

FOR LEASE IN BEAVERTON, OREGON

# SHOPS AT GRIFFITH PARK



## LOCATION

Beaverton-Hillsdale Hwy/Farmington Rd & Griffith Dr in Beaverton, OR

## AVAILABLE SPACE

1,200 SF

## RENTAL RATE

Please call for details

## HIGHLIGHTS

- Adjacent to Beaverton Town Square, anchored by Trader Joe's, with Buffalo Wild Wings, Olive Garden, and shadow anchored by Fred Meyer.
- Excellent, central westside location with close proximity to The Home Depot, Target and Kohl's.
- Trade area offers above average incomes, high education levels, and a solid employment base, with notable employers including Intel, Tektronics, and Nike World Headquarters.

## TRAFFIC COUNTS

Beaverton-Hillsdale Hwy – 40,209 ADT ('18) | Hwy 217 – 109,442 ADT ('18)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

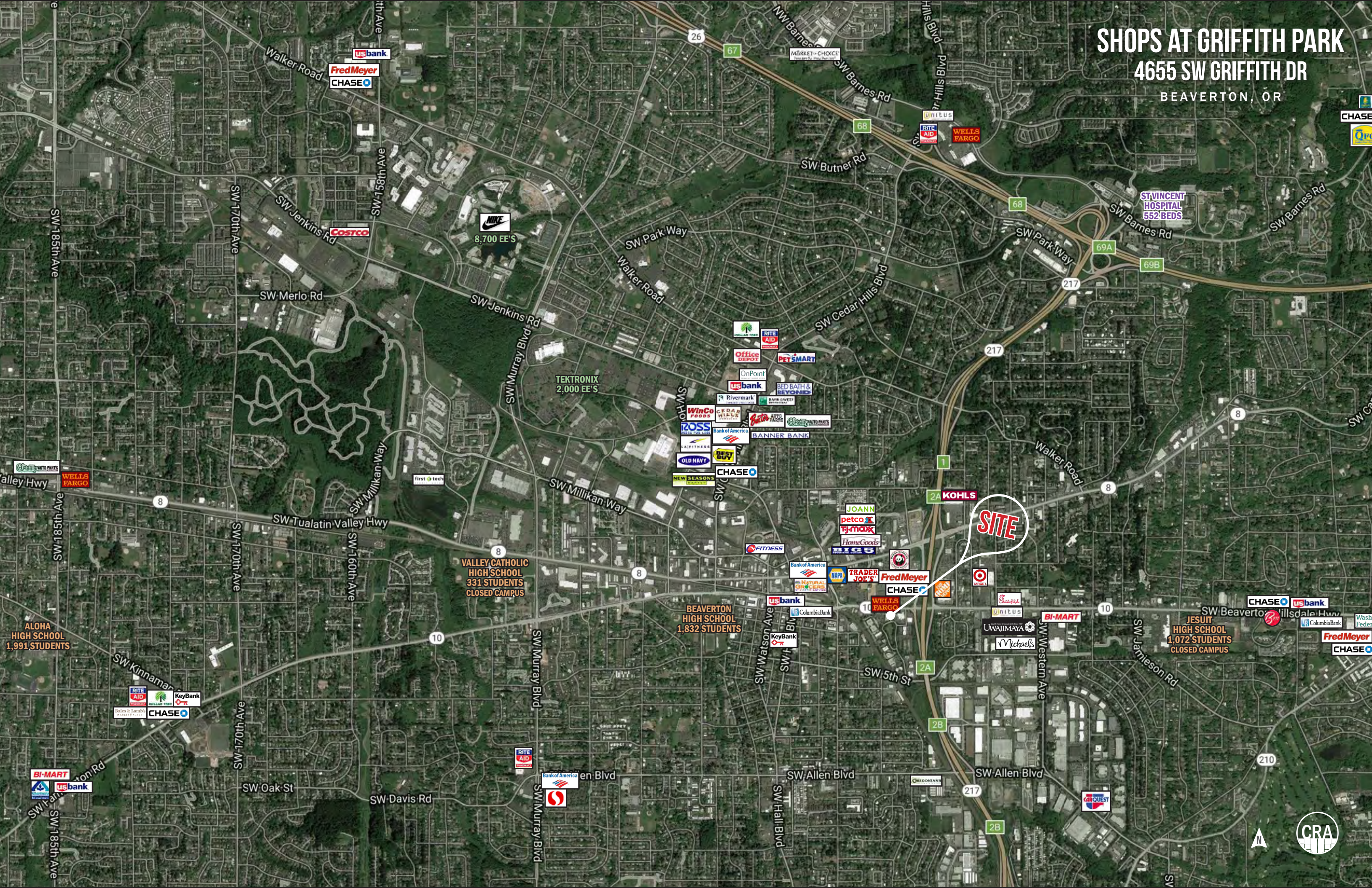
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# SHOPS AT GRIFFITH PARK

4655 SW GRIFFITH DR

BEAVERTON, OR



**NIKE**  
8,700 EE'S

**TEKTRONIX**  
2,000 EE'S

**VALLEY CATHOLIC  
HIGH SCHOOL**  
331 STUDENTS  
CLOSED CAMPUS

**BEAVERTON  
HIGH SCHOOL**  
1,832 STUDENTS

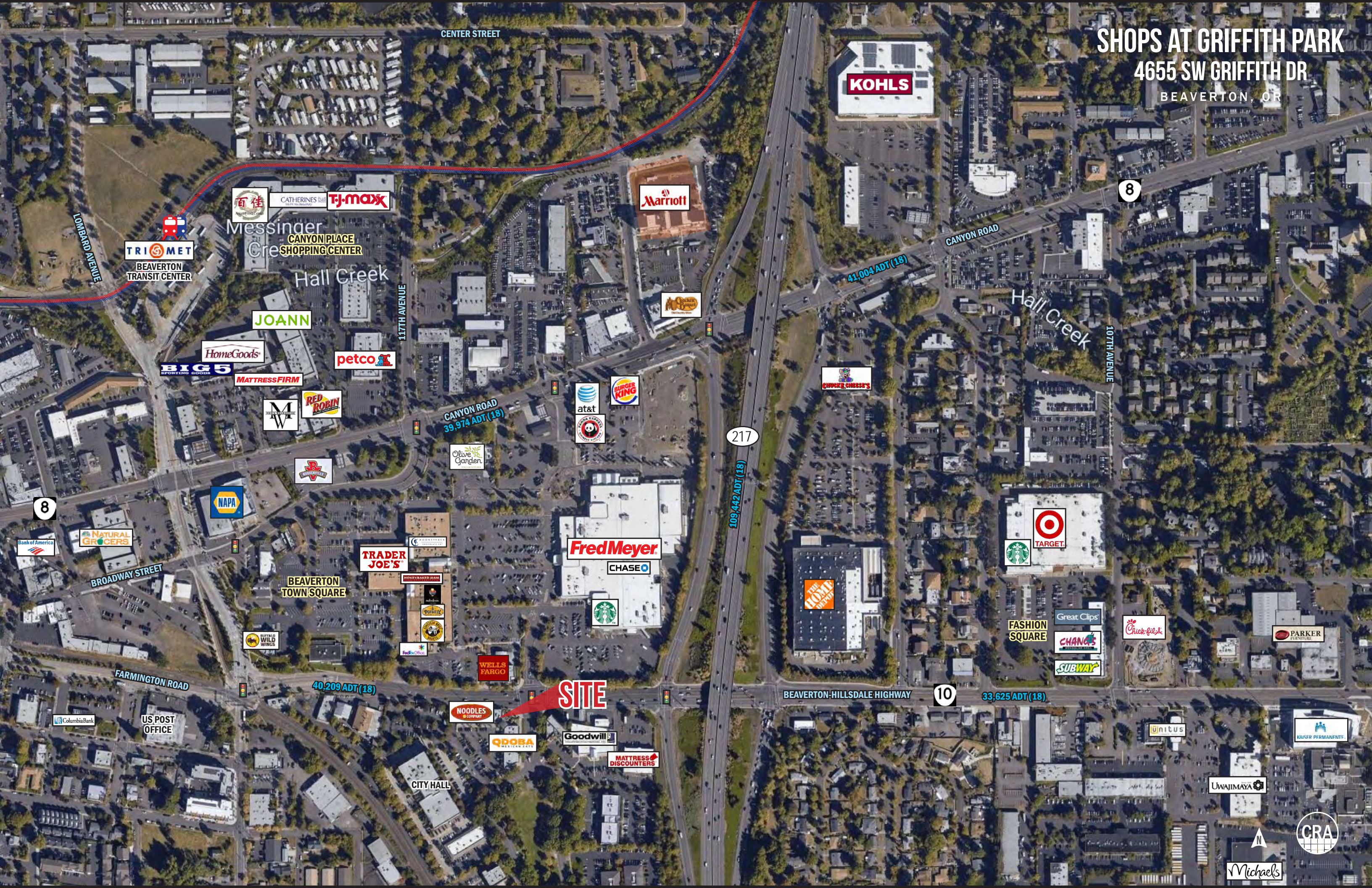
**JESUIT  
HIGH SCHOOL**  
1,072 STUDENTS  
CLOSED CAMPUS

**SITE**



# SHOPS AT GRIFFITH PARK

4655 SW GRIFFITH DR  
BEAVERTON, OR



CENTER STREET

KOHL'S

Marriott

8

Messinger  
CANYON PLACE  
SHOPPING CENTER

JOANN

41,004 ADT (18)

Hall Creek

117TH AVENUE

107TH AVENUE

HomeGoods

petco

BURGER KING

CANYON ROAD  
39,974 ADT (18)

at&t

217

109,442 ADT (18)

NAPA

TARGET

TRADER JOE'S

Fred Meyer

CHASE

BROADWAY STREET

BEAVERTON TOWN SQUARE

FASHION SQUARE

Chick-fil-A

PARKER FURNITURE

FARMINGTON ROAD

40,209 ADT (18)

WELLS FARGO

BEAVERTON-HILLSDALE HIGHWAY

10

33,625 ADT (18)

SITE

NOODLES & COMPANY

QDOBA MEXICAN EAT

Goodwill

MATTRESS DISCOUNTERS

CITY HALL

UNITUS

KAISER PERMANENTE

US POST OFFICE

UWAIMAYA



Michaels

# SHOPS AT GRIFFITH PARK

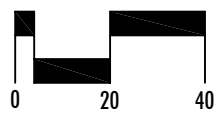


**CONTACT**  
GEORGE MACOUBRAY  
NICK STANTON  
503.274.0211 | [WWW.CRA-NW.COM](http://WWW.CRA-NW.COM)



# SHOPS AT GRIFFITH PARK

SW FARMINGTON/ BEAVERTON-HILLSDALE HWY / HWY 10



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# SHOPS AT GRIFFITH PARK

## 4655 SW GRIFFITH DRIVE

BEAVERTON, OR

### DEMOGRAPHIC SUMMARY

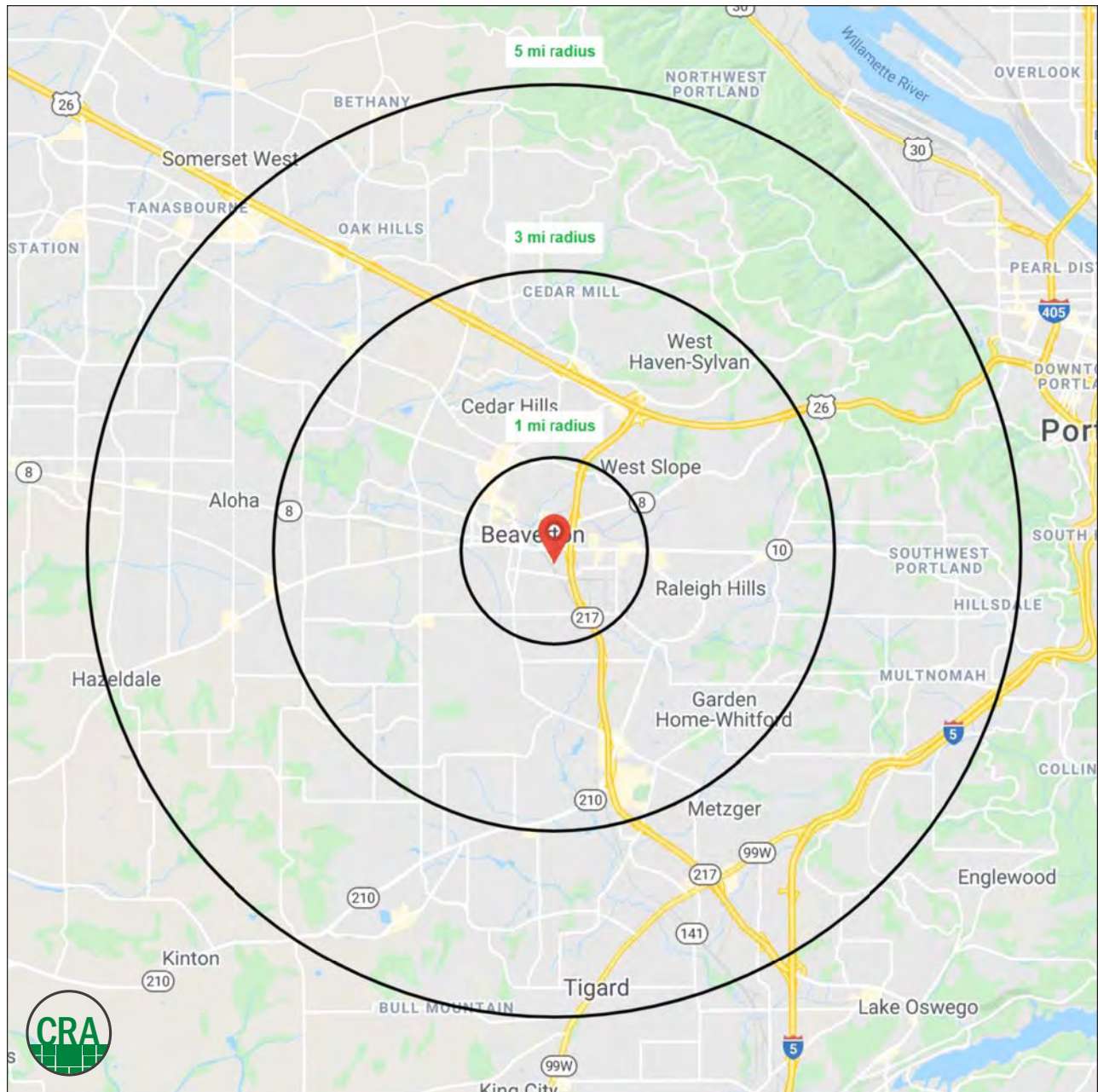
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	17,596	141,159	364,975
Population Forecast 2025	18,563	148,497	381,958
Average HH Income	\$80,486	\$103,526	\$120,784
Employees	16,659	76,966	134,968
Labor Population (16 yrs +)	21,260	114,323	228,994

# 34.5

Median Age  
1 MILE RADIUS

# \$443,462

Median Home Value  
3 MILE RADIUS



# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4863/-122.7965

RF1

## Shops at Griffith Park

### Beaverton, OR 97005

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	17,596	141,159	364,975
	2025 Projected Population	18,563	148,497	381,958
	2010 Census Population	16,088	126,082	325,838
	2000 Census Population	15,087	116,311	285,651
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	0.8%	1.1%	1.4%
<b>HOUSEHOLDS</b>	2020 Estimated Households	7,124	59,266	146,150
	2025 Projected Households	7,562	62,630	154,358
	2010 Census Households	6,493	52,768	129,907
	2000 Census Households	6,165	48,394	113,751
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	0.8%	1.1%	1.4%
<b>AGE</b>	2020 Est. Population Under 10 Years	11.9%	10.8%	11.5%
	2020 Est. Population 10 to 19 Years	10.5%	10.7%	11.6%
	2020 Est. Population 20 to 29 Years	18.4%	14.7%	13.2%
	2020 Est. Population 30 to 44 Years	24.0%	21.8%	22.9%
	2020 Est. Population 45 to 59 Years	17.5%	19.1%	20.3%
	2020 Est. Population 60 to 74 Years	11.6%	15.7%	14.9%
	2020 Est. Population 75 Years or Over	6.0%	7.2%	5.6%
	2020 Est. Median Age	34.5	38.9	38.3
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	51.1%	49.0%	49.3%
	2020 Est. Female Population	48.9%	51.0%	50.7%
	2020 Est. Never Married	41.6%	33.2%	30.8%
	2020 Est. Now Married	34.5%	46.2%	50.3%
	2020 Est. Separated or Divorced	19.6%	16.0%	14.6%
	2020 Est. Widowed	4.3%	4.6%	4.3%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	4.7%	9.0%	13.0%
	2020 Est. HH Income \$150,000 to \$199,999	4.8%	9.2%	10.5%
	2020 Est. HH Income \$100,000 to \$149,999	13.5%	17.3%	18.9%
	2020 Est. HH Income \$75,000 to \$99,999	12.4%	14.0%	13.7%
	2020 Est. HH Income \$50,000 to \$74,999	18.8%	18.0%	16.3%
	2020 Est. HH Income \$35,000 to \$49,999	17.3%	12.8%	10.7%
	2020 Est. HH Income \$25,000 to \$34,999	8.8%	6.7%	5.9%
	2020 Est. HH Income \$15,000 to \$24,999	12.1%	6.8%	5.6%
	2020 Est. HH Income Under \$15,000	7.7%	6.2%	5.4%
	2020 Est. Average Household Income	\$80,486	\$103,526	\$120,784
	2020 Est. Median Household Income	\$57,088	\$78,723	\$93,905
	2020 Est. Per Capita Income	\$32,655	\$43,588	\$48,456
	2020 Est. Total Businesses	1,943	7,807	14,994
2020 Est. Total Employees	16,659	76,966	134,968	

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## Shops at Griffith Park

Beaverton, OR 97005

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>RACE</b>	2020 Est. White	62.7%	72.3%	72.1%
	2020 Est. Black	4.0%	3.6%	3.1%
	2020 Est. Asian or Pacific Islander	7.7%	9.5%	12.7%
	2020 Est. American Indian or Alaska Native	1.0%	0.7%	0.6%
	2020 Est. Other Races	24.5%	14.0%	11.5%
<b>HISPANIC</b>	2020 Est. Hispanic Population	6,490	24,707	51,553
	2020 Est. Hispanic Population	36.9%	17.5%	14.1%
	2025 Proj. Hispanic Population	37.5%	18.0%	14.5%
	2010 Hispanic Population	35.5%	16.1%	12.7%
<b>EDUCATION (Adults 25 or Older)</b>	2020 Est. Adult Population (25 Years or Over)	12,218	101,649	259,956
	2020 Est. Elementary (Grade Level 0 to 8)	11.1%	4.1%	3.3%
	2020 Est. Some High School (Grade Level 9 to 11)	9.6%	4.5%	3.6%
	2020 Est. High School Graduate	20.5%	15.3%	13.9%
	2020 Est. Some College	19.2%	20.3%	19.5%
	2020 Est. Associate Degree Only	8.0%	8.7%	8.5%
	2020 Est. Bachelor Degree Only	21.6%	30.2%	31.0%
	2020 Est. Graduate Degree	10.1%	16.9%	20.3%
<b>HOUSING</b>	2020 Est. Total Housing Units	7,292	60,493	149,042
	2020 Est. Owner-Occupied	33.1%	50.4%	58.6%
	2020 Est. Renter-Occupied	64.6%	47.6%	39.4%
	2020 Est. Vacant Housing	2.3%	2.0%	1.9%
<b>HOMES BUILT BY YEAR</b>	2020 Homes Built 2010 or later	5.4%	5.8%	6.2%
	2020 Homes Built 2000 to 2009	6.1%	10.3%	12.3%
	2020 Homes Built 1990 to 1999	10.8%	16.2%	20.4%
	2020 Homes Built 1980 to 1989	10.5%	15.2%	15.1%
	2020 Homes Built 1970 to 1979	30.8%	25.0%	21.5%
	2020 Homes Built 1960 to 1969	14.3%	11.8%	9.6%
	2020 Homes Built 1950 to 1959	12.0%	7.9%	6.7%
	2020 Homes Built Before 1949	7.7%	5.6%	6.3%
<b>HOME VALUES</b>	2020 Home Value \$1,000,000 or More	1.1%	1.2%	2.1%
	2020 Home Value \$500,000 to \$999,999	22.0%	33.0%	38.1%
	2020 Home Value \$400,000 to \$499,999	20.6%	26.3%	25.9%
	2020 Home Value \$300,000 to \$399,999	36.8%	31.7%	28.4%
	2020 Home Value \$200,000 to \$299,999	15.2%	10.4%	9.8%
	2020 Home Value \$150,000 to \$199,999	2.8%	2.2%	2.0%
	2020 Home Value \$100,000 to \$149,999	1.4%	1.4%	1.0%
	2020 Home Value \$50,000 to \$99,999	1.7%	0.7%	0.7%
	2020 Home Value \$25,000 to \$49,999	2.1%	0.8%	0.7%
	2020 Home Value Under \$25,000	3.5%	1.1%	0.8%
	2020 Median Home Value	\$379,173	\$443,462	\$468,628
	2020 Median Rent	\$1,128	\$1,212	\$1,229

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### Beaverton, OR 97005

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>LABOR FORCE</b>	2020 Est. Labor Population Age 16 Years or Over	14,382	116,724	296,758
	2020 Est. Civilian Employed	68.0%	67.9%	68.3%
	2020 Est. Civilian Unemployed	3.2%	2.6%	2.3%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	28.8%	29.4%	29.3%
	2020 Labor Force Males	51.1%	48.5%	48.7%
	2020 Labor Force Females	48.9%	51.5%	51.3%
<b>OCCUPATION</b>	2020 Occupation: Population Age 16 Years or Over	9,781	79,277	202,539
	2020 Mgmt, Business, & Financial Operations	13.2%	18.5%	19.9%
	2020 Professional, Related	19.6%	27.0%	29.4%
	2020 Service	20.8%	14.8%	13.8%
	2020 Sales, Office	20.2%	22.1%	21.3%
	2020 Farming, Fishing, Forestry	0.3%	0.3%	0.3%
	2020 Construction, Extraction, Maintenance	13.8%	7.0%	5.6%
	2020 Production, Transport, Material Moving	12.1%	10.3%	9.8%
	2020 White Collar Workers	53.0%	67.6%	70.5%
	2020 Blue Collar Workers	47.0%	32.4%	29.5%
	<b>TRANSPORTATION TO WORK</b>	2020 Drive to Work Alone	61.2%	68.6%
2020 Drive to Work in Carpool		9.7%	8.8%	8.4%
2020 Travel to Work by Public Transportation		13.9%	8.5%	7.4%
2020 Drive to Work on Motorcycle		0.3%	0.3%	0.2%
2020 Walk or Bicycle to Work		10.3%	5.5%	4.3%
2020 Other Means		0.4%	0.6%	0.5%
2020 Work at Home		4.0%	7.7%	8.1%
<b>TRAVEL TIME</b>	2020 Travel to Work in 14 Minutes or Less	25.1%	21.3%	20.8%
	2020 Travel to Work in 15 to 29 Minutes	35.2%	42.3%	43.1%
	2020 Travel to Work in 30 to 59 Minutes	29.5%	32.4%	32.5%
	2020 Travel to Work in 60 Minutes or More	9.1%	6.2%	5.8%
	2020 Average Travel Time to Work	22.5	23.3	23.0
<b>CONSUMER EXPENDITURE</b>	2020 Est. Total Household Expenditure	\$431.28 M	\$4.28 B	\$11.78 B
	2020 Est. Apparel	\$15.2 M	\$151.93 M	\$422.02 M
	2020 Est. Contributions, Gifts	\$23.75 M	\$248.98 M	\$707.77 M
	2020 Est. Education, Reading	\$13.26 M	\$141.72 M	\$411.02 M
	2020 Est. Entertainment	\$23.85 M	\$243.22 M	\$678.37 M
	2020 Est. Food, Beverages, Tobacco	\$67.06 M	\$653.44 M	\$1.78 B
	2020 Est. Furnishings, Equipment	\$14.83 M	\$151.03 M	\$420.14 M
	2020 Est. Health Care, Insurance	\$39.34 M	\$387.95 M	\$1.06 B
	2020 Est. Household Operations, Shelter, Utilities	\$141.81 M	\$1.39 B	\$3.79 B
	2020 Est. Miscellaneous Expenses	\$8.11 M	\$81.2 M	\$224.08 M
	2020 Est. Personal Care	\$5.78 M	\$57.5 M	\$158.12 M
	2020 Est. Transportation	\$78.28 M	\$777.91 M	\$2.14 B

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS  
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503.274.0211

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