

FOR LEASE

CENTRAL BEAVERTON

DESIRABLE LOCATION



ADDRESS

12155 SW Broadway St, Beaverton, OR

AVAILABLE SPACE

- 32,662 SF (23,747 SF 2nd generation grocery + 8,915 SF 1st generation adjacent vacancy)

TRAFFIC COUNTS

Canyon Rd (Hwy 8) – 28,711 ADT ('22)
SW Broadway St – 4,474 ADT ('22)
SW Lombard Ave – 8,298 ADT ('22)

HIGHLIGHTS

- Across from Beaverton Town Square, anchored by Fred Meyer and Trader Joe's.
- A centrally located desirable location in Beaverton with major retail and restaurants including Ross, TJ Maxx, Home Goods and Big 5 Sports.
- High income and daytime employment area.
- Available now!

LEASE RATE

Please call for details



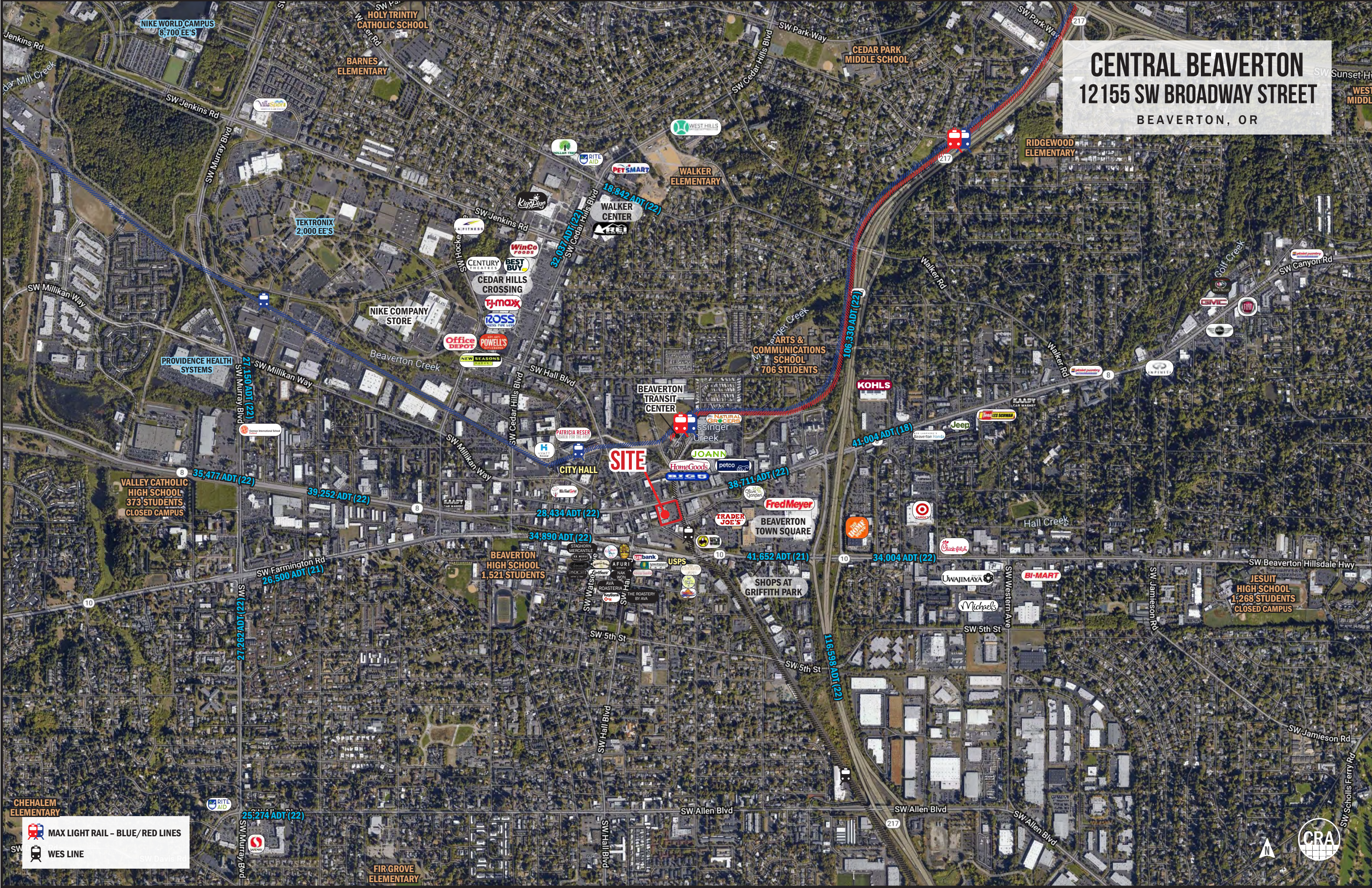
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503.274.0211
www.cra-nw.com

CENTRAL BEAVERTON

12155 SW BROADWAY STREET

BEAVERTON, OR



MAX LIGHT RAIL - BLUE/RED LINES
 WES LINE



VALLEY CATHOLIC HIGH SCHOOL
373 STUDENTS
CLOSED CAMPUS

TEKTRONIX
2,000 EE'S

BARNES ELEMENTARY

HOLY TRINITY CATHOLIC SCHOOL

CEDAR PARK MIDDLE SCHOOL

WALKER ELEMENTARY

WALKER CENTER
18,842 ADT (22)

NIKE COMPANY STORE

CELEBRITY FITNESS

WINCO FOODS

BEST BUY

CELEBRITY FITNESS

TI-MAXX

ROSS

OFFICE DEPOT

POWELL'S

NEW SEASONS

ARTS & COMMUNICATIONS SCHOOL
706 STUDENTS

BEAVERTON TRANSIT CENTER

SITE

CITY HALL

BEAVERTON TOWN SQUARE

BEAVERTON HIGH SCHOOL
1,521 STUDENTS

SHOPS AT GRIFFITH PARK

JESUIT HIGH SCHOOL
1,268 STUDENTS
CLOSED CAMPUS

CHEHALEM ELEMENTARY

FIR GROVE ELEMENTARY

25,274 ADT (22)

26,500 ADT (21)

35,477 ADT (22)

39,252 ADT (22)

28,434 ADT (22)

34,890 ADT (22)

41,652 ADT (21)

34,004 ADT (22)

38,711 ADT (22)

41,004 ADT (18)

106,330 ADT (22)

32,037 ADT (22)

116,598 ADT (22)

SW Murray Blvd

SW Millikan Way

SW Hall Blvd

SW Allen Blvd

SW 5th St

SW Cedar Hills Blvd

SW Jenkins Rd

SW Park Way

SW Western Ave

SW Jamieson Rd

SW Beaverton Hillsdale Hwy

SW Canyon Rd

SW Sunset Hwy

SW Scholls Ferry Rd

SW Millikan Way

SW Murray Blvd

SW Hall Blvd

SW Allen Blvd

SW 5th St

SW Cedar Hills Blvd

SW Jenkins Rd

SW Park Way

SW Western Ave

SW Jamieson Rd

SW Beaverton Hillsdale Hwy

SW Canyon Rd

SW Sunset Hwy

SW Scholls Ferry Rd

SW Millikan Way

SW Murray Blvd

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SW Western Ave

SW Jamieson Rd

SW Beaverton Hillsdale Hwy

SW Canyon Rd

SW Sunset Hwy

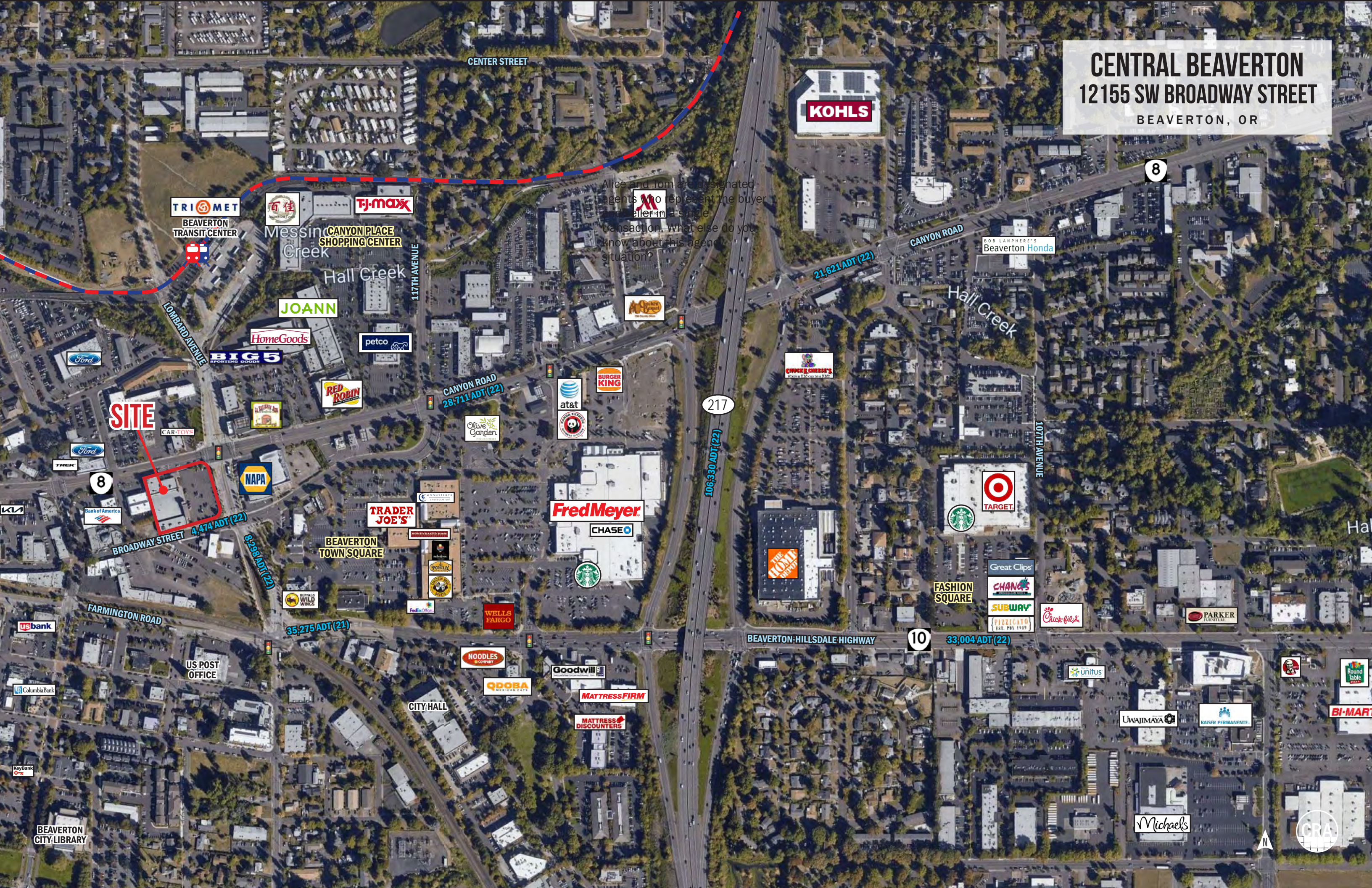
SW Scholls Ferry Rd

CENTRAL BEAVERTON

12155 SW BROADWAY STREET

BEAVERTON, OR

Alice and Tom are designated agents who represent the buyer and seller in a single transaction. What else do you know about this agency situation?



SITE

TRI MET
BEAVERTON TRANSIT CENTER

百佳
CANYON PLACE SHOPPING CENTER

TJ-maxx

Messin Creek

Hall Creek

JOANN

HomeGoods

petco

BIG 5 SPORTING GOODS

RED ROBIN

CANYON ROAD
28,711 ADT (22)

BURGER KING

at&t

21,621 ADT (22)

CANYON ROAD

BOB LANPHERE'S
Beaverton Honda

Hall Creek

LOMBARD AVENUE

117TH AVENUE

217

106,330 ADT (22)

107TH AVENUE

8

NAPA

Fred Meyer

CHASE

TARGET

BROADWAY STREET
4,474 ADT (22)

BEAVERTON TOWN SQUARE

TRADER JOE'S

Starbucks

FASHION SQUARE

Great Clips

CHANG'S

SUBWAY

PIZZICATO

Chick-fil-A

PARKER

FARMINGTON ROAD

US POST OFFICE

35,275 ADT (21)

NOODLES

Goodwill

MATTRESS FIRM

MATTRESS DISCOUNTERS

BEAVERTON-HILLSDALE HIGHWAY

10

33,004 ADT (22)

unitus

UWAJIMAYA

KAISER PERMANENTE

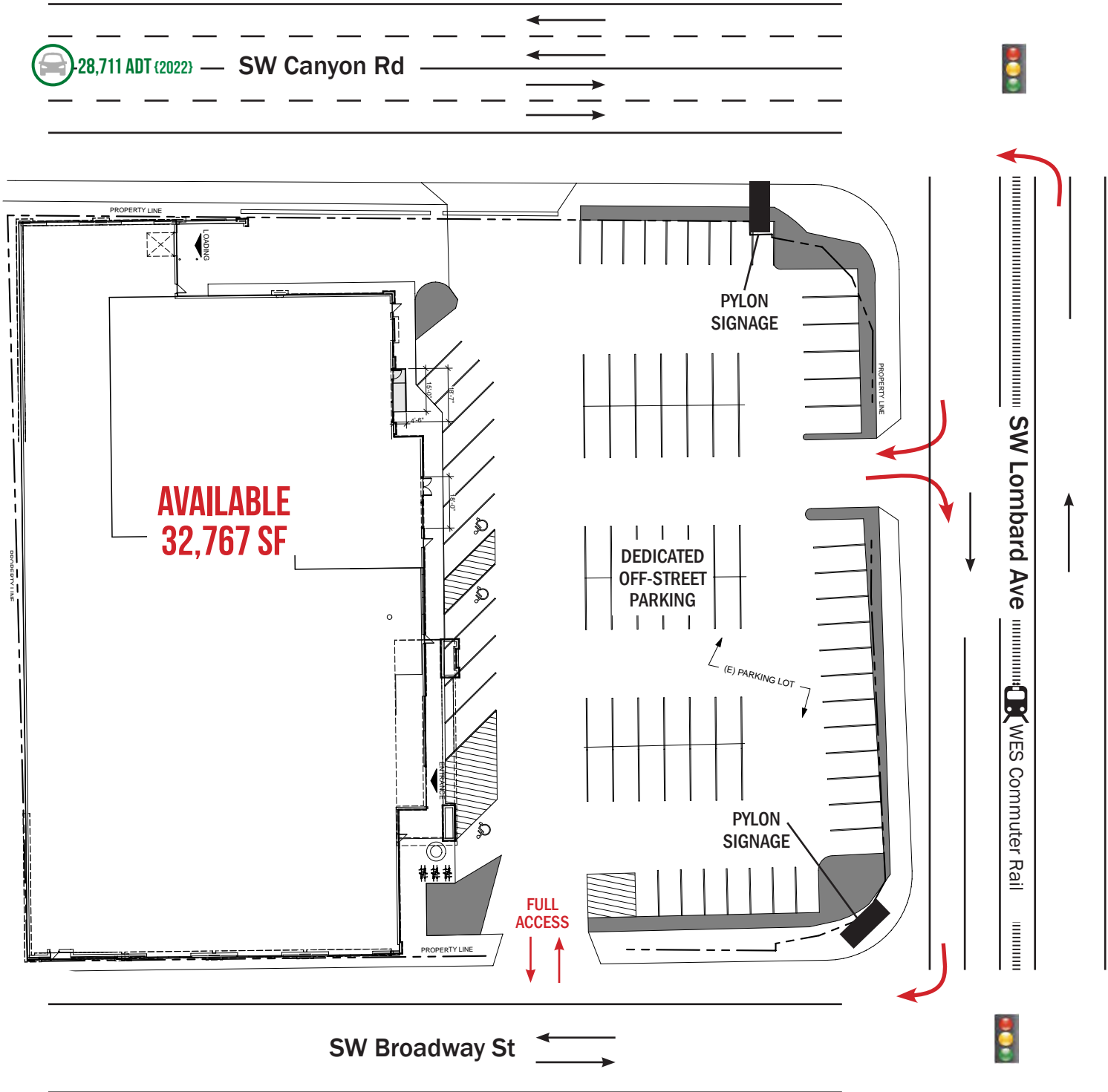
BEAVERTON CITY LIBRARY

Michaels



CENTRAL BEAVERTON 12155 SW BROADWAY STREET BEAVERTON, OR

SITE PLAN



CENTRAL BEAVERTON 12155 SW BROADWAY STREET

BEAVERTON, OR

DEMOGRAPHIC SUMMARY

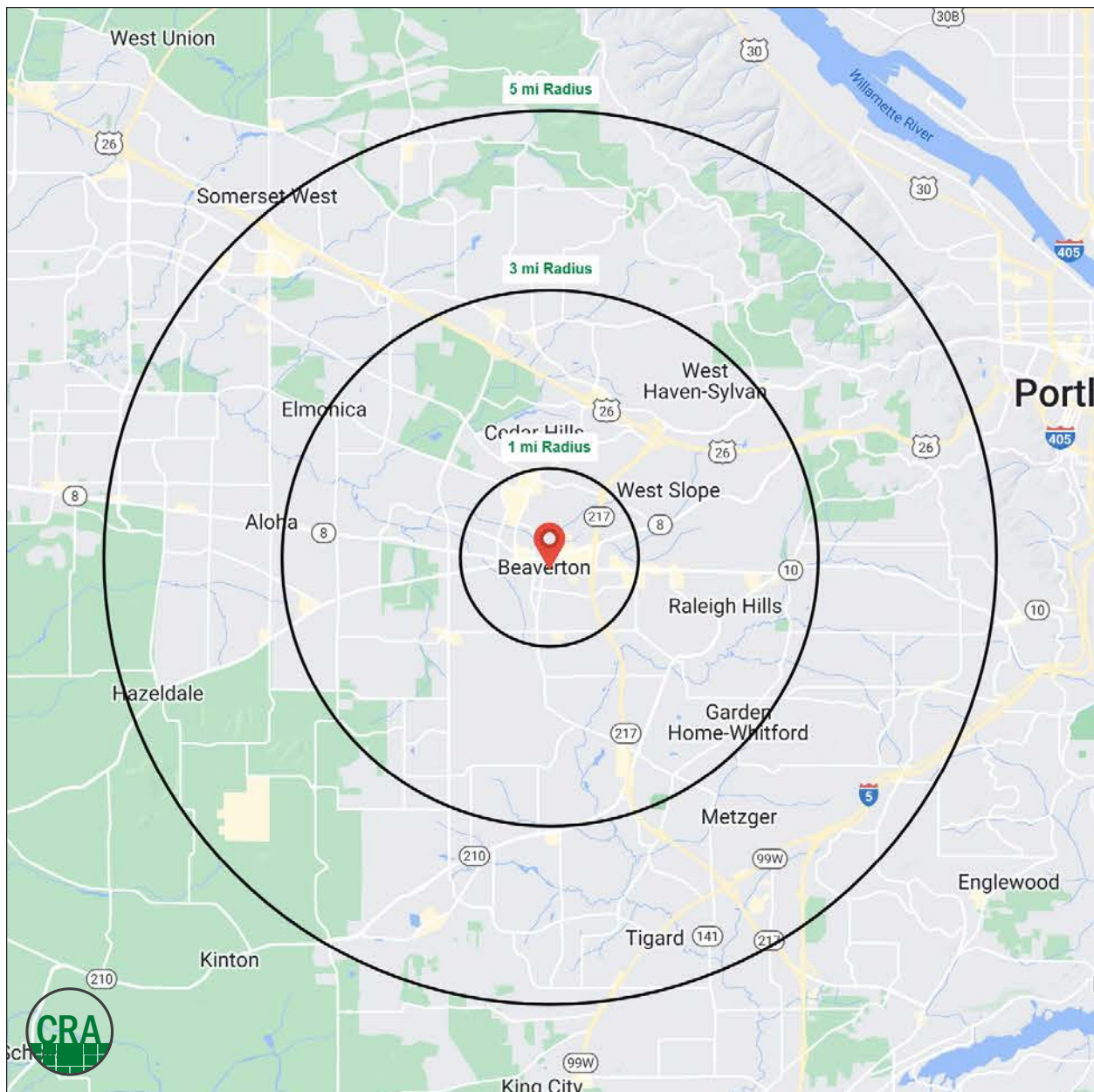
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	19,186	142,578	365,351
Projected Population 2028	19,690	148,140	378,657
Average HH Income	\$98,042	\$127,863	\$152,173
Median Home Value	\$432,351	\$520,561	\$547,220
Daytime Demographics 16+	20,7299	101,921	222,365
Some College or Higher	624.0%	77.1%	80.2%

38.1

Median Age
3 MILE RADIUS

\$520,561

Median Home Value
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4882/-122.8023

12155 SW Broadway St Beaverton, OR 97005	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	19,186	142,578	365,351
2028 Projected Population	19,690	148,140	378,657
2020 Census Population	18,739	140,857	362,286
2010 Census Population	17,318	129,788	328,258
Projected Annual Growth 2023 to 2028	0.5%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	0.8%	0.8%	0.9%
2023 Median Age	34.7	38.1	38.1
Households			
2023 Estimated Households	7,701	59,162	145,514
2028 Projected Households	8,290	64,369	157,196
2020 Census Households	7,429	57,719	142,626
2010 Census Households	6,924	53,632	130,444
Projected Annual Growth 2023 to 2028	1.5%	1.8%	1.6%
Historical Annual Growth 2010 to 2023	0.9%	0.8%	0.9%
Race and Ethnicity			
2023 Estimated White	57.3%	67.8%	67.4%
2023 Estimated Black or African American	3.5%	3.4%	3.1%
2023 Estimated Asian or Pacific Islander	8.7%	10.3%	13.1%
2023 Estimated American Indian or Native Alaskan	1.5%	0.8%	0.7%
2023 Estimated Other Races	29.1%	17.6%	15.6%
2023 Estimated Hispanic	32.0%	18.2%	15.3%
Income			
2023 Estimated Average Household Income	\$98,042	\$127,863	\$152,173
2023 Estimated Median Household Income	\$71,517	\$99,079	\$115,574
2023 Estimated Per Capita Income	\$39,486	\$53,181	\$60,701
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	9.1%	4.3%	3.1%
2023 Estimated Some High School (Grade Level 9 to 11)	4.7%	2.8%	2.4%
2023 Estimated High School Graduate	22.1%	15.9%	14.3%
2023 Estimated Some College	23.1%	20.8%	19.5%
2023 Estimated Associates Degree Only	6.7%	7.6%	7.8%
2023 Estimated Bachelors Degree Only	22.6%	30.7%	32.1%
2023 Estimated Graduate Degree	11.6%	17.9%	20.7%
Business			
2023 Estimated Total Businesses	1,886	8,377	18,468
2023 Estimated Total Employees	15,570	64,756	125,896
2023 Estimated Employee Population per Business	8.3	7.7	6.8
2023 Estimated Residential Population per Business	10.2	17.0	19.8

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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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NORTHWEST LLC**

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