



FOR LEASE



# BREWERY PRODUCTION SPACE

## 2nd-Generation Brewery / Production Space

3,579 Rentable SF | \$7,000 / Month + NNN

7424 SW Beaverton Hillsdale Hwy, Portland, OR 97225

- All Brewery Equipment Included
- Production Facility with Potential for Beer Garden in Courtyard
- Cotenant with new La Provence Restaurant and Central Kitchen
- Close Proximity to Fred Meyer and New Seasons
- Located in Washington County
- Available Immediately

### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA  
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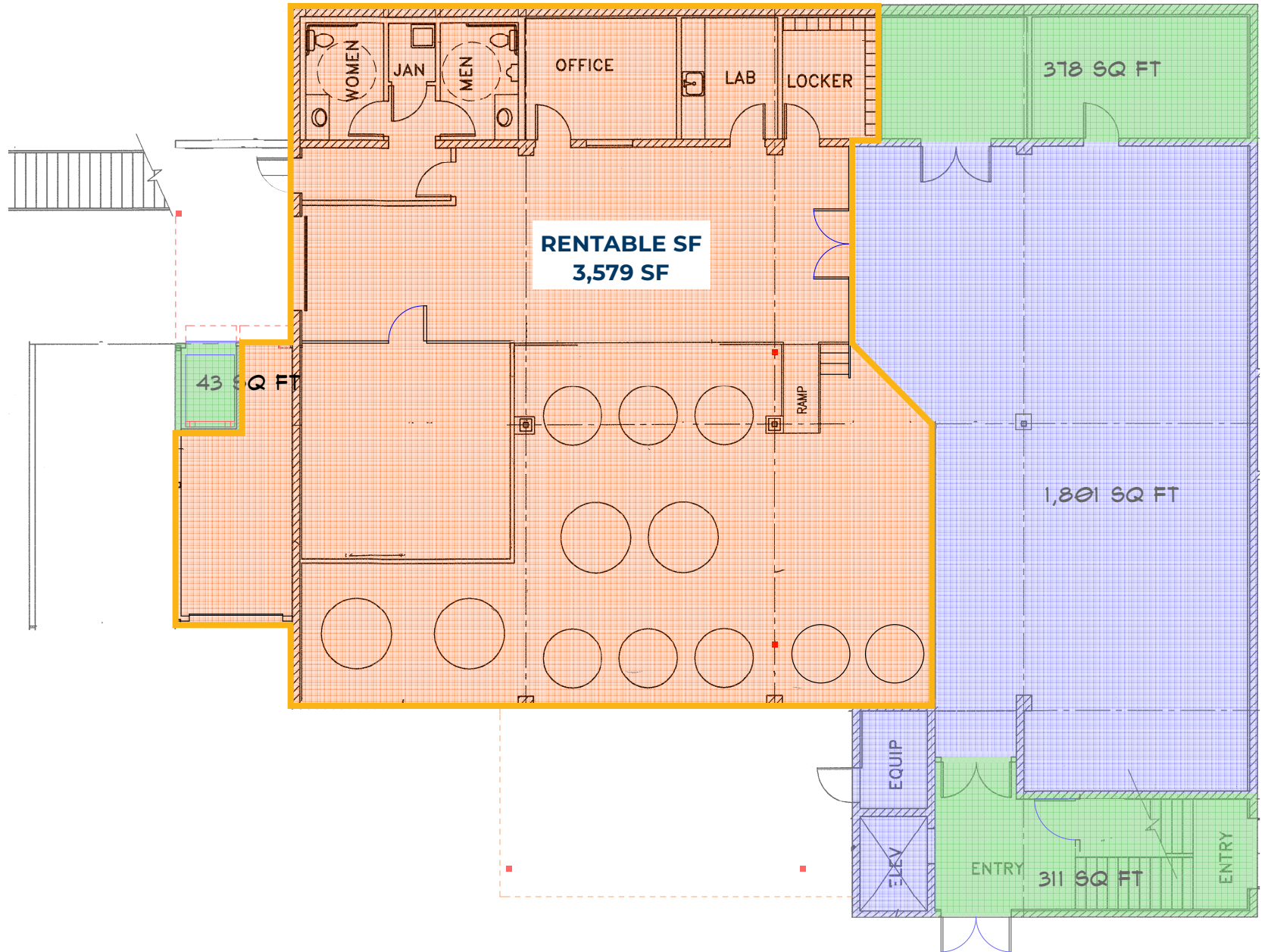
### MICHELLE D. ROZAKIS

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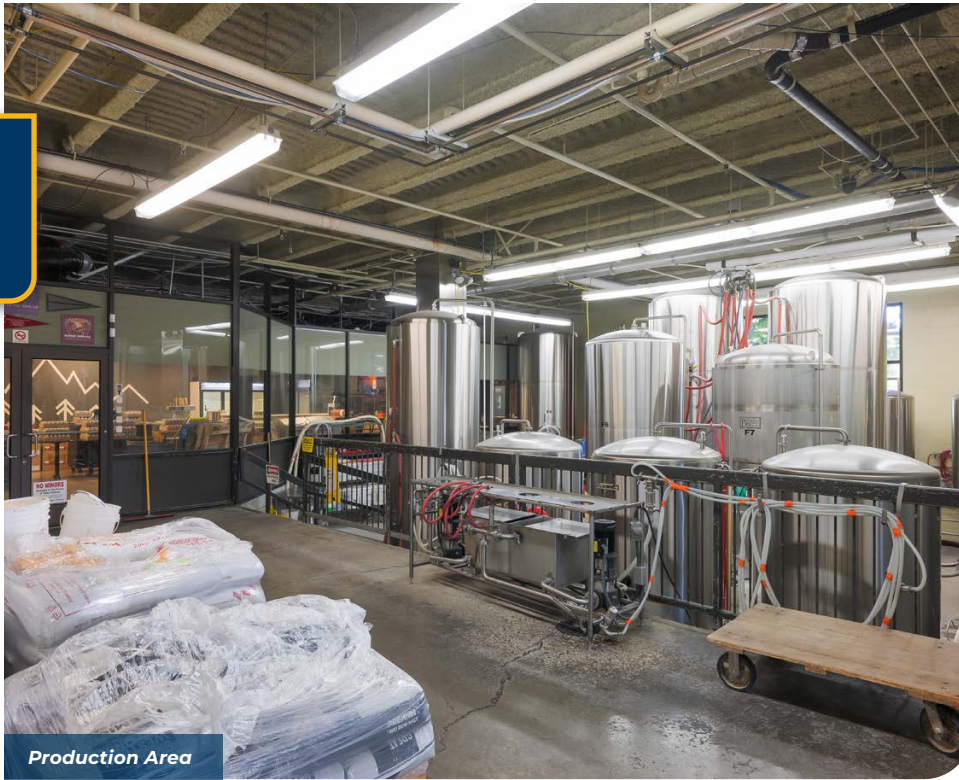
# FLOOR PLAN

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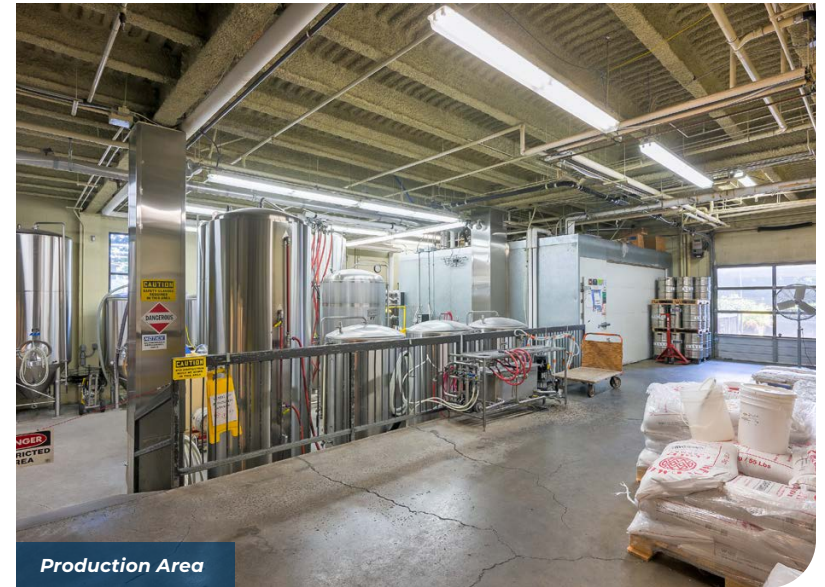




# INTERIOR PHOTOS

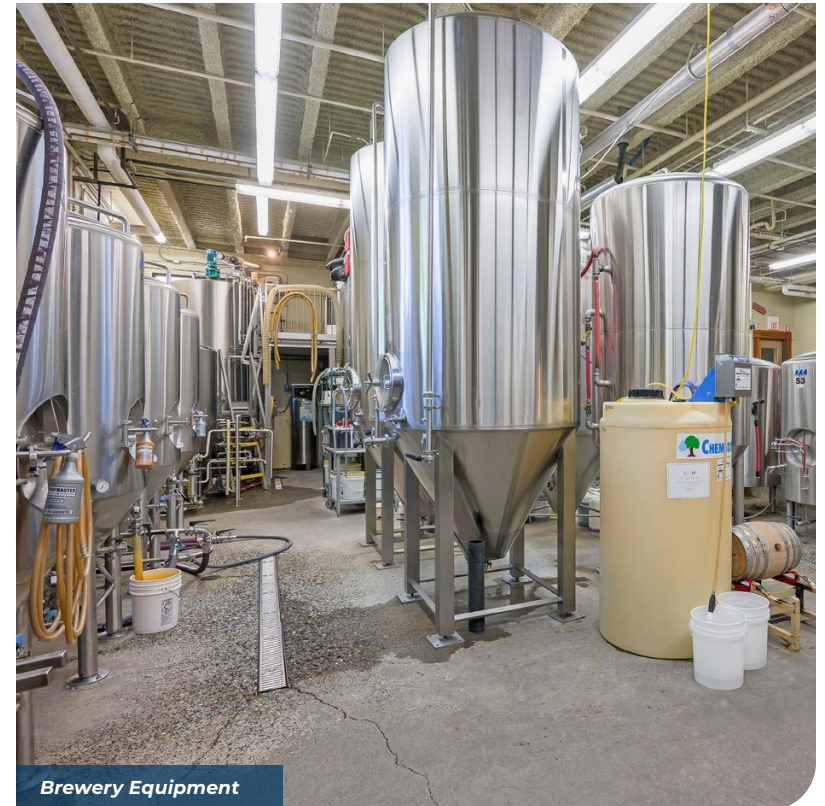


Production Area



Production Area

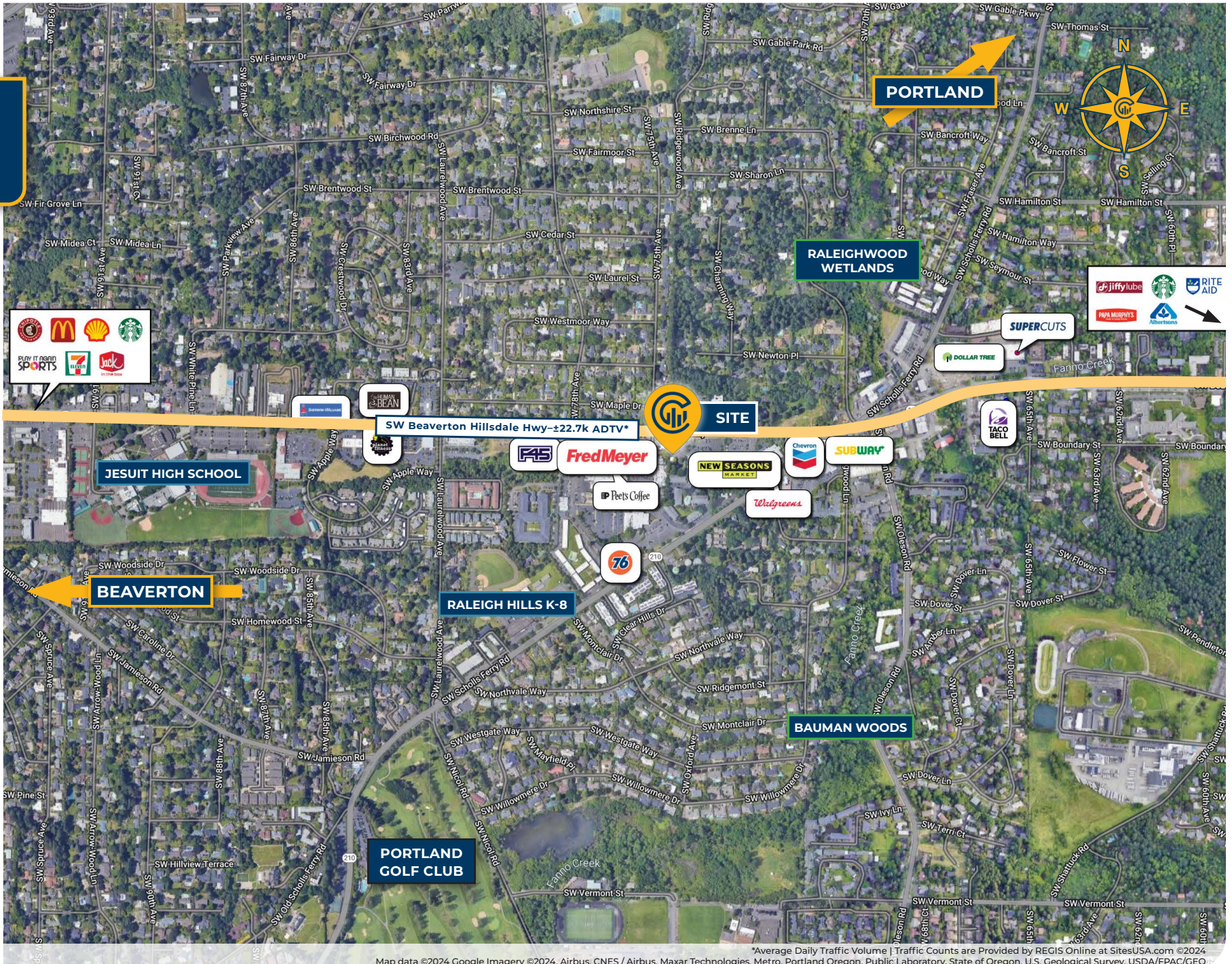
Brewery Equipment	Manufactured by
1 1996 10 BBL Steam Fired "Combi" System w/ 20 BBL HLT	
3 1996 10 BBL Partially Jacketed Serving Tanks	AAA
4 1996 10 BBL Cylindrical Conical Fermentation Tanks	AAA
1 1996 20 BBL Cylindrical Conical Fermentation Tanks	AAA
1 2011 30 BBL Cylindrical Conical Fermentation Tank	Metalcraft
2 2013 30 BBL Cylindrical Conical Fermentation Tanks	Metalcraft
1 20 BBL Unbranded Cylindrical Conical Fermentation - Not Currently Functional	Tank Date and Make Unidentified
1 mid-90's 20 BBL Cylindrical Conical Fermentation Tank	Bavarian Technologies
1 2012 20 BBL Metalcraft Jacketed Brite Tank	
1 WL 60 Columbia Boiler 840,000 BTU/HR	
Unbranded Glycol Chiller with Dual Copeland 10 HP Compressors Model # 3dp3-1000-tfc-260	
4 Roller Roscamp Grist Mill	
Grist Conveyance	



Brewery Equipment

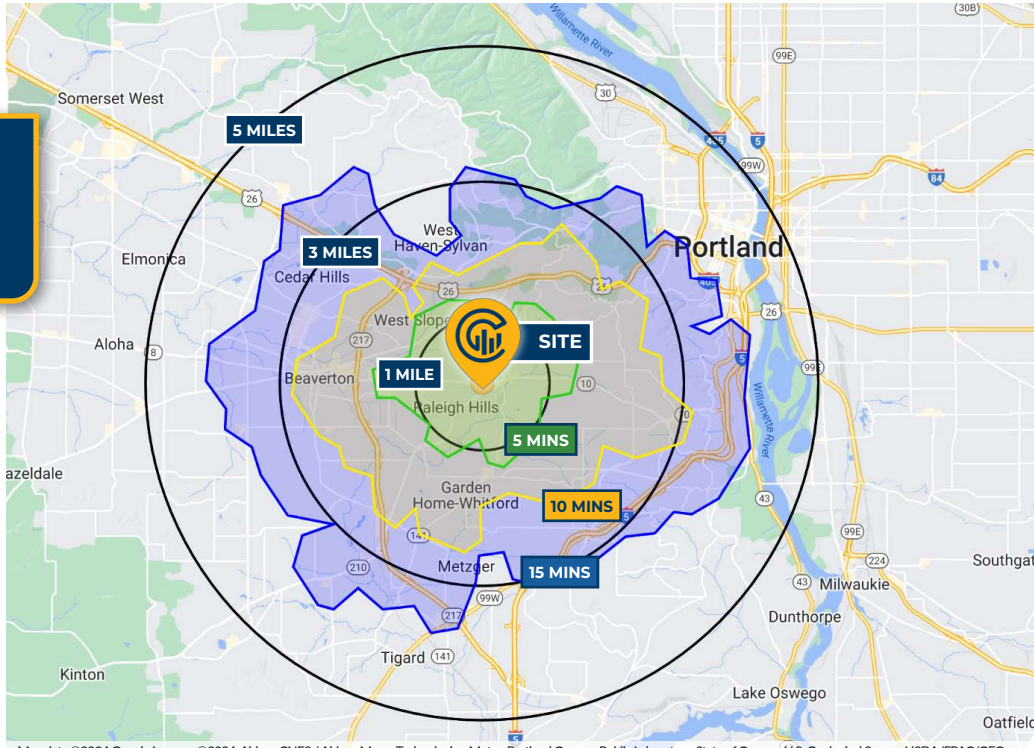


# LOCAL AERIAL MAP





**DRIVE TIMES & DEMOGRAPHICS**



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	12,025	112,110	354,394
2029 Projected Population	11,465	109,542	350,077
2020 Census Population	12,402	112,545	349,189
2010 Census Population	11,989	106,014	315,243
Projected Annual Growth 2024 to 2029	-0.9%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	-	0.4%	0.9%
Households & Income			
2024 Estimated Households	5,641	49,183	165,744
2024 Est. Average HH Income	\$194,451	\$164,760	\$150,318
2024 Est. Median HH Income	\$117,709	\$114,333	\$107,975
2024 Est. Per Capita Income	\$91,393	\$72,441	\$70,532
Businesses			
2024 Est. Total Businesses	854	9,320	30,971
2024 Est. Total Employees	4,166	63,861	271,496

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

**Neighborhood Scores**



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

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**BREWERY OPPORTUNITY**

Brokers Have Ownership Interest in this Property