

DO NOT DISTURB TENANT

RESTAURANT PROPERTY



FOR SALE > BEAVERTON, OR

ADDRESS

18855 SW Tualatin Valley Hwy
Beaverton, OR 97003

AVAILABLE PROPERTY

- Building size: 6,660 SF
- Lot size: 1.03 Acres

ASKING PRICE

\$2m

ZONING

Zoning: Community Core Mixed-Use District (CCMU)

TRAFFIC COUNTS

SW TV HWY-31,479 ADT ('25)

HIGHLIGHTS

- Operating restaurant, all equipment, land and building included in sale.
- CCMU zoning allows for a variety of uses including restaurant, hardware, convenience grocery, and day care facility. Drive thru and car wash are not allowed.
- High traffic visibility with 31,479 ADT
- Please do not disturb tenant



COMMERCIAL
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RESTAURANT PROPERTY
18855 SW TUALATIN VALLEY HWY
BEAVERTON, OR

PHOTOS



RESTAURANT PROPERTY

18855 SW TUALATIN VALLEY HWY

Beaverton, OR

SITE

6,660 SF / 1.03 AC



SAGRADO CORAZON
WESTERN WEAR

SUPERMERCADO
TEQUILA



SW Alexander St

SW 187th Ave

DOOZY'S

Little Caesars



SW 187th Ave

31,479 ADT ('25)

8

8

SW Tualatin Valley Hwy

SW Shaw St

SW Shaw St

SW Shaw St



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Beaverton, OR



RESTAURANT PROPERTY

18855 SW TUALATIN VALLEY HWY

DEMOGRAPHIC SUMMARY

BEAVERTON, OR

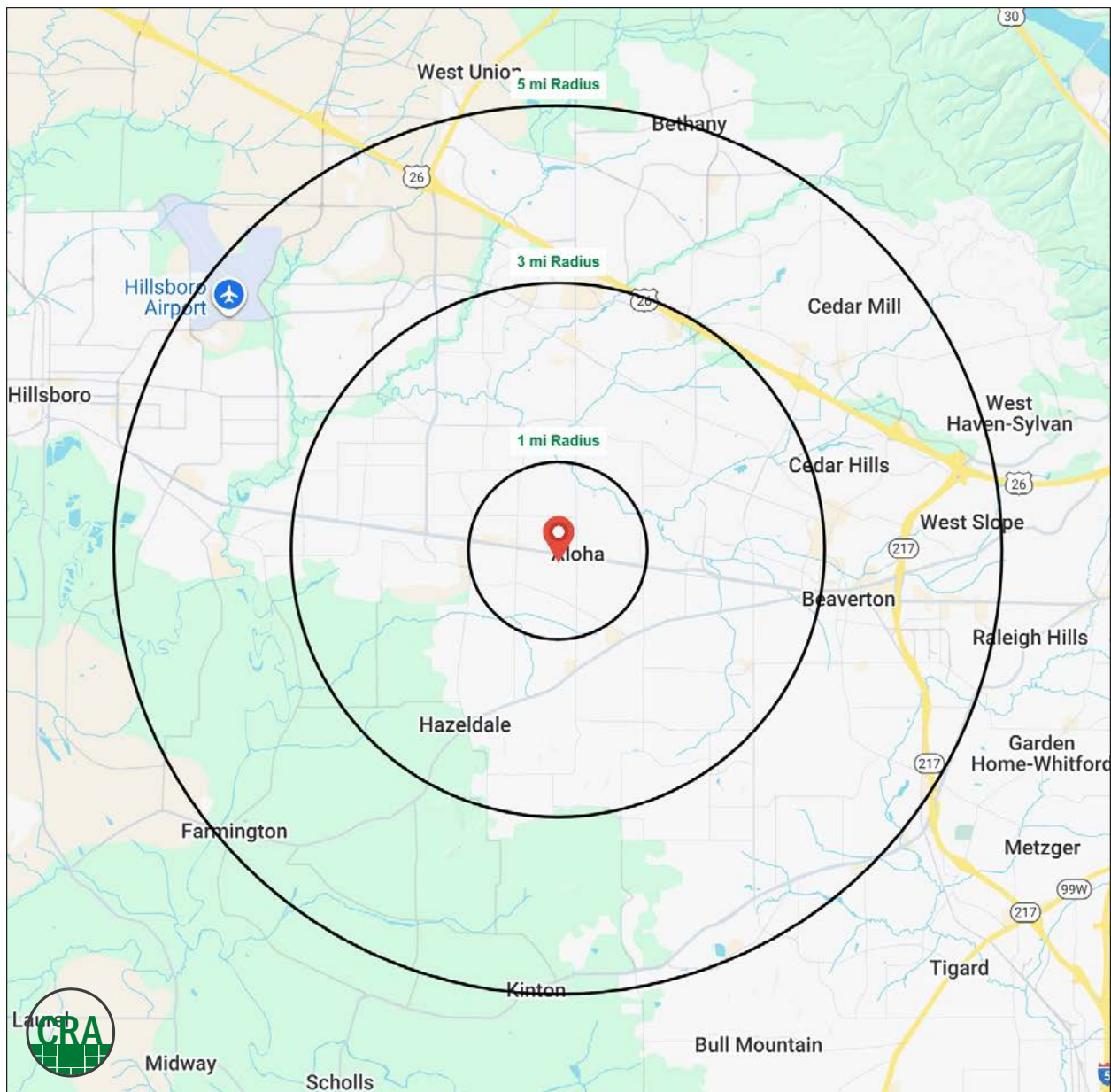
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	20,423	155,696	335,150
Estimated Households	7,290	61,004	133,902
Average HH Income	\$119,211	\$132,169	\$143,463
Median Home Value	\$492,020	\$529,469	\$578,949
Daytime Demographics 16+	8,229	77,301	198,475
Total Businesses	710	5,152	14,387
Some College or Higher	62.2%	73.4%	77.2%

\$132,169

Average Household Income
3 MILE RADIUS

36

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4946/-122.8716

18855 SW Tualatin Valley Hwy Aloha, OR 97006	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	20,423	155,696	335,150
2030 Projected Population	20,366	154,992	330,271
2020 Census Population	19,914	152,444	332,255
2010 Census Population	18,651	131,990	294,560
Projected Annual Growth 2025 to 2030	-	-	-0.3%
Historical Annual Growth 2010 to 2025	0.6%	1.2%	0.9%
2025 Median Age	35.3	36.0	37.1
Households			
2025 Estimated Households	7,290	61,004	133,902
2030 Projected Households	7,425	62,111	134,646
2020 Census Households	6,860	57,109	127,896
2010 Census Households	6,353	49,108	113,165
Projected Annual Growth 2025 to 2030	0.4%	0.4%	0.1%
Historical Annual Growth 2010 to 2025	1.0%	1.6%	1.2%
Race and Ethnicity			
2025 Estimated White	57.4%	59.4%	61.8%
2025 Estimated Black or African American	4.3%	4.4%	3.7%
2025 Estimated Asian or Pacific Islander	11.8%	15.9%	15.9%
2025 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.8%
2025 Estimated Other Races	25.3%	19.4%	17.8%
2025 Estimated Hispanic	26.7%	20.2%	18.5%
Income			
2025 Estimated Average Household Income	\$119,211	\$132,169	\$143,463
2025 Estimated Median Household Income	\$93,697	\$105,852	\$115,659
2025 Estimated Per Capita Income	\$42,655	\$51,875	\$57,393
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.4%	3.5%
2025 Estimated Some High School (Grade Level 9 to 11)	5.7%	3.5%	3.2%
2025 Estimated High School Graduate	26.3%	18.6%	16.1%
2025 Estimated Some College	20.6%	19.6%	18.6%
2025 Estimated Associates Degree Only	10.2%	10.6%	9.4%
2025 Estimated Bachelors Degree Only	20.6%	27.2%	30.0%
2025 Estimated Graduate Degree	10.8%	16.0%	19.3%
Business			
2025 Estimated Total Businesses	710	5,152	14,387
2025 Estimated Total Employees	3,516	37,427	111,358
2025 Estimated Employee Population per Business	5.0	7.3	7.7
2025 Estimated Residential Population per Business	28.8	30.2	23.3

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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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