



FOR LEASE

BEAVERTON
WEST END
DISTRICT



FEATURING



Rise Cycle
Edward Jones

PRIME TAP HOUSE

CosCakes GANGNAM KOREAN BBQ
Mikiko Mochi Donuts
Pixiu Mala Hongtang ROVENTE PIZZERIA

& MORE

WEST END DISTRICT BEAVERTON

Ground-Floor Retail Space in New Mixed-Use Development

848 SF - 2,324 SF | \$28 - \$32 psf + NNN

14700 SW Rocket St, Beaverton, OR 97005

- Located in Downtown Beaverton and featuring 34,456 Total SF Commercial Space and 424 Living Units
- Ground-Floor Retail / Restaurant / Service Space
- Multiple Suites Available in Mixed-Use Buildings with Commercial Parking
- Seeking Restaurant, Retail, Small Fitness, Wine Bar, Service User
- Ground-Floor Commercial Space Available Immediately

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS	
Address	14700 SW Rocket St, Beaverton, OR 97005
Available Space	848 SF - 2,324 SF

SPACE	SIZE	USE TYPE	CONDITION	RATE
Bldg 5, Retail 1	1,961 SF (Divisible)	Retail/Service/Restaurant	Raw	\$28 - \$32 psf + NNN
Bldg 6, Retail 2	848 SF	Retail/Service	2nd-Gen Tea House	\$29 psf + NNN
Bldg 9, Retail 2	1,321 SF	Retail/Service	White Box	\$28 psf + NNN
Bldg 11, Retail 1	1,979 SF (Divisible)	Retail/Service	Raw	\$28 - \$32 psf + NNN
Bldg 11, Retail 2	2,324 SF	Taphouse Wine Bar	2nd-Gen Taproom	\$29 psf + NNN
Bldg 12, Retail 2	1,961 SF (Divisible)	Retail/Service/Restaurant	Raw	\$28 - \$32 psf + NNN

Location Features

- Centrally Located West of Downtown Beaverton at the Corner of SW Tualatin-Valley Highway & SW Murray Blvd
- Easy Access to/from Highway 217 via SW Tualatin-Valley Hwy and SW Canyon Rd
- Easy Access to/from Highway 26 via SW Murray Blvd

Nearby Highlights

- Murray Business Center (0.3 Miles)
- Nike World Headquarters (1.3 Miles)
- Valley Catholic High School
- Tektronix Corporate Campus
- Nike Air Manufacturing
- Cedar Hills Crossing Shopping Center (2 Miles)
- Beaverton High School
- Canyon Place (Shopping Center)
- Beaverton Town Square (Shopping Center)
- Multifamily Communities
 - Pallas Townhomes & Apartments
 - Center Pointe Apartment Homes
 - Fountain Park Apartments
 - Murray Place Apartments
 - Farmington Apartments
 - Crestview Court Apartments
 - Courtyards at Cedar Hills
 - Country Oaks Apartments
 - St. Mary's Woods Apartments

RETAIL / RESTAURANT / SERVICE SPACE

PLEASE SEE INDIVIDUAL RETAIL SPACE PLANS FOR POSSIBLE DEMISING OPTIONS

BEAVERTON
WEST END
DISTRICT



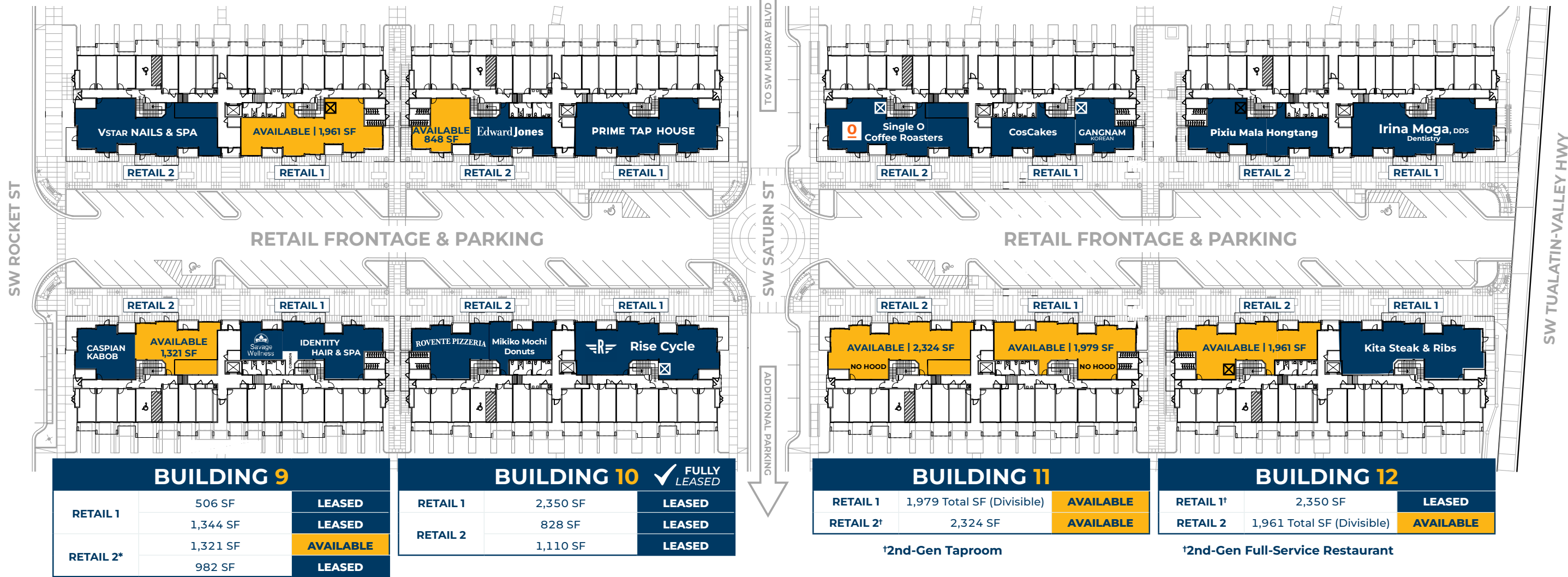
FLOOR PLAN

BUILDING 5		
RETAIL 1	1,961 Total SF (Divisible)	AVAILABLE
RETAIL 2	2,350 SF	LEASED

BUILDING 6 ✓ FULLY LEASED		
RETAIL 1	2,324 SF	LEASED
RETAIL 2	1,110 SF	LEASED
	848 SF	AVAILABLE

BUILDING 7 ✓ FULLY LEASED		
RETAIL 1	1,113 SF	LEASED
RETAIL 2	848 SF	LEASED
	2,350 SF	LEASED

BUILDING 8 ✓ FULLY LEASED		
RETAIL 1	2,324 SF	LEASED
RETAIL 2	1,979 SF	LEASED



BUILDING 9		
RETAIL 1	506 SF	LEASED
	1,344 SF	LEASED
RETAIL 2*	1,321 SF	AVAILABLE
	982 SF	LEASED

BUILDING 10 ✓ FULLY LEASED		
RETAIL 1	2,350 SF	LEASED
RETAIL 2	828 SF	LEASED
	1,110 SF	LEASED

BUILDING 11		
RETAIL 1	1,979 Total SF (Divisible)	AVAILABLE
RETAIL 2*	2,324 SF	AVAILABLE

BUILDING 12		
RETAIL 1*	2,350 SF	LEASED
RETAIL 2	1,961 Total SF (Divisible)	AVAILABLE

*White Box Condition

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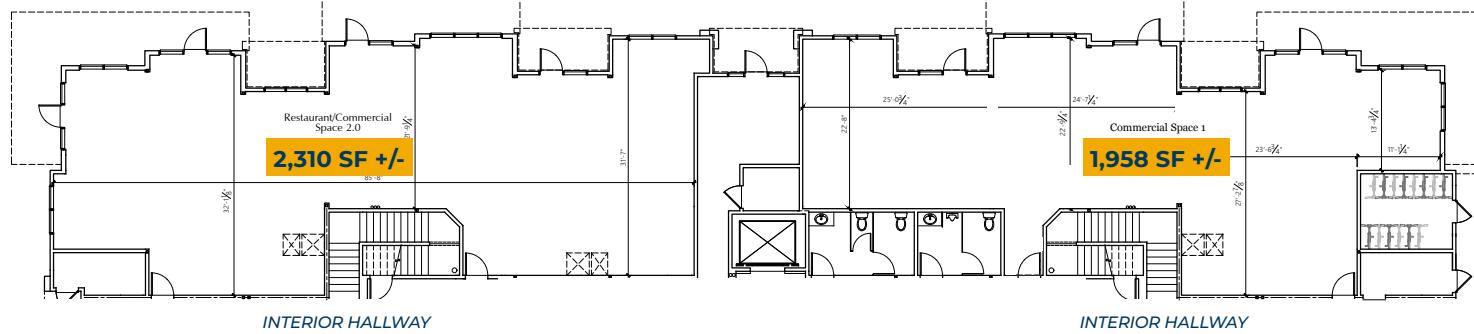
DEMISING OPTIONS

DEMISING OPTIONS

PLEASE CONTACT BROKER FOR DETAILS

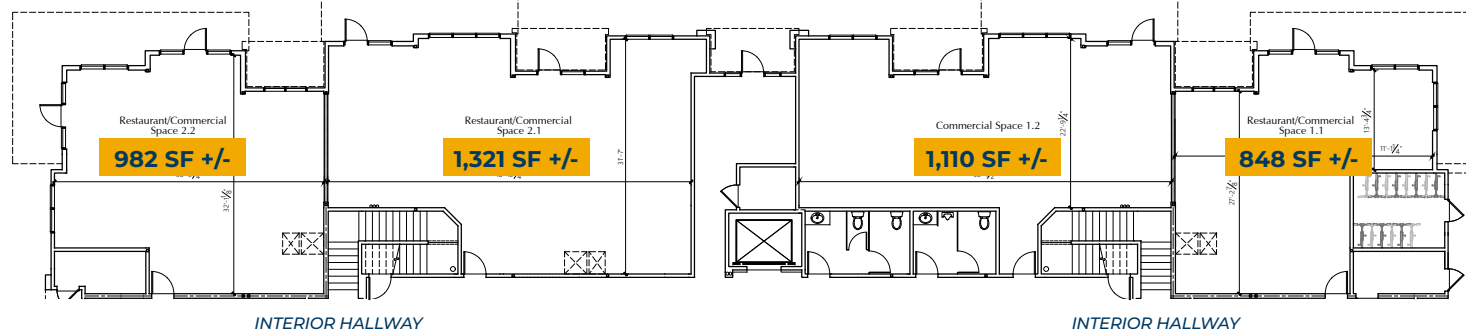
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RETAIL ENTRANCE / STREET SIDE



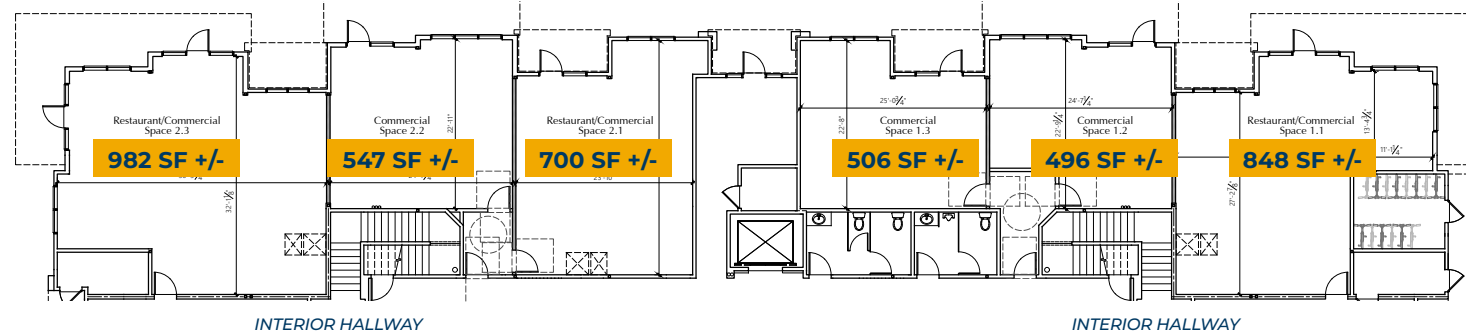
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RETAIL ENTRANCE / STREET SIDE



3

RETAIL ENTRANCE / STREET SIDE



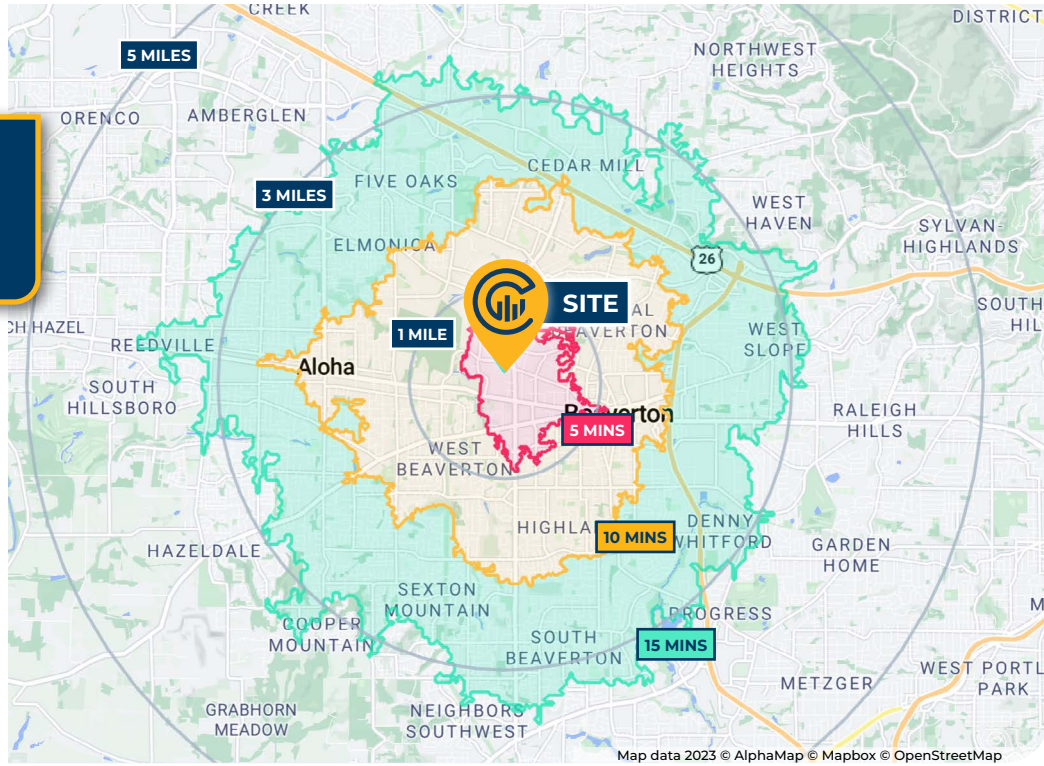


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	16,249	159,083	368,878
2029 Projected Population	16,245	157,011	363,747
2020 Census Population	16,824	159,566	370,606
2010 Census Population	15,566	146,108	329,725
Projected Annual Growth 2024 to 2029	-	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.6%	0.8%
Households & Income			
2024 Estimated Households	7,120	64,182	149,733
2024 Est. Average HH Income	\$97,763	\$126,598	\$149,561
2024 Est. Median HH Income	\$73,958	\$97,590	\$116,485
2024 Est. Per Capita Income	\$43,019	\$51,178	\$60,795
Businesses			
2024 Est. Total Businesses	669	7,853	16,911
2024 Est. Total Employees	9,239	56,133	118,636

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



52

 Walk Score®

 "Somewhat Walkable"

84

 Bike Score®

 "Very Bikeable"

58

 Transit Score®

 "Good Transit"

Ratings provided by www.walkscore.com/

MICHELLE D. ROZAKIS
 Principal Broker | Licensed in OR
 503-222-1195 | mrozakis@capacitycommercial.com
WEST END DISTRICT RETAIL