

Retail Space For Lease | ± 7,261 SF

CBRE

6800 SW Beaverton Hillsdale Hwy | Portland, OR 97225



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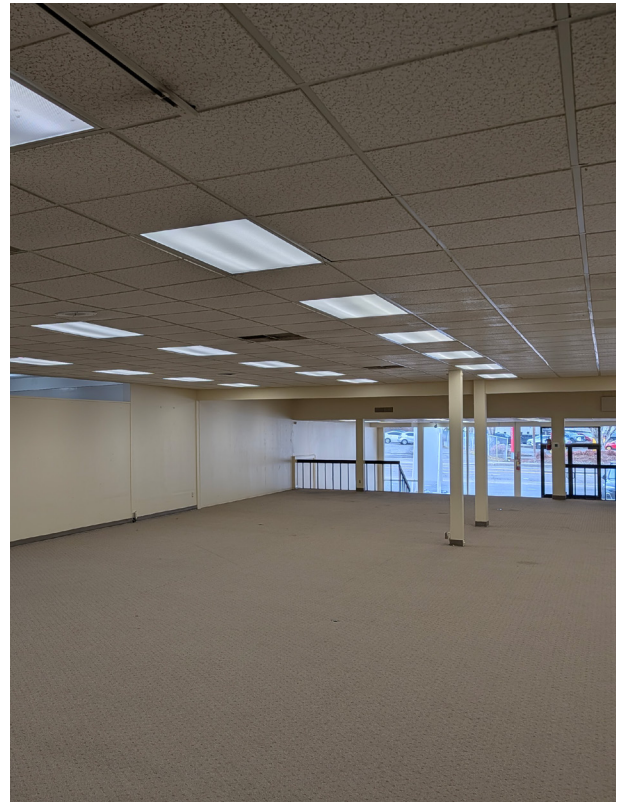


Call for Lease Rates

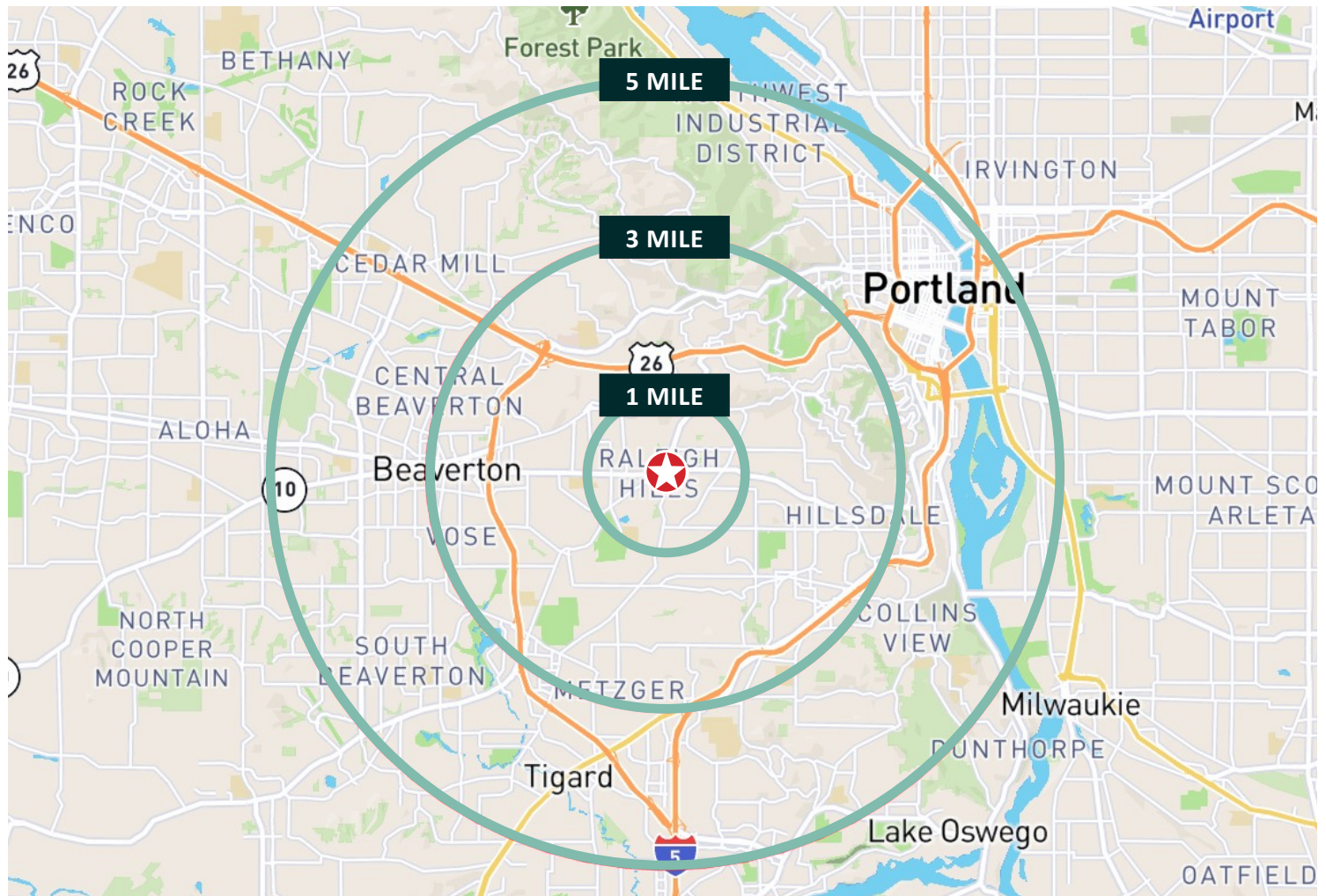
- + Building Size: 18,545 SF
- + Available Space: 7,261 SF
- + Year Built: 1967
- + Zoning: CBD (Central Business District)

Area Highlights

- + **High Visibility and Prominent Location:** The property is situated on Beaverton Hillsdale Highway, identified as a major arterial road, ensuring strong visibility and exposure to potential customers.
- + **Significant Traffic Counts:** Beaverton Hillsdale Highway experiences substantial daily traffic, with Annual Average Daily Traffic (AADT) counts ranging from 22,000 to 33,000 vehicles at various points along the highway in 2018, indicating a high volume of passersby.
- + **Strong and Growing Local Population:** Beaverton is a populous city with a 2024 population of 98,302, showing consistent growth, ensuring a large customer base for retailers.
- + **Affluent Demographics:** The median household income in Beaverton was \$94,279 in 2023, indicating a community with strong purchasing power.
- + **Strategic Connectivity:** The location offers quick and easy access to Highway 217, enhancing connectivity for both customers and logistics.
- + **Proximity to Established Retail Hubs:** The trade area includes major retailers such as Target, Home Depot, Kohl's, Fred Meyer, and Trader Joe's, drawing significant foot traffic and creating a robust retail environment.
- + **Diverse Economic Environment:** Beaverton is an economic center for Washington County, characterized by a mix of businesses and strong daytime employment, contributing to a vibrant commercial landscape.



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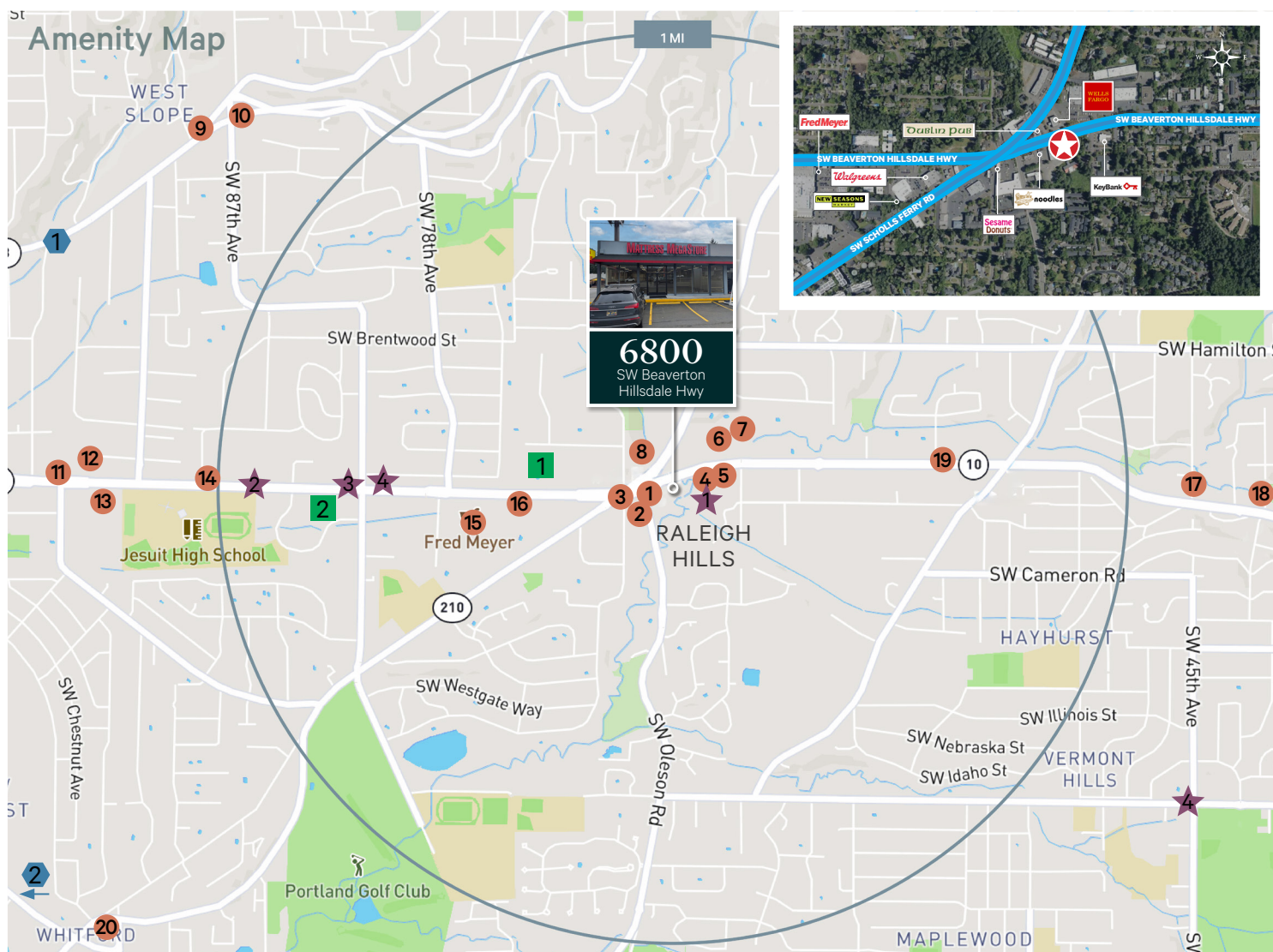


POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	13,405	113,381	359,599
2030 Population - Five Year Projection	13,409	115,891	368,560
2020 Population - Census	13,111	111,865	350,600
2010 Population - Census	12,531	103,154	309,338
2020-2025 Annual Population Growth Rate	0.42%	0.26%	0.48%
2025-2030 Annual Population Growth Rate	0.01%	0.44%	0.49%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households - Current Year Estimate	5,874	47,915	164,828
2030 Households - Five Year Projection	5,867	48,918	169,613
2020 Households - Census	5,888	47,399	159,328
2010 Households - Census	5,717	45,174	140,539
2020-2025 Compound Annual Household Growth Rate	-0.05%	0.21%	0.65%
2025-2030 Annual Household Growth Rate	-0.02%	0.42%	0.57%
2025 Average Household Size	2.25	2.34	2.13
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$189,347	\$165,369	\$147,851
2030 Average Household Income	\$210,921	\$184,842	\$165,091
2025 Median Household Income	\$120,978	\$112,937	\$103,042
2030 Median Household Income	\$143,946	\$130,240	\$116,678
2025 Per Capita Income	\$83,560	\$70,224	\$67,872
2030 Per Capita Income	\$92,930	\$78,397	\$76,070
PLACE OF WORK	3 MILE	5 MILES	10 MILES
2025 Businesses	551	6,046	25,362
2025 Employees	4,242	92,829	376,810

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RESTAURANTS & COFFEE

1. Noodles
2. Sesame Donuts
3. Six Corners Café
4. Sazón Michoacano
5. Taco Bell
6. Pepper Tree Thai Cuisine
7. Tokyo Grill
8. McMenamins Raleigh Hills Pub

9. Canyon Grill
10. Taqueria El Paisano
11. McDonald's
12. Chipotle Mexican Grill
13. Starbucks
14. China Delight
15. Zenshi Handcrafted Sushi
16. La Provence Boulangerie & Patisserie

17. Steeplejack Pizza & Beer
18. Pizza Rosalie
19. Dutch Bros Coffee
20. Burgerville

BANKS & CREDIT UNIONS

1. Key Bank
2. Bank of America
3. Chase Bank

4. US Bank
5. Bitcoin Depot

HOTELS

1. Best Western
2. Woodspring Beaverton

GYM AND FITNESS

1. Best Western
2. Woodspring Beaverton



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