

RETAIL PROPERTY FOR LEASE

Beaverton Town Square

11665 SW BEAVERTON HILLSDALE HWY / BEAVERTON, OR 97005

Conveniently located at Beaverton-Hillsdale Hwy & SW Canyon Road & Hwy 217



AVAILABLE SPACE / LEASE RATE

- **Existing space:**
 - B7 2,000 | \$34/SF/YR, NNN
 - C6 1,000 SF | \$34/SF/YR, NNN
 - C17 2,730 SF | \$34/SF/YR, NNN (please do not disturb)
 - C18 1,000 SF | \$34/SF/YR, NNN
- **Former restaurant:**
 - 6,355 SF Freestanding Bldg | \$30/SF/YR, NNN
- **Pad #2:**
 - \$80,000/YR Ground Lease

TRAFFIC COUNTS

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

HIGHLIGHTS

- 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, Olive Garden, Mud Bay, Einstein Bros. Bagels, FedEx Office and more.
- Beaverton Town Square is shadow anchored by the adjacent Fred Meyer.



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Photo gallery



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Additional photos



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BEAVERTON TOWN SQUARE AREA



CENTER STREET

KOHL'S

Marriott

百佳
CATHERINES

CANYON PLACE SHOPPING CENTER

Hall Creek

JOANN

HomeGoods

petco

BIG 5

MATTRESS FIRM

RED ROBIN

at&t

BURGER KING

PANDA EXPRESS

CHUCK & CHEESE'S

TARGET

Fred Meyer

CHASE

TRADER JOE'S

BEAVERTON TOWN SQUARE

NAPA

NATURAL GROCERS

Penzeys Spices

HONEYBAKE HAN

SPINITY

WILD WINGS

FREDEX OFFICE

WELLS FARGO

NOODLES & COMPANY

QDOBA

Goodwill

MATTRESS DISCOUNTERS

217

102,500 ADT (17)

47,900 ADT (17)

CANYON ROAD
100 ADT (17)

44,749 ADT (17)

BEAVERTON-HILLSDALE HIGHWAY

10

34,300 ADT (17)

NATElliott

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CITY HALL

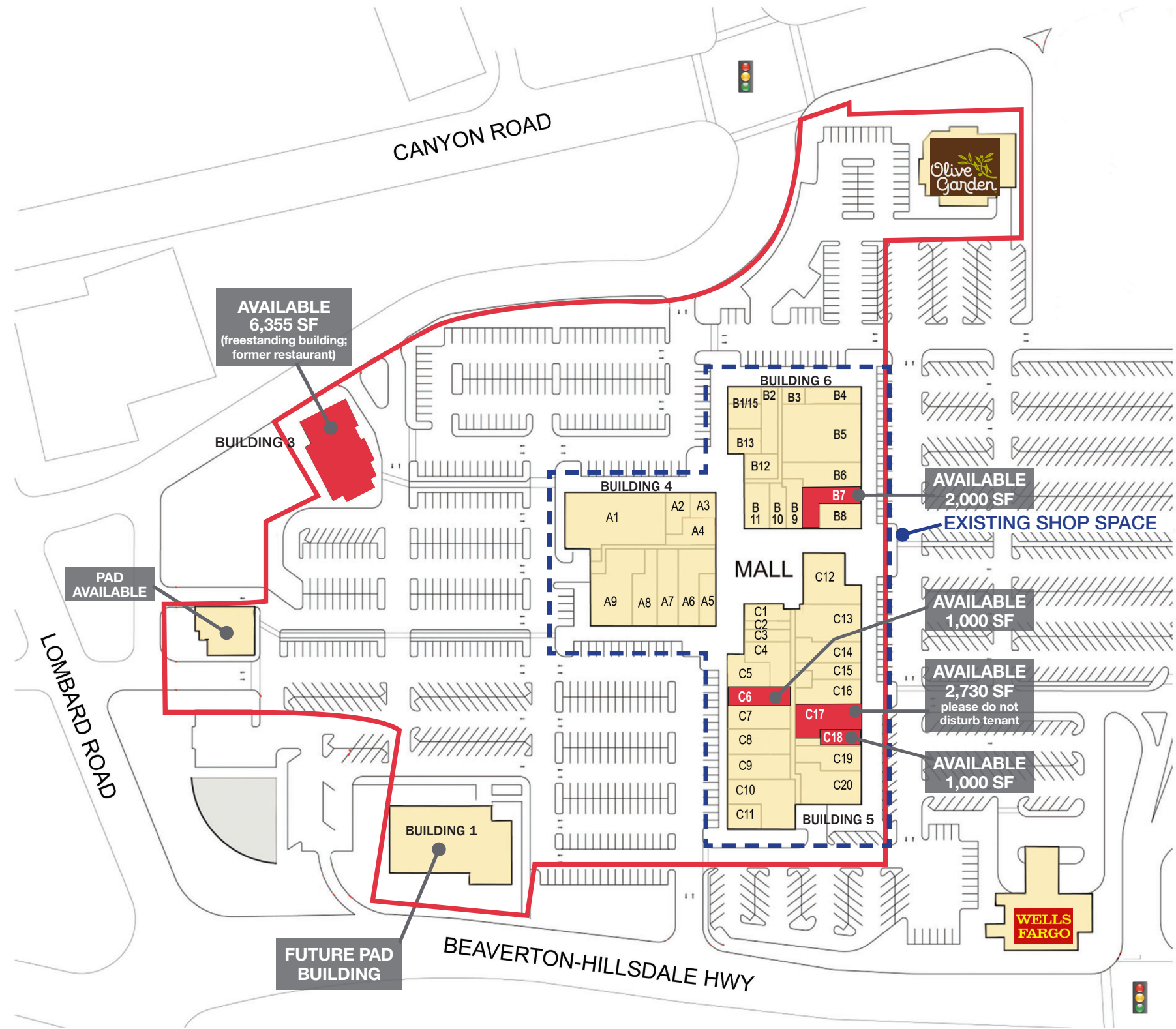
unitus

UWAIMAYA

KAISER PERMANENTE



Site plan



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

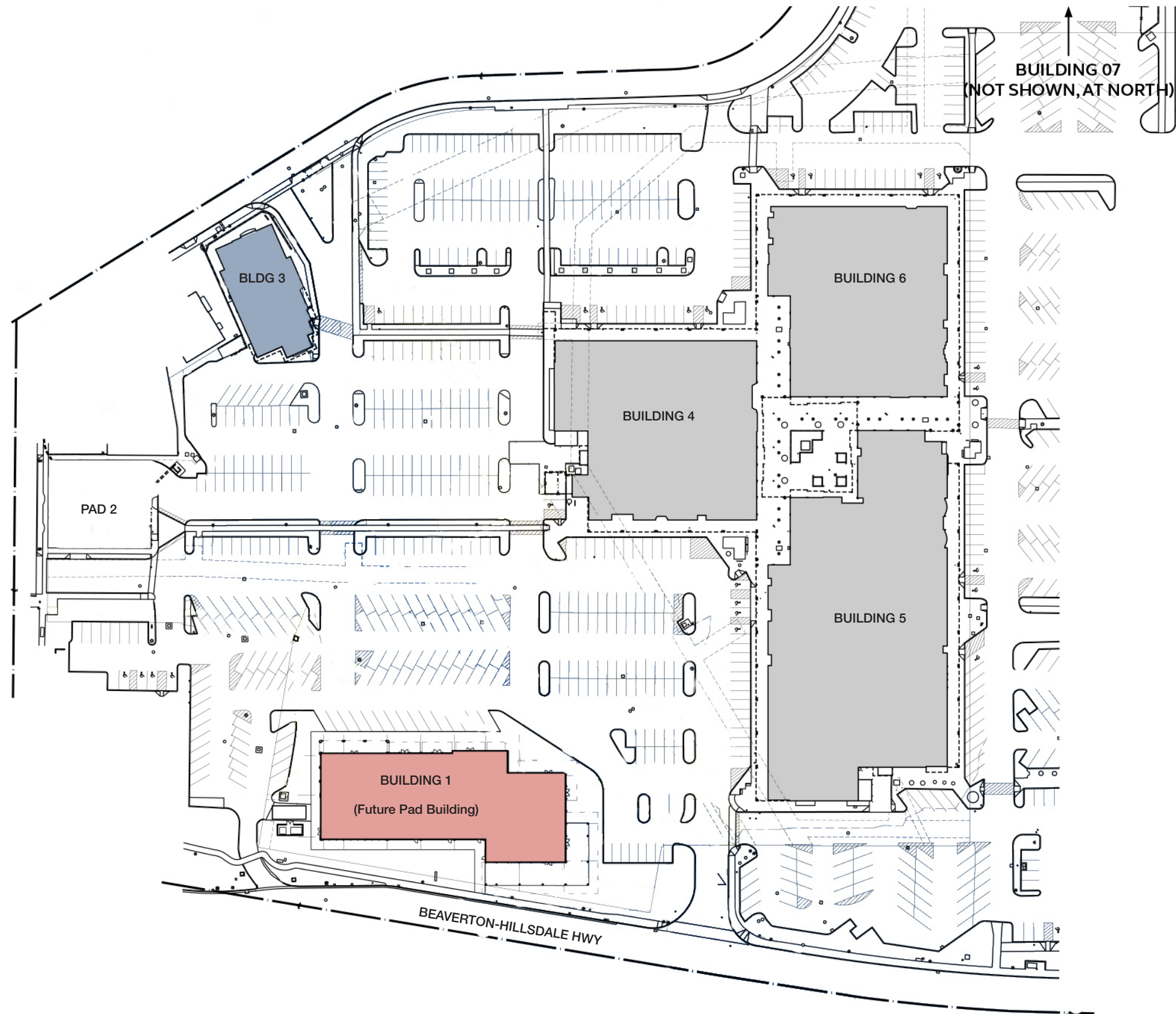
BUILDING 6

- B1/15 Tous Les w Bakery
- B2 Hai Rim
- B3 Everbowl
- B4 Bubble Bubble Tea
- B5 Mud Bay
- B6 ATI Physical Therapy
- B7 Available - 2,000 SF**
- B8 Nola Doughnuts
- 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 Available - 2,730 SF - Do not disturb**
- C18 Available - 1,000 SF**
- C19 Nothing Bundt Cakes
- C20 Einstein Bros. Bagels

Site plan



- Future Pad Building
- Existing Buildings

Demographics — full profile

2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4869/-122.7973

Beaverton Town Square Beaverton, OR 97005				
	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2022 Estimated Population	16,976	137,737	357,814	1,032,761
2027 Projected Population	17,175	141,105	366,856	1,062,747
2020 Census Population	16,855	137,078	357,969	1,035,521
2010 Census Population	15,463	126,571	327,030	912,678
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.5%	0.6%
Historical Annual Growth 2010 to 2022	0.8%	0.7%	0.8%	1.1%
Households				
2022 Estimated Households	6,730	56,882	141,363	433,799
2027 Projected Households	7,014	59,950	148,577	454,637
2020 Census Households	6,682	56,649	141,425	434,900
2010 Census Households	6,220	52,884	130,454	380,869
Projected Annual Growth 2022 to 2027	0.8%	1.1%	1.0%	1.0%
Historical Annual Growth 2010 to 2022	-	-	-	-
Age				
2022 Est. Population Under 10 Years	13.8%	11.5%	11.8%	10.5%
2022 Est. Population 10 to 19 Years	9.8%	10.7%	11.7%	10.4%
2022 Est. Population 20 to 29 Years	17.9%	14.7%	13.3%	14.9%
2022 Est. Population 30 to 44 Years	25.4%	22.7%	23.2%	24.8%
2022 Est. Population 45 to 59 Years	16.1%	18.1%	19.3%	18.7%
2022 Est. Population 60 to 74 Years	11.3%	15.7%	15.1%	15.1%
2022 Est. Population 75 Years or Over	5.7%	6.7%	5.6%	5.6%
2022 Est. Median Age	33.6	38.1	37.9	37.9
Marital Status & Gender				
2022 Est. Male Population	50.9%	49.3%	49.4%	49.6%
2022 Est. Female Population	49.1%	50.7%	50.6%	50.4%
2022 Est. Never Married	43.6%	34.9%	32.6%	37.0%
2022 Est. Now Married	33.4%	45.2%	48.8%	44.4%
2022 Est. Separated or Divorced	19.4%	15.4%	14.3%	14.7%
2022 Est. Widowed	3.5%	4.5%	4.3%	3.9%
Income				
2022 Est. HH Income \$200,000 or More	4.6%	10.2%	14.1%	13.7%
2022 Est. HH Income \$150,000 to \$199,999	5.4%	8.6%	10.2%	9.9%
2022 Est. HH Income \$100,000 to \$149,999	12.9%	19.1%	20.0%	19.5%
2022 Est. HH Income \$75,000 to \$99,999	14.8%	15.4%	14.9%	14.4%
2022 Est. HH Income \$50,000 to \$74,999	18.6%	17.4%	16.2%	15.7%
2022 Est. HH Income \$35,000 to \$49,999	14.0%	11.1%	9.0%	9.0%
2022 Est. HH Income \$25,000 to \$34,999	12.2%	6.6%	5.7%	5.7%
2022 Est. HH Income \$15,000 to \$24,999	9.0%	4.9%	4.3%	4.5%
2022 Est. HH Income Under \$15,000	8.5%	6.6%	5.6%	7.4%
2022 Est. Average Household Income	\$76,914	\$108,529	\$123,617	\$117,798
2022 Est. Median Household Income	\$57,231	\$83,781	\$98,317	\$94,161
2022 Est. Per Capita Income	\$30,607	\$44,956	\$48,936	\$49,695
2022 Est. Total Businesses	1,848	8,665	18,703	68,064
2022 Est. Total Employees	14,693	70,329	140,669	606,587

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Demographics — Full Profile

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Beaverton Town Square Beaverton, OR 97005				
	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Race				
2022 Est. White	54.4%	67.0%	66.0%	69.1%
2022 Est. Black	2.6%	2.7%	2.6%	3.2%
2022 Est. Asian or Pacific Islander	7.5%	8.7%	11.9%	10.1%
2022 Est. American Indian or Alaska Native	1.7%	1.0%	0.8%	0.9%
2022 Est. Other Races	33.8%	20.6%	18.7%	16.8%
Hispanic				
2022 Est. Hispanic Population	5,883	25,391	55,672	140,536
2022 Est. Hispanic Population	34.7%	18.4%	15.6%	13.6%
2027 Proj. Hispanic Population	34.6%	18.6%	15.6%	13.6%
2020 Hispanic Population	38.0%	19.2%	16.4%	14.5%
Education (Adults 25 & Older)				
2022 Est. Adult Population (25 Years or Over)	11,690	98,689	253,835	752,519
2022 Est. Elementary (Grade Level 0 to 8)	10.4%	4.1%	3.2%	2.5%
2022 Est. Some High School (Grade Level 9 to 11)	6.2%	3.3%	2.7%	2.8%
2022 Est. High School Graduate	22.8%	16.3%	14.8%	14.1%
2022 Est. Some College	20.9%	20.3%	19.7%	19.2%
2022 Est. Associate Degree Only	6.7%	7.9%	8.0%	7.2%
2022 Est. Bachelor Degree Only	21.7%	29.9%	31.0%	31.8%
2022 Est. Graduate Degree	11.3%	18.2%	20.6%	22.4%
Housing				
2022 Est. Total Housing Units	7,076	60,071	148,137	460,465
2022 Est. Owner-Occupied	33.2%	52.7%	59.3%	54.1%
2022 Est. Renter-Occupied	61.9%	42.0%	36.2%	40.1%
2022 Est. Vacant Housing	4.9%	5.3%	4.6%	5.8%
Homes Built by Year				
2022 Homes Built 2010 or later	4.3%	6.2%	6.8%	8.1%
2022 Homes Built 2000 to 2009	5.9%	10.4%	12.9%	11.6%
2022 Homes Built 1990 to 1999	10.5%	13.2%	18.7%	14.6%
2022 Homes Built 1980 to 1989	8.7%	12.7%	13.5%	10.0%
2022 Homes Built 1970 to 1979	26.3%	22.2%	19.5%	13.9%
2022 Homes Built 1960 to 1969	15.2%	13.8%	10.2%	8.2%
2022 Homes Built 1950 to 1959	11.8%	9.6%	7.4%	7.2%
2022 Homes Built Before 1949	12.5%	6.6%	6.4%	20.6%
Home Values				
2022 Home Value \$1,000,000 or More	0.5%	1.9%	3.3%	4.4%
2022 Home Value \$500,000 to \$999,999	23.3%	35.4%	39.2%	39.5%
2022 Home Value \$400,000 to \$499,999	23.9%	24.7%	23.0%	22.9%
2022 Home Value \$300,000 to \$399,999	32.4%	27.6%	24.3%	22.6%
2022 Home Value \$200,000 to \$299,999	9.4%	6.4%	6.9%	6.9%
2022 Home Value \$150,000 to \$199,999	2.2%	1.3%	1.1%	1.0%
2022 Home Value \$100,000 to \$149,999	1.6%	0.9%	0.7%	0.6%
2022 Home Value \$50,000 to \$99,999	0.5%	0.3%	0.4%	0.6%
2022 Home Value \$25,000 to \$49,999	1.1%	0.5%	0.5%	0.8%
2022 Home Value Under \$25,000	5.1%	1.0%	0.7%	0.7%
2022 Median Home Value	\$396,804	\$471,812	\$498,773	\$507,771
2022 Median Rent	\$1,164	\$1,280	\$1,313	\$1,302

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Labor Force					
2022 Est. Labor Population Age 16 Years or Over	13,579	112,786	289,162	858,322	
2022 Est. Civilian Employed	68.3%	68.1%	67.3%	67.5%	
2022 Est. Civilian Unemployed	2.5%	2.8%	2.4%	2.9%	
2022 Est. in Armed Forces	1.0%	0.6%	0.3%	0.1%	
2022 Est. not in Labor Force	28.2%	28.6%	30.0%	29.5%	
2022 Labor Force Males	50.8%	48.8%	48.9%	49.3%	
2022 Labor Force Females	49.2%	51.2%	51.1%	50.7%	
Occupation					
2022 Occupation: Population Age 16 Years or Over	9,270	76,763	194,608	578,992	
2022 Mgmt, Business, & Financial Operations	14.1%	18.9%	20.1%	20.0%	
2022 Professional, Related	21.7%	28.4%	30.2%	32.0%	
2022 Service	19.1%	15.2%	14.4%	14.9%	
2022 Sales, Office	18.2%	19.5%	19.3%	18.7%	
2022 Farming, Fishing, Forestry	0.4%	0.4%	0.4%	0.5%	
2022 Construction, Extraction, Maintenance	12.3%	6.0%	4.9%	4.4%	
2022 Production, Transport, Material Moving	14.1%	11.6%	10.8%	9.4%	
2022 White Collar Workers	54.1%	66.8%	69.6%	70.7%	
2022 Blue Collar Workers	45.9%	33.2%	30.4%	29.3%	
Transportation to Work					
2022 Drive to Work Alone	61.1%	70.7%	71.4%	65.4%	
2022 Drive to Work in Carpool	9.0%	8.5%	8.8%	7.9%	
2022 Travel to Work by Public Transportation	17.5%	9.0%	8.0%	9.6%	
2022 Drive to Work on Motorcycle	-	-	0.1%	0.2%	
2022 Walk or Bicycle to Work	8.2%	3.9%	3.4%	7.4%	
2022 Other Means	1.4%	1.3%	1.0%	1.0%	
2022 Work at Home	2.9%	6.5%	7.3%	8.5%	
Travel Time					
2022 Travel to Work in 14 Minutes or Less	24.3%	23.4%	22.8%	23.8%	
2022 Travel to Work in 15 to 29 Minutes	39.6%	44.1%	44.2%	41.0%	
2022 Travel to Work in 30 to 59 Minutes	28.8%	27.1%	27.7%	29.5%	
2022 Travel to Work in 60 Minutes or More	7.3%	5.4%	5.3%	5.6%	
2022 Average Travel Time to Work	22.2	21.9	21.9	22.4	
Consumer Expenditure					
2022 Est. Total Household Expenditure	\$392.95 M	\$4.23 B	\$11.57 B	\$34.27 B	
2022 Est. Apparel	\$13.9 M	\$150.6 M	\$415.32 M	\$1.23 B	
2022 Est. Contributions, Gifts	\$21.62 M	\$248.98 M	\$700.92 M	\$2.07 B	
2022 Est. Education, Reading	\$12.18 M	\$142.01 M	\$408.06 M	\$1.21 B	
2022 Est. Entertainment	\$21.79 M	\$241.58 M	\$668.11 M	\$1.97 B	
2022 Est. Food, Beverages, Tobacco	\$61.08 M	\$644.75 M	\$1.75 B	\$5.18 B	
2022 Est. Furnishings, Equipment	\$13.55 M	\$150.08 M	\$413.92 M	\$1.22 B	
2022 Est. Health Care, Insurance	\$35.76 M	\$382.66 M	\$1.04 B	\$3.06 B	
2022 Est. Household Operations, Shelter, Utilities	\$129.12 M	\$1.37 B	\$3.71 B	\$11.02 B	
2022 Est. Miscellaneous Expenses	\$7.37 M	\$80.28 M	\$220 M	\$652.01 M	
2022 Est. Personal Care	\$5.28 M	\$56.92 M	\$155.41 M	\$460.48 M	
2022 Est. Transportation	\$71.31 M	\$769.55 M	\$2.1 B	\$6.19 B	

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