

UNDER NEW OWNERSHIP

Beaverton Town Square

PADS AVAILABLE



Pad 2 New Building
6,000 SF



SURROUNDING RETAILERS

Fred Meyer



HomeGoods



BROCK SWITZER
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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OWNED BY **HYPERION**



UNDER NEW OWNERSHIP

1,183, 2,246, 2,906, 3,467 & 3,415 SF
RETAIL SPACE AVAILABLE

PAD 1: UP TO 20,000 SF AVAILABLE

PAD 2: 6,000 SF AVAILABLE

PAD 4: UP TO 6,000 SF AVAILABLE

- Call for economics
- Anchored by Trader Joe's
- Centrally located in the retail heart of Beaverton
- Visibility and access to Highway 217; over 122,000 VPD
- Major high traffic retail corridor; sandwiched between two major east/west arterials
- Intel (21,000 EE's) and Nike Headquarters (12,000 EE's) are minutes from the shopping center. Nike World Headquarters underwent a \$1 Billion expansion a few years ago that added an additional 1.3M SF. This addition helped double their number of employees in recent years.



LOCAL TRADE AREA IS RAPIDLY TRANSFORMING
WITH NEW RESTAURANTS,
MIXED-USE DEVELOPMENTS & INCREASED DENSITY



SITE PLAN



Pad 2 New Building
6,000 SF



Olive Garden
PAD 3

DESSERT TRAY
ACCURATE AUTO
OF BEAVERTON

SW BROADWAY STREET

PAD 4
AVAILABLE
0.19 AC

PAD 2
AVAILABLE
6,000 SF

PAD 1
AVAILABLE
0.6 AC.



SW BEAVERTON-HILLSDALE HIGHWAY (40,101 CPD)



SUITE	TENANT	SF
A1-4	Trader Joe's	13,542
A5-8	Rockler Woodworking	8,030
A9	Available	3,467
B1	Tour Les Jours	1,800
B2	Yun Nan Rice Noodle	1,581
B3	Everbowl	700
B4	Bubble Bubble Tea	1,200
B5	Mud Bay	6,668
B6	ATI Physical Therapy	2,801
B7-8	Kura Sushi	3,500
B9	Galaxy Nails and Spa	1,015
B10	Tehroon	1,079
B11	Thai Apsara	1,552
B12	Available	1,183
B13	ChiMcKing	1,200
C1-4	Beaverton Dental Center	3,679
C5	Oregon Military Dept.	1,918
C6	Mariner Finance	1,000
C7	Portland Fitness Equipment	2,246
C8	Available	2,246
C9-10	FedEx	7,112
C12	Honey Baked Ham	4,207
C13	Pho Van	3,304
C14-15	Available	3,415
C16	Potbelly Sandwich	2,205
C17	Bag O Crab	2,730
C18	Card & Hobby	1,000
C19	Nothing Bundt Cakes	2,407
C20	Einstein Bagels	3,005
PAD 1	Available	0.6 AC
PAD 2	Available	6,355
PAD 3	Olive Garden	8,520
PAD 4	Available	0.19 AC
C11	Available Endcap	2,906



TRADE AREA



BEAVERTON CENTRAL

PATRICIA RESER CENTER FOR THE ARTS

ARTS & COMMUNICATION MAGNET ACADEMY
725 STUDENTS

CANYON TOWN CENTER

HAPPY LAMB HOT POT

NATURAL GROCERS

A... FAMILY MARKET

JO-ANN

CANYON PLACE

HomeGoods

petco

YUZU RESTAURANT

HWY ON/OFF RAMPS

CHUCK E. CHEESE

BEAVERTON TOWN SQUARE

MODERA
5 STORY, 312 UNIT MULTI-FAMILY BUILDING WITH GROUND FLOOR RETAIL

Fred Meyer

HWY ON/OFF RAMPS

OLD TOWN

EX NOVO BREWERY

AFURI RAMEN

TOP BURMESE

LIONHEART COFFEE

NAK WON KOREAN

1ST STREET POCHA

THE SUDRA

BIGS CHICKEN

LOYAL LEGION

KOYA SUSHI

SIZZLE PIE

BEAVERTON HIGH SCHOOL
1,521 STUDENTS

40,101 CPD

40,233 CPD

122,000 CPD

SW Beaverton Hillsdale Hwy

DEMOGRAPHICS



- 1 MILE – 10,248
- 3 MILE – 105,238
- 5 MILE – 267,739



- 1 MILE – 22,660
- 3 MILE – 83,411
- 5 MILE – 150,092



- 1 MILE – \$144,466
- 3 MILE – \$130,979
- 5 MILE – \$129,316



FOR MORE INFORMATION, CONTACT:

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