

BEAVERTON BROADWAY LEASING OPPORTUNITY

12350 SW BROADWAY ST.
BEAVERTON, OR 97005

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**\$32 PSF
+ NNN**

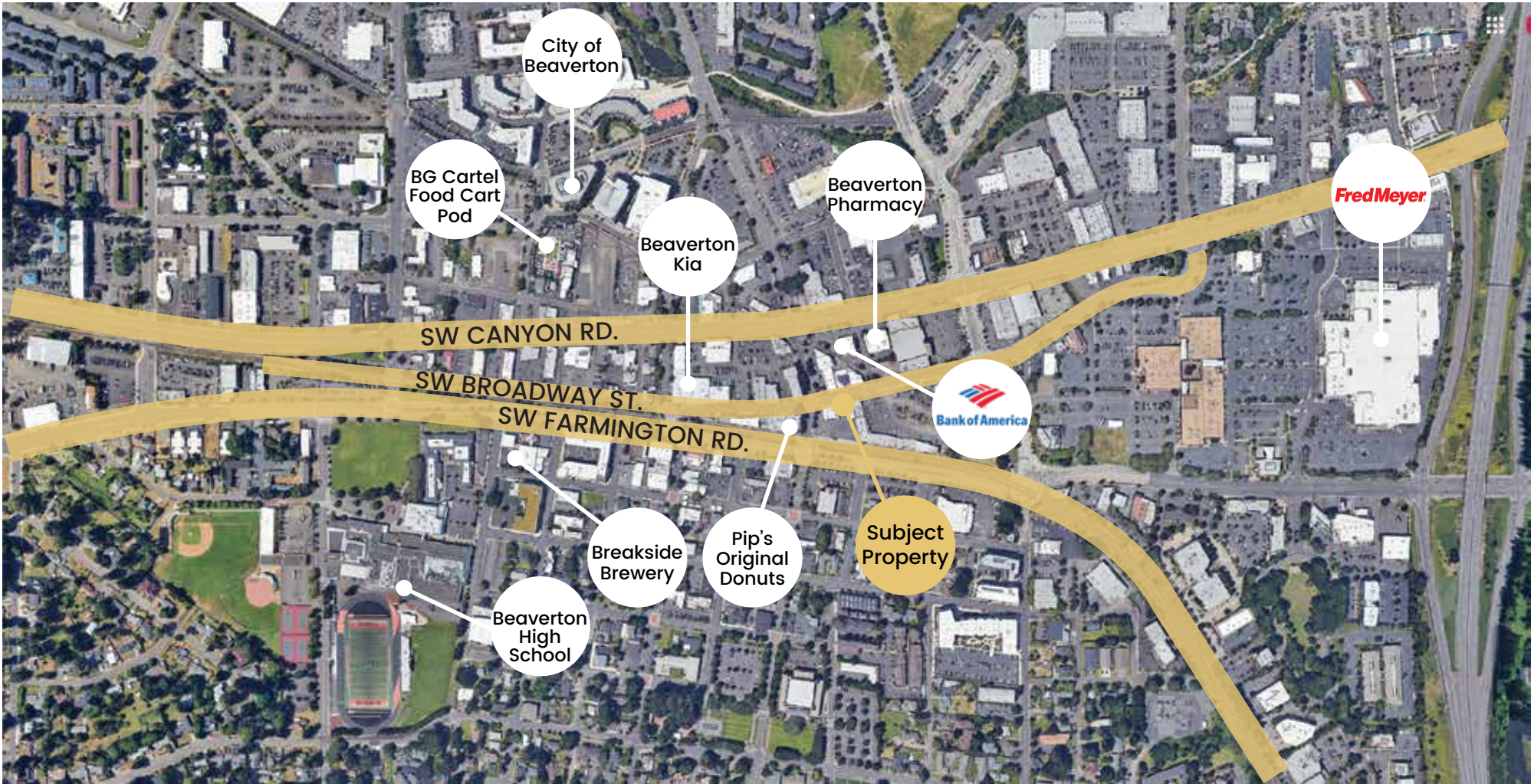
BEAVERTON BROADWAY

12320-12350 SW BROADWAY ST. BEAVERTON, OR

NRSF	3,750 SF	Stories	1
Price	\$32 PSF + NNN	Construction	Masonry
Tenancy	Single	Year Built	1979
Type	2 star retail storefront	Parcel	R116528
		Parking	40 available (surface)



PRIME LOCATION



NEIGHBORHOOD: CENTRAL BEAVERTON, OR



The Central Beaverton neighborhood is a vibrant area located in the heart of Beaverton, Oregon. Known for its walkability and lively community feel, this neighborhood offers residents a balanced mix of urban amenities and suburban comfort. With easy access to public transit, Central Beaverton is also conveniently connected to downtown Portland, making it an attractive area for those who value both accessibility and community.

Shoppers in Central Beaverton enjoy the range of boutique and big-box retail options. Cedar Hills Crossing is a popular shopping center, featuring major retailers like REI and Barnes & Noble, as well as local stores, theaters, and eateries. For more artisanal finds, the Beaverton Farmers Market offers seasonal produce, handmade goods, and local specialties, making it a community favorite for weekend browsing.

The area also boasts several scenic parks, perfect for outdoor activities. Beaverton City Park, located near the library, offers open green spaces, picnic areas, and a splash fountain for kids. Just a short drive away, Tualatin Hills Nature Park offers serene walking trails and diverse wildlife, attracting nature lovers and families alike.

Central Beaverton hosts a variety of events throughout the year, adding to its community spirit. The Beaverton Night Market is a vibrant celebration featuring food, crafts, and performances from diverse cultures. The Beaverton Celebration Parade is another highlight, drawing crowds to enjoy local performances, floats, and festivities. Together, these events showcase the rich diversity and communal warmth that Central Beaverton has to offer.

AREA DEMOGRAPHICS

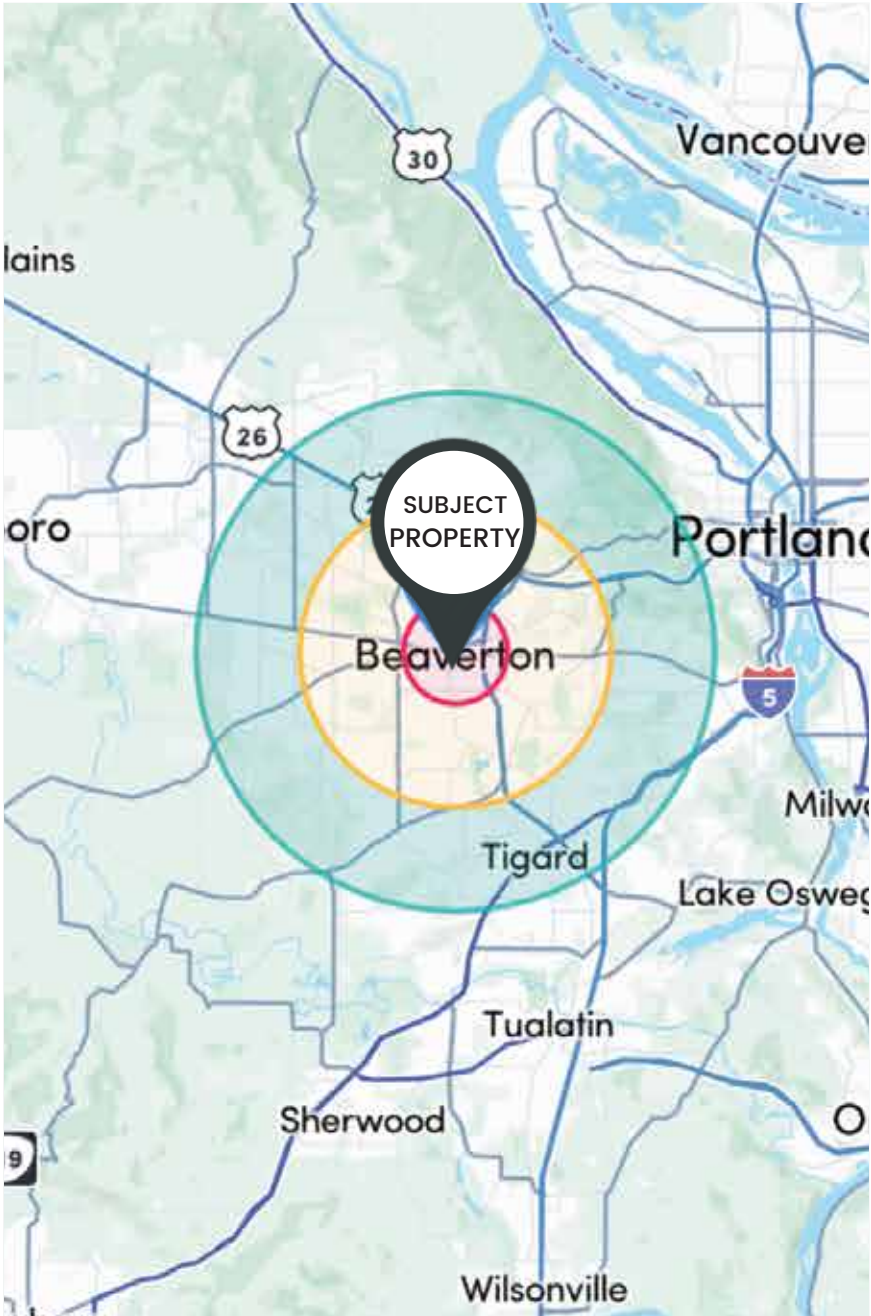


	1 MILE	3 MILES	5 MILES
DEMOGRAPHICS POPULATION	18,510	140,374	362,846
HOUSEHOLDS	7,689	57,835	143,752
HH INCOME	\$86.2K	\$120.2K	\$144.5K
CONSUMER SPENDING	\$159.3M	\$2.5B	\$6.8B

TRAFFIC	2,310 VPD ON SW BROADWAY ST. & SW EAST AVE. E.
	38,982 VPD ON SW FRONT ST & SW FARMINGTON RD. W.

TRANSPORTATION	WALKSCORE: 99 (WALKER'S PARADISE) TRANSITSORE: 69 (GOOD TRANSIT)
	TRANSIT: 1 MIN DRIVE TO BEAVERTON CENTRAL (MAX BLUE LINE) 1 MIN DRIVE TO BEAVERTON TRANSIT CENTER (WEST SIDE EXPRESS)
	AIRPORT: 33 MINUTE DRIVE TO PORTLAND INTERNATIONAL (PDX)

POPULATION	STATE	OREGON	4.18M
	COUNTY	WASHINGTON	598,865
	MSA	PORTLAND METRO	2.5M
	CITY	BEAVERTON	96,945





ADVISOR TEAM

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a real estate investment advisory company