

N
45° 29' 27"
THE RISE
122° 48' 27"
W
CENTRAL

THE RISE CENTRAL

**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

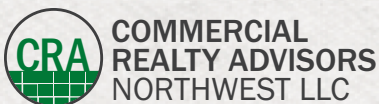
Please call for details

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 Rise 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.



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THE RISE CENTRAL BEAVERTON CENTRAL

BEAVERTON, OR

IMAGES

RETAIL EAST

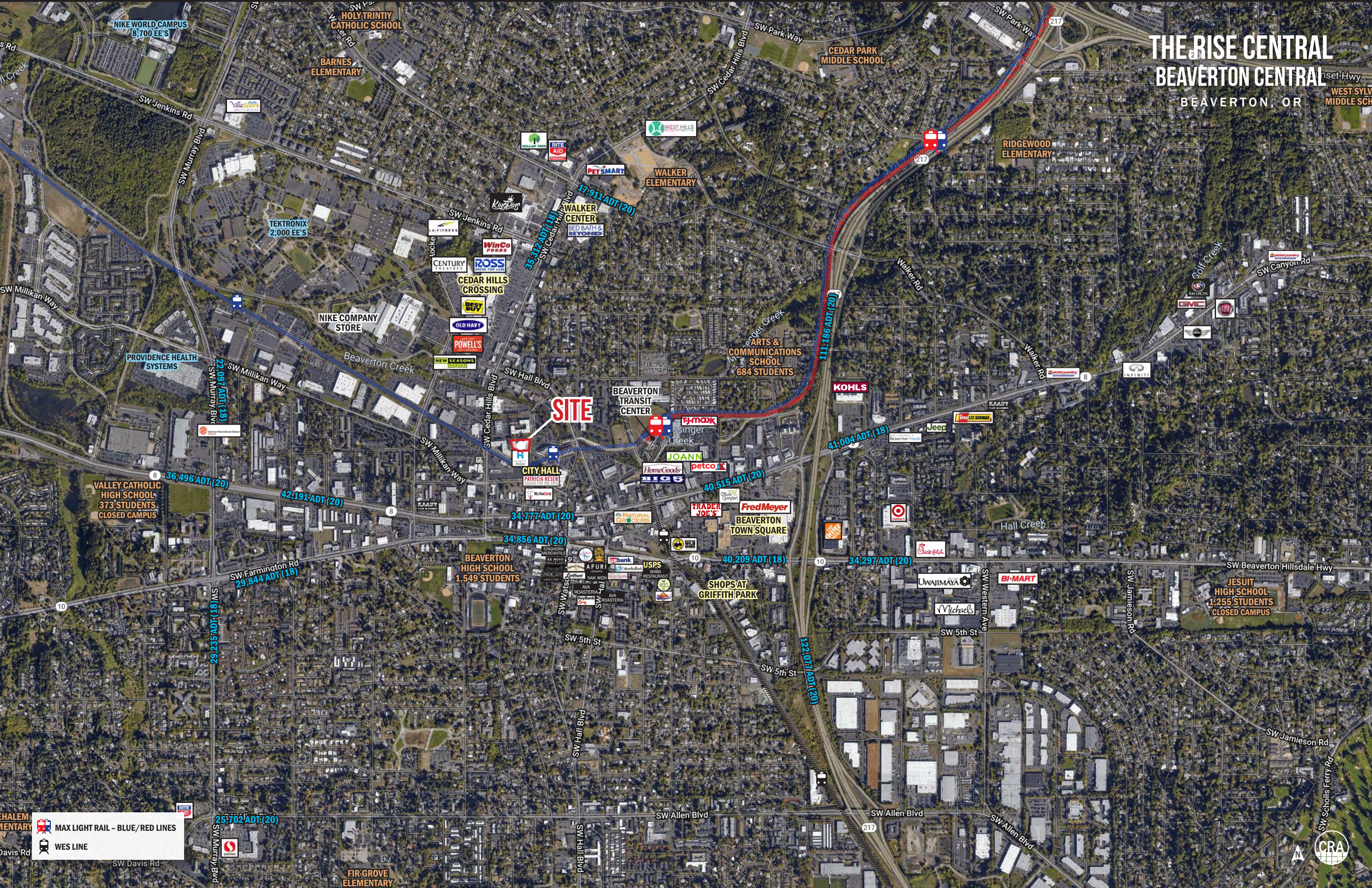


RETAIL WEST



THE RISE CENTRAL BEAVERTON CENTRAL

BEAVERTON, OR



SITE

MAX LIGHT RAIL - BLUE/RED LINES
 WES LINE



NIKE WORLD CAMPUS
8,700 EE'S

BARNES
ELEMENTARY

HOLY TRINITY
CATHOLIC SCHOOL

CEDAR PARK
MIDDLE SCHOOL

RIDGEWOOD
ELEMENTARY

WALKER
ELEMENTARY

TEKTRONIX
2,000 EE'S

NIKE COMPANY
STORE

ARTS & COMMUNICATIONS
SCHOOL
684 STUDENTS

PROVIDENCE HEALTH
SYSTEMS

NIKE COMPANY
STORE

BEAVERTON
TRANSIT CENTER

KOHL'S

VALLEY CATHOLIC
HIGH SCHOOL
373 STUDENTS
CLOSED CAMPUS

CITY HALL
PATRICIA RESER
CENTRE FOR THE ARTS

BEAVERTON
TOWN SQUARE

BEAVERTON
HIGH SCHOOL
1,549 STUDENTS

SHOPS AT
GRIFFITH PARK

JESUIT
HIGH SCHOOL
1,255 STUDENTS
CLOSED CAMPUS

25,702 ADT (20)

29,844 ADT (18)

36,496 ADT (20)

42,191 ADT (20)

34,777 ADT (20)

34,856 ADT (20)

40,515 ADT (20)

40,209 ADT (18)

41,004 ADT (18)

122,071 ADT (20)

17,911 ADT (20)

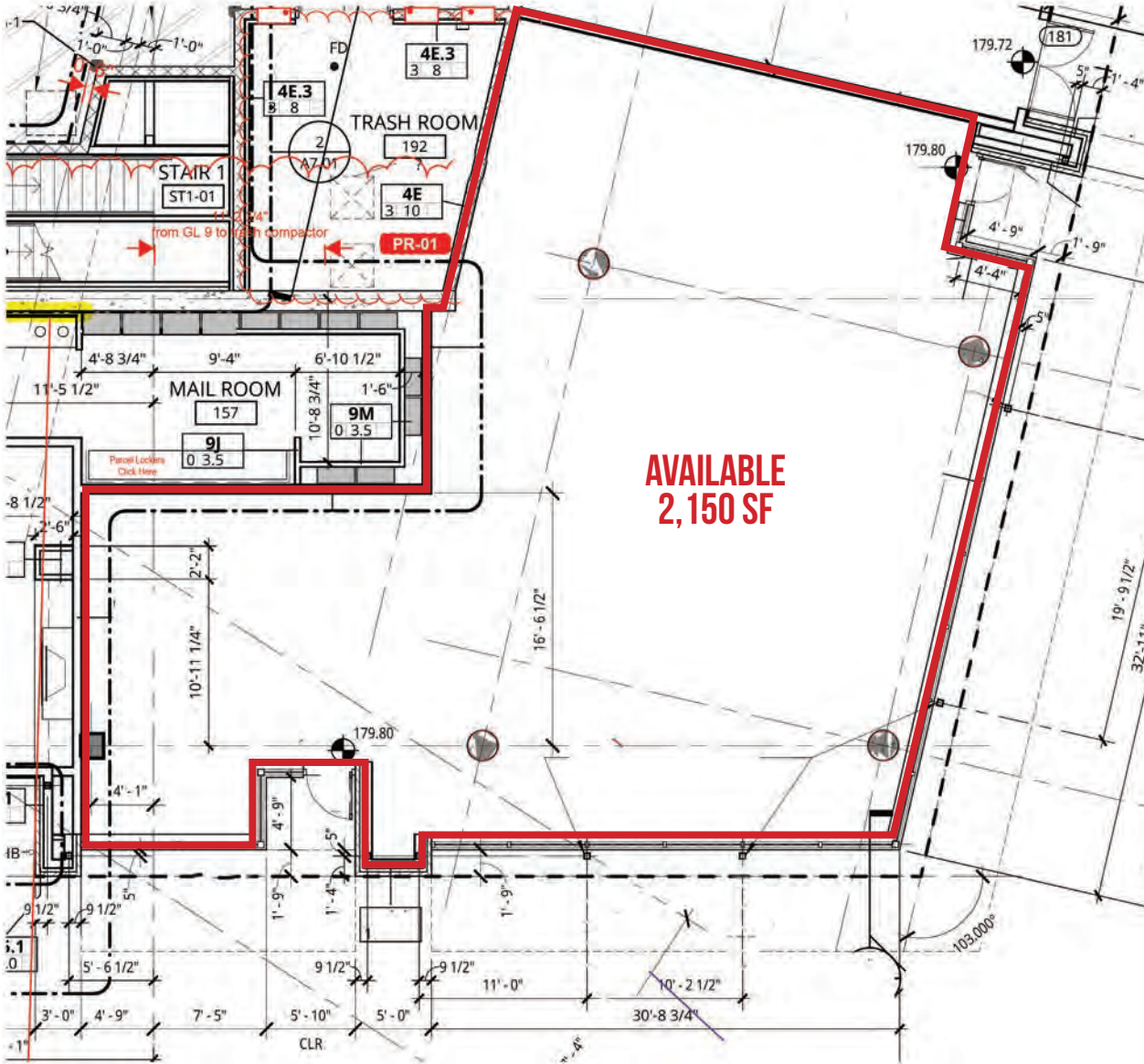
35,312 ADT (18)

111,186 ADT (20)

THE RISE CENTRAL BEAVERTON CENTRAL

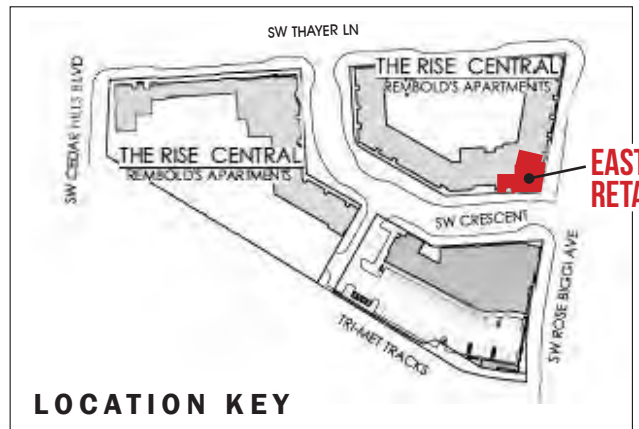
BEAVERTON, OR

FLOOR PLAN - EAST RETAIL



SW ROSE BIGGI AVENUE

SW CRESCENT STREET



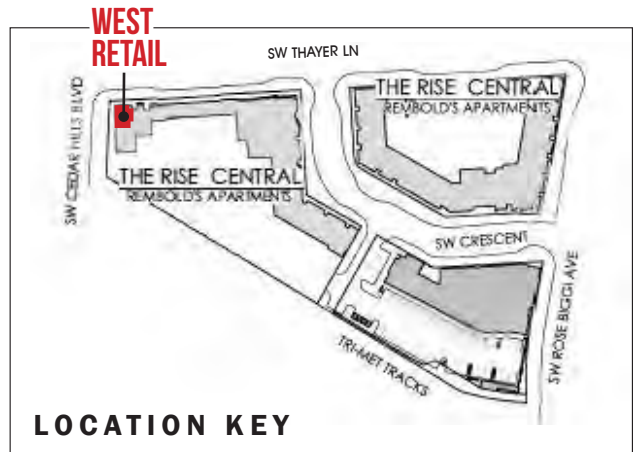
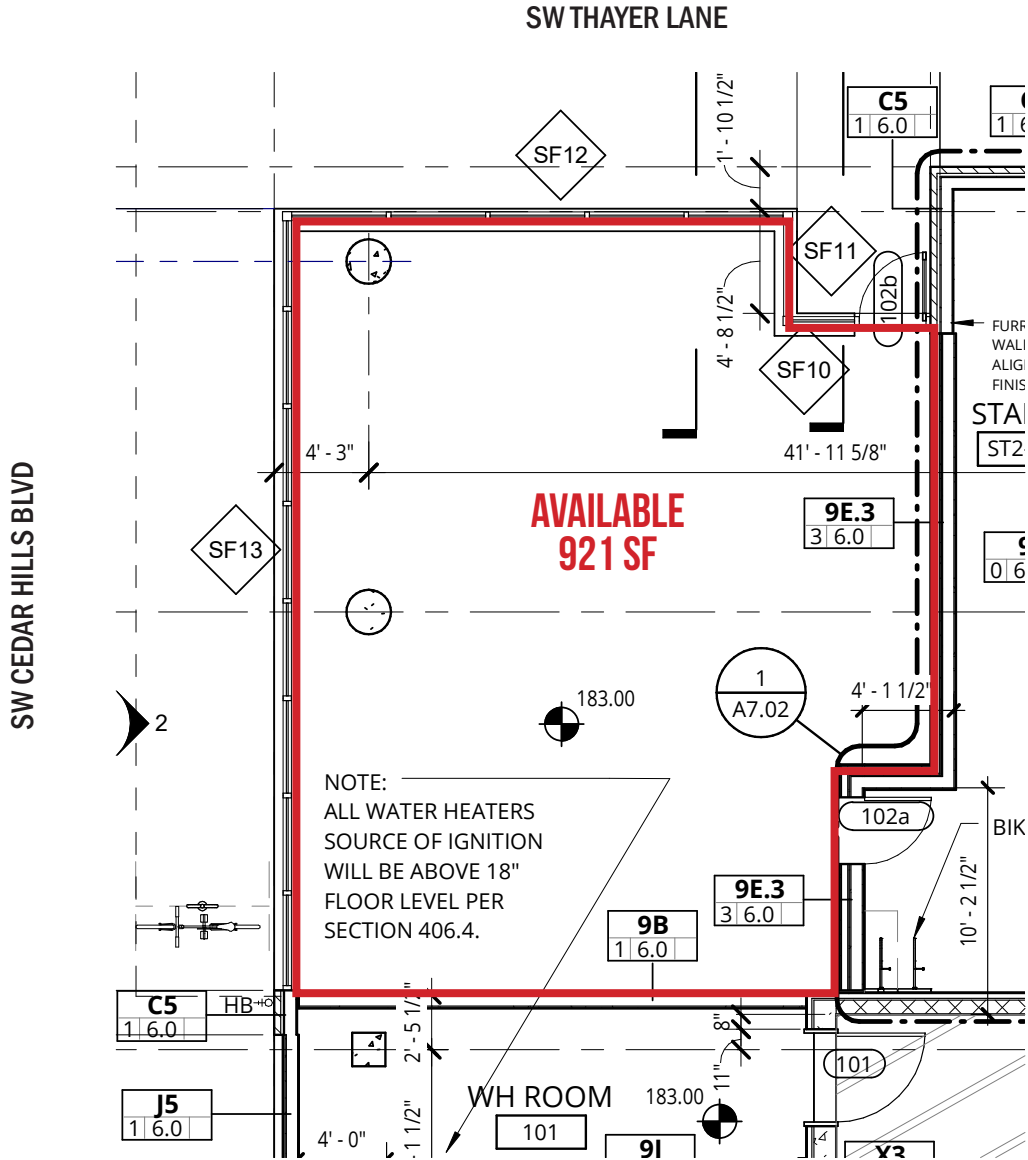
LOCATION KEY



THE RISE CENTRAL BEAVERTON CENTRAL

BEAVERTON, OR

FLOOR PLAN - WEST RETAIL



THE RISE CENTRAL BEAVERTON CENTRAL

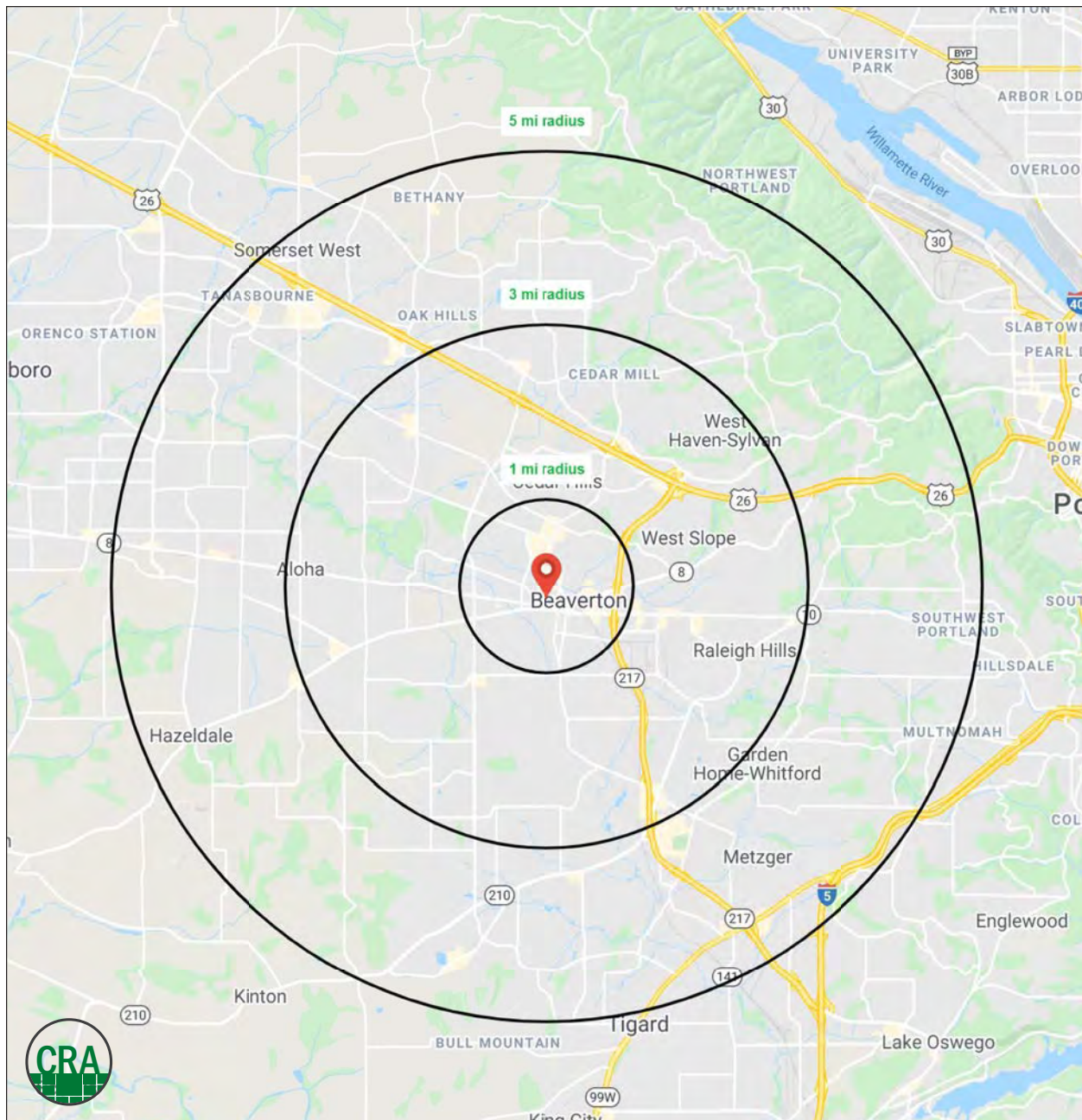
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	17,250	151,638	373,958
Projected Population 2025	18,022	158,304	389,519
Average HH Income	\$80,959	\$104,458	\$122,085
Median Home Value	\$384,026	\$431,176	\$459,107
Daytime Demographics 16+	22,698	118,198	238,817

75.6%
Some College or Higher
3 MILE RADIUS

34.8
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: 45.491/-122.809

RS1

The Rise Central		1 mi radius	3 mi radius	5 mi radius
Beaverton, OR 97005				
POPULATION	2020 Estimated Population	17,250	151,638	373,958
	2025 Projected Population	18,022	158,304	389,519
	2010 Census Population	15,944	134,772	332,475
	2000 Census Population	15,233	122,065	286,660
	Projected Annual Growth 2020 to 2025	0.9%	0.9%	0.8%
	Historical Annual Growth 2000 to 2020	0.7%	1.2%	1.5%
	2020 Median Age	34.8	37.8	37.9
HOUSEHOLDS	2020 Estimated Households	6,910	61,430	147,600
	2025 Projected Households	7,376	65,311	156,822
	2010 Census Households	6,385	54,845	131,379
	2000 Census Households	6,422	49,578	113,175
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2020	0.4%	1.2%	1.5%
RACE AND ETHNICITY	2020 Estimated White	59.7%	69.8%	70.0%
	2020 Estimated Black or African American	4.6%	3.6%	3.2%
	2020 Estimated Asian or Pacific Islander	8.6%	11.3%	14.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.6%
	2020 Estimated Other Races	26.2%	14.6%	11.8%
	2020 Estimated Hispanic	36.8%	18.2%	14.4%
INCOME	2020 Estimated Average Household Income	\$80,959	\$104,458	\$122,085
	2020 Estimated Median Household Income	\$60,951	\$85,831	\$99,937
	2020 Estimated Per Capita Income	\$32,566	\$42,432	\$48,275
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	10.4%	4.2%	3.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.7%	4.1%	3.2%
	2020 Estimated High School Graduate	22.1%	16.2%	14.7%
	2020 Estimated Some College	18.7%	20.0%	19.0%
	2020 Estimated Associates Degree Only	8.2%	8.7%	8.5%
	2020 Estimated Bachelors Degree Only	22.2%	29.8%	30.5%
	2020 Estimated Graduate Degree	10.7%	17.1%	20.8%
BUSINESS	2020 Estimated Total Businesses	1,702	7,351	14,155
	2020 Estimated Total Employees	17,458	73,169	128,226
	2020 Estimated Employee Population per Business	10.3	10.0	9.1
	2020 Estimated Residential Population per Business	10.1	20.6	26.4

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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