

HYATT HOUSE

RESTAURANT
OPPORTUNITY



FOR LEASE > IN THE HEART OF BEAVERTON

LOCATION

SW Crescent Street & SW Rose Biggi Avenue,
next to The Round in Beaverton, OR

AVAILABLE SPACE

2,105 SF

RENTAL RATE

Please call for details

TRAFFIC COUNT

SW Cedar Hills Blvd – 20,568 ADT ('18)

SW Rose Biggi @ Beavercreek Rd – 4,956 ADT ('20)

HIGHLIGHTS

- Ground Floor Restaurant Space in the new 5-story, 125 unit, Hyatt House extended stay hotel
- In the heart of Beaverton, across the street from The Round and just steps from Beaverton Central MAX station
- Ideal for a restaurant looking to grow
- Prominent location with easy access on and off Cedar Hills Blvd
- Close proximity to City Hall, Beaverton High School, 24 Hour Fitness, Natural Grocers, Beaverton Town Square (Trader Joe's, Buffalo Wild Wings), and Fred Meyer



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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HYATT HOUSE

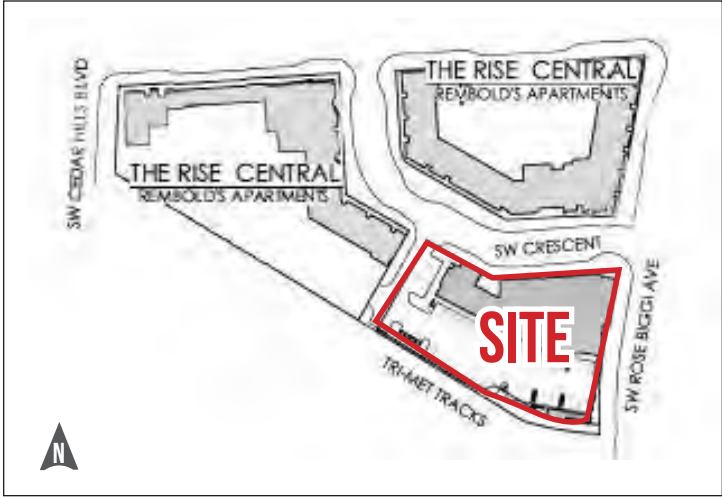
SW CRESCENT & SE ROSE BIGGI

BEAVERTON, OR

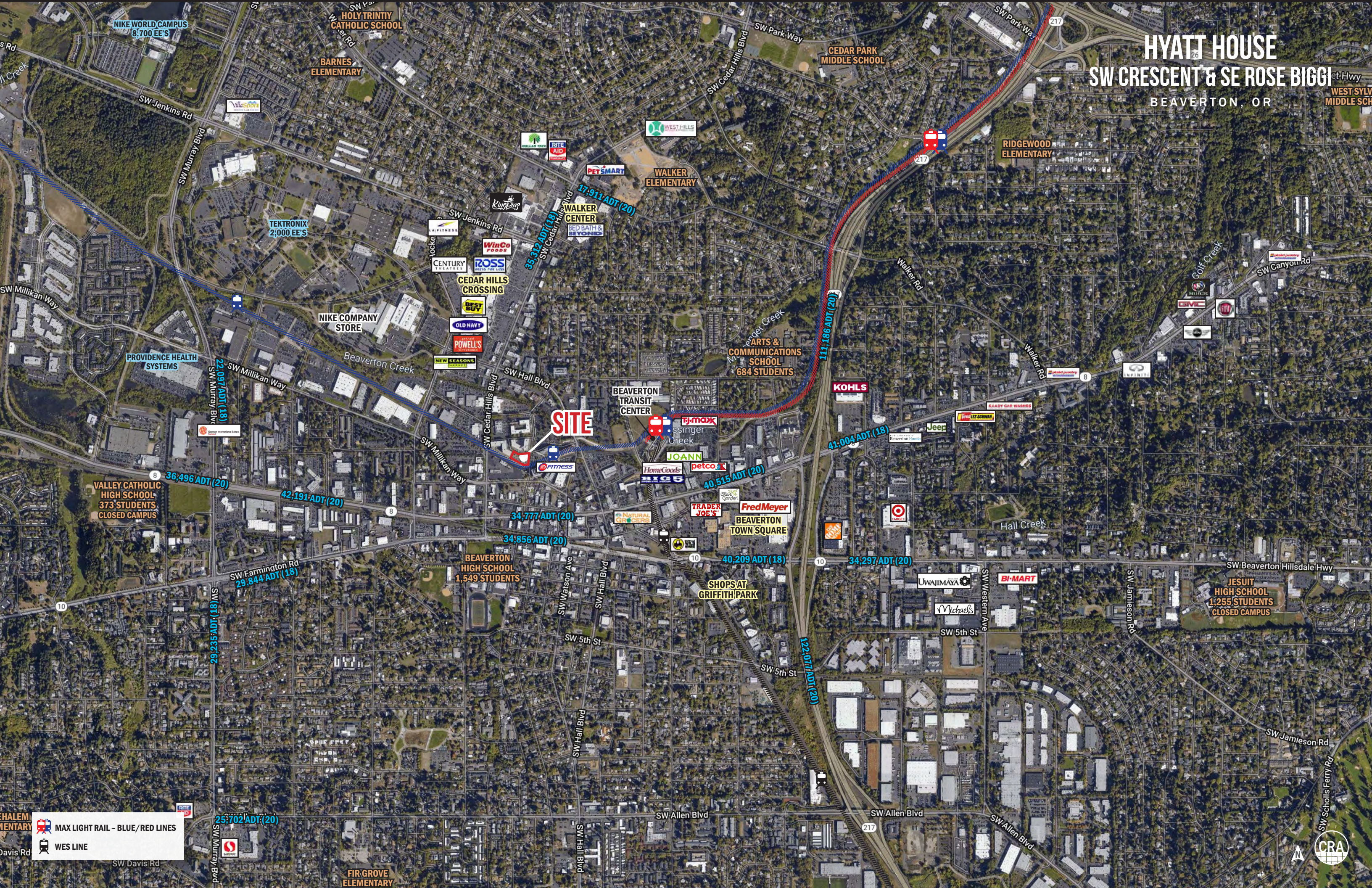
RENDERING | LOCATION



LOCATION KEY



HYATT HOUSE SW CRESCENT & SE ROSE BIGGI BEAVERTON, OR



SITE

MAX LIGHT RAIL - BLUE/RED LINES
 WES LINE



HYATT HOUSE

SW CRESCENT & SE ROSE BIGGI

BEAVERTON, OR

DEMOGRAPHIC SUMMARY

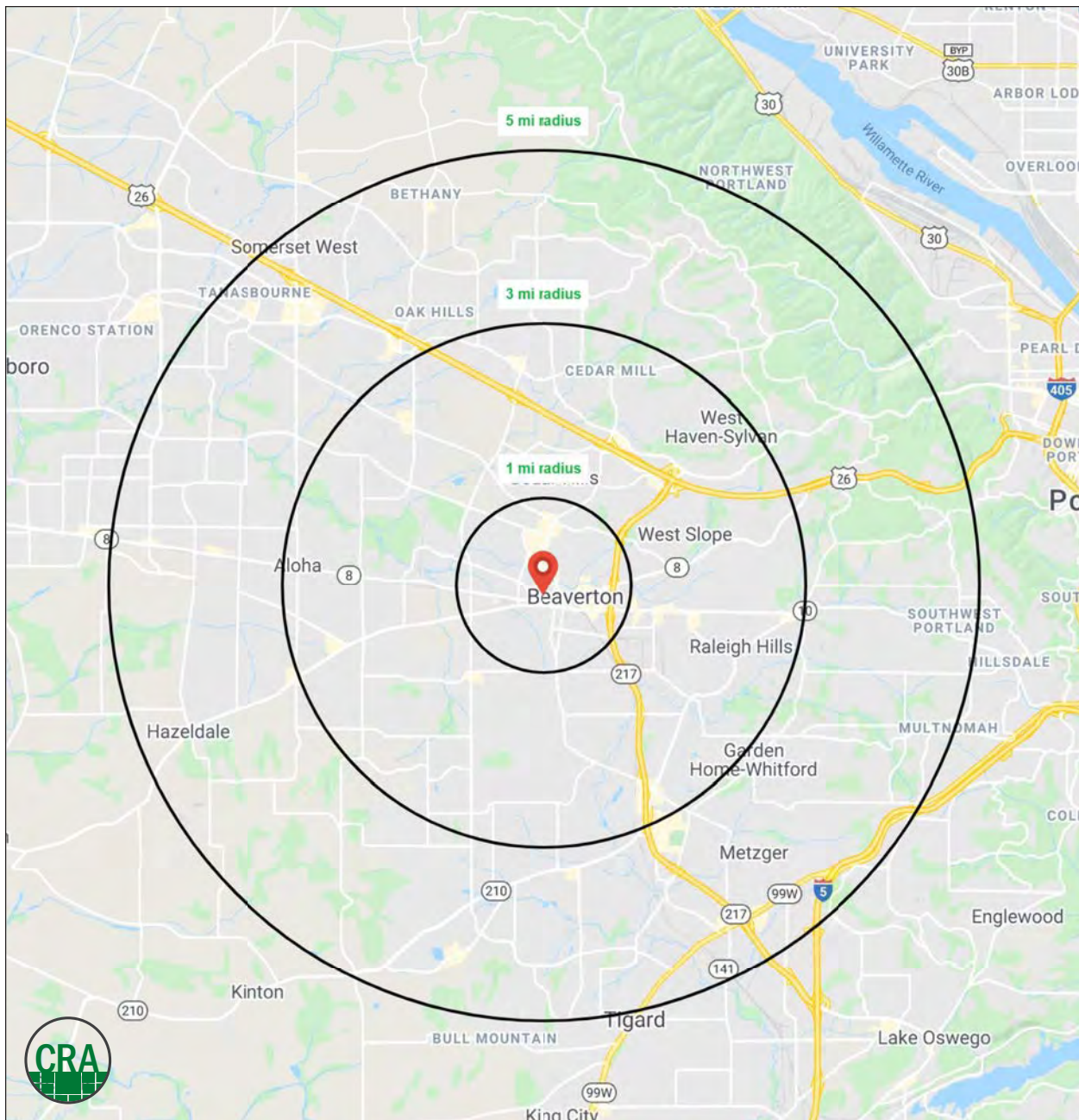
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	17,290	152,730	374,297
Projected Population 2025	18,203	160,739	392,367
Average HH Income	\$78,508	\$102,486	\$120,090
Median Home Value	\$383,338	\$431,689	\$459,585
Daytime Demographics 16+	21,060	113,206	225,324

\$147,314

Average Family Income
5 MILE RADIUS

34.6

Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4906/-122.8087

RS1

Hyatt House

Beaverton, OR 97005

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	17,290	152,730	374,297
	2025 Projected Population	18,203	160,739	392,367
	2010 Census Population	15,860	135,221	331,499
	2000 Census Population	15,127	122,496	285,888
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	0.7%	1.2%	1.5%
	2020 Median Age	34.6	37.8	37.8
HOUSEHOLDS	2020 Estimated Households	6,960	62,256	148,480
	2025 Projected Households	7,382	65,788	156,814
	2010 Census Households	6,351	55,072	131,008
	2000 Census Households	6,379	49,773	112,841
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	0.5%	1.3%	1.6%
RACE AND ETHNICITY	2020 Estimated White	59.6%	70.1%	70.2%
	2020 Estimated Black or African American	4.7%	3.6%	3.2%
	2020 Estimated Asian or Pacific Islander	8.5%	11.1%	14.3%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.6%
	2020 Estimated Other Races	26.3%	14.5%	11.7%
	2020 Estimated Hispanic	37.0%	18.1%	14.4%
INCOME	2020 Estimated Average Household Income	\$78,508	\$102,486	\$120,090
	2020 Estimated Median Household Income	\$53,457	\$79,783	\$93,845
	2020 Estimated Per Capita Income	\$31,740	\$41,888	\$47,726
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	11.2%	4.5%	3.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.6%	4.6%	3.6%
	2020 Estimated High School Graduate	21.5%	15.6%	14.3%
	2020 Estimated Some College	18.9%	20.4%	19.4%
	2020 Estimated Associates Degree Only	8.2%	8.8%	8.7%
	2020 Estimated Bachelors Degree Only	21.9%	29.8%	30.7%
	2020 Estimated Graduate Degree	9.7%	16.4%	19.9%
BUSINESS	2020 Estimated Total Businesses	1,688	7,369	14,244
	2020 Estimated Total Employees	16,416	73,259	128,888
	2020 Estimated Employee Population per Business	9.7	9.9	9.0
	2020 Estimated Residential Population per Business	10.2	20.7	26.3

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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