

SLATED FOR COMPLETION SPRING 2026

# Kinline Apartments Retail

1145 SW 170TH AVE, BEAVERTON, OR 97006



Retail spaces in the heart of a vibrant new community

## CONTACT

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**NAI**Elliott





# Property snapshot

Join us at Kinline Apartments, a luxury, 256-unit multi-building apartment project, which offers a residents lounge with a pool, lots of green space, and convenient parking for retail customers. Directly across from the Elmonica Max station, this is an active transit hub, with over 9,143 passengers per week flowing through this Max stop. This high-density, family-friendly community is currently underserved, and is in need of additional amenities. Don't miss this opportunity to locate your business in a superb location, perfect for food and beverage, as well as personal services such as a spa, salon wellness and/or fitness.

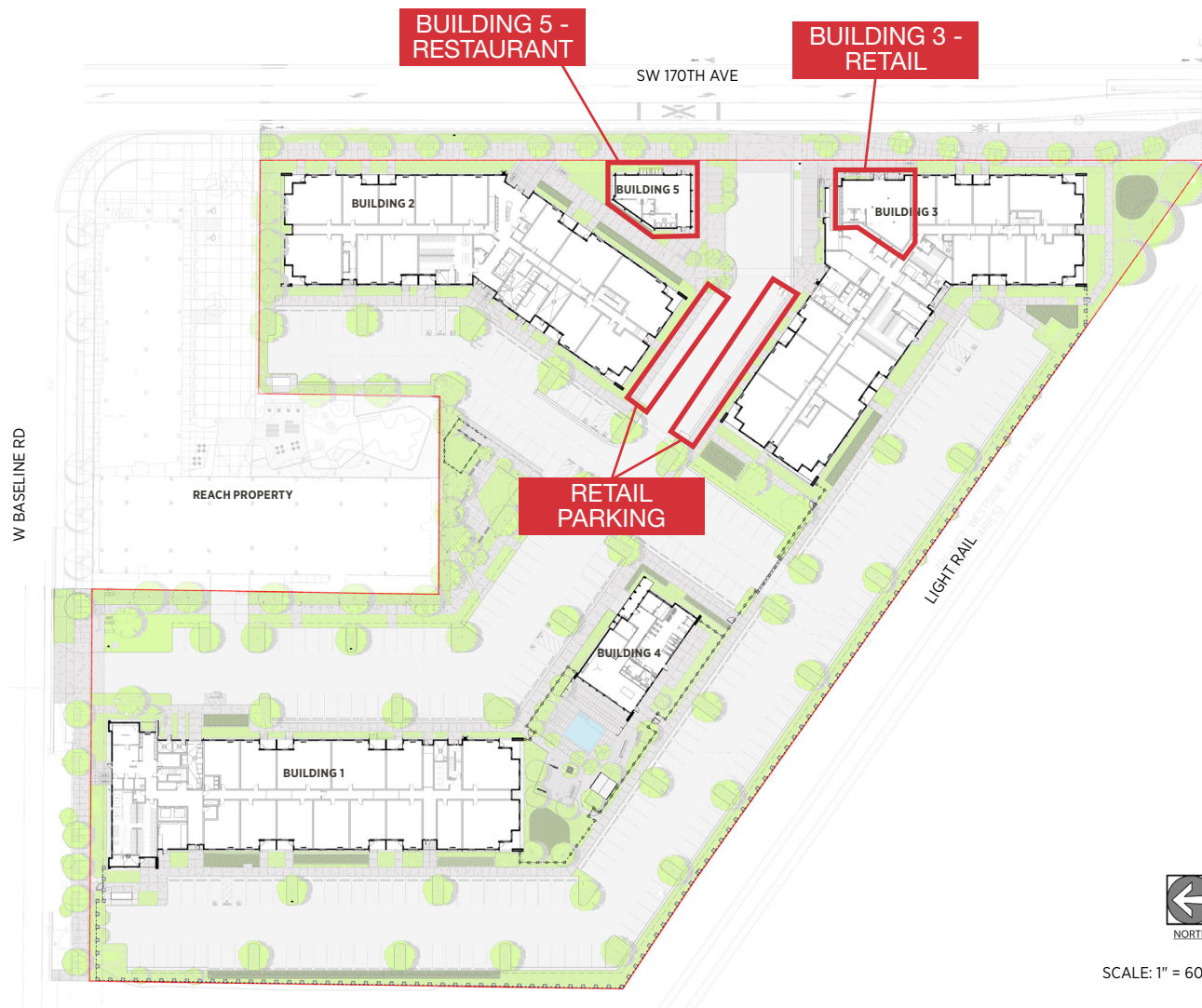
## HIGHLIGHTS

- Two retail spaces serve these Class A luxury apartment dwellers and surrounding community
- Convenient, shared retail parking and outdoor seating
- Transit-oriented development at Elmonica Max Station
- Leverage residential density in this underserved neighborhood
- Local developer and long-term owner look forward to working with retail tenants

ADDRESS	1145 SW 170th Ave, Beaverton, OR 97006
AVAILABLE SF	Bldg 3: 1,504 SF inline retail / service retail space Bldg 5: 1,412 SF restaurant space
RENT	\$29/SF/YR, NNN
PARKING	9 shared retail parking spaces
TRAFFIC COUNT	SW 170th & SW Baseline Rd - 22,025 ADT (2025)



# Site plan



KINLINE



SCALE: 1" = 60'



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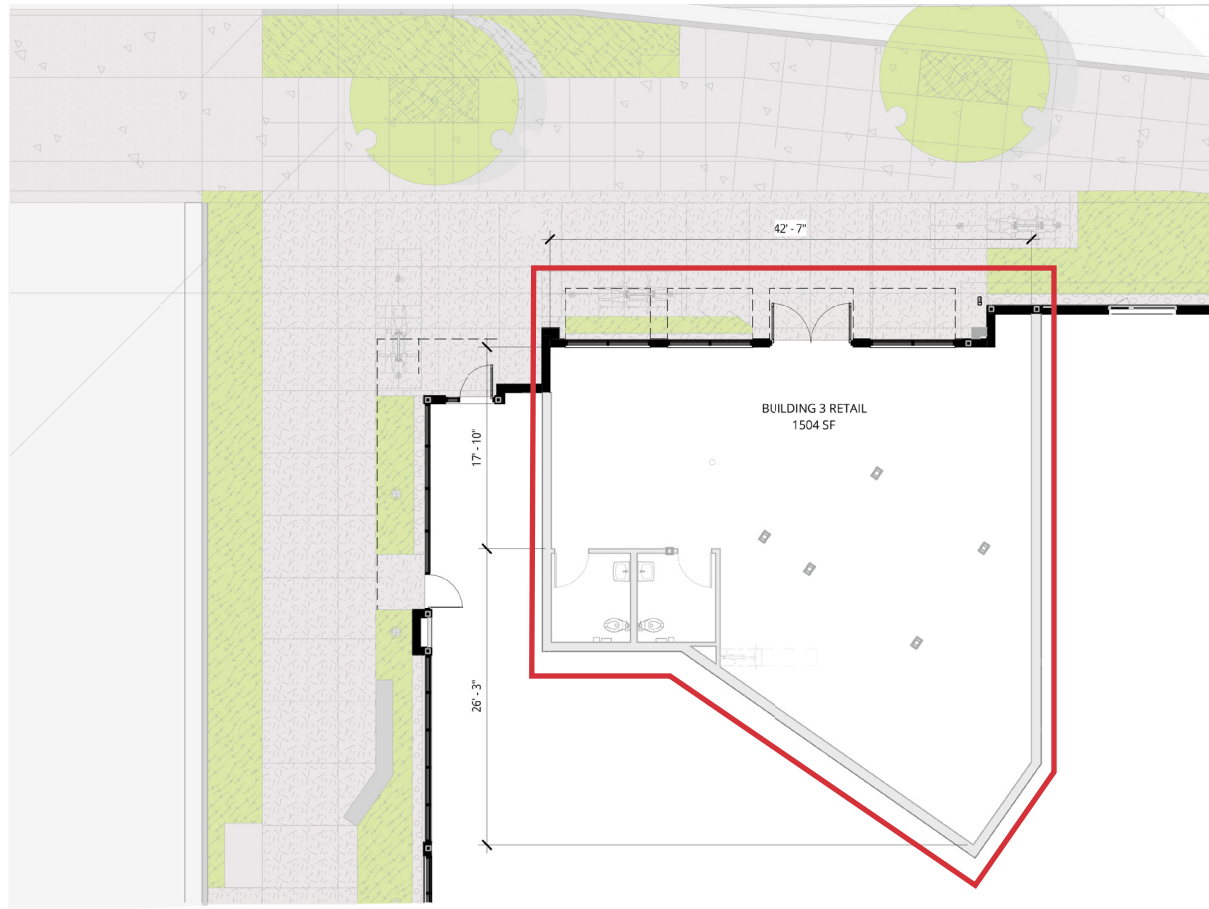
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# Building 3

Floor plan - retail or service/retail use



BUILDING 3 RETAIL MARKETING PLAN

1/8" = 1'-0"



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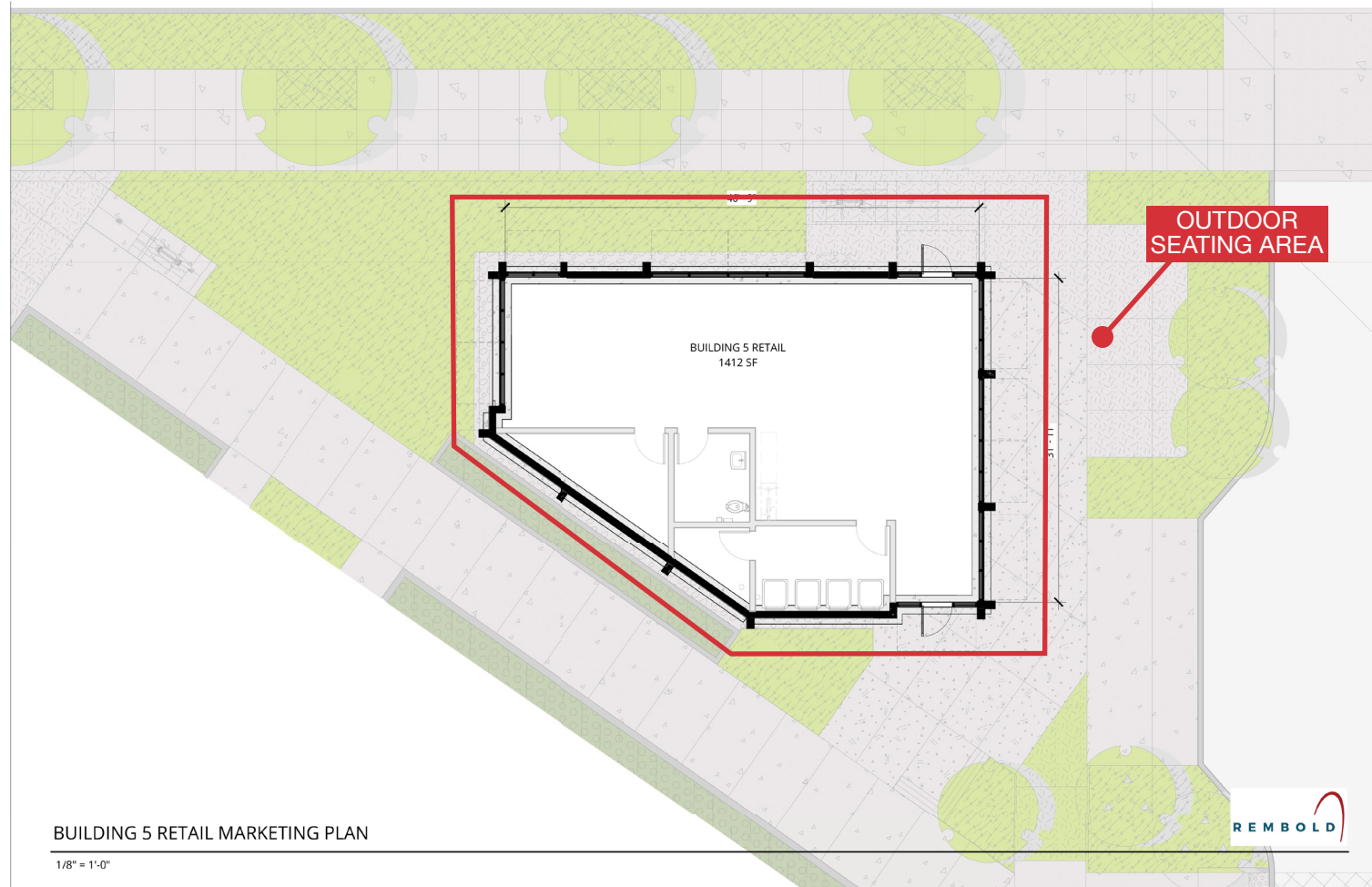
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# Building 5

Floor plan - food & beverage use



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# Area Map



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	21,199	172,428	347,364
INCOME	\$118,915	\$127,684	\$147,986
MEDIAN HOME VALUE	\$563,017	\$601,628	\$646,325
TOTAL HOUSEHOLDS	8,182	68,334	134,174
DAYTIME POPULATION	7,272	86,509	176,924
Source: ©2025 Esri			

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