VERSO

CORNER RETAIL OR RESTAURANT OPPORTUNITY

FOR LEASE ➤ IN DOWNTOWN BEAVERTON

LOCATION
4815 SW Lombard Ave, Downtown Beaverton, OR

AVAILABLE SPACE
2,231 SF, divisible to 1,000 SF

RENTAL RATE
Please call for details

TRAFFIC COUNT
SW Lombard Ave – 8,205 ADT ('18)
SW Farmington Rd – 34,856 ADT ('20)

HIGHLIGHTS
- Stunning corner retail or restaurant space in downtown Beaverton – join this 172 unit premium multi-family project
- Soaring 20' ceilings offer expansive window line and abundant natural light
- Ample outdoor seating area punctuated by gorgeous hardwood supports
- Fully activated ground floor with huge courtyard, lounges, fitness, maker and event areas
- Incredible momentum in downtown Beaverton – be part of this vibrant, growing business community

Walk Score 95

Bike Score 84

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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503.274.0211
www.cra-nw.com

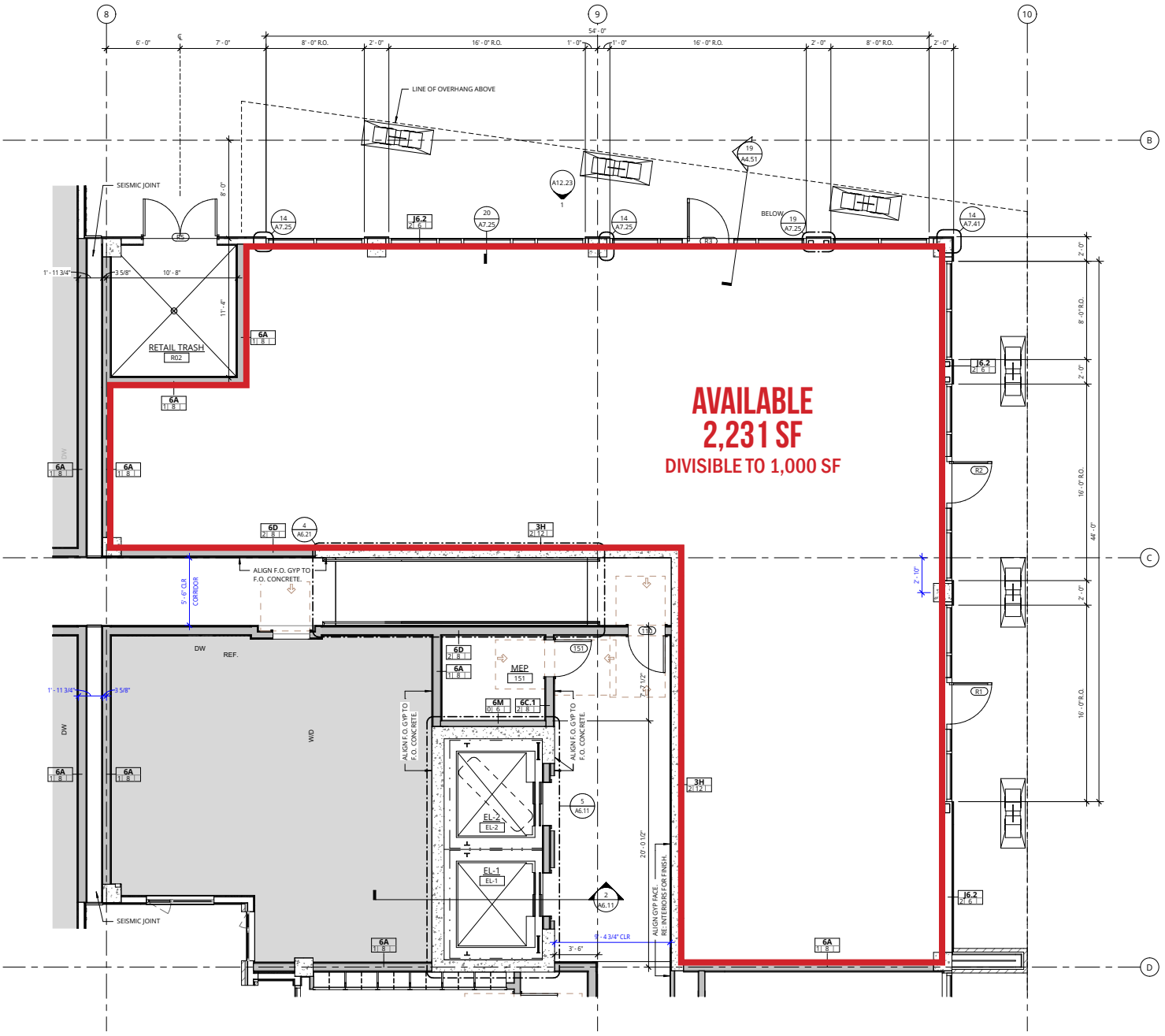
VERSO

4815 SW LOMBARD AVE

BEAVERTON, OR

FLOOR PLAN

SW 2ND STREET



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4815 SW LOMBARD AVE

BEAVERTON, OR

IMAGE | RENDERINGS

VERSO

4815 SW LOMBARD AVE

BEAVERTON, OR

NEIGHBORHOOD

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4815 SW LOMBARD AVE

BEAVERTON, OR

SITE

MAX LIGHT RAIL – BLUE/RED LINES

WES LINE

VERSO

4815 SW LOMBARD AVE

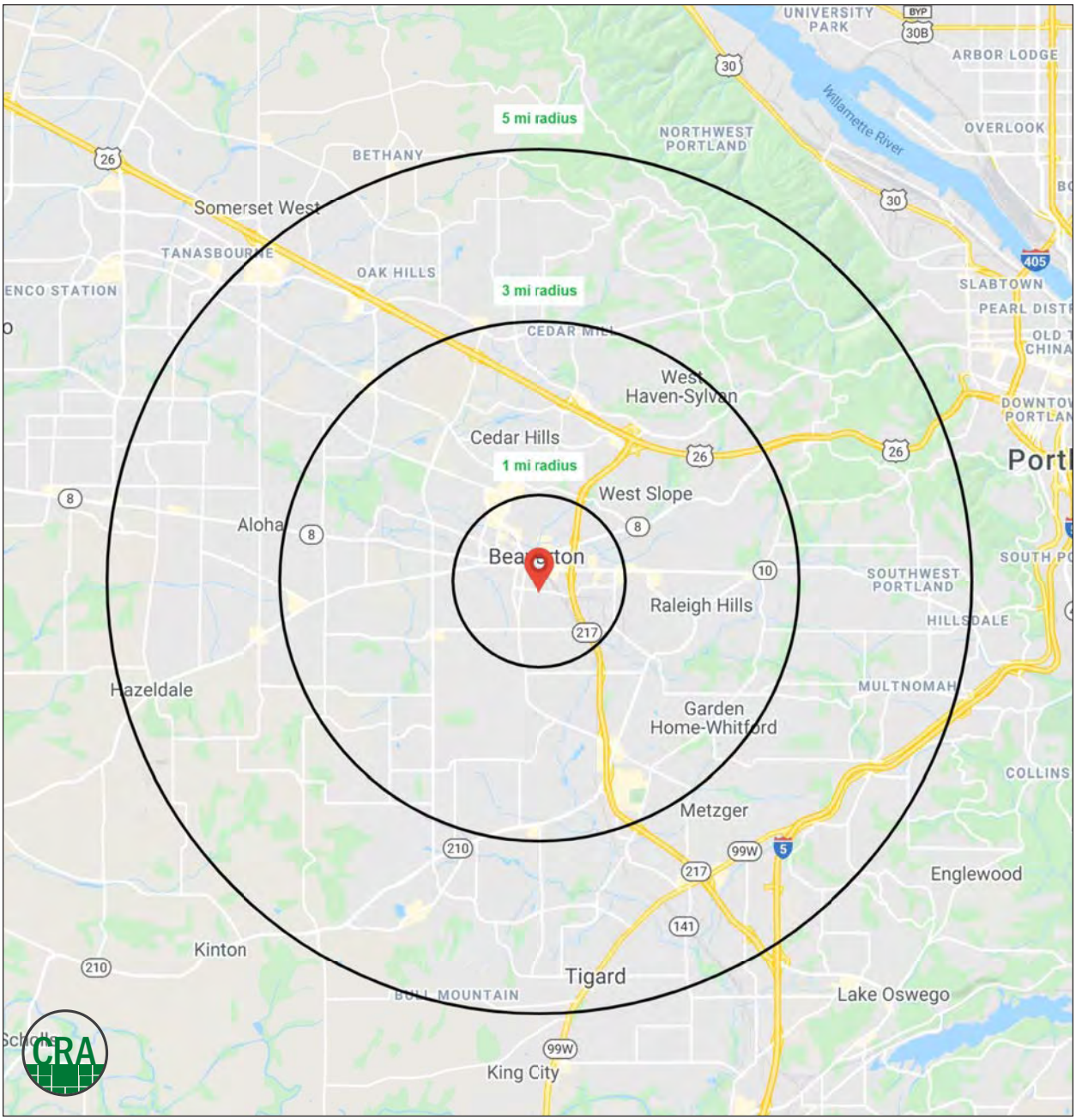
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	20,312	145,385	365,114
Projected Population 2025	21,245	151,773	380,017
Average HH Income	$80,143	$103,775	$122,503
Median Home Value	$355,117	$402,298	$422,784
Daytime Demographics 16+	20,150	121,014	243,077

75.8%
Some College or Higher
3 MILE RADIUS

34.9
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.4846/-122.8007

RS1

Verso **Beaverton, OR 97005**		**1 mi radius**	**3 mi radius**	**5 mi radius**
POPULATION	2020 Estimated Population	20,312	145,385	365,114
	2025 Projected Population	21,245	151,773	380,017
	2010 Census Population	18,760	130,701	326,814
	2000 Census Population	17,576	119,753	286,388
	Projected Annual Growth 2020 to 2025	0.9%	0.9%	0.8%
	Historical Annual Growth 2000 to 2020	0.8%	1.1%	1.4%
	2020 Median Age	34.9	38.7	38.3
HOUSEHOLDS	2020 Estimated Households	8,114	60,190	145,095
	2025 Projected Households	8,668	63,984	154,148
	2010 Census Households	7,513	54,222	129,951
	2000 Census Households	7,217	49,402	113,701
	Projected Annual Growth 2020 to 2025	1.4%	1.3%	1.2%
	Historical Annual Growth 2000 to 2020	0.6%	1.1%	1.4%
RACE AND ETHNICITY	2020 Estimated White	61.9%	71.3%	71.8%
	2020 Estimated Black or African American	4.2%	3.5%	3.1%
	2020 Estimated Asian or Pacific Islander	8.0%	10.1%	12.9%
	2020 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.6%
	2020 Estimated Other Races	24.8%	14.3%	11.6%
	2020 Estimated Hispanic	37.0%	17.7%	14.2%
INCOME	2020 Estimated Average Household Income	$80,143	$103,775	$122,503
	2020 Estimated Median Household Income	$62,051	$84,357	$99,917
	2020 Estimated Per Capita Income	$32,084	$43,084	$48,776
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	10.2%	4.0%	3.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.6%	4.0%	3.2%
	2020 Estimated High School Graduate	21.6%	16.2%	14.5%
	2020 Estimated Some College	19.8%	20.2%	19.1%
	2020 Estimated Associates Degree Only	8.2%	8.7%	8.4%
	2020 Estimated Bachelors Degree Only	21.7%	29.8%	30.8%
	2020 Estimated Graduate Degree	10.0%	17.1%	20.9%
BUSINESS	2020 Estimated Total Businesses	1,709	7,892	14,965
	2020 Estimated Total Employees	14,052	77,511	135,340
	2020 Estimated Employee Population per Business	8.2	9.8	9.0
	2020 Estimated Residential Population per Business	11.9	18.4	24.4

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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www.cra-nw.com **503.274.0211**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, *www.cra-nw.com/home/agency-disclosure.html*. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.