

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) – 31,514 ADT ('25)
SW Lombard Ave – 6,996 ADT ('25)
SW Broadway St – 3,423 ADT ('25)

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 now!

LEASE RATE

Please call for details



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

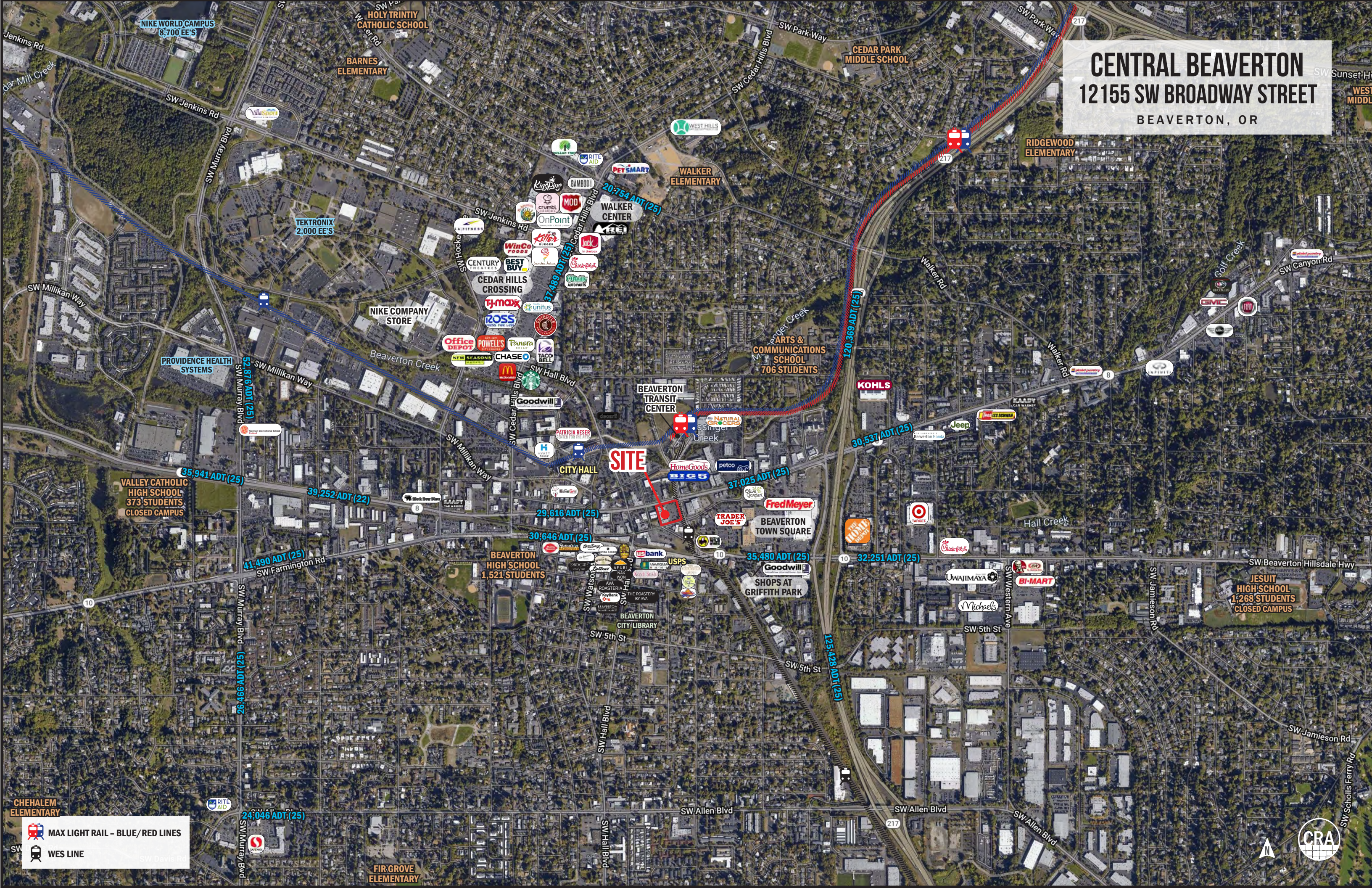
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CENTRAL BEAVERTON

12155 SW BROADWAY STREET

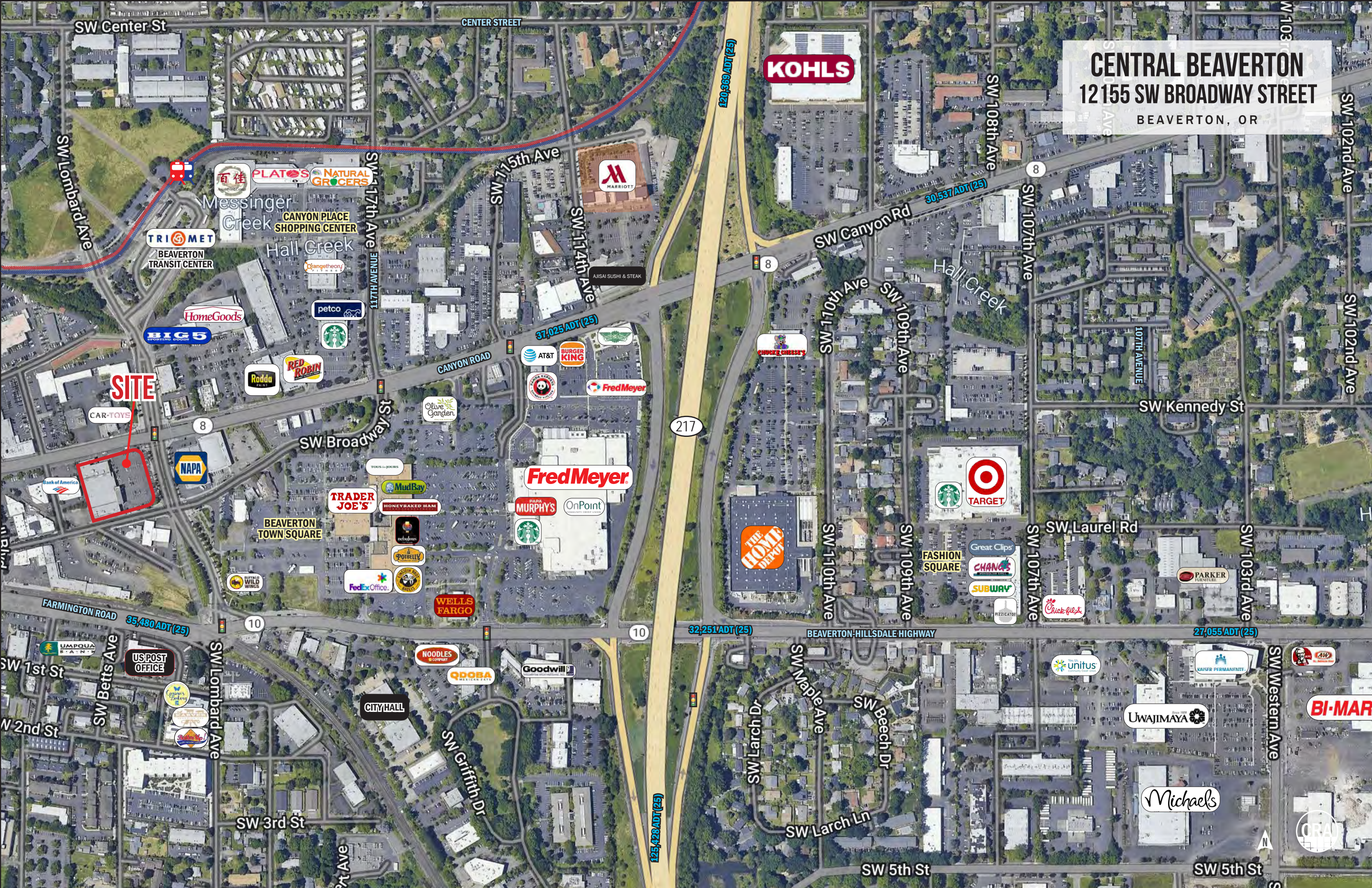
BEAVERTON, OR



 MAX LIGHT RAIL - BLUE/RED LINES
 WES LINE

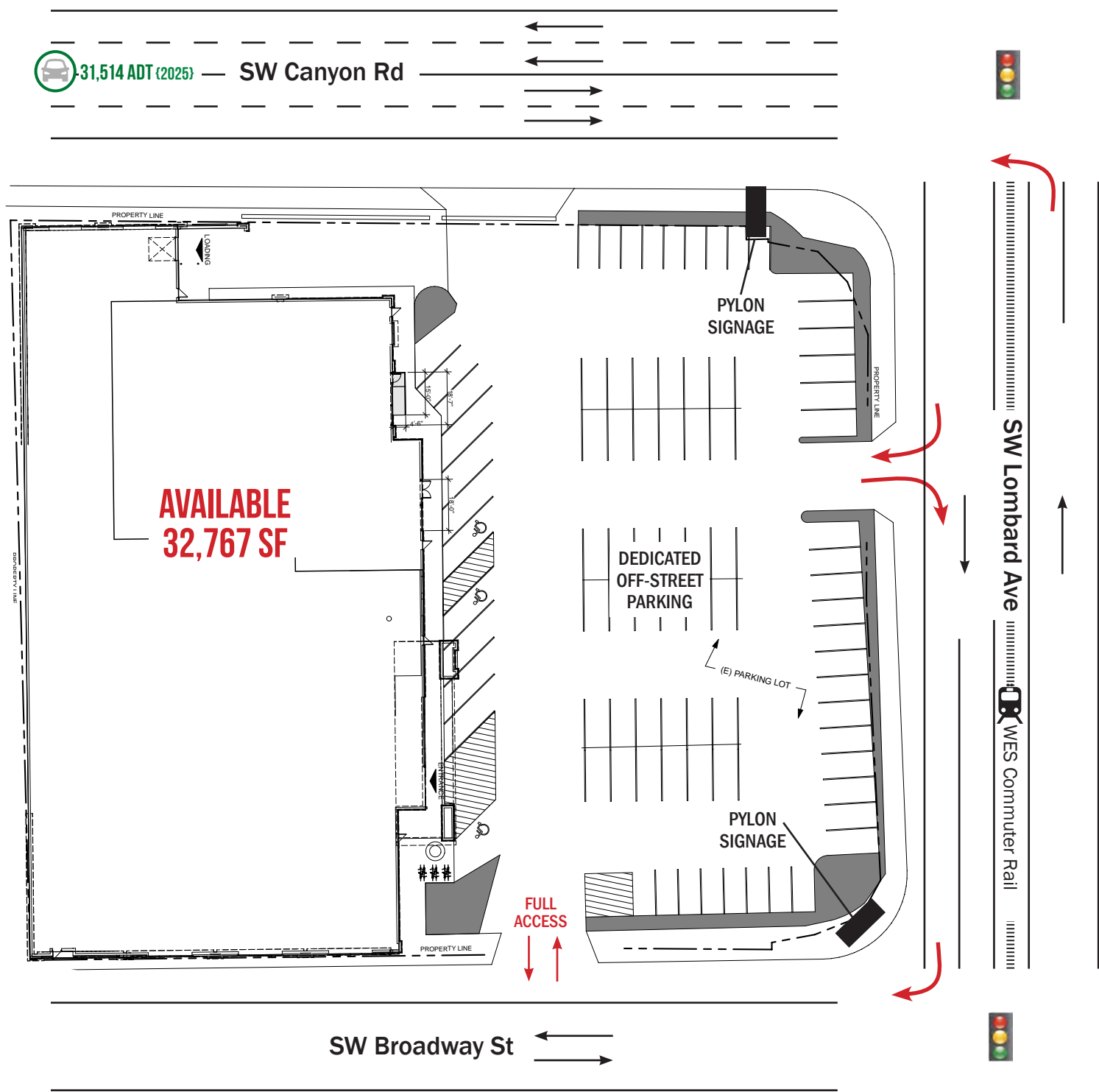


CENTRAL BEAVERTON
12155 SW BROADWAY STREET
BEAVERTON, OR



SITE PLAN

CENTRAL BEAVERTON
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CENTRAL BEAVERTON

12155 SW BROADWAY STREET

DEMOGRAPHIC SUMMARY

BEAVERTON, OR

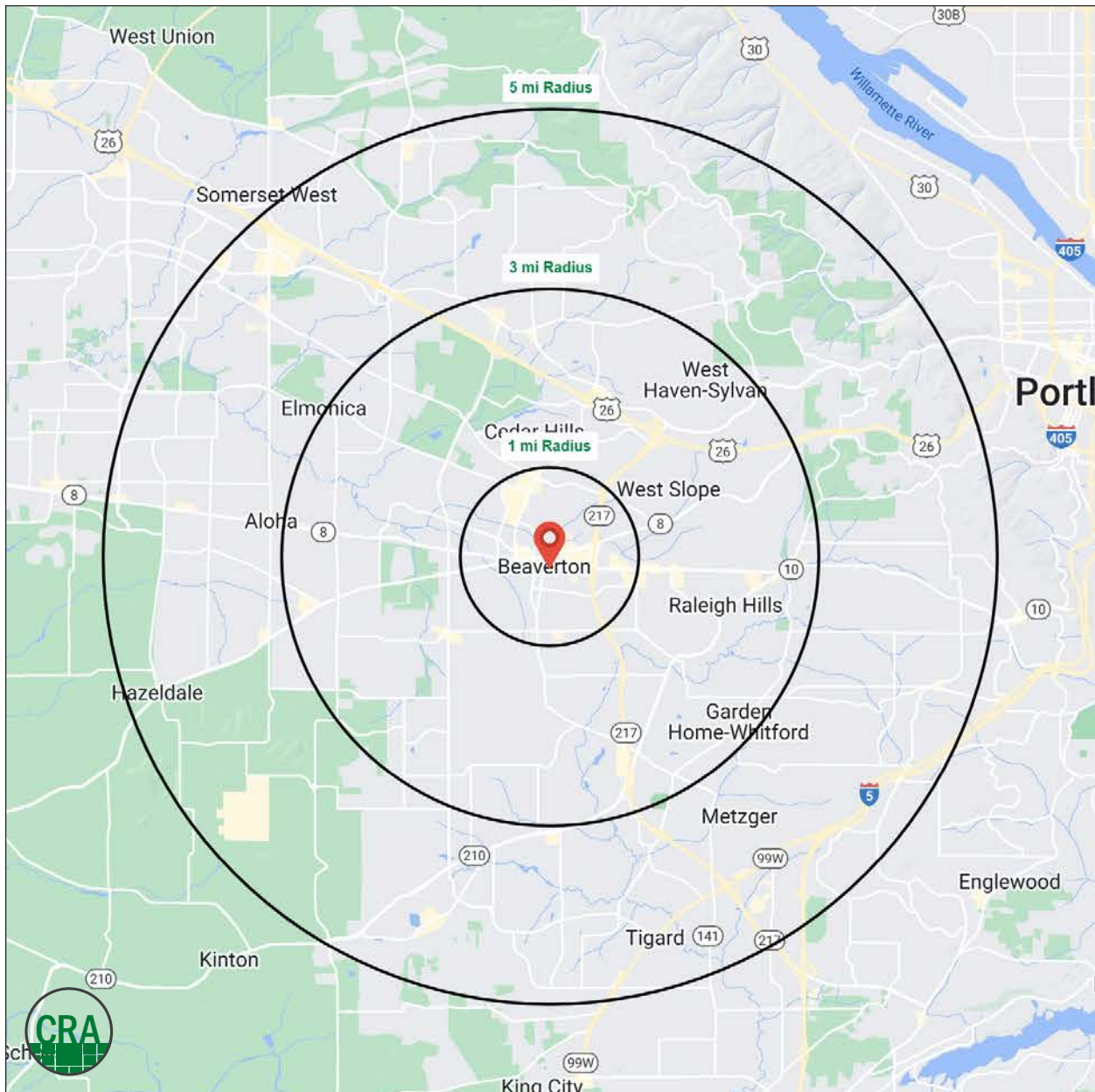
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,384	139,002	359,446
Estimated Households 2024	7,810	59,392	147,196
Average HH Income	\$98,483	\$131,685	\$154,110
Median Home Value	\$494,975	\$599,112	\$627,587
Daytime Demographics 16+	20,287	101,842	221,940
Some College or Higher	67.4%	77.7%	80.3%

\$131,685

Average HH Income
3 MILE RADIUS

38.3

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4882/-122.8023

12155 SW Broadway St Beaverton, OR 97005	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,384	139,002	359,446
2029 Projected Population	18,258	134,185	351,798
2020 Census Population	18,739	140,857	362,286
2010 Census Population	17,318	129,788	328,258
Projected Annual Growth 2024 to 2029	-0.1%	-0.7%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.7%
2024 Median Age	34.3	38.3	38.8
Households			
2024 Estimated Households	7,810	59,392	147,196
2029 Projected Households	7,849	58,083	145,638
2020 Census Households	7,429	57,719	142,626
2010 Census Households	6,924	53,632	130,444
Projected Annual Growth 2024 to 2029	-	-0.4%	-0.2%
Historical Annual Growth 2010 to 2024	0.9%	0.8%	0.9%
Race and Ethnicity			
2024 Estimated White	55.6%	66.3%	66.1%
2024 Estimated Black or African American	3.7%	3.7%	3.4%
2024 Estimated Asian or Pacific Islander	9.3%	11.2%	13.9%
2024 Estimated American Indian or Native Alaskan	1.5%	0.8%	0.7%
2024 Estimated Other Races	29.9%	18.0%	15.9%
2024 Estimated Hispanic	32.3%	18.7%	15.9%
Income			
2024 Estimated Average Household Income	\$98,483	\$131,685	\$154,110
2024 Estimated Median Household Income	\$76,545	\$102,284	\$119,568
2024 Estimated Per Capita Income	\$41,982	\$56,390	\$63,202
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	7.1%	4.1%	3.0%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	2.8%	2.5%
2024 Estimated High School Graduate	20.8%	15.4%	14.3%
2024 Estimated Some College	21.4%	19.6%	18.3%
2024 Estimated Associates Degree Only	7.2%	8.0%	8.1%
2024 Estimated Bachelors Degree Only	25.8%	31.9%	33.3%
2024 Estimated Graduate Degree	12.9%	18.1%	20.6%
Business			
2024 Estimated Total Businesses	1,889	8,380	18,467
2024 Estimated Total Employees	15,623	64,790	125,905
2024 Estimated Employee Population per Business	8.3	7.7	6.8
2024 Estimated Residential Population per Business	9.7	16.6	19.5

For more information, please contact:



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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