



# 12720 SW 2ND ST

## BEAVERTON, OR 97005

**exp**<sup>®</sup>  
REALTY

Located in the vibrant heart of Old Town Beaverton, this 2,882-square-foot mixed-use commercial property offers a prime opportunity for businesses seeking high visibility and accessibility. With expansive storefront windows and a classic design, the property provides an ideal space for retail, office, or service-oriented uses. The versatile layout includes a spacious main floor, perfect for various commercial purposes, and is complemented by a large, dedicated parking lot, offering ample space for customers and employees. Situated in a bustling area surrounded by local shops, restaurants, and transit options, this property is a rare find with excellent growth potential. Whether you're looking to establish a flagship location or expand your business, this prime Old Town Beaverton property offers unmatched convenience and opportunity.

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**CALL BROKER FOR PRICING**

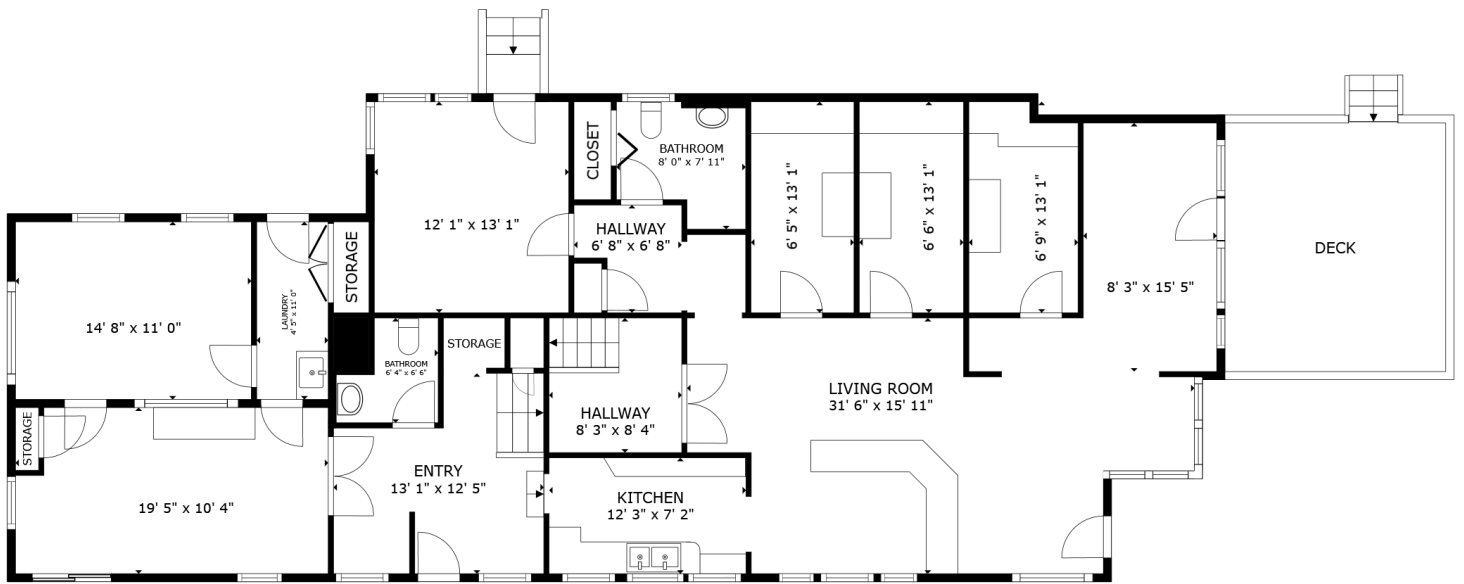
Commercial Real Estate for Lease/Sale



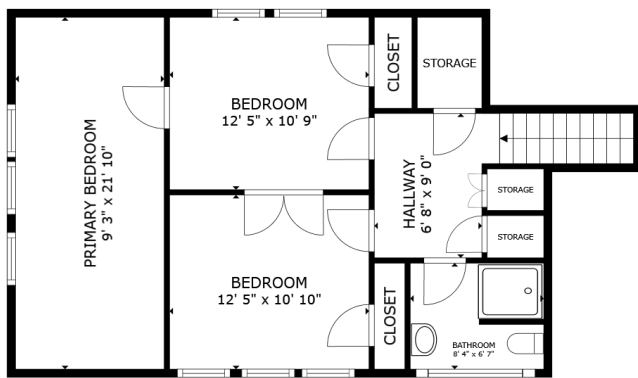


## ADDITIONAL PHOTOS





FLOOR 1



FLOOR 2

# BUILDING HIGHLIGHTS

Total Lot Size: 0.39 AC

Existing Building: 2,882 SF

APN/Parcel ID: R0125910

- Ample off-street parking
- Mixed-Use Zoning
- Close Proximity to OR-217
- Great Street Exposure with High Foot Traffic Volume



## KEY AMENITIES

- Trader Joe's
- Fred Meyer
- Beaverton TC WES Station
- Beaverton TC MAX Station
- Beaverton Farmers Market
- Beaverton Community Center
- Beaverton Police Department
- Beaverton High School
- Beaverton Drama
- Northwest College of Beaverton Campus
- Beaverton City Library

## LOCAL BUSINESSES

- HomeGoods
- Goodwill
- Tammie's Hobbies
- La Hacienda Real Beaverton
- Ki Coffee & Brunch
- Ava Roasteria
- Top Burmese Bistro Royale
- K-Town Korean BBQ Restaurant
- Home Depot
- Target
- Uwajimaya Beaverton
- G Mart
- Michaels
- Big 5 Sporting Goods
- Petco
- JOANN Fabric and Crafts
- Natural Grocers
- Asian Family Market

## LOCATION HIGHLIGHTS

- Very close to schools, restaurants, cafes, health and fitness clubs, and Beaverton community center and library.
- Very close to OR-217 access.
- Only 15 minutes to Downtown Portland.
- Only 5 minutes to Beaverton TC.
- Heavy foot traffic.



97  
Walk Score

*“Walker’s Paradise”*



81  
Bike Score

*“Very Bikeable”*



## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population:</b>	21,609	145,802	363,489
<b>Households:</b>	8,878	59,308	142,622
<b>Median Age:</b>	36.6	38.8	39.5
<b>Median HH Income:</b>	\$58,651	\$82,633	\$95,193
<b>Daytime Employees:</b>	16,285	85,046	144,738

## TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
SW 2nd St & SW Angel Ave (W)	706	2022	0.04 mi
SW 2nd St & SW Main Ave (E)	310	2022	0.06 mi
SW Watson Ave & SW 3rd St (S)	8,619	2022	0.06 mi
SW 1st St & SW Main Ave (W)	504	2022	0.06 mi
SW Watson Ave & SW 2nd St (S)	7,454	2022	0.07 mi
SW Main Ave & SW 4th St (S)	1,420	2022	0.07 mi
SW Watson Ave & SW 1st St (N)	8,512	2022	0.07 mi
SW 1st St & SW Watson Ave (E)	857	2022	0.08 mi
SW Main Ave & SW 1st St (S)	1,346	2022	0.08 mi
SW Watson Ave & SW 2nd St (S)	7,222	2020	0.08 mi



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The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.