

DO NOT DISTURB TENANT

FOR LEASE

CENTRAL BEAVERTON

DESIRABLE LOCATION



ADDRESS

12155 SW Broadway St, Beaverton, OR

AVAILABLE SPACE

- 32,662 SF
(23,747 SF 2nd generation grocery +
8,915 SF 1st generation adjacent vacancy)

TRAFFIC COUNTS

Canyon Rd (Hwy 8) – 28,711 ADT ('22)
SW Broadway St – 4,474 ADT ('22)
SW Lombard Ave – 8,298 ADT ('22)

HIGHLIGHTS

- Across from Beaverton Town Square, anchored by Fred Meyer and Trader Joe's.
- A centrally located desirable location in Beaverton with major retail and restaurants including Ross, TJ Maxx, Home Goods and Big 5 Sports.
- High income and daytime employment area.
- Available September 2023.

LEASE RATE

Please call for details



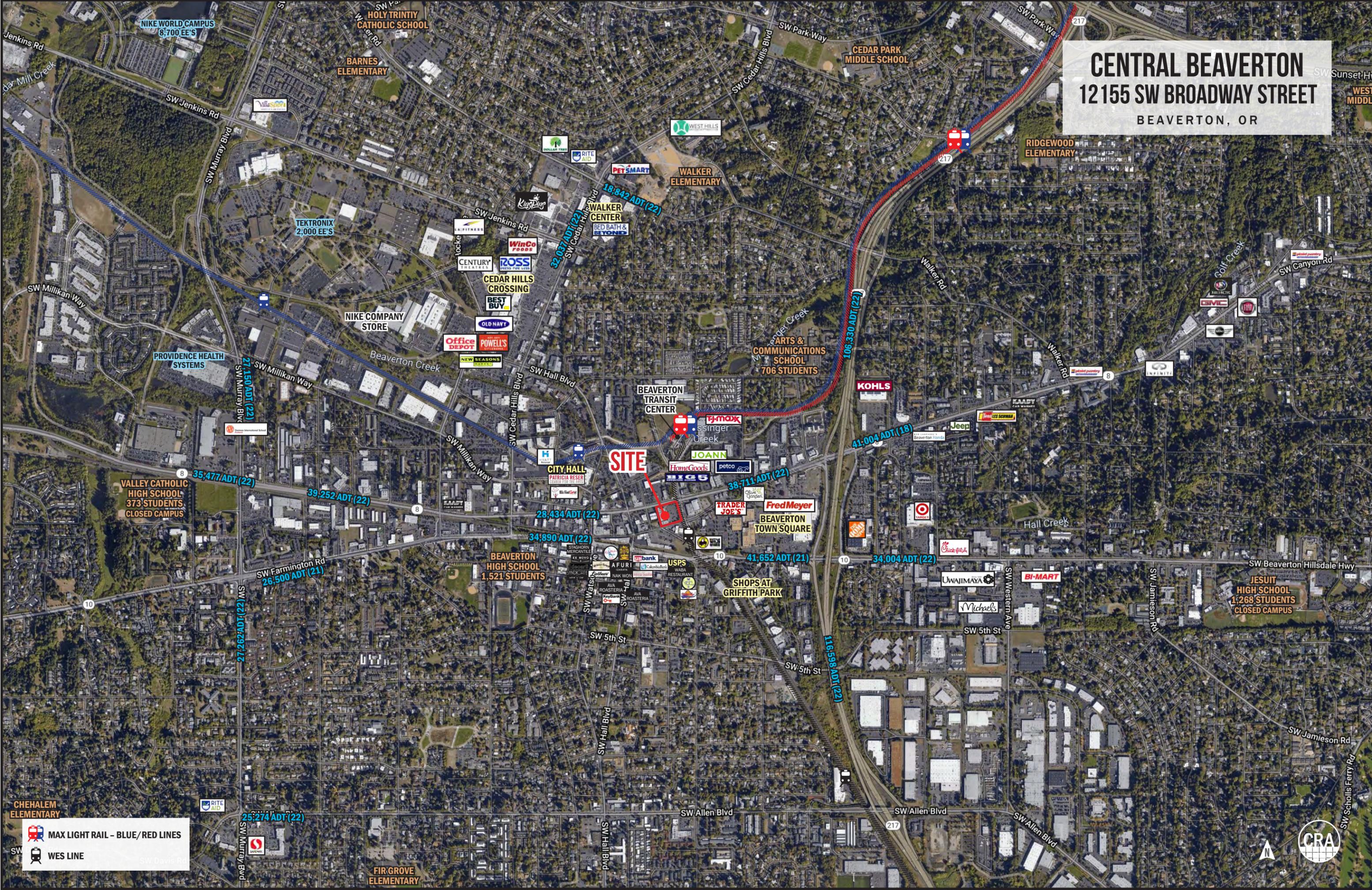
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CENTRAL BEAVERTON

12155 SW BROADWAY STREET

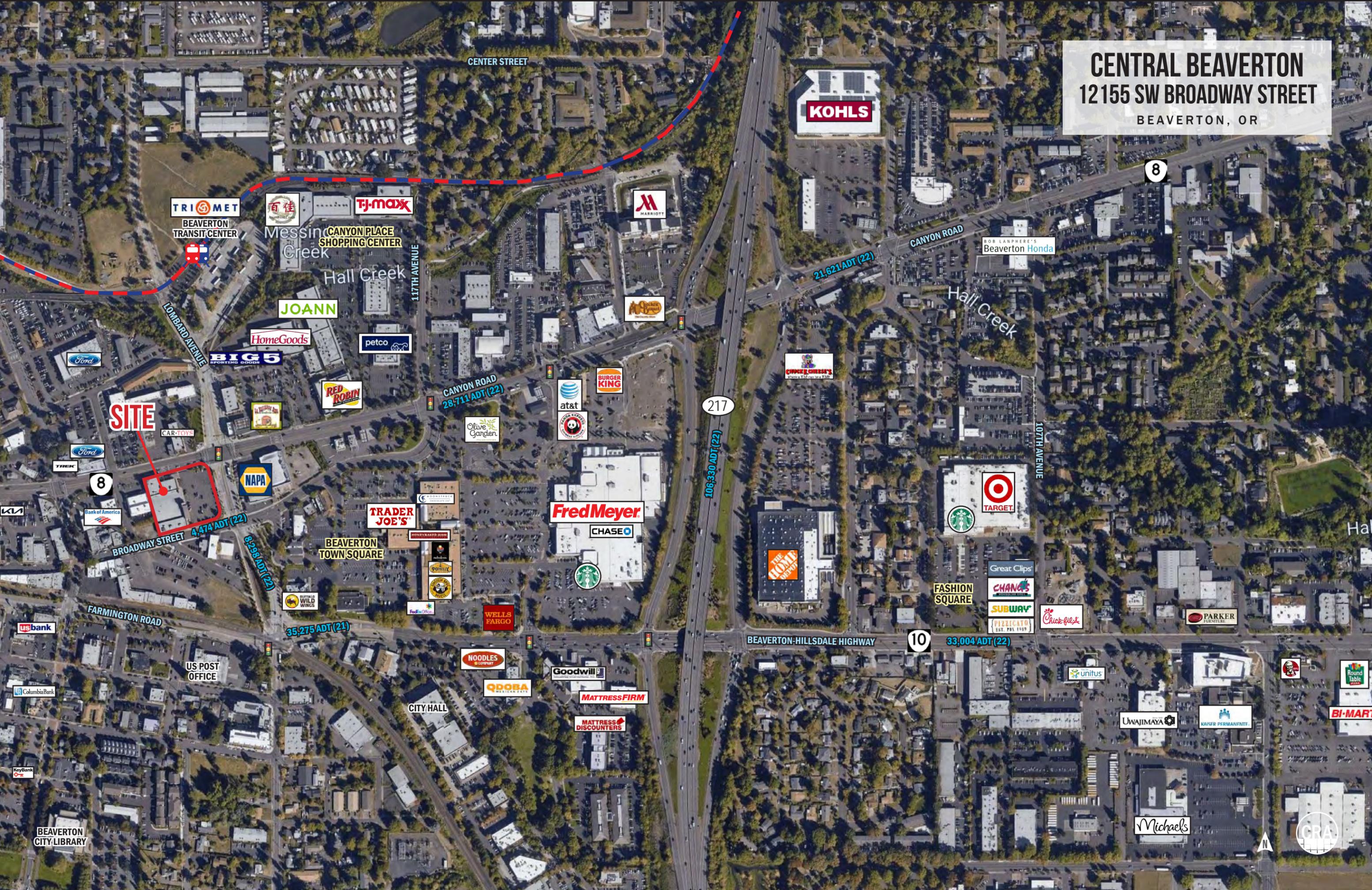
BEAVERTON, OR



MAX LIGHT RAIL - BLUE/RED LINES
 WES LINE



CENTRAL BEAVERTON 12155 SW BROADWAY STREET BEAVERTON, OR



SITE

TRI MET
BEAVERTON
TRANSIT CENTER

百佳
CANYON PLACE
SHOPPING CENTER

TJ-maxx

Messin Creek

JOANN

HomeGoods

petco

BIG 5
SPORTING GOODS

RED ROBIN

CANYON ROAD
28,711 ADT (22)

BURGER KING

at&t

21,621 ADT (22)

CANYON ROAD

BOB LANPHERE'S
Beaverton Honda

Hall Creek

LOMBARD AVENUE

117TH AVENUE

217

106,330 ADT (22)

107TH AVENUE

8

NAPA

TRADER JOE'S

Fred Meyer

CHASE

TARGET

BROADWAY STREET
4,474 ADT (22)

BEAVERTON
TOWN SQUARE

35,275 ADT (21)

BEAVERTON-HILLSDALE HIGHWAY

10

33,004 ADT (22)

FARMINGTON ROAD

US POST OFFICE

NOODLES
© Conagra

QDOBA
MEXICAN GRILL

Goodwill

MATTRESS FIRM

MATTRESS DISCOUNTERS

FASHION SQUARE

Great Clips

CHANG'S

SUBWAY

PIZZICATO
EST. 1959

Chick-fil-A

PARKER
FURNITURE

unitus

UWAJIMAYA

KAISER PERMANENTE

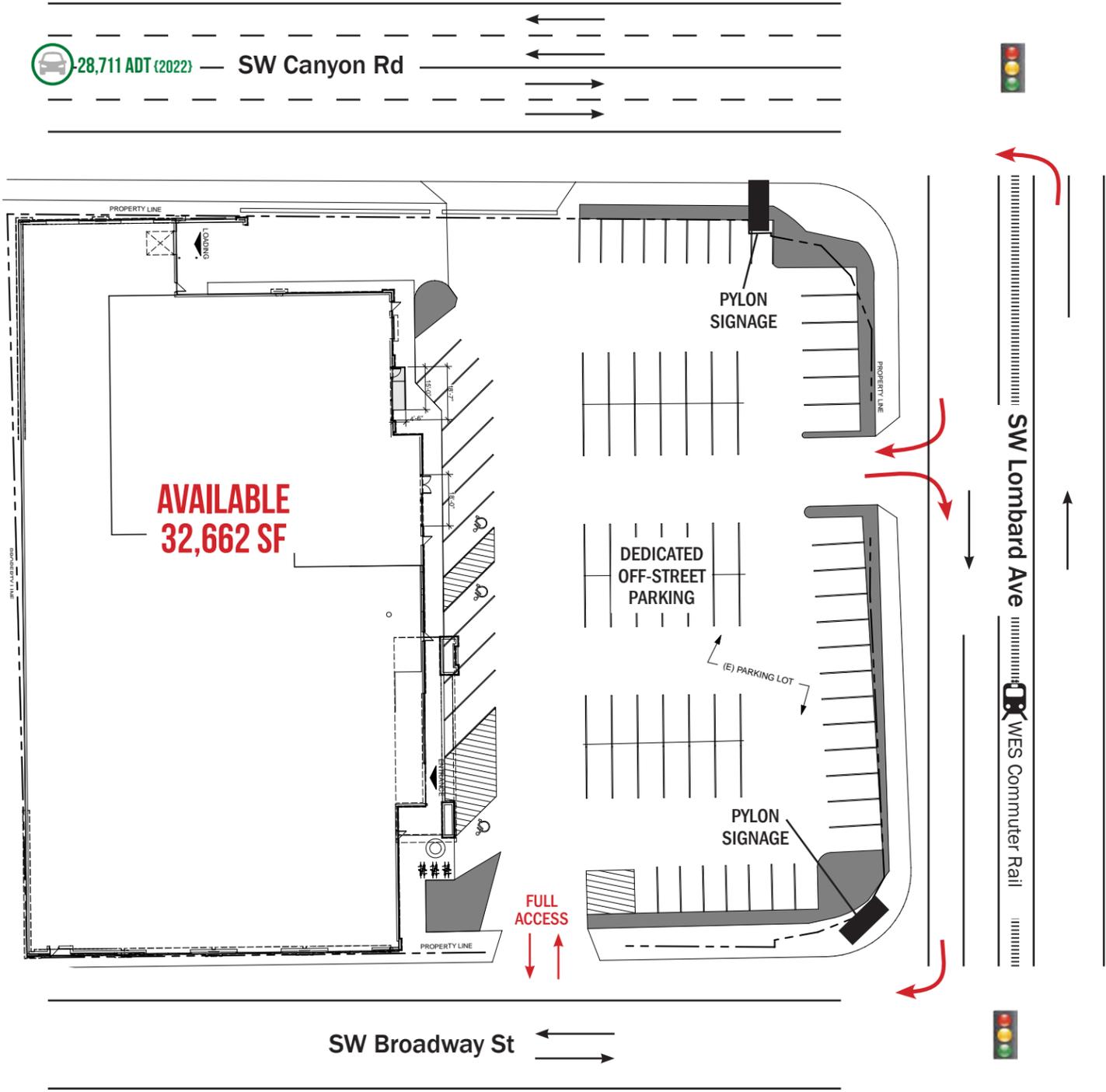
BEAVERTON
CITY LIBRARY

Michaels



CENTRAL BEAVERTON 12155 SW BROADWAY STREET BEAVERTON, OR

SITE PLAN



CENTRAL BEAVERTON 12155 SW BROADWAY STREET

DEMOGRAPHIC SUMMARY

BEAVERTON, OR

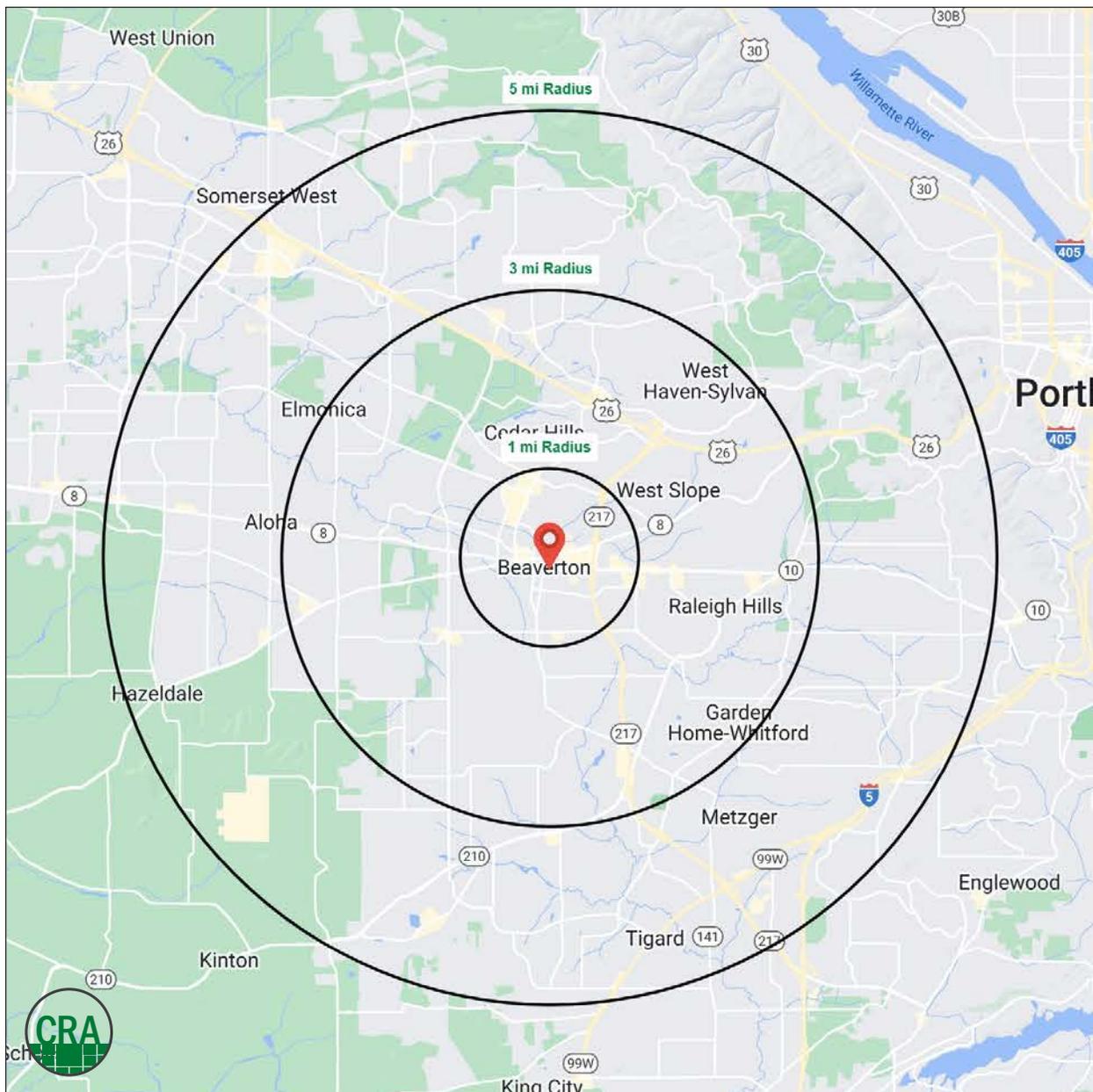
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	19,131	141,995	363,315
Projected Population 2027	19,549	146,835	374,479
Average HH Income	\$78,020	\$106,334	\$123,775
Median Home Value	\$440,261	\$519,383	\$546,101
Daytime Demographics 16+	20,772	103,902	231,136
Some College or Higher	62.1%	77.0%	79.9%

38.1

Median Age
3 MILE RADIUS

\$519,383

Median Home Value
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4882/-122.8023

12155 SW Broadway St	1 mi	3 mi	5 mi
Beaverton, OR 97005	radius	radius	radius
Population			
2022 Estimated Population	19,131	141,995	363,315
2027 Projected Population	19,549	146,835	374,479
2020 Census Population	18,739	140,857	362,286
2010 Census Population	17,318	129,788	328,258
Projected Annual Growth 2022 to 2027	0.4%	0.7%	0.6%
Historical Annual Growth 2010 to 2022	0.9%	0.8%	0.9%
2022 Median Age	34.7	38.1	38.1
Households			
2022 Estimated Households	7,625	58,573	143,961
2027 Projected Households	8,174	63,446	154,700
2020 Census Households	7,429	57,719	142,626
2010 Census Households	6,924	53,632	130,444
Projected Annual Growth 2022 to 2027	1.4%	1.7%	1.5%
Historical Annual Growth 2010 to 2022	0.8%	0.8%	0.9%
Race and Ethnicity			
2022 Estimated White	57.3%	67.8%	67.4%
2022 Estimated Black or African American	3.4%	3.4%	3.1%
2022 Estimated Asian or Pacific Islander	8.7%	10.4%	13.1%
2022 Estimated American Indian or Native Alaskan	1.5%	0.8%	0.7%
2022 Estimated Other Races	29.1%	17.6%	15.6%
2022 Estimated Hispanic	32.0%	18.2%	15.3%
Income			
2022 Estimated Average Household Income	\$78,020	\$106,334	\$123,775
2022 Estimated Median Household Income	\$57,381	\$85,169	\$100,039
2022 Estimated Per Capita Income	\$31,231	\$43,990	\$49,140
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	9.4%	4.2%	3.2%
2022 Estimated Some High School (Grade Level 9 to 11)	5.7%	3.0%	2.6%
2022 Estimated High School Graduate	22.8%	15.8%	14.3%
2022 Estimated Some College	20.8%	19.5%	18.7%
2022 Estimated Associates Degree Only	6.5%	8.2%	8.1%
2022 Estimated Bachelors Degree Only	22.8%	30.6%	31.6%
2022 Estimated Graduate Degree	12.0%	18.8%	21.6%
Business			
2022 Estimated Total Businesses	1,870	8,433	18,413
2022 Estimated Total Employees	15,952	68,140	136,404
2022 Estimated Employee Population per Business	8.5	8.1	7.4
2022 Estimated Residential Population per Business	10.2	16.8	19.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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