

**FOR LEASE**



**ALOHA RETAIL /  
LAND FOR LEASE**

**3435 SW 182nd AVE**

**ALOHA | OR 97003**

# THE SPACE **B**

3435 SW 182nd Ave, a versatile property perfectly situated for quick service retail or business in a community friendly zone. Large land area/ lot available .5 ac for lease with building.

The freestanding building offers flexible space and is ideally positioned for a retailer / business seeking to capitalize on the strong commuter traffic in the Beaverton and Hillsboro area right off TV Highway and 185th, two major thoroughfares. **\*Only accepting short term leases or month to month\***

PROPERTY ADDRESS	3435 SW 182nd Ave, Aloha, OR 97006
BUILDING AREA (±)	2,013 Square Feet
YEAR BUILT	1980
ON-SITE PARKING (±)	10 surface parking stalls inclusive of ADA stalls
EXISTING DRIVE-THROUGH	Yes
LAND AREA (±)	43,124 SF / 0.99 Acres
ZONING	CCMU - Community Core Mixed-Use District



## LOCATION

3435 SW 182nd Ave

## USES

Retail Space

## SF

2,000 Sq. Ft

## AVAILABLE

Now!

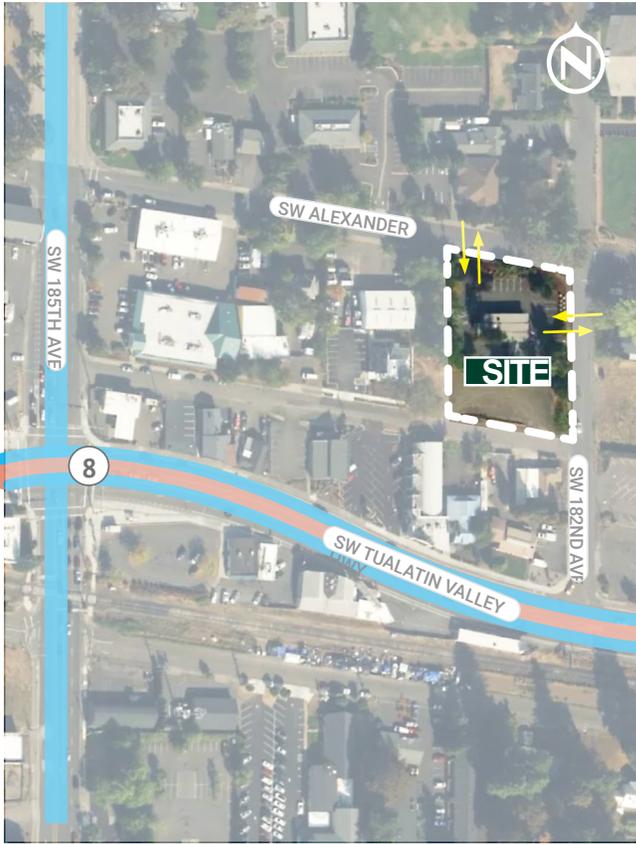
## PRICING

Call For More Info

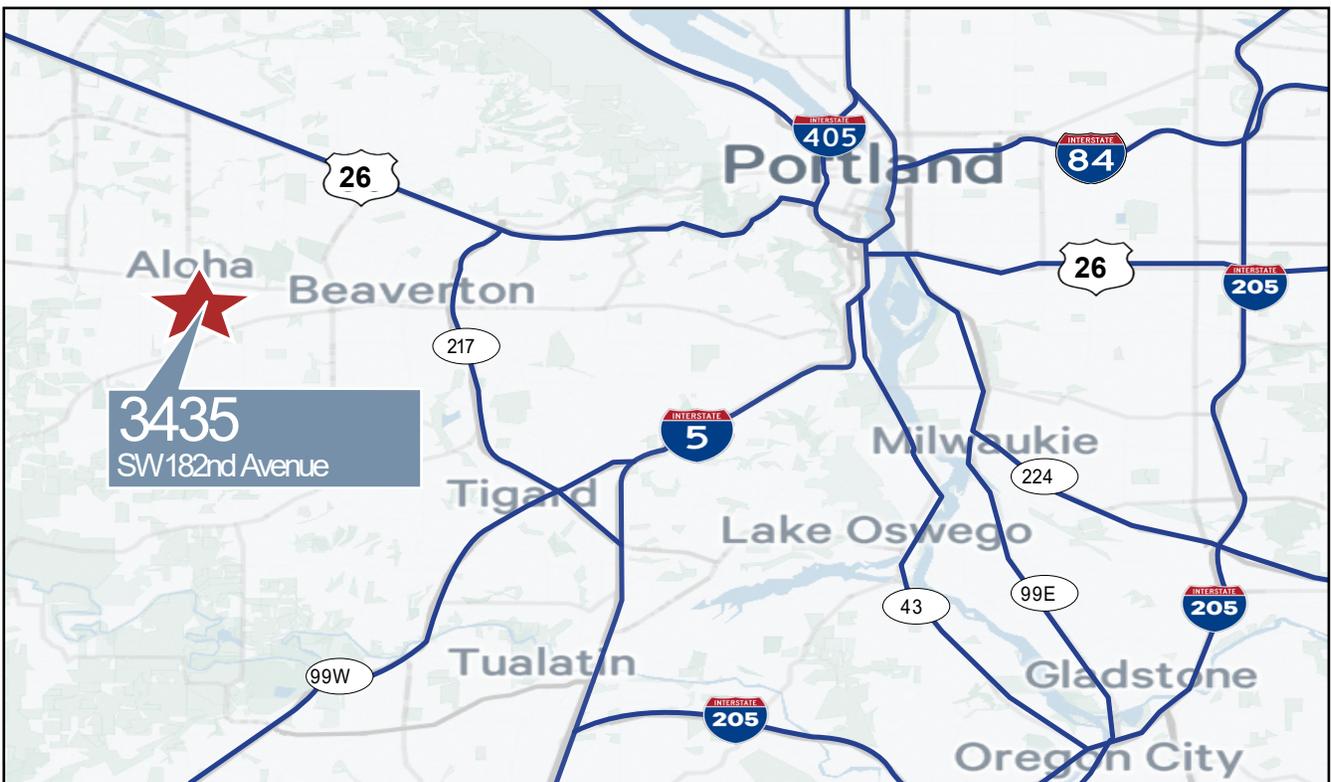
## SHOWINGS

By Appointment

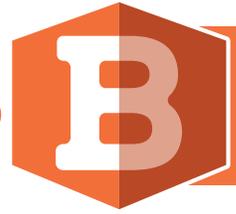
# SITE MAP **B**



- ★ Between Downtown Hillsboro and Downtown Beaverton
- 🚗 Easy access from SW Tualatin Valley Highway
- 👥 Scarcity of supply
- 📍 Unincorporated Washington county
- 💰 Owner/user & quick service retail opportunity
- 🤝 Development opportunity in Sunset Corridor



# DEMOGRAPHICS



Strategically located in the bustling Aloha/Beaverton area, 3435 SW 182nd Ave benefits from a vibrant and growing community, making it an ideal location for retail. The property boasts approximately 39,000 vehicles per day passing along SW Tualatin Valley Highway crossing SW 182nd Avenue. This high-traffic environment provides visibility and accessibility, attracting a steady flow of potential customers.

## In a 5-mile radius...



39

Transit Score



89

Bike Score



84

Walk Score

ESTIMATED  
POPULATION 2024

**348,951**

ESTIMATED  
HOUSEHOLDS

**136,252**

ESTIMATED  
POPULATION 2029

**357,319**

AVERAGE  
HOUSEHOLD INCOME

**\$141,371**

EMPLOYEES

**123,756**

RESIDENTS WITH A BACHELOR'S  
DEGREE OR HIGHER

**51.8%**



## CONTACT INFO

**Austin Emami**  
+1 503 887 6477  
Austin@barringtonpdx.com

**Barrington Management, LLC.**  
18840 SW Boones Ferry Rd, Suite 216  
Tualatin, OR 97062



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