

12820 SW Crescent St. Beaverton, OR 97005

GROUND FLOOR SPACE PLANNED FOR RESTAURANT USE



**CALL FOR
LEASE RATE**

Property Highlights

- + Restaurant/Retail opportunity
- + Ground floor of the 5-story, 125-room Hyatt House Beaverton extended-stay hotel
- + Restaurant infrastructure in place (grease trap and Class 1 hood chase installed)
- + Located within walking distance of hundreds of new apartments, condominiums, and many retailers
- + Centrally located between multiple high-density trade areas

Traffic Counts

- + SW Cedar Hills Blvd - 16,615 Average Daily Traffic
- + SW Millikan Way - 2,228 Average Daily Traffic

**CAPTIVE DEMAND FROM
EXTENDED-STAY GUESTS**



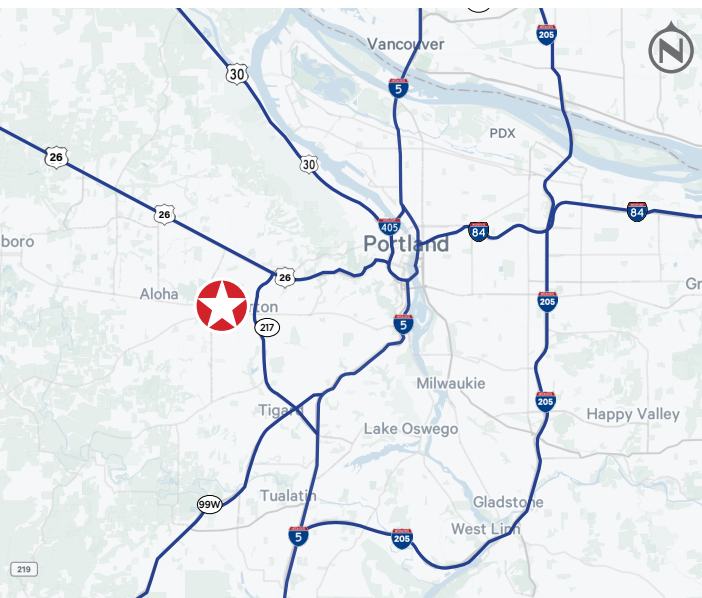
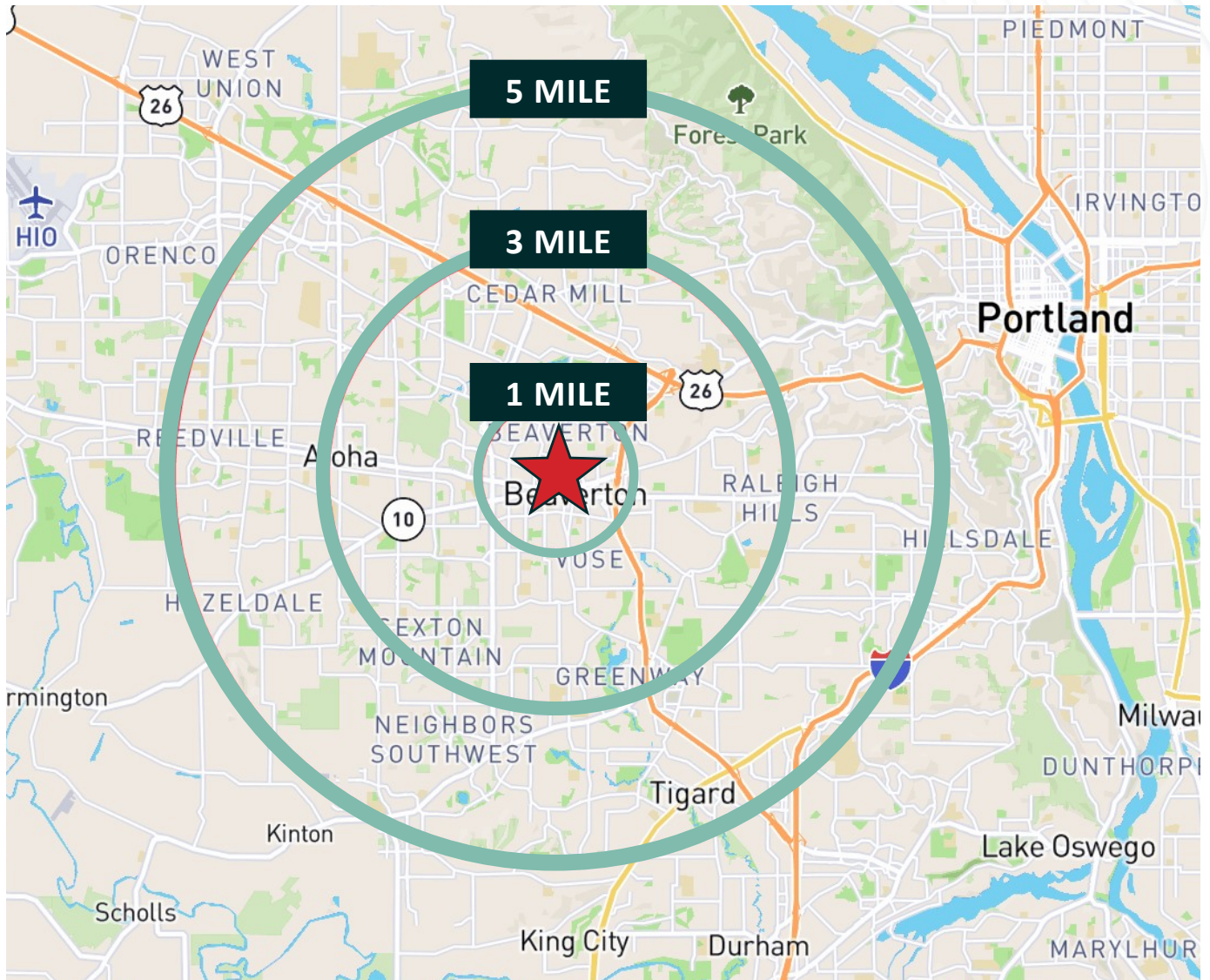
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POPULATION

2023 Population - Current Year Estimate
 2028 Population - Five Year Projection
 2020 Population - Census
 2010 Population - Census
 2020-2023 Annual Population Growth Rate
 2023-2028 Annual Population Growth Rate

1 MILE 3 MILES 5 MILES

32,044	261,118	465,153
32,506	268,787	473,601
30,575	253,635	456,271
26,539	217,078	402,884
1.45%	0.90%	0.59%
0.29%	0.58%	0.36%

HOUSEHOLDS

2023 Households - Current Year Estimate
 2028 Households - Five Year Projection
 2010 Households - Census
 2020 Households - Census
 2020-2023 Compound Annual Household Growth Rate
 2023-2028 Annual Household Growth Rate
 2023 Average Household Size

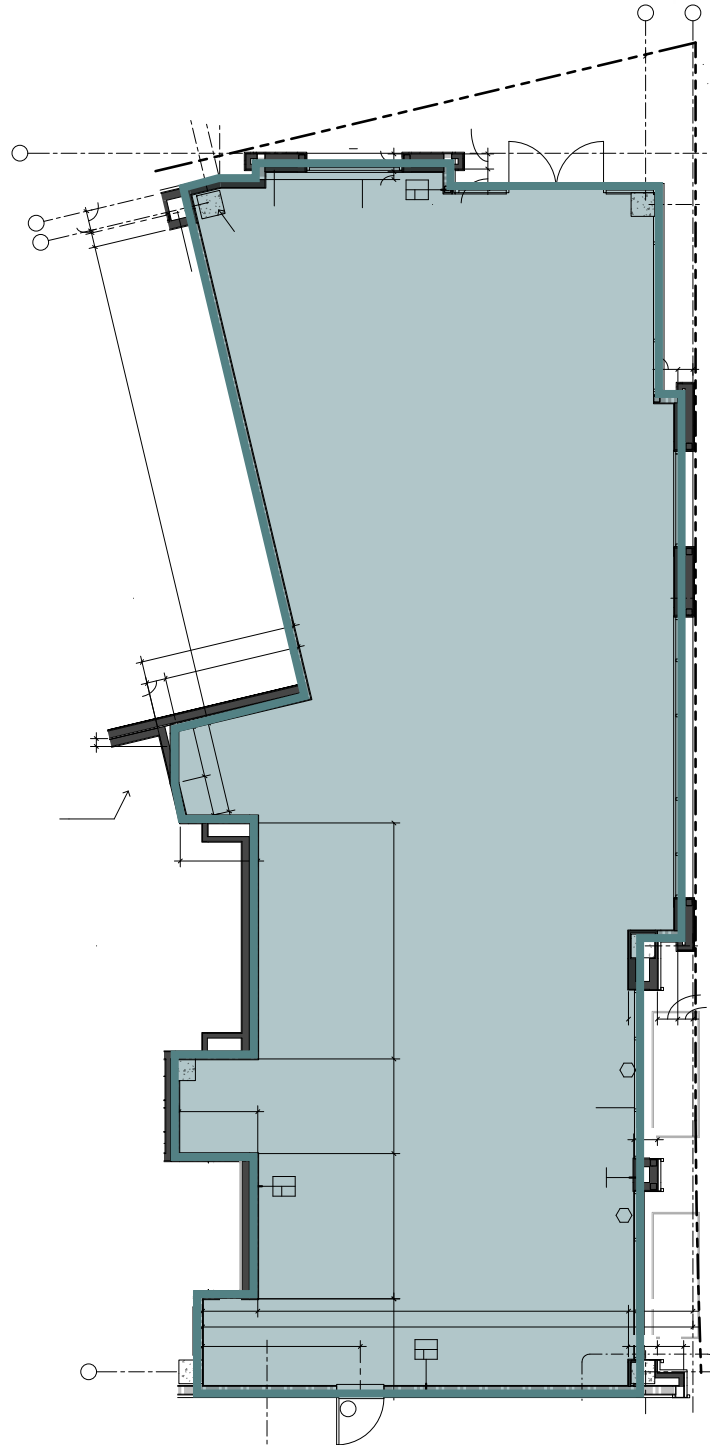
16,528	130,263	215,224
16,904	135,974	221,814
13,473	103,874	181,006
15,601	125,252 91.8%	209,290 92.8%
1.79%	1.21%	0.86%
0.45%	0.86%	0.61%
1.91	1.95	2.10

HOUSEHOLD INCOME

2023 Average Household Income
 2028 Average Household Income
 2023 Median Household Income
 2028 Median Household Income
 2023 Per Capita Income
 2028 Per Capita Income

\$131,426	\$125,655	\$125,926
\$152,127	\$145,736	\$145,984
\$80,693	\$86,252	\$86,009
\$97,860	\$102,860	\$102,195
\$66,874	\$62,702	\$58,313
\$78,036	\$73,732	\$68,405

Site Plan



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