

FOR LEASE

4095 SW 144th Avenue, Beaverton, OR 97005



MEDICAL OFFICE ON TUALATIN VALLEY HIGHWAY

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Executive Summary

4095 SW 144th Avenue, Beaverton, OR 97005



Property Summary

4095 SW 144th Avenue is a professionally maintained multi-tenant medical office building located directly on SW Tualatin Valley Highway in the heart of Beaverton. The building offers strong visibility along one of Washington County’s primary arterial corridors and benefits from a dedicated 26-stall parking lot plus abundant street parking.

The property has recently undergone exterior upgrades including new siding and fresh exterior paint, with parking lot repair, resealing and re-stripping planned for spring 2026, reinforcing ownership’s commitment to maintaining a clean and professional environment for tenants and customers.

Renovated in 2011, this single level building is climate-controlled (HVAC) and configured with shared lobby, bathrooms, and service rooms between its north and south wings. The layout supports medical and professional uses including counseling, wellness, clinics, dental, spa, and specialty practices.

| Property Details | | | |
|----------------------|---|---------------------|-------------------------------|
| Building Size | 7,600 SF | Parking | 26 Off-Street + 25+ Street |
| Rentable SF | 2,822 SF (per brochure) | Zoning | GC – General Commercial |
| Floors | 1 | Construction | Medical / Professional Office |
| Renovation | Renovated in 2011 (and exterior upgrades in 2025) | Power | 3-phase |



Investment Highlights



Strategic Arterial Location

Positioned along SW Tualatin Valley Highway, one of Beaverton's highest-traffic corridors, delivering strong daily visibility and exposure within a proven suburban commercial corridor.



Proximity to Major Employers & Retail

Minutes from Nike, Tektronix, IBM, and Reser's, and anchored by nearby grocery, fitness, banking, and dining amenities—reinforcing tenant convenience and long-term stability.



Established Residential & Workforce Base

Surrounded by dense single-family and multifamily housing with immediate access to a strong daytime workforce, supporting consistent demand for medical and professional services.



Regional Accessibility & Medical Hub Positioning

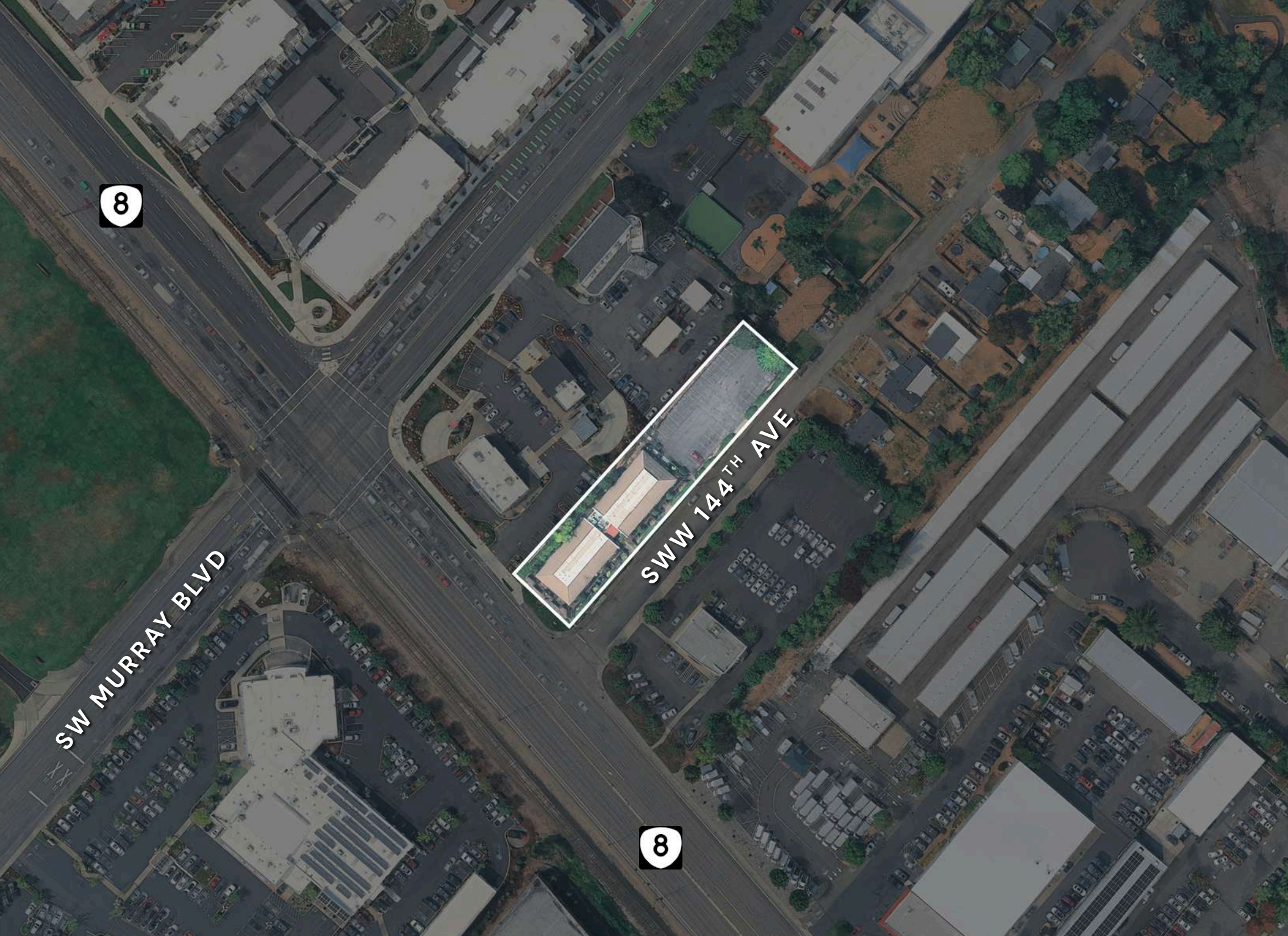
Located within Washington County's primary medical and professional corridor with direct connectivity via SW Tualatin Valley Highway and SW Murray Boulevard, serving the broader Portland MSA.



Property Gallery & Floor Plan

4095 SW 144th Avenue, Beaverton, OR 97005





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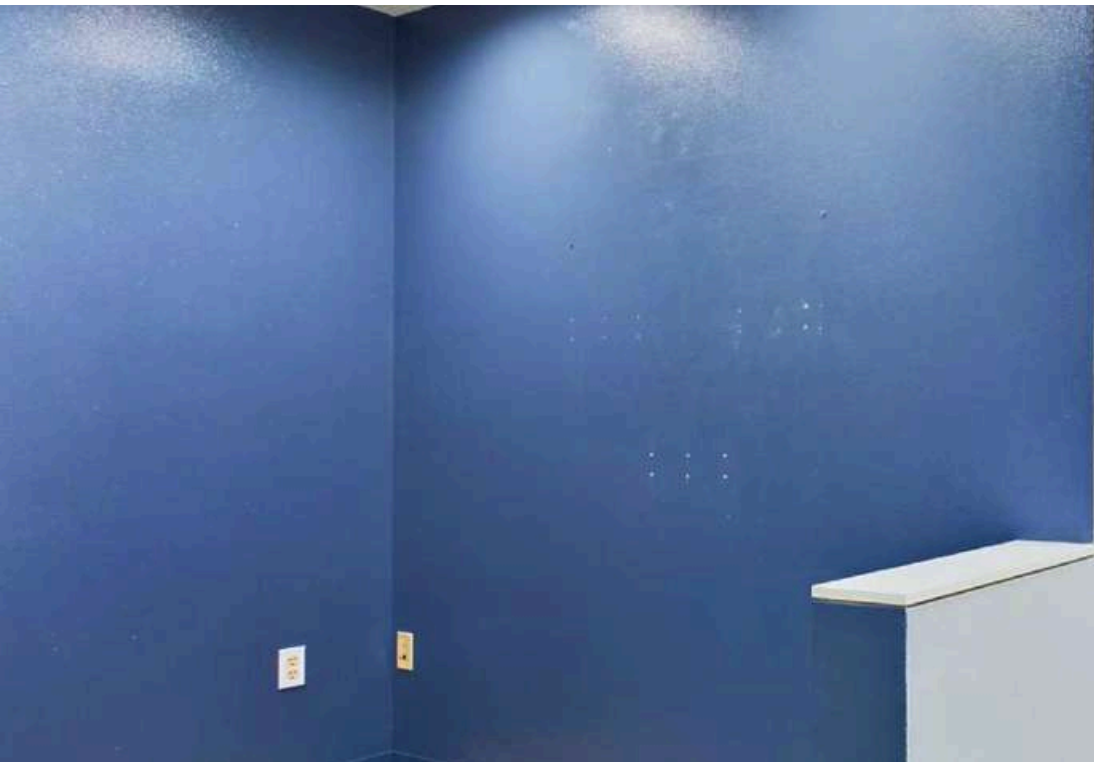
SW MURRAY BLVD

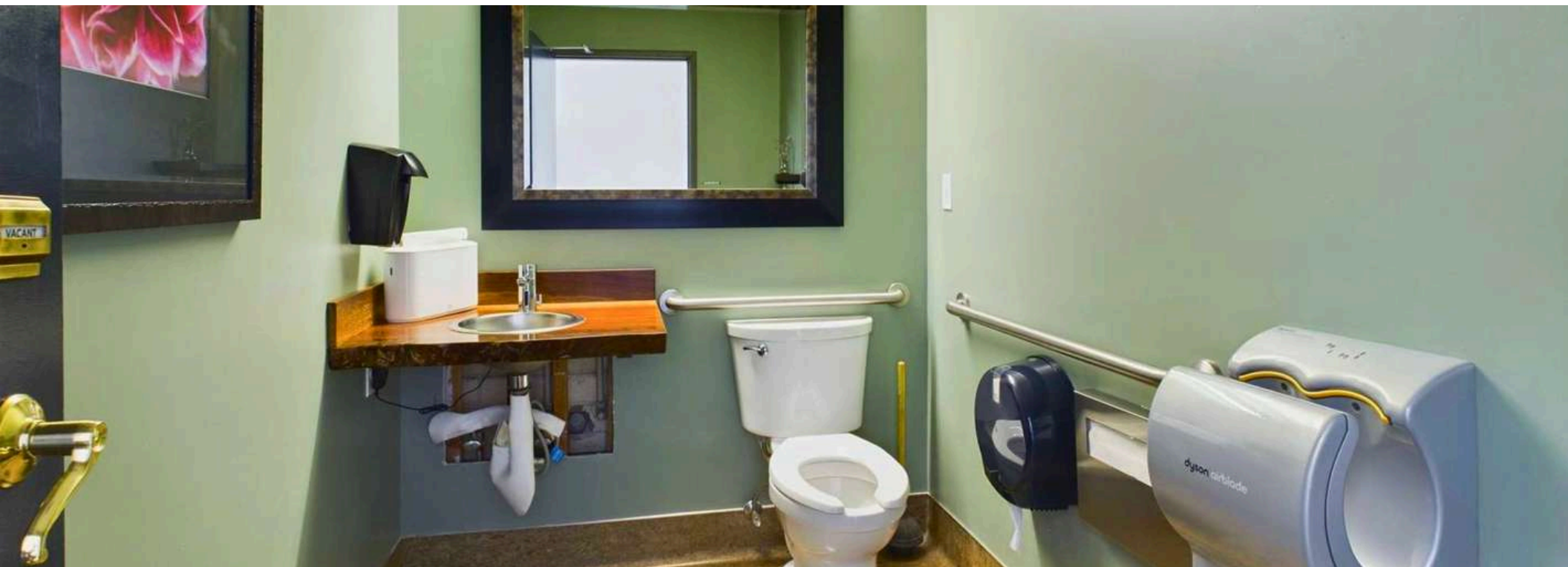
SWW 144TH AVE














Key Businesses & Retailers

4095 SW 144th Avenue, Beaverton, OR 97005






Nike Company Store


PET SMART


SUBJECT PROPERTY

 
WinCo
FOODS

BEAVERTON
TOYOTA CLEAR
BEDMART

 
McDonald's Chevron

 
In the box REI CO-OP
FIVE GUYS
BURGERS and FRIES
Chick-fil-A

8


Wendy's

BEAVERTON HIGH
SCHOOL FOOTBALL FIELD


DQ

Fred Meyer

8

BEAVERTON
CITY PARK

BEAVERTON TOWN SQUARE
TRADER JOE'S


THE HOME
DEPOT


TARGET

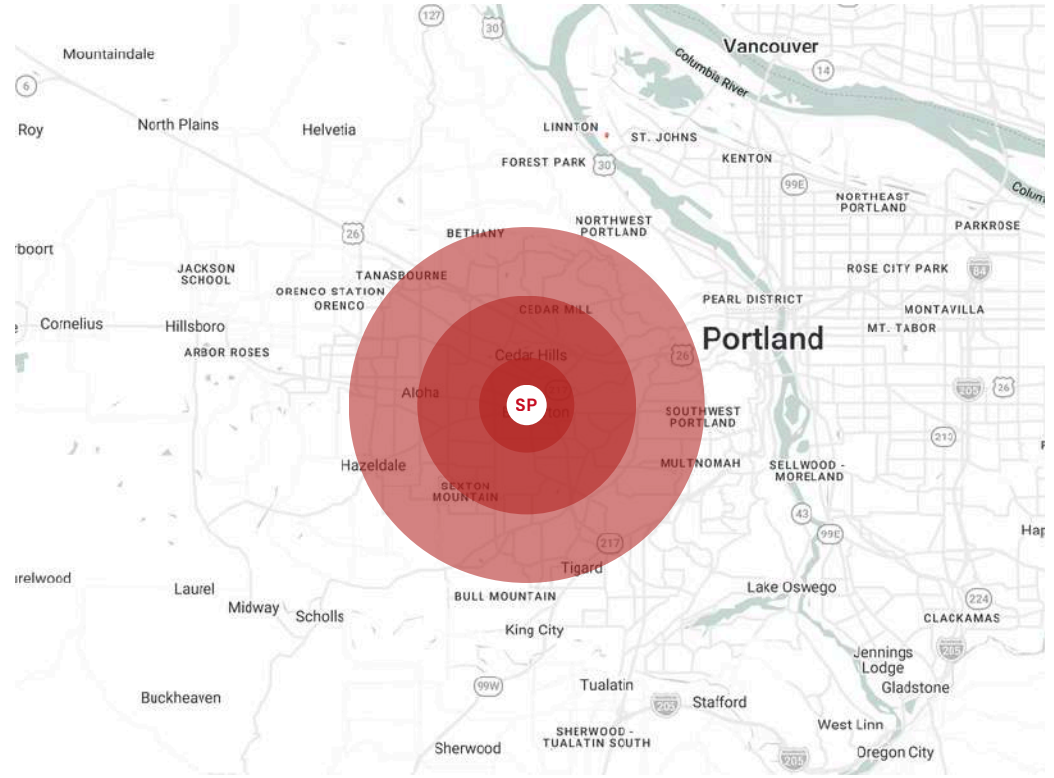
Demographics & Traffic

4095 SW 144th Avenue, Beaverton, OR 97005



Demographic and Traffic Count Report

| Category | Subcategory | 1 Mile | 3 Miles | 5 Miles | 5 Mile | |
|-------------------------------|---------------|--------------|----------------|-----------------|-----------|------------------|
| Population | Male | 8,830 | 75,601 | 176,663 | | |
| Female | | 9,514 | 79,046 | 182,287 | | 359,210 |
| Total Population | | 18,344 | 154,647 | 358,950 | | 357,193 |
| Age | Ages 0–14 | 4,012 | 31,846 | 73,414 | | 357,700 |
| Ages 15–24 | | 2,130 | 19,904 | 48,074 | | 0.56% |
| Ages 25–54 | | 7,823 | 62,444 | 143,967 | | -0.14% |
| Ages 55–64 | | 1,791 | 18,676 | 44,563 | | 43,570 |
| Ages 65+ | | 2,588 | 21,777 | 48,932 | | 357,193 |
| Race | White | 11,574 | 114,827 | 273,819 | | 248,760 (69.64%) |
| Black | | 699 | 2,837 | 5,317 | | 21,972 (6.15%) |
| Am In/AK Nat | | 73 | 381 | 686 | | 4,213 (1.18%) |
| Hawaiian | | 14 | 123 | 492 | | 18,722 (5.24%) |
| Hispanic | | 6,144 | 31,658 | 52,510 | | 2,266 (0.63%) |
| Multi-Racial | | 9,354 | 47,096 | 81,140 | | 61,259 (17.15%) |
| Income | Median Income | \$41,107 | \$58,773 | \$65,059 | | 94 |
| < \$15,000 | | 1,384 | 5,390 | 10,695 | | |
| \$15,000–\$24,999 | | 1,077 | 5,350 | 10,725 | | 161,508 |
| \$25,000–\$34,999 | | 1,128 | 6,309 | 13,009 | | 160,718 |
| \$35,000–\$49,999 | | 1,330 | 9,031 | 18,749 | | 160,552 |
| \$50,000–\$74,999 | | 1,411 | 12,401 | 26,583 | | 0.49% |
| \$75,000–\$99,999 | | 620 | 7,867 | 19,441 | | 0.10% |
| \$100,000–\$149,999 | | 500 | 8,422 | 22,998 | | 72,016 (44.81%) |
| \$150,000–\$199,999 | | 85 | 3,199 | 9,232 | | 88,702 (55.19%) |
| > \$200,000 | | 137 | 2,170 | 8,709 | | 160,719 |
| Housing | Total Units | 7,896 | 63,391 | 149,222 | | 25,268 (15.72%) |
| Occupied | | 7,457 | 59,768 | 141,030 | | 25,616 (15.94%) |
| Owner Occupied | | 2,124 | 33,754 | 85,153 | | 25,686 |
| Renter Occupied | | 5,333 | 26,014 | 55,877 | | 20,558 (12.79%) |
| Vacant | | 439 | 3,623 | 8,192 | | 16,838 (10.48%) |
| Income: \$125,000 - \$150,000 | | 220 (10.42%) | 3,204 (8.26%) | 12,407 (7.72%) | | |
| Income: \$150,000 - \$200,000 | | 175 (8.29%) | 4,841 (12.48%) | 15,364 (9.56%) | | |
| Income: \$200,000+ | | 161 (7.62%) | 6,776 (17.47%) | 18,982 (11.81%) | | |
| 2024 Avg Household Income | \$96,024 | | \$125,666 | | \$104,821 | |
| 2024 Med Household Income | \$80,079 | | \$98,276 | | \$79,608 | |



| Corridor / Access Point | Type | Proximity | Why It Matters |
|-------------------------------|----------------------------|------------------|--|
| SW Tualatin Valley Hwy (OR-8) | Primary Arterial | Direct Frontage | Major east–west corridor connecting Beaverton, Hillsboro, and Portland |
| SW Murray Blvd | Major North–South Arterial | Immediate Access | High commuter traffic and strong retail concentration |
| OR-217 | Regional Highway | ~5 Minutes | Direct connection to I-5 and US-26 |
| US-26 (Sunset Hwy) | Regional Freeway | ~10 Minutes | Primary route to Downtown Portland and west metro |
| Dense Retail Corridor | Commercial Node | Surrounding | Consistent daily traffic drivers (grocery, fitness, banking, dining) |

Discover Growth & Opportunity

4095 SW 144th Avenue, Beaverton, OR 97005



About Beaverton, Oregon

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Beaverton serves as a leading economic center within the Portland metropolitan area, supported by a diverse business base spanning technology, manufacturing, healthcare, logistics, and professional services. Its strategic location—paired with direct access to major interstate corridors, regional rail systems, and international air transport via Portland International Airport—creates a strong foundation for commerce and distribution.

The city's educated workforce, anchored by institutions such as Portland State University and Oregon Health & Science University, attracts companies seeking innovation, research partnerships, and long-term growth potential. Ongoing infrastructure improvements, transit accessibility, and active mixed-use redevelopment efforts further strengthen the region's stability.

With relatively competitive operating costs compared to other West Coast metros, Beaverton continues to appeal to investors looking for a resilient, well-connected submarket with strong demand drivers and consistent economic momentum.



Discover Beaverton's Growth and Opportunity

Economic Expansion

- **Silicon Forest Employment Hub:** Beaverton has emerged as one of the Portland metro's strongest employment centers, anchored by advanced manufacturing, global technology firms, corporate campuses, and innovation-driven startups. Continued business investment and commercial development have strengthened local job creation and expanded the city's economic footprint.
- **Downtown & South Cooper Mountain Growth:** Ongoing redevelopment in Downtown Beaverton and the South Cooper Mountain area includes new residential communities, mixed-use developments, office space, and neighborhood retail—supporting population growth and driving sustained economic activity across the city.

Infrastructure and Transportation

- **Regional Transportation Access:** Beaverton benefits from a comprehensive and interconnected transportation network, including direct access to U.S. Route 26, OR-217, and nearby Interstate 5. These routes support efficient commuter travel and the movement of goods throughout the Portland metropolitan area and the broader Pacific Northwest.
- **TriMet Transit Connectivity:** Investments in regional transit—including MAX Light Rail service and expanded bus routes—continue to enhance mobility and strengthen connectivity between Beaverton's employment centers, residential neighborhoods, and commercial districts.



Urban Revitalization and Development Projects

- Downtown Beaverton Equity District & Loop Project: Centered around the revitalized downtown core near City Hall and the Patricia Reser Center for the Arts, this master plan is a transformative effort to create a vibrant, transit-oriented neighborhood. This vision includes hundreds of new market-rate and affordable housing units, pedestrian-friendly "loop" pathways, and significant new commercial and "restaurant row" spaces. This project is designed to be an economic growth driver and enhance Beaverton's identity as a premier destination in the Tualatin Valley.
- Central Beaverton & Neighborhood Initiatives: Key corridors are experiencing reinvestment through mixed-use projects and community infrastructure improvements. These initiatives aim to support local businesses, enhance streetscapes along Canyon Road and Broadway Street, and increase infill housing options to meet the needs of a growing, diverse population.



Population Growth and Community Development

- Metro Population Growth: As a primary hub within the Portland metropolitan area, Beaverton has experienced steady population increases driven by a robust tech sector (the "Silicon Forest"), lifestyle appeal, and its reputation for excellent schools. This trend reinforces consistent demand for housing, commercial services, and employment centers throughout the city and surrounding Washington County.
- Housing and Affordability Efforts: Beaverton continues to prioritize new residential communities—such as the massive South Cooper Mountain development—along with mixed-income housing and transit-adjacent projects. These efforts ensure diverse living options for families, tech professionals, and workers across the metro area, maintaining Beaverton's status as a highly livable community.





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