000 Median Home Value	\$152,617	\$189,061	\$209,941
	2000 Median Rent	\$617	\$645	\$658

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LABOR FORCE	2010 Est. Labor: Population Age 16+	14,455	114,204	255,963
	2010 Est. Civilian Employed	57.8%	61.9%	63.0%
	2010 Est. Civilian Unemployed	11.5%	9.5%	8.9%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	30.7%	28.5%	28.0%
	2010 Labor Force: Males	48.2%	49.6%	49.6%
	2010 Labor Force: Females	51.8%	50.4%	50.4%
OCCUPATION	2000 Occupation: Population Age 16+	8,415	67,360	150,101
	2000 Mgmt, Business, & Financial Operations	13.2%	16.2%	18.0%
	2000 Professional & Related	20.0%	23.8%	25.4%
	2000 Service	17.0%	13.1%	11.4%
	2000 Sales and Office	27.7%	27.3%	27.5%
	2000 Farming, Fishing, and Forestry	0.4%	0.4%	0.3%
	2000 Construction, Extraction, & Maintenance	7.7%	7.2%	6.5%
	2000 Production, Transport, & Material Moving	14.0%	12.0%	10.8%
	2000 Percent White Collar Workers	60.9%	67.4%	71.0%
2000 Percent Blue Collar Workers	39.1%	32.6%	29.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	65.1%	72.3%	75.1%
	2000 Drive to Work in Carpool	13.5%	11.6%	10.4%
	2000 Travel to Work by Public Transportation	12.7%	8.0%	6.8%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2000 Walk or Bicycle to Work	4.4%	2.7%	2.2%
	2000 Other Means	1.1%	0.8%	0.5%
	2000 Work at Home	3.0%	4.4%	4.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	29.4%	26.2%	26.1%
	2000 Travel to Work in 15 to 29 Minutes	35.1%	42.0%	43.4%
	2000 Travel to Work in 30 to 59 Minutes	30.7%	27.5%	26.5%
	2000 Travel to Work in 60 Minutes or More	4.8%	4.2%	4.0%
	2000 Average Travel Time to Work	22.6	21.7	21.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$344 M	\$3.22 B	\$7.85 B
	2010 Est. Apparel	\$16.4 M	\$155 M	\$378 M
	2010 Est. Contributions & Gifts	\$20.6 M	\$209 M	\$528 M
	2010 Est. Education & Reading	\$8.94 M	\$90.3 M	\$228 M
	2010 Est. Entertainment	\$18.9 M	\$180 M	\$442 M
	2010 Est. Food, Beverages & Tobacco	\$56.3 M	\$511 M	\$1.23 B
	2010 Est. Furnishings & Equipment	\$14.6 M	\$143 M	\$354 M
	2010 Est. Health Care & Insurance	\$25.4 M	\$228 M	\$548 M
	2010 Est. Household Operations & Shelter & Utilities	\$103 M	\$964 M	\$2.35 B
	2010 Est. Miscellaneous Expenses	\$5.91 M	\$53.5 M	\$129 M
	2010 Est. Personal Care	\$5.05 M	\$46.8 M	\$113 M
	2010 Est. Transportation	\$68.8 M	\$643 M	\$1.56 B

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