

FOR LEASE | BEAVERTON, OREGON

BEAVERTON TOWN SQUARE



LOCATION

Beaverton-Hillsdale Hwy & SW Canyon Rd & Hwy 217, Beaverton, OR

AVAILABLE SPACE & RENTAL RATE

- Existing space: B8 = 1,500 SF | \$39/SF/YR, NNN
C6 = 1,000 SF | \$30/SF/YR, NNN
- Former restaurant: 6,355 SF Freestanding Bldg | \$30/SF/YR, NNN
- New space: 1,000 SF-17,600 SF | \$38/SF/YR, NNN
- Pad #2: \$80,000/YR Ground Lease

HIGHLIGHTS

- Retail building of 17,600 SF (divisible) located on Beaverton-Hillsdale Hwy. Outdoor patio opportunity.
- Projected delivery Summer/Fall 2021.
- Central west side location, between Hwy 8 (SW Canyon) and Hwy 10 (SW Beaverton-Hillsdale) & Hwy 217, close to Home Depot, Target, and Natural Grocers.
- Well educated trade area with a strong economy and notable employers, including Intel, Tektronix, Wells Fargo, and Nike World Headquarters.
- Anchored by Trader Joe's, with Potbelly Sandwich Works, Supercuts, Einstein Bros. Bagels, Moonstruck Chocolates, FedEx Office, and more.
- Beaverton Town Square is shadow anchored by the adjacent Fred Meyer.

TRAFFIC COUNTS

Hwy 217-122,077 ADT ('20) | SW Canyon Rd-40,515 ADT ('20) | Beaverton-Hillsdale Hwy - 40,209 ADT ('18)



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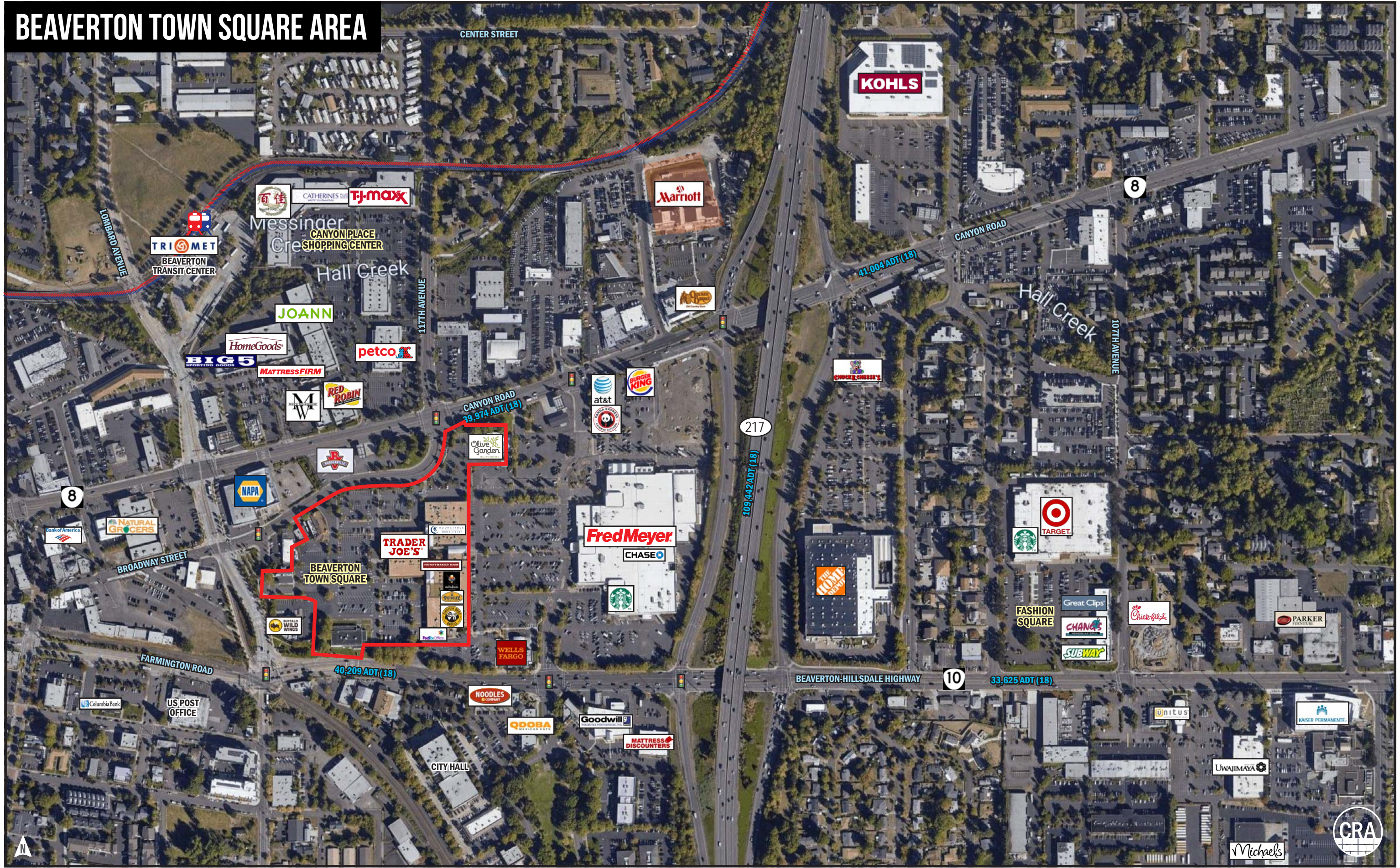
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BEAVERTON TOWN SQUARE

BEAVERTON-HILLSDALE HWY & SW CANYON RD & HWY 217
BEAVERTON, OR



BEAVERTON TOWN SQUARE AREA



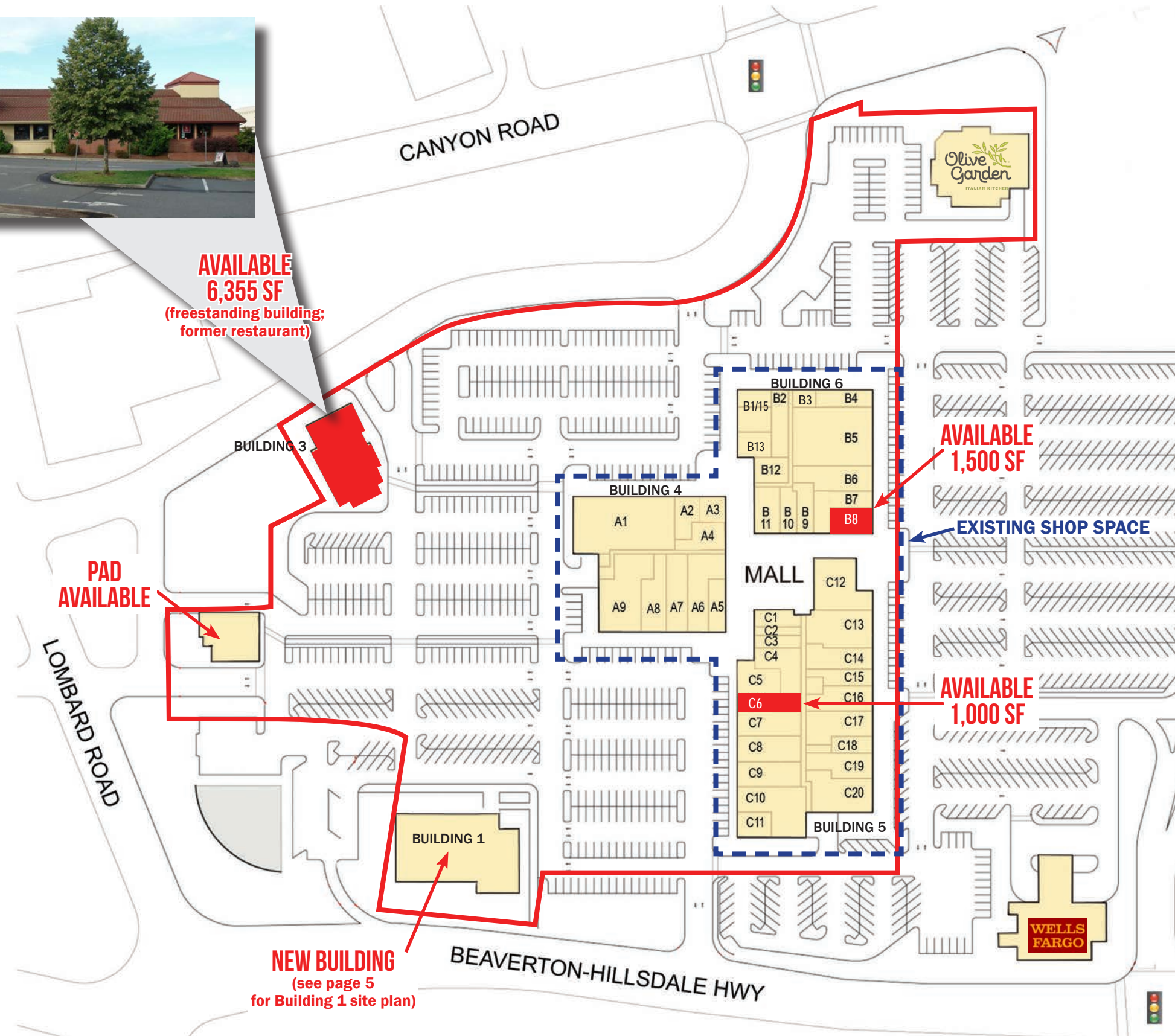
BEAVERTON TOWN SQUARE

BEAVERTON-HILLSDALE HWY & SW CANYON RD & HWY 217
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CURRENT SITE PLAN



**AVAILABLE
6,355 SF**
(freestanding building;
former restaurant)



BUILDING 4

- A1 Trader Joe's
- A2 Trader Joe's
- A3 Trader Joe's
- A4 Trader Joe's
- A5 Woodworkers
- A6 Woodworkers
- A7 Woodworkers
- A8 For Yarn's Sake
- A9 GiGi Salon & Spa

BUILDING 6

- B1/15 Tous Les Jours Bakery
- B2 Hai Rim
- B3 Everbowl
- B4 Bubble Bubble Tea
- B5 Mud Bay
- B6 ATI Physical Therapy
- B7 Moonstruck Chocolates
- B8 Available - 1,500 SF**
- B9 Nail Salon
- B10 Kabob House
- B11 Apsara Restaurant
- B12 Management Office
- B13 ChiMcKing

BUILDING 5

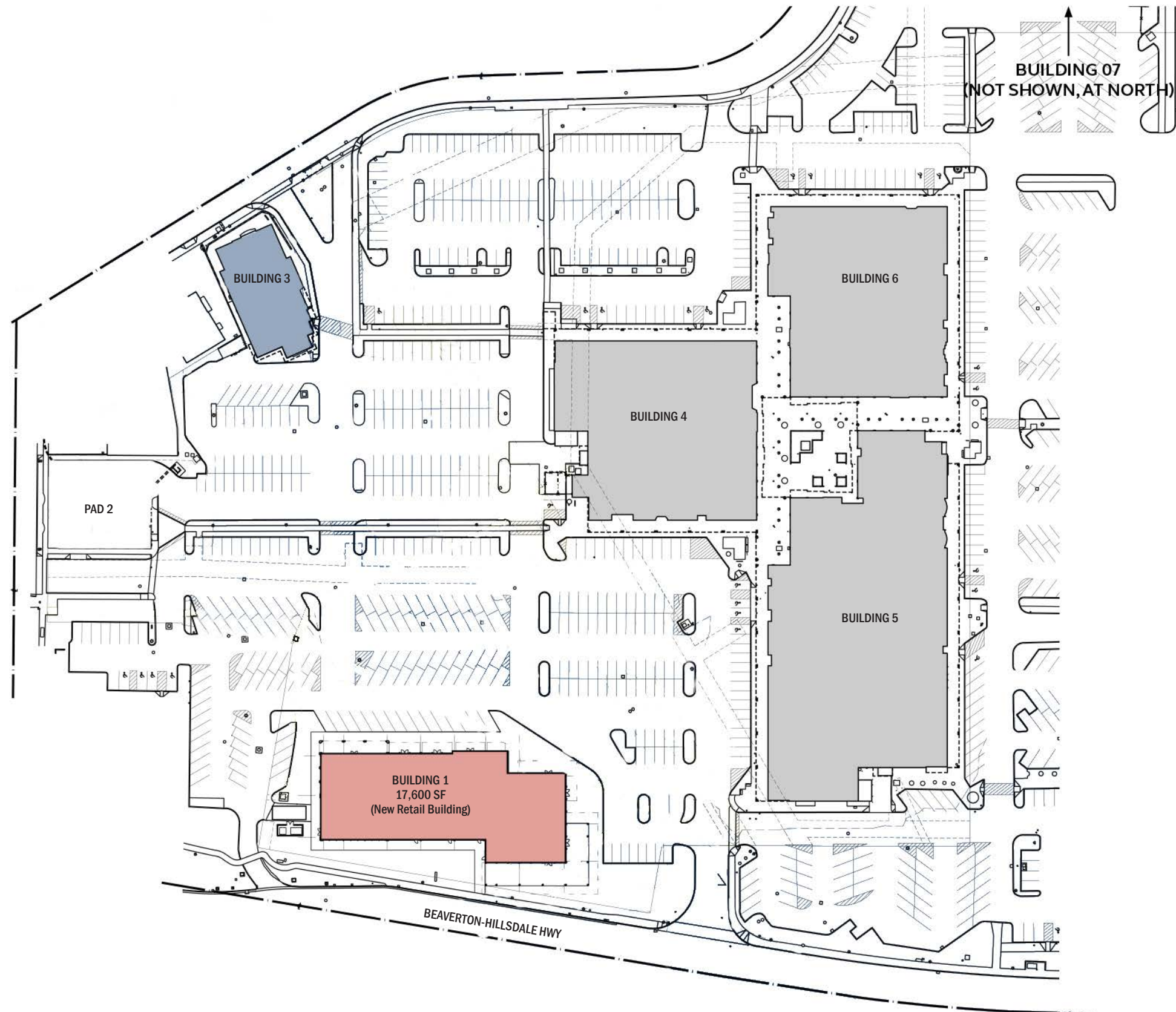
- C1 Dental Center
- C2 Dental Center
- C3 Dental Center
- C4 Dental Center
- C5 Armed Forces Recruiting
- C6 Available - 1,000 SF**
- C7 Portland Fitness Equipment
- C8 Portland Fitness Equipment
- C9 FedEx Office
- C10 FedEx Office
- C11 FedEx Office
- C12 HoneyBaked Ham
- C13 Pho Van
- C14/15 Nebulous Taproom
- C16 Potbelly Sandwich Works
- C17 Sushi Track
- C18 CBD American Shaman
- C19 Nothing Bundt Cakes
- C20 Einstein Bros. Bagels



BEAVERTON TOWN SQUARE

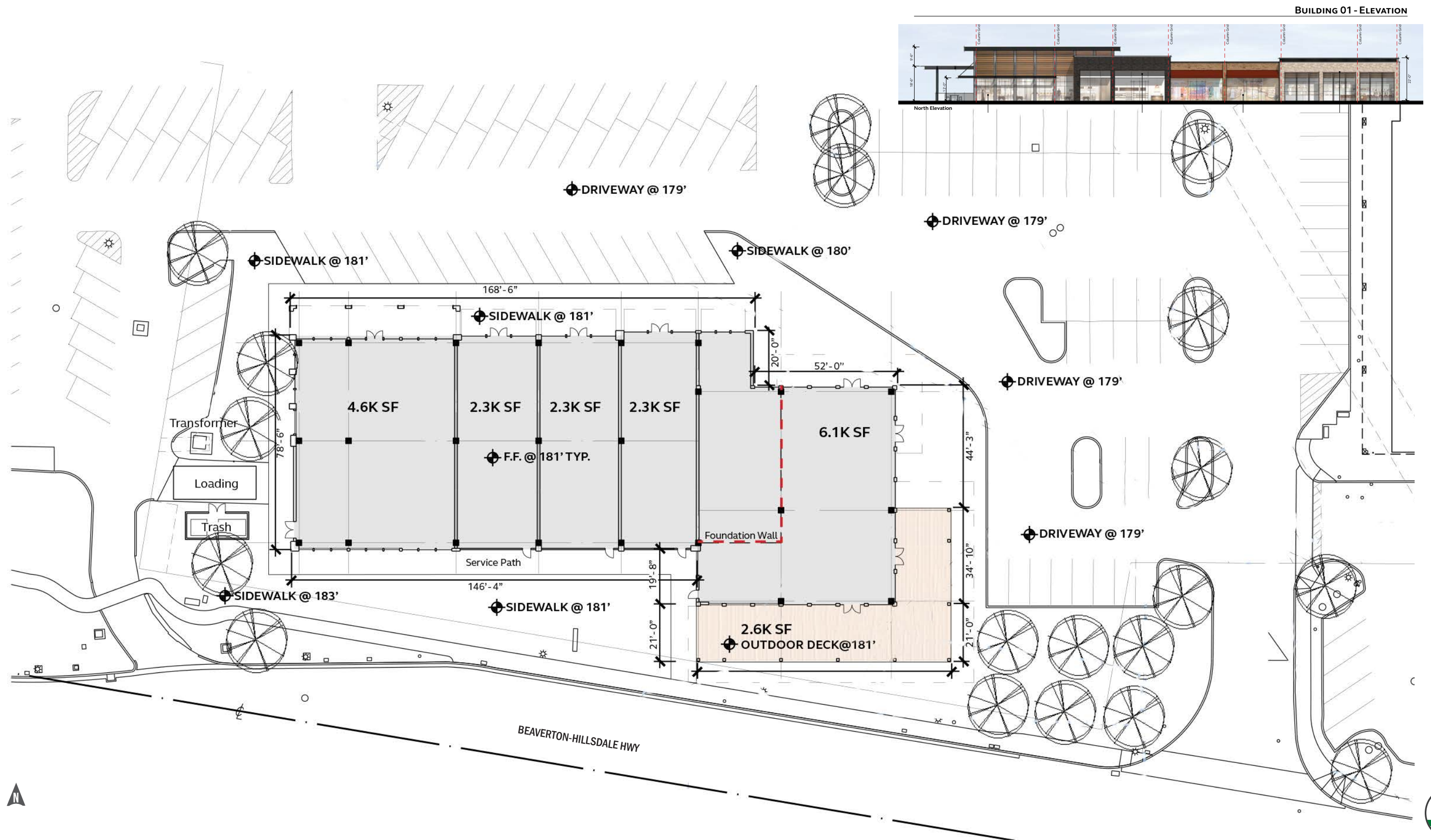
BEAVERTON-HILLSDALE HWY & SW CANYON RD & HWY 217
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SITE PLAN



- New Retail Building
- Existing Buildings





BEAVERTON TOWN SQUARE

11665 BEAVERTON-HILLSDALE HWY

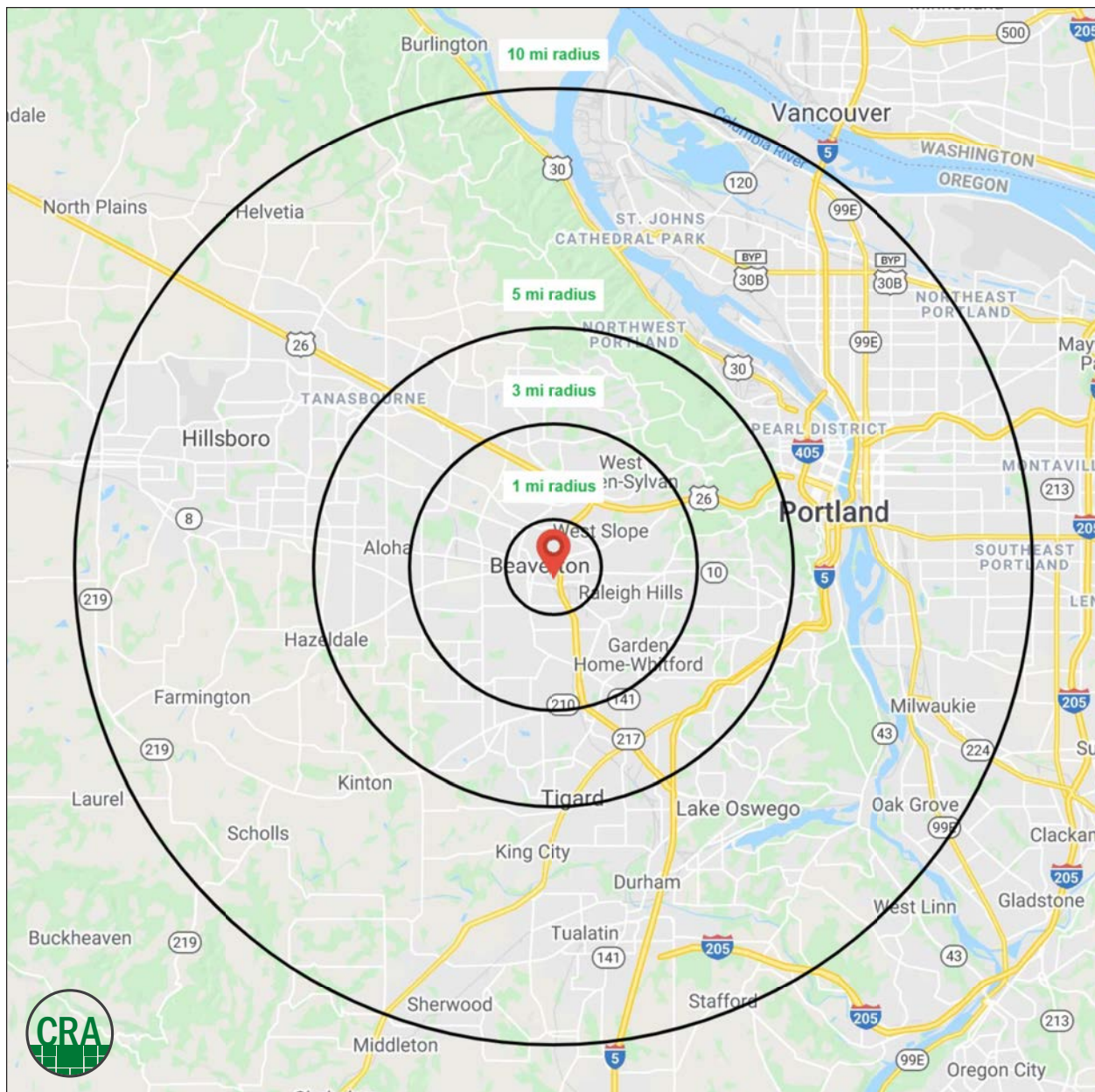
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE	10 MILE
Estimated Population 2021	18,034	140,964	364,614	1.05M
Projected Population 2026	18,460	144,540	376,171	1.09M
Average HH Income	\$74,597	\$103,206	\$120,042	\$115,524
Labor Population (16 yrs+)	14,675	116,666	297,197	871,229
Employees	15,938	72,156	137,429	593,903
Median Home Value	\$384,660	\$462,764	\$487,556	\$498,174

75.9%

Some College Education or Higher
3 MILE RADIUS



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KNOWLEDGE

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