



FOR LEASE



JENKINS JUNCTION RESTAURANT

Second Generation Restaurant Space

1,200 SF | \$28 psf +NNN

16755 SW Baseline Rd, Beaverton, OR 97006

- Type-1 Hood
- Grease Trap
- Off Street Parking
- Signage on W Baseline Rd
- Attractive Multi-tenant Retail Building

IAN M. BIGGI

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	16755 SW Baseline Rd, Beaverton, OR 97006
Available Space	1,200 SF
Lease Rate	\$28 psf +NNN
Use Type	Multiple Uses
Condition	Restaurant Build-out
Availability	Now

Location Features

- Located on W Baseline Rd
- Good visibility
- Traffic Counts: W Baseline Rd - ±20.7K ADTV*
- Near Costco

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

Cotenants

- Biscuits Café
- 3 Mugs Public House
- 5 Star Smiles Dentistry
- Himalayan Dumplings
- Kumon Learning Center
- Nina's Salon



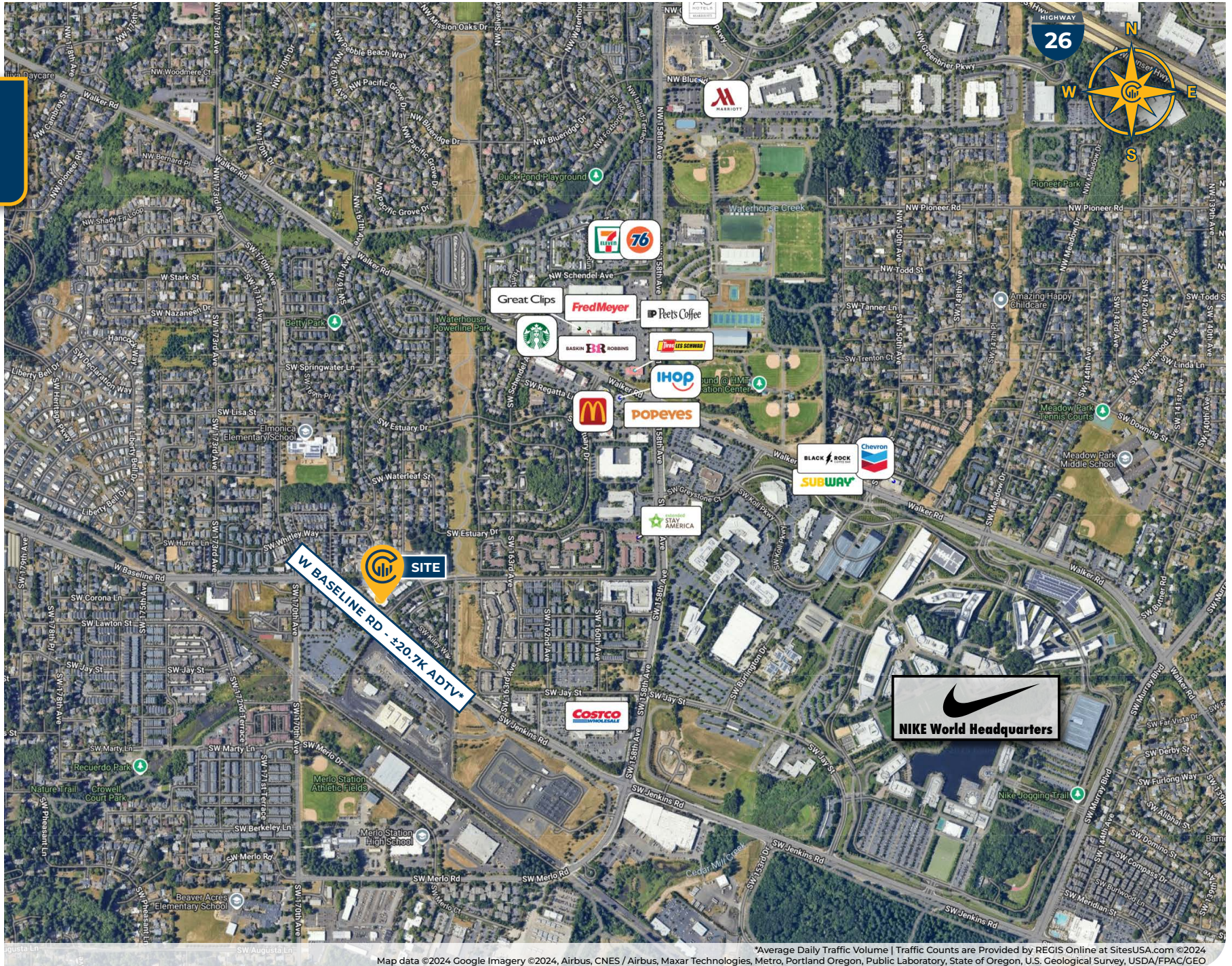


INTERIOR PHOTOS





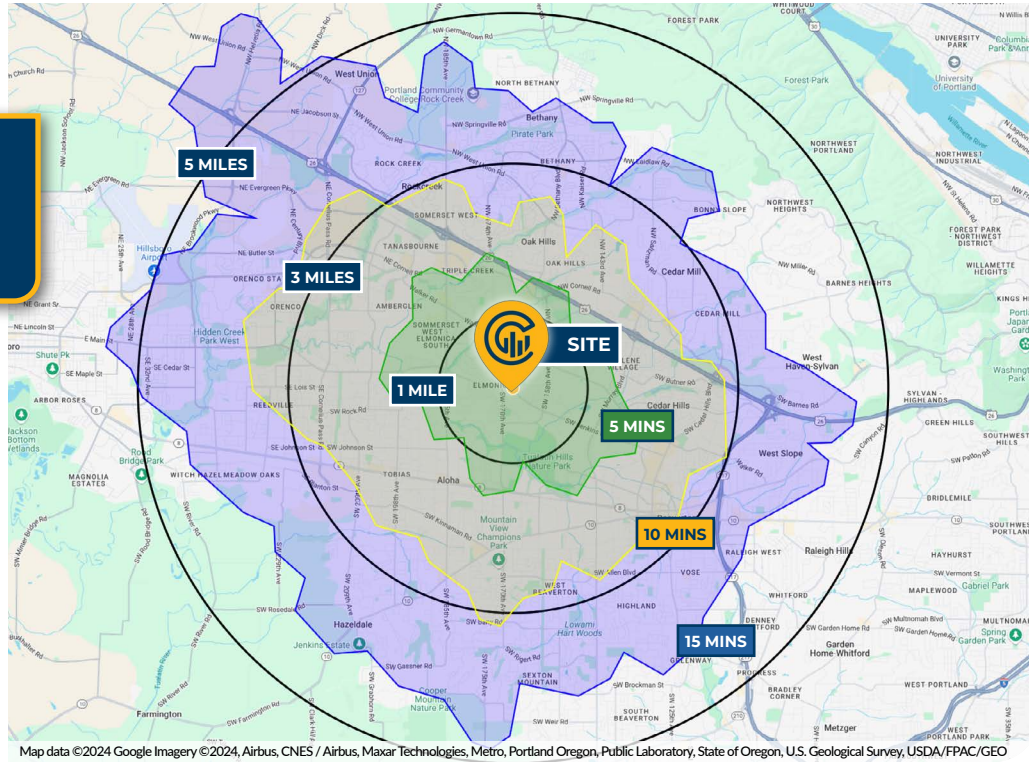
LOCAL AERIAL



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	17,667	169,778	338,969
2029 Projected Population	17,332	166,861	333,980
2020 Census Population	18,257	169,748	340,486
2010 Census Population	14,881	147,974	294,985
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	1.3%	1.1%	1.1%
Households & Income			
2024 Estimated Households	7,197	69,543	135,958
2024 Est. Average HH Income	\$133,793	\$130,490	\$152,211
2024 Est. Median HH Income	\$105,095	\$102,898	\$120,278
2024 Est. Per Capita Income	\$54,580	\$53,513	\$61,126
Businesses			
2024 Est. Total Businesses	514	6,937	14,430
2024 Est. Total Employees	3,717	50,771	109,675

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024,
TIGER Geography - RS1

Neighborhood Scores



65

Walk Score®
"Somewhat Walkable"



73

Bike Score®
"Very Bikeable"



56

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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