



FOR LEASE | RETAIL CENTER



OLD TOWN BEAVERTON RETAIL

12350 SW BROADWAY ST, BEAVERTON

3,102 SF (divisible to $\pm 1,050$ SF)

PROPERTY HIGHLIGHTS

- Off-street parking
- Rear loading access
- 1 block from WES Lightrail line
- Neighboring Tenants: Giovanni's Italian Restaurant, Big O's Wood Fired Pizza, Bootleggers Whiskey Bar, Natural Grocers, CrossFit Body and Fuel
- Zoned RC-OT (Regional Center-Old Town)
- Property is eligible for City of Beaverton improvement grants.
- Up to \$70,000 in City of Beaverton incentives available for restaurant concept.
www.BeavertonOregon.gov/incentives
- Asking Rate: \$16/SF NNN



ANNE HECHT

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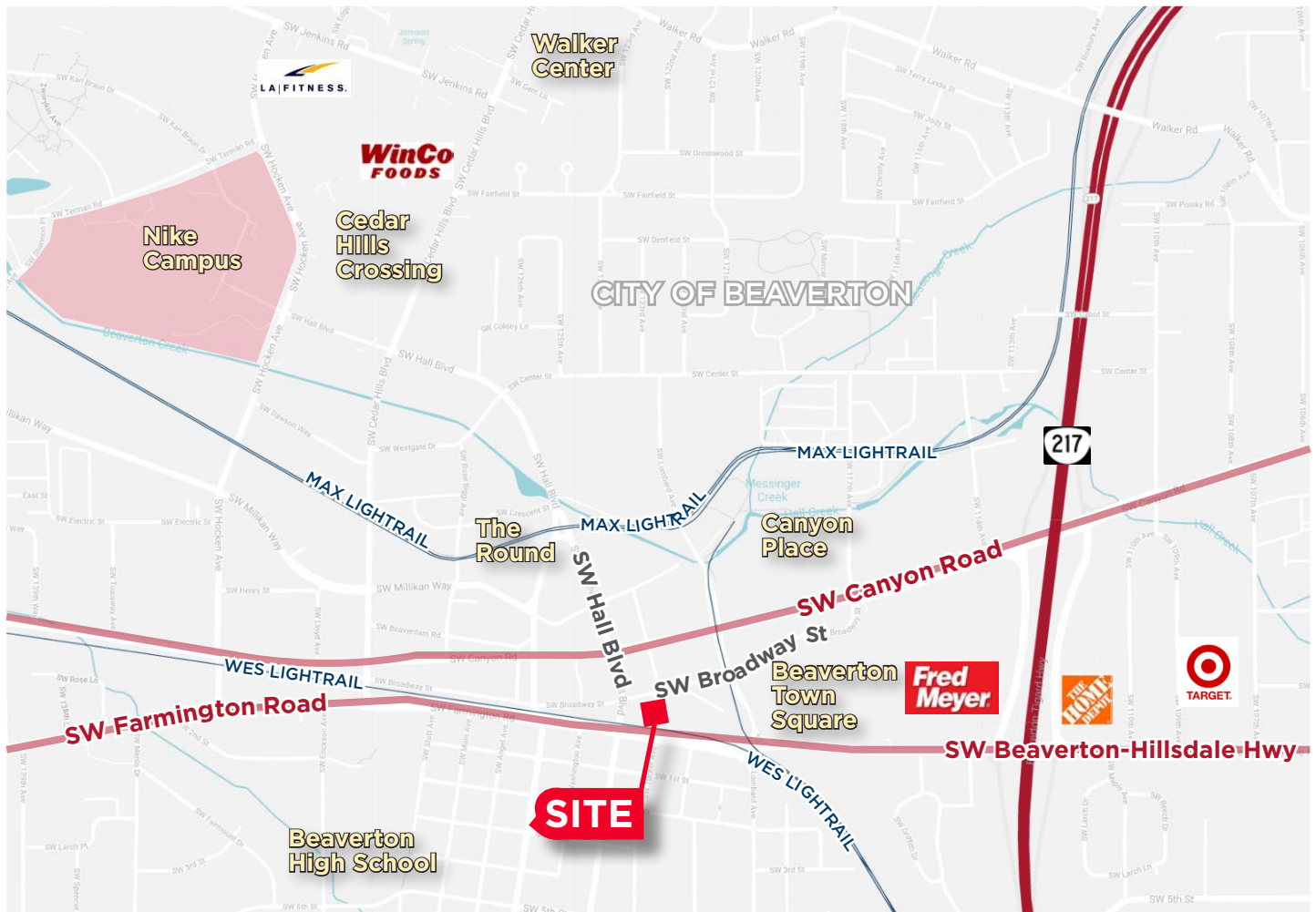


Demographics

	1 Mile	3 Mile	5 Mile
Population	21,689	145,614	362,762
Med. HH Income	\$45,708	\$72,002	\$82,273

Traffic Counts

SW Hall Blvd	9,150 ADT
SW Broadway St	1,832 ADT
SW Farmington	28,300 ADT



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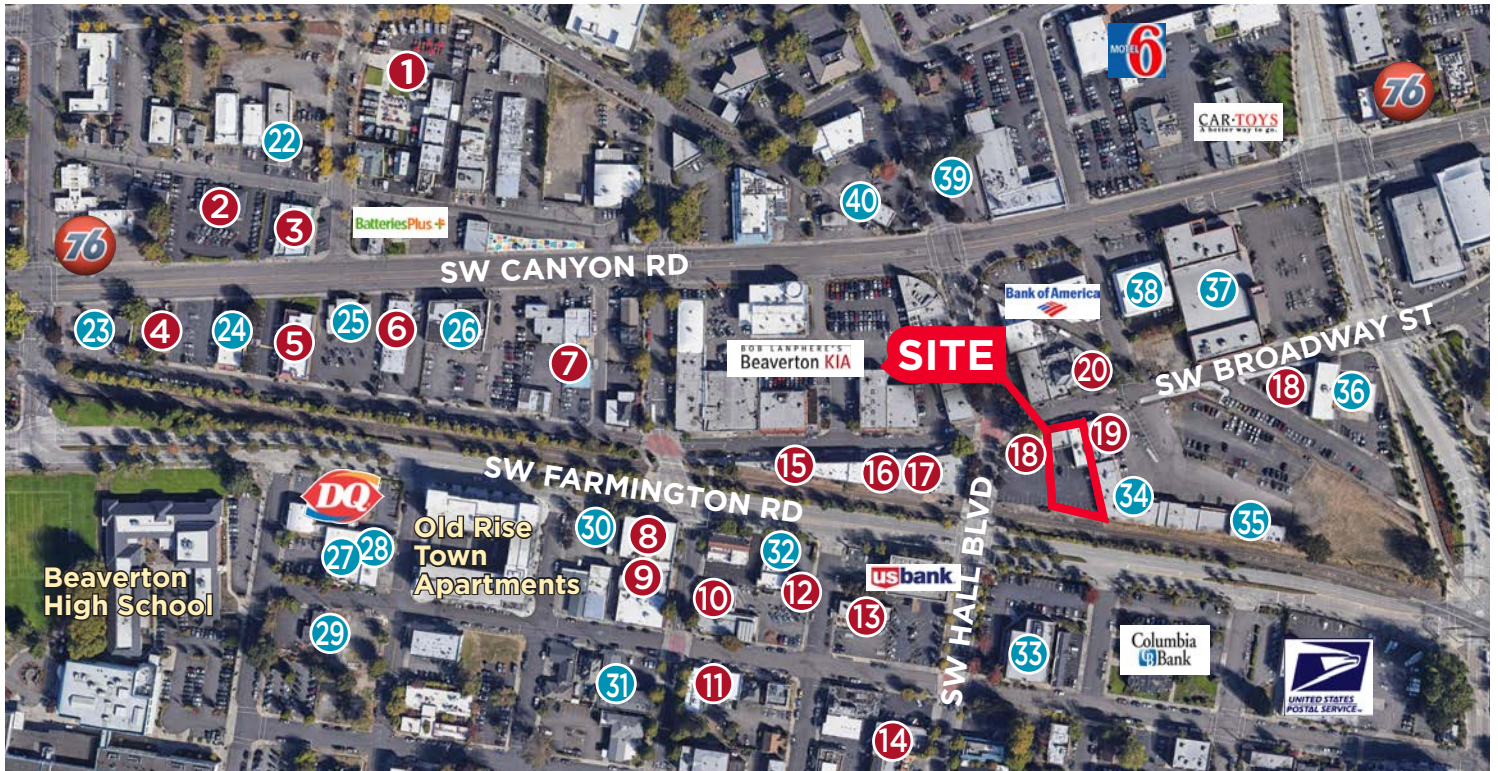
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RESTAURANTS

1. BGs Food CARtel	11. UR Mediterranean
2. Tom's Pancake House	12. Mo Cha Tea House
3. Superbowl Teriyaki	13. Ichabod's Bar & Grill
4. Mexicali Express	14. Ava Roasteria
5. Rama Thai	15. Family Cafe
6. Boriken	16. Broadway Saloon
7. Tan Tan Cafe & Deli	17. Bootleggers Whiskey Bar
8. Ex Novo Brewing Co.	18. Giovanni's Italian Rest.
9. Decarli	19. Ringo's Bar & Grill
10. Big's Chicken	20. Big O's Wood Fired Pizza

OTHER

22. Carey Custom Floors	32. MVP Dance Elite
23. Battery X-Change	33. Pacific Medical Group
24. Stark's Vacuums	34. CrossFit Body
25. State Farm Insurance	35. Lawn & Garden
26. Pawn & Jewelry	36. Good Year
27. Riddle Press, Inc.	37. Natural Grocers
28. Andrew's Florist	38. Beaverton Pharmacy
29. Beaverton Radiator	39. Bike Gallery
30. The Vault Vintage	40. Beaverton Car Wash
31. Beaverton Music Svs	

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