

CLASS A+ RETAIL AND RESTAURANT SPACE FOR LEASE



Beaverton Central Retail with Onsite Parking

12695 SW CRESCENT ST, BEAVERTON, OR 97005



AVAILABLE SPACE

- Suite 110: 1,479 USF*
- Suite 120: 1,008 USF

**Accommodates restaurant use*

LEASE RATE

- \$31/SF/YR, NNN

HIGHLIGHTS

- NEW class A retail built to LEED standards, steps from Beaverton Central MAX Station.
- 6 floors (270 stalls) of public parking over 6,847 RSF ground floor retail and restaurant spaces.
- Showcase your business to thousands of patrons of the new 550 seat Patricia Reser Center for the Arts (The Reser), right next door and now open to the public!
- Located in the heart of Beaverton with nearby access to light rail, 230 units in Arc Central Apartments and Hyatt House Hotel across the street, along with a variety of district amenities.
- Owned and operated by Beaverton Urban Renewal Agency (BURA).

CONTACT

Justin Darling
Sara Daley

503 457 2990 / 503 224 6791 / jdarling@naielliott.com
503 568 5908 / 503 224 6791 / sdaley@naielliott.com



Beaverton Central: The city's flagship district for retail, residential, hospitality and culture

**JOIN THE CITY'S MOST VIBRANT DISTRICT,
WHERE NEW RESIDENTIAL, CULTURAL,
AND CIVIC INVESTMENTS HAVE CREATED
A HIGH-ENERGY HUB FOR RETAIL AND
DINING.**



BEAVERTON CENTRAL ATTRACTIONS

- Patricia Reser Center for the Arts (The Reser)
- City Hall
- Beaverton Central MAX Station
- MiNGO
- Mio Sushi
- Thai Bloom
- Clover & Booch
- Brickhaus
- Central Station Taps
- Frenchie's Nail Care
- Kitanda Coffee
- Grey Raven Gallery
- Mama & Hapa's Zero Waste Shop



86
BIKE SCORE



96
WALK SCORE

CONTACT

Justin Darling
Sara Daley

503 457 2990 / 503 224 6791 / jdarling@naielliott.com
503 568 5908 / 503 224 6791 / sdaley@naielliott.com

NAIElliott

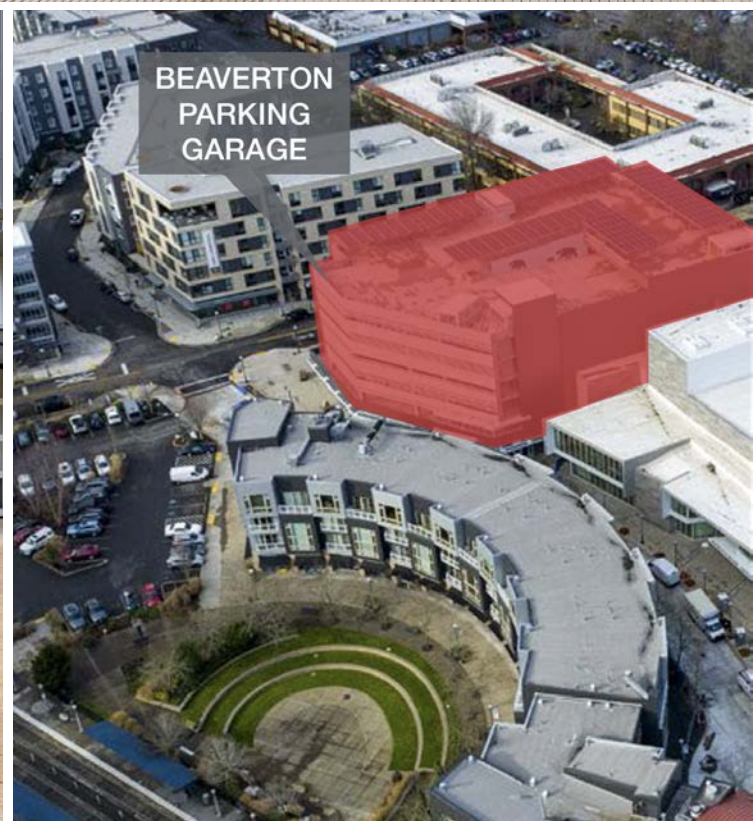


COMMUNITY HIGHLIGHTS

Located just north of Beaverton's revitalized downtown, Beaverton Central offers a rare opportunity to join a vibrant hub of culture, commerce, and community. Anchored by City Hall and The Round, the district has seen major public and private investment, with hundreds of thousands of square feet of new mixed-use development, including Arc Central's 230 residential units with ground-floor retail. Fabos Tacos will soon anchor the project with taco and tequila offerings, and popular retailers like Kitanda Coffee, Grey Raven Gallery, and Mama & Hapa's Zero Waste Shop draw steady foot traffic, complemented by the 2021 arrival of the Hyatt House hotel and a new seven-story public parking garage. The nearby Patricia Reser Center for the Arts adds year-round energy and diverse audiences, making this a dynamic, high-visibility destination for retailers and restaurants looking to be part of Beaverton's most walkable and connected neighborhood.



District photos



CONTACT

Justin Darling
Sara Daley

503 457 2990 / 503 224 6791 / jdarling@naielliott.com
503 568 5908 / 503 224 6791 / sdaley@naielliott.com

NAI Elliott

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.naielliott.com/agencydisclosures

**8,000-12,000
EMPLOYEES**

**8,000-12,000
EMPLOYEES**

**BARNES
ELEMENTARY**

**CEDAR PARK
MIDDLE SCHOOL**

**RIDGEWOOD
ELEMENTARY**

**WEST SY
MIDDLE S**

**WALKER
ELEMENTARY**

WALKER CENTER
BED BATH & BEYOND

CEDAR HILLS CROSSING

**ARTS &
COMMUNICATIONS
SCHOOL
684 STUDENTS**

**BEAVERTON
TRANSIT
CENTER**

SITE

CITY HALL
PATRICIA RESER

**BEAVERTON
HIGH SCHOOL
1,549 STUDENTS**

BEAVERTON TOWN SQUARE

SHOPS AT GRIFFITH PARK

**JESUIT
HIGH SCHOOL
1,268 STUDENTS**

CITY HALL

PATRICIA RESER
CENTER FOR THE ARTS

34-777 ADT (2)

25,702 ADT (20)

FIR GROVE

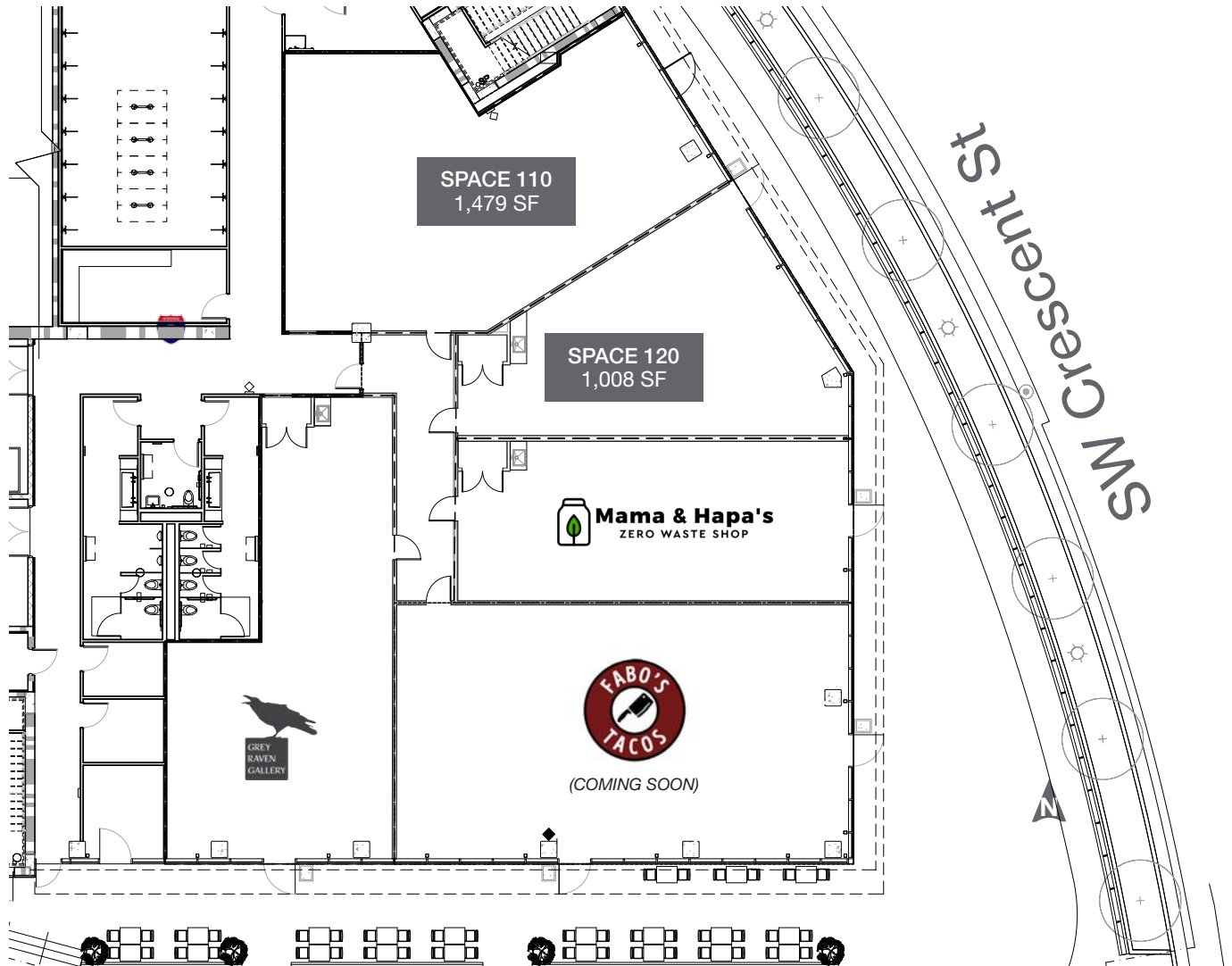
BU
RA

An aerial photograph of a suburban neighborhood with a grid of colored squares overlaid on the image. The squares are arranged in a 3x3 grid, with colors alternating between green, orange, and blue. The background shows houses, trees, and a road.

HALEM MENTARY NA Elliott

Davis Rd

Site plan



SW Rose Biggi Ave

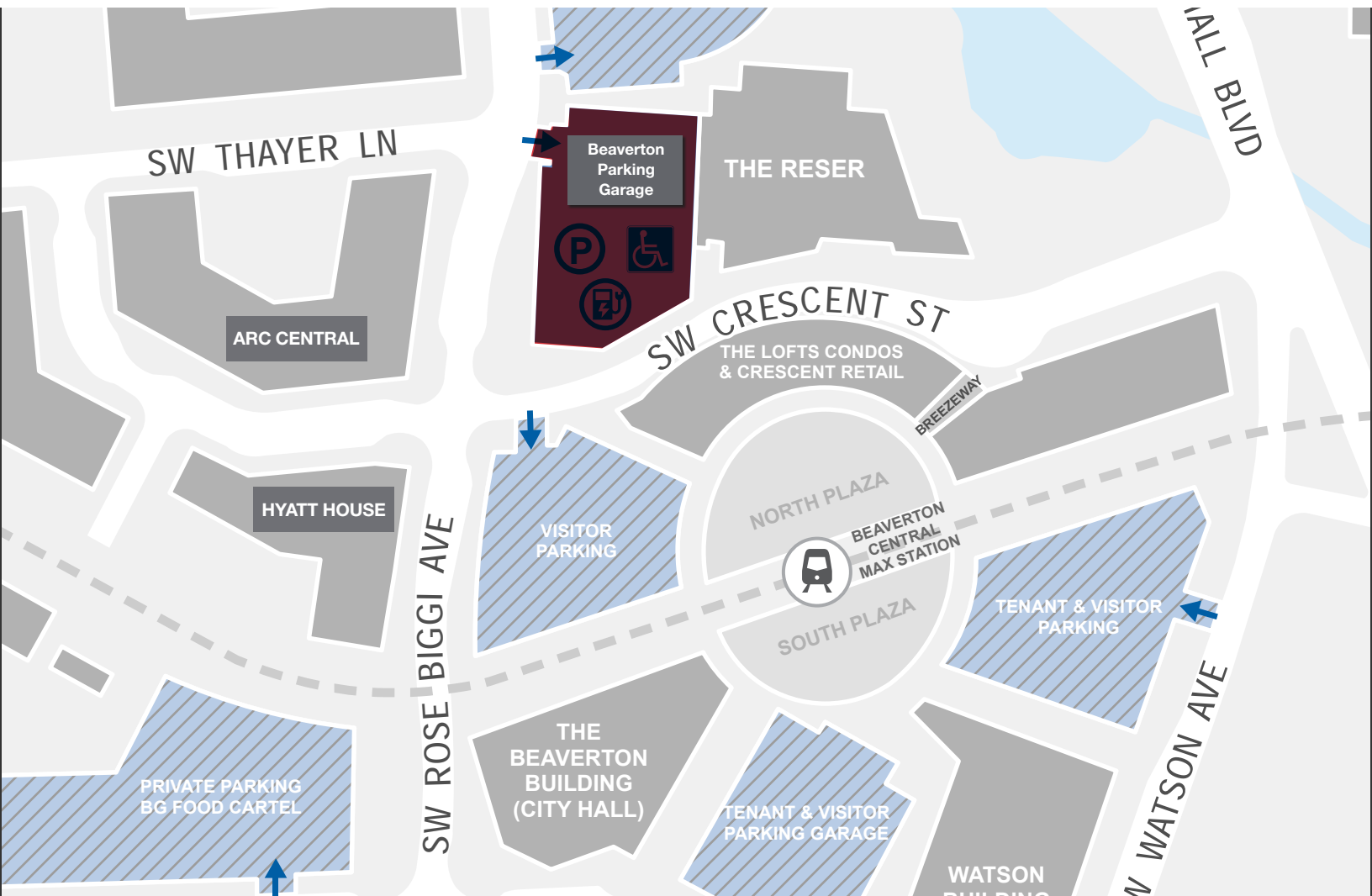
CONTACT

Justin Darling
Sara Daley

503 457 2990 / 503 224 6791 / jdarling@naielliott.com
503 568 5908 / 503 224 6791 / sdaley@naielliott.com

NAIElliott

Area map & demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	17,429	145,171	366,717
Total Employees	14,538	65,066	123,608
Median Age 2023	35.5	38.2	38.3
Estimated Total Households 2023	7,144	59,682	147,133
Median Home Value	\$430,107	\$522,023	\$539,531
Some College or Higher	7,965	81,038	212,615
Total Retail Expenditure	\$241 M	\$2.46 B	\$6.73 B

Source: Regis – SitesUSA (2023)

CONTACT

Justin Darling
Sara Daley

503 457 2990 / 503 224 6791 / jdarling@naielliott.com
503 568 5908 / 503 224 6791 / sdaley@naielliott.com

NAIElliott