

RETAIL PROPERTY FOR LEASE

# Shops at Griffith Park

4655 SW GRIFFITH DRIVE / BEAVERTON, OR 97005



Located at Beaverton-Hillsdale Hwy/Farmington Road and Griffith Drive

## CONTACT

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Ideal, central westside Beaverton location

**AVAILABLE SPACES**

1,578 SF

**TRAFFIC COUNTS**

Beaverton-Hillsdale Hwy = 40,209 ADT ('18)

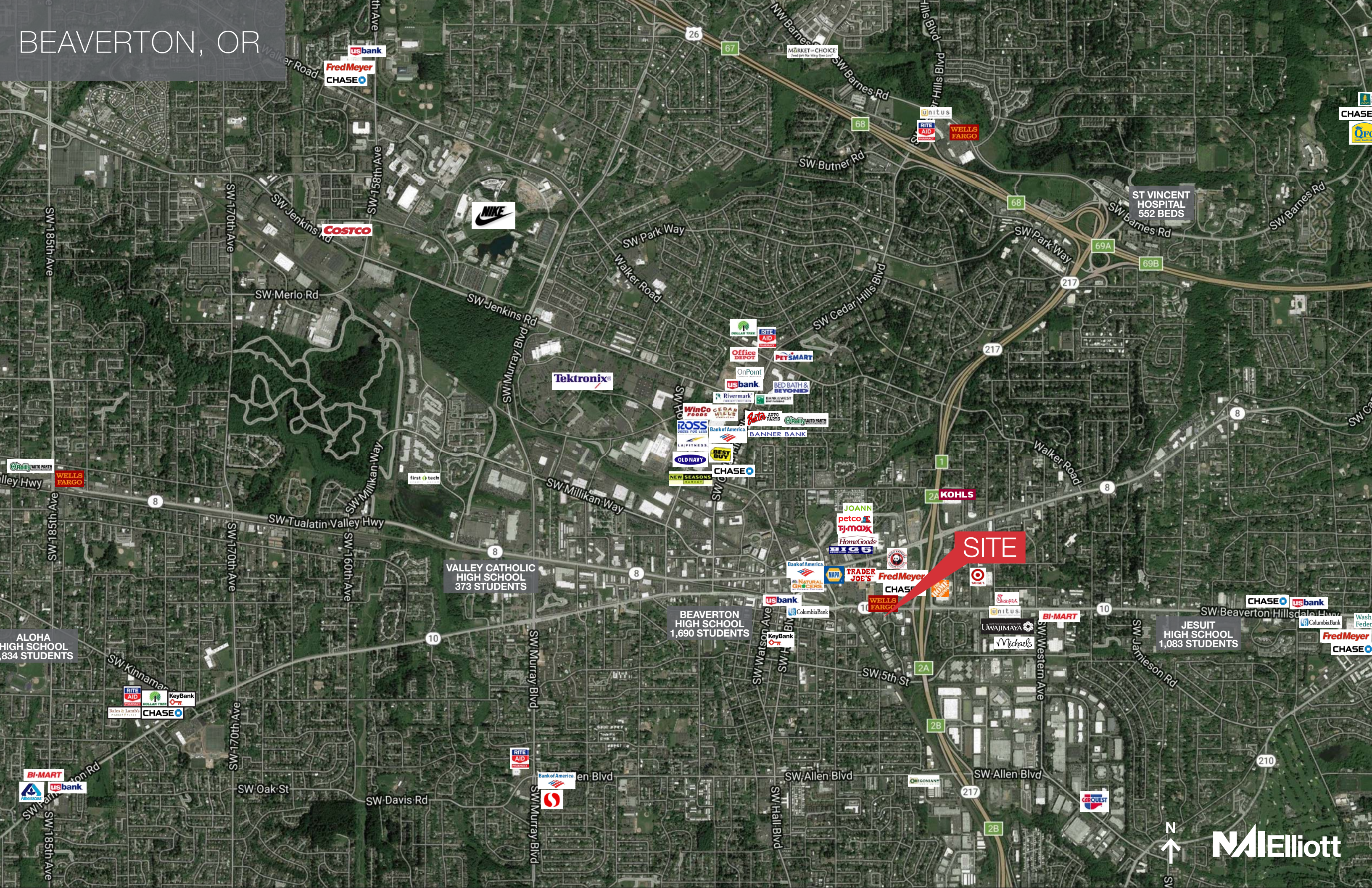
Hwy 217 = 122,077 ADT ('20)

**HIGHLIGHTS**

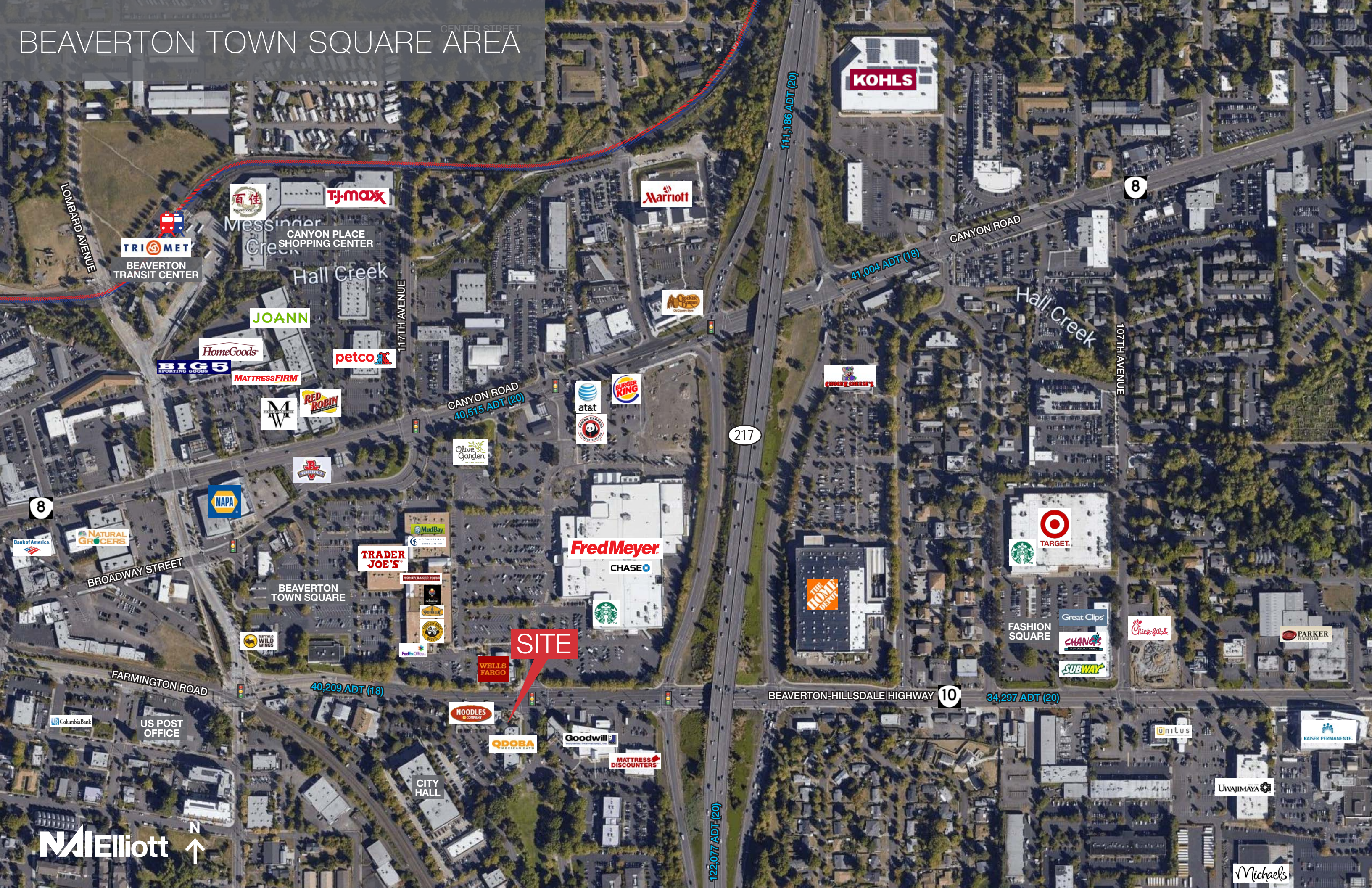
- Adjacent to Beaverton Town Square, anchored by Trader Joe's, with Buffalo Wild Wings, Olive Garden, and shadow anchored by Fred Meyer.
- Excellent, central westside location with close proximity to The Home Depot, Target and Kohl's.
- Trade area offers above average incomes, high education levels,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



# BEAVERTON, OR



# BEAVERTON TOWN SQUARE AREA



LOMBARD AVENUE

8

NAI Elliott  
N ↑

TRI MET  
BEAVERTON  
TRANSIT CENTER

百佳  
Messinger  
Creek  
CANYON PLACE  
SHOPPING CENTER

JOANN

HomeGoods

BIG 5  
SPORTING GOODS

MATTRESS FIRM

petco

M  
W

RED ROBIN

CANYON ROAD  
40,515 ADT (20)

at&t

BURGER KING

PIZZA HUT

Olive Garden

NAPA

Bank of America

NATURAL GROCERS

BROADWAY STREET

TRADER JOE'S

BEAVERTON TOWN SQUARE

Fred Meyer

CHASE

Starbucks

WILD WINGS

FEDEX

WELLS FARGO

SITE

NOODLES & COMPANY

QDOBA MEXICAN EATS

Goodwill

MATTRESS DISCOUNTERS

CITY HALL

122,077 ADT (20)

217

BEAVERTON-HILLSDALE HIGHWAY

10

34,297 ADT (20)

111,186 ADT (20)

41,004 ADT (18)

KOHL'S

Marriott

100  
The Country Store

CHUCK CHEESE'S

Starbucks

TARGET

FASHION SQUARE

Great Clips

CHANG'S

SUBWAY

Chick-fil-A

PARKER FURNITURE

Unitus

KAISER PERMANENTE

UWAJIMAYA

Michaels

# Site Plan



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# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	17,193	136,656	356,821
Projected Total Population 2027	17,394	139,960	365,748
Average HH Income	\$77,699	\$107,989	\$123,783
Median Home Value	\$402,207	\$470,884	\$499,079
Estimated Total Households	6,866	56,546	140,929
Daytime Demographics 16+	20,050	105,003	233,474
Some College or Higher	61.8%	76.2%	79.3%

Source: Regis – SitesUSA (2022)

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# Demographics-Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4863/-122.7965

Shops at Griffith Park Beaverton, OR 97005	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	17,193	136,656	356,821
2027 Projected Population	17,394	139,960	365,748
2020 Census Population	17,049	136,058	356,965
2010 Census Population	15,664	125,727	326,048
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2022	0.8%	0.7%	0.8%
<b>Households</b>			
2022 Estimated Households	6,866	56,546	140,929
2027 Projected Households	7,154	59,581	148,075
2020 Census Households	6,804	56,333	140,983
2010 Census Households	6,342	52,619	130,069
Projected Annual Growth 2022 to 2027	0.8%	1.1%	1.0%
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	13.6%	11.4%	11.8%
2022 Est. Population 10 to 19 Years	9.7%	10.7%	11.7%
2022 Est. Population 20 to 29 Years	17.5%	14.7%	13.3%
2022 Est. Population 30 to 44 Years	25.3%	22.6%	23.2%
2022 Est. Population 45 to 59 Years	16.4%	18.1%	19.4%
2022 Est. Population 60 to 74 Years	11.8%	15.7%	15.1%
2022 Est. Population 75 Years or Over	5.8%	6.8%	5.5%
2022 Est. Median Age	34.1	38.1	37.9
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	50.8%	49.3%	49.4%
2022 Est. Female Population	49.2%	50.7%	50.6%
2022 Est. Never Married	42.6%	35.0%	32.5%
2022 Est. Now Married	34.1%	45.0%	48.8%
2022 Est. Separated or Divorced	19.6%	15.5%	14.4%
2022 Est. Widowed	3.7%	4.5%	4.3%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	4.7%	10.1%	14.1%
2022 Est. HH Income \$150,000 to \$199,999	5.6%	8.6%	10.2%
2022 Est. HH Income \$100,000 to \$149,999	13.3%	19.2%	20.0%
2022 Est. HH Income \$75,000 to \$99,999	14.7%	15.5%	14.8%
2022 Est. HH Income \$50,000 to \$74,999	18.6%	17.5%	16.2%
2022 Est. HH Income \$35,000 to \$49,999	14.0%	11.1%	9.0%
2022 Est. HH Income \$25,000 to \$34,999	12.0%	6.7%	5.7%
2022 Est. HH Income \$15,000 to \$24,999	9.0%	4.9%	4.3%
2022 Est. HH Income Under \$15,000	8.2%	6.5%	5.7%
2022 Est. Average Household Income	\$77,699	\$107,989	\$123,783
2022 Est. Median Household Income	\$58,381	\$83,464	\$98,397
2022 Est. Per Capita Income	\$31,146	\$44,822	\$48,988
2022 Est. Total Businesses	1,962	8,598	18,674
2022 Est. Total Employees	15,741	69,898	140,154

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Shops at Griffith Park Beaverton, OR 97005			
	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2022 Est. White	55.3%	67.1%	66.2%
2022 Est. Black	2.6%	2.7%	2.6%
2022 Est. Asian or Pacific Islander	7.5%	8.7%	11.8%
2022 Est. American Indian or Alaska Native	1.6%	1.0%	0.8%
2022 Est. Other Races	33.1%	20.5%	18.7%
<b>Hispanic</b>			
2022 Est. Hispanic Population	5,797	25,113	55,440
2022 Est. Hispanic Population	33.7%	18.4%	15.5%
2027 Proj. Hispanic Population	33.6%	18.6%	15.6%
2020 Hispanic Population	37.0%	19.2%	16.4%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	11,919	97,995	253,222
2022 Est. Elementary (Grade Level 0 to 8)	9.8%	4.1%	3.2%
2022 Est. Some High School (Grade Level 9 to 11)	6.1%	3.3%	2.7%
2022 Est. High School Graduate	22.3%	16.4%	14.8%
2022 Est. Some College	20.9%	20.3%	19.7%
2022 Est. Associate Degree Only	6.7%	7.9%	8.0%
2022 Est. Bachelor Degree Only	22.4%	29.9%	31.0%
2022 Est. Graduate Degree	11.7%	18.2%	20.6%
<b>Housing</b>			
2022 Est. Total Housing Units	7,222	59,733	147,636
2022 Est. Owner-Occupied	34.8%	52.5%	59.5%
2022 Est. Renter-Occupied	60.3%	42.2%	36.0%
2022 Est. Vacant Housing	4.9%	5.3%	4.5%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	4.2%	6.2%	6.8%
2022 Homes Built 2000 to 2009	5.8%	10.3%	12.8%
2022 Homes Built 1990 to 1999	9.9%	13.2%	18.6%
2022 Homes Built 1980 to 1989	8.6%	12.8%	13.5%
2022 Homes Built 1970 to 1979	26.4%	22.2%	19.6%
2022 Homes Built 1960 to 1969	16.4%	13.8%	10.3%
2022 Homes Built 1950 to 1959	11.7%	9.5%	7.5%
2022 Homes Built Before 1949	12.1%	6.6%	6.5%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	0.6%	1.8%	3.3%
2022 Home Value \$500,000 to \$999,999	24.0%	35.5%	39.3%
2022 Home Value \$400,000 to \$499,999	24.1%	24.7%	23.0%
2022 Home Value \$300,000 to \$399,999	32.2%	27.6%	24.2%
2022 Home Value \$200,000 to \$299,999	9.0%	6.4%	6.8%
2022 Home Value \$150,000 to \$199,999	2.4%	1.3%	1.1%
2022 Home Value \$100,000 to \$149,999	1.5%	0.9%	0.7%
2022 Home Value \$50,000 to \$99,999	0.4%	0.3%	0.4%
2022 Home Value \$25,000 to \$49,999	0.8%	0.5%	0.5%
2022 Home Value Under \$25,000	5.1%	1.0%	0.7%
2022 Median Home Value	\$402,207	\$470,884	\$499,079
2022 Median Rent	\$1,164	\$1,280	\$1,312

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	13,801	111,989	288,391
2022 Est. Civilian Employed	67.8%	68.0%	67.4%
2022 Est. Civilian Unemployed	2.6%	2.8%	2.4%
2022 Est. in Armed Forces	1.0%	0.6%	0.3%
2022 Est. not in Labor Force	28.6%	28.6%	29.9%
2022 Labor Force Males	50.6%	48.8%	48.9%
2022 Labor Force Females	49.4%	51.2%	51.1%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	9,351	76,201	194,310
2022 Mgmt, Business, & Financial Operations	14.3%	18.9%	20.1%
2022 Professional, Related	22.4%	28.4%	30.2%
2022 Service	18.7%	15.2%	14.4%
2022 Sales, Office	18.6%	19.5%	19.2%
2022 Farming, Fishing, Forestry	0.4%	0.4%	0.4%
2022 Construction, Extraction, Maintenance	12.0%	6.0%	4.9%
2022 Production, Transport, Material Moving	13.5%	11.6%	10.8%
2022 White Collar Workers	55.3%	66.8%	69.6%
2022 Blue Collar Workers	44.7%	33.2%	30.4%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	61.3%	70.6%	71.4%
2022 Drive to Work in Carpool	9.4%	8.6%	8.7%
2022 Travel to Work by Public Transportation	16.7%	9.0%	8.0%
2022 Drive to Work on Motorcycle	-	-	0.1%
2022 Walk or Bicycle to Work	7.7%	4.0%	3.4%
2022 Other Means	1.6%	1.3%	1.0%
2022 Work at Home	3.3%	6.5%	7.3%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	23.7%	23.4%	22.8%
2022 Travel to Work in 15 to 29 Minutes	40.5%	44.0%	44.2%
2022 Travel to Work in 30 to 59 Minutes	28.8%	27.1%	27.7%
2022 Travel to Work in 60 Minutes or More	7.0%	5.4%	5.3%
2022 Average Travel Time to Work	22.3	21.9	21.9
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$403.3 M	\$4.19 B	\$11.55 B
2022 Est. Apparel	\$14.26 M	\$149.13 M	\$414.43 M
2022 Est. Contributions, Gifts	\$22.28 M	\$246.33 M	\$699.6 M
2022 Est. Education, Reading	\$12.53 M	\$140.4 M	\$407.35 M
2022 Est. Entertainment	\$22.4 M	\$239.2 M	\$666.76 M
2022 Est. Food, Beverages, Tobacco	\$62.61 M	\$638.77 M	\$1.74 B
2022 Est. Furnishings, Equipment	\$13.93 M	\$148.63 M	\$413.08 M
2022 Est. Health Care, Insurance	\$36.73 M	\$379.15 M	\$1.03 B
2022 Est. Household Operations, Shelter, Utilities	\$132.35 M	\$1.35 B	\$3.7 B
2022 Est. Miscellaneous Expenses	\$7.57 M	\$79.51 M	\$219.54 M
2022 Est. Personal Care	\$5.42 M	\$56.39 M	\$155.08 M
2022 Est. Transportation	\$73.22 M	\$762.35 M	\$2.09 B

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