



RETAIL/RESTAURANT OPPORTUNITY



CLASS A BUILDING FOR LEASE ▶ IN THE HEART OF BEAVERTON

LOCATION

RETAIL EAST: 3925 SW Rose Biggi Ave, Beaverton, OR
RETAIL WEST: 12910 SW Thayer Ln, Beaverton, OR

AVAILABLE SPACE

RETAIL EAST: 2,150 SF
RETAIL WEST: 921 SF

RENTAL RATE

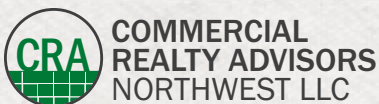
Please call for details

TRAFFIC COUNT

SW Cedar Hills Blvd – 20,568 ADT ('18)
SW Rose Biggi @ Beavardam Rd – 4,956 ADT ('20)

HIGHLIGHTS

- Ground floor retail space in the 230 unit Arc Central apartment building.
- Located in the heart of Beaverton with nearby access to light rail and new City parking garage.
- Close proximity to Patricia Reser Performing Arts Center, new Hyatt House Hotel, and a variety of local restaurants and employers.
- Ideal for retail shop or restaurant looking to grow their business.



Sara Daley

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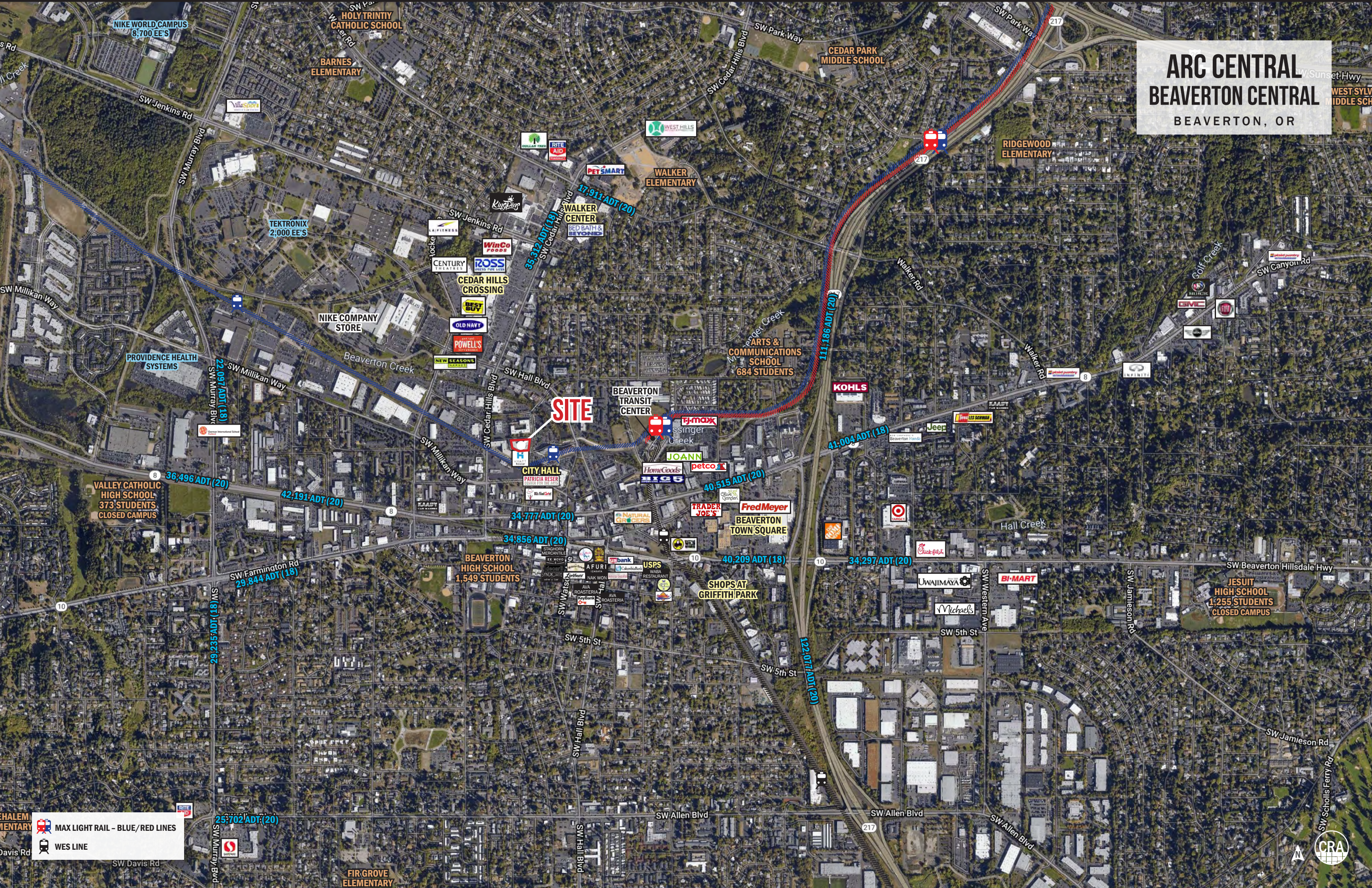
RETAIL EAST



RETAIL WEST

Cedar Hills Blvd

ARC CENTRAL BEAVERTON CENTRAL BEAVERTON, OR

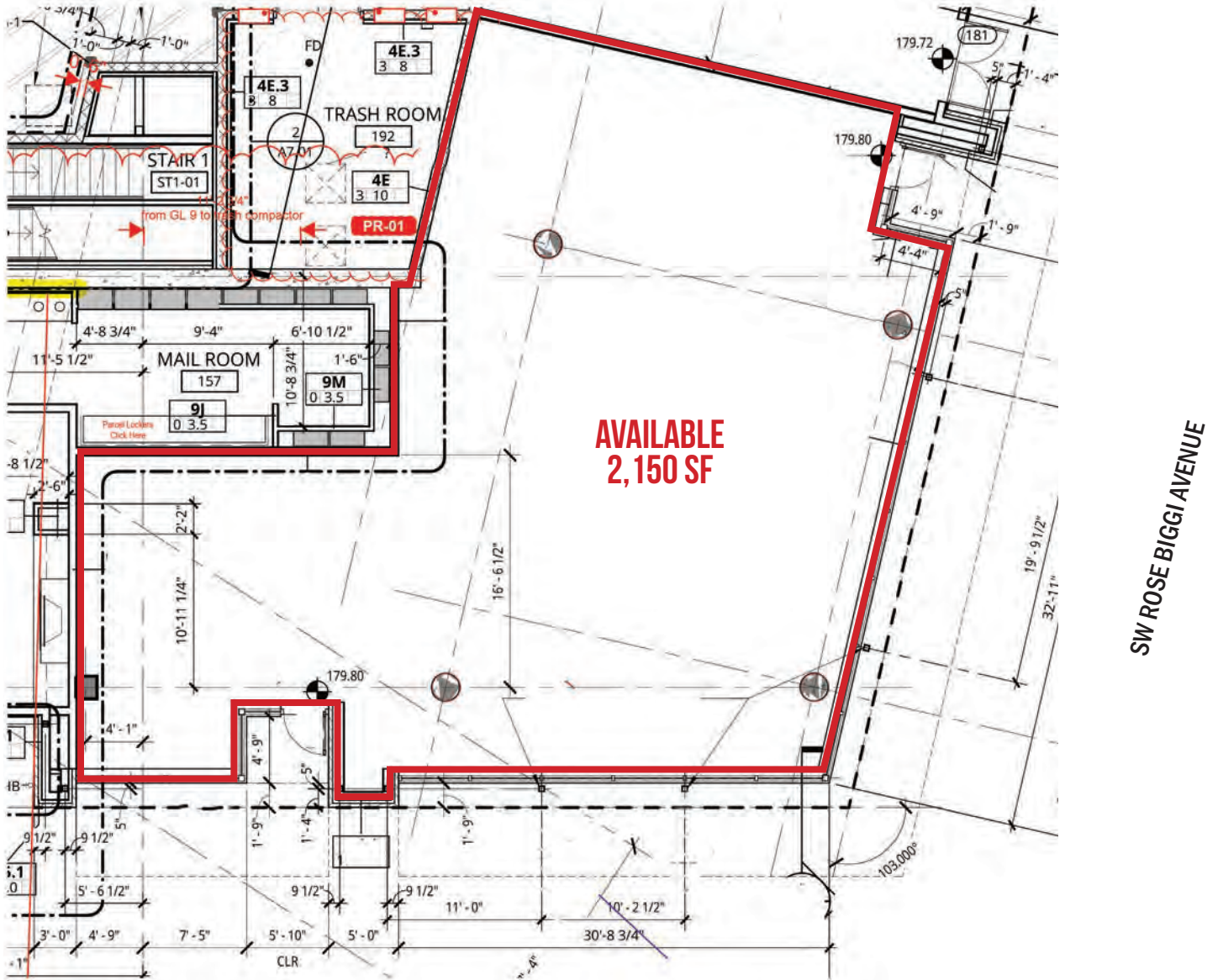


SITE

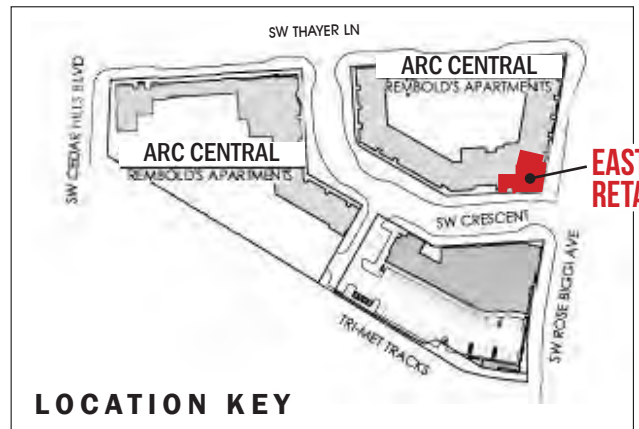
 MAX LIGHT RAIL - BLUE/RED LINES
 WES LINE



FLOOR PLAN - EAST RETAIL



SW CRESCENT STREET



LOCATION KEY

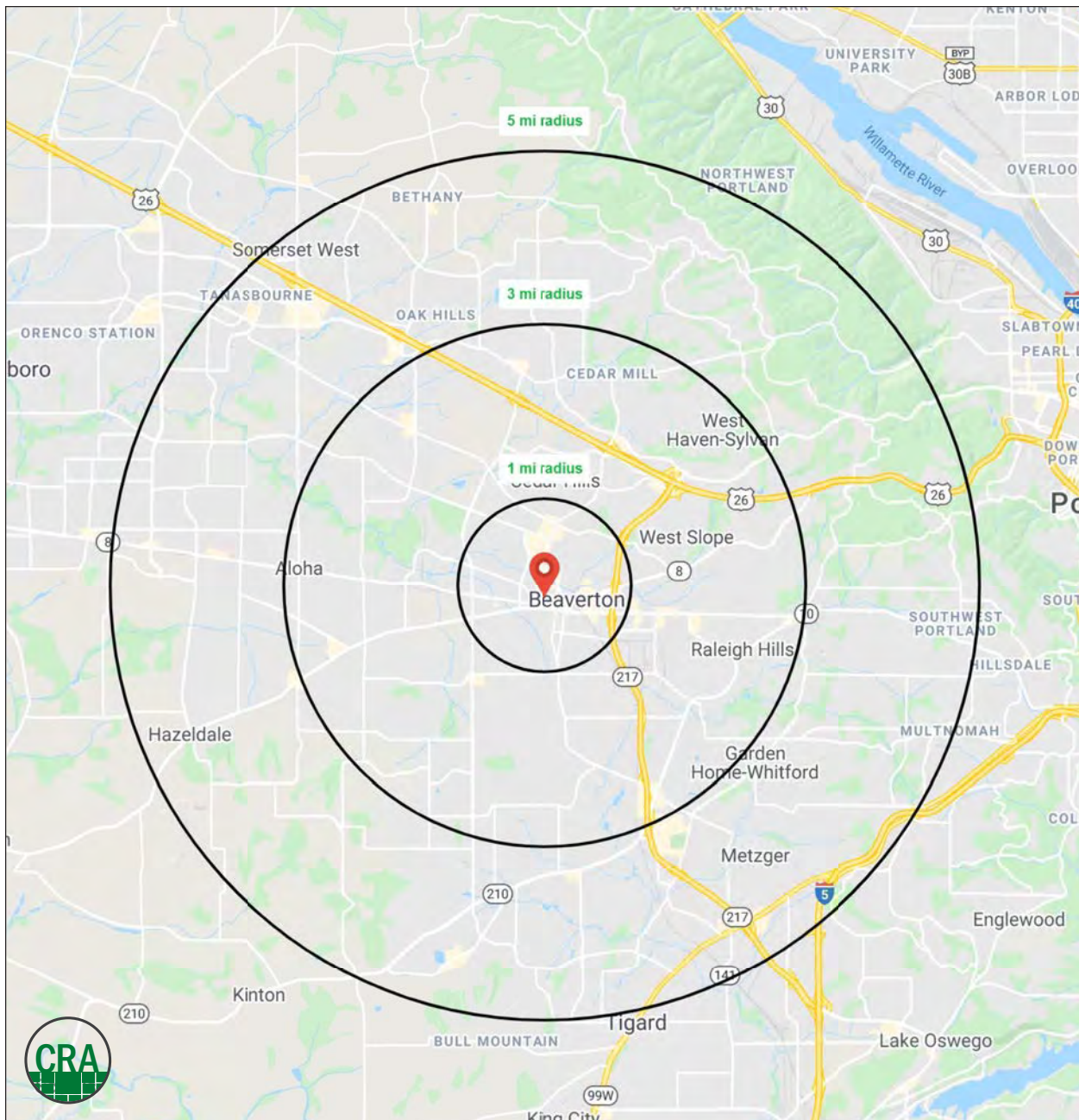


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	17,945	150,422	374,957
Projected Population 2026	18,449	155,073	388,601
Average HH Income	\$79,206	\$103,152	\$119,084
Median Home Value	\$389,084	\$450,121	\$479,518
Daytime Demographics 16+	21,776	112,215	233,627

75.6%
Some College or Higher
3 MILE RADIUS

34.3
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4911/-122.8086

RS1

Arc Central		1 mi radius	3 mi radius	5 mi radius
Beaverton, OR 97005				
POPULATION	2021 Estimated Population	17,945	150,422	374,957
	2026 Projected Population	18,449	155,073	388,601
	2010 Census Population	15,948	133,865	332,527
	2000 Census Population	15,248	121,311	286,751
	Projected Annual Growth 2021 to 2026	0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2021	0.8%	1.1%	1.5%
	2021 Median Age	34.3	38.1	38.0
HOUSEHOLDS	2021 Estimated Households	7,243	61,321	148,869
	2026 Projected Households	7,609	64,386	157,279
	2010 Census Households	6,386	54,496	131,428
	2000 Census Households	6,427	49,298	113,231
	Projected Annual Growth 2021 to 2026	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2021	0.6%	1.2%	1.5%
RACE AND ETHNICITY	2021 Estimated White	59.7%	69.1%	69.6%
	2021 Estimated Black or African American	4.6%	3.6%	3.2%
	2021 Estimated Asian or Pacific Islander	8.2%	11.9%	14.6%
	2021 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.6%
	2021 Estimated Other Races	26.4%	14.7%	11.9%
	2021 Estimated Hispanic	37.2%	18.3%	14.7%
INCOME	2021 Estimated Average Household Income	\$79,206	\$103,152	\$119,084
	2021 Estimated Median Household Income	\$58,584	\$83,363	\$97,437
	2021 Estimated Per Capita Income	\$32,096	\$42,162	\$47,364
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	12.5%	4.3%	3.1%
	2021 Estimated Some High School (Grade Level 9 to 11)	6.5%	3.5%	3.0%
	2021 Estimated High School Graduate	20.5%	16.6%	15.2%
	2021 Estimated Some College	20.2%	20.0%	19.2%
	2021 Estimated Associates Degree Only	7.7%	8.9%	8.5%
	2021 Estimated Bachelors Degree Only	22.5%	29.4%	30.3%
	2021 Estimated Graduate Degree	10.2%	17.4%	20.7%
BUSINESS	2021 Estimated Total Businesses	1,724	8,037	17,112
	2021 Estimated Total Employees	16,876	70,498	129,198
	2021 Estimated Employee Population per Business	9.8	8.8	7.5
	2021 Estimated Residential Population per Business	10.4	18.7	21.9

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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