

Hall Street Center Storefront

For Lease

5,200 SF Divisible

\$25 psf + NNN

1 Space

3850 SW Hall Blvd, Beaverton OR 97005

5,200 SF Retail / Showroom at Hall Street Center, Beaverton

Prime Corner Space • Generous Parking • Large Windows • Excellent Adjacent Tenant Mix

NATIONAL
CO-TENANTS



GREAT CORNER LOCATION



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Licensed
in OR

For Lease: Hall Street Center 3850 SW Hall Blvd, Beaverton OR

Lease Offering

RETAIL / SHOWROOM OPPORTUNITY

Presented Exclusively by Real Estate Investment Group



Space Description

- **CORNER** Suite:
5,200 SF - Divisible

Lease Rate

- \$25 / SF / YR + NNN

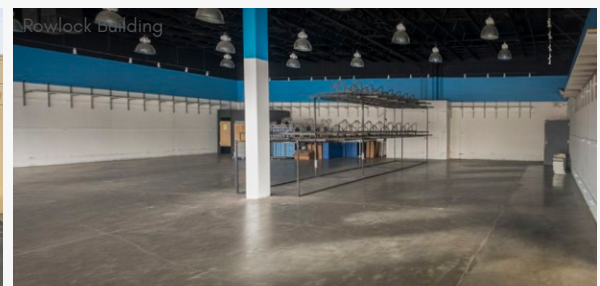
Hall Street Center Tenants: GrillWorks, Hometown Buffet, Jenny Craig, Wendy's, Buffet Palace, Westpark Dental Care, Sherwil Williams, Ensley Orthodontics, Great Professional Nails, Cali Nail Supply, Chelsea Audio Video

Property Features

- Prime Corner Retail Space at Hall Street Center in Downtown Beaverton
- Full Interior Buildout with Polished Concrete Floors, 13' 6" Clear Height, HVAC Service
- Ideal for General Retail, Showroom, Fitness, Restaurant - Outdoor Seating Potential
- Excellent Visibility from SW Hall Blvd with Large Windows and Great Frontage
- Generous Number of Parking Spaces Around the Front and Side of Building

Location Features

- Downtown Beaverton Location along SW Hall Blvd Major Route
- Close to Cedar Hills Crossing Shopping, Canyon Place Shopping Center, New Seasons Market, 24 Hour Fitness, Beaverton MAX Station, HomeGoods, Trader Joe's, Fred Meyer, Natural Grocers
- Walking Distance to the Upcoming [Patricia Reser Center for the Arts](#) Cultural Development



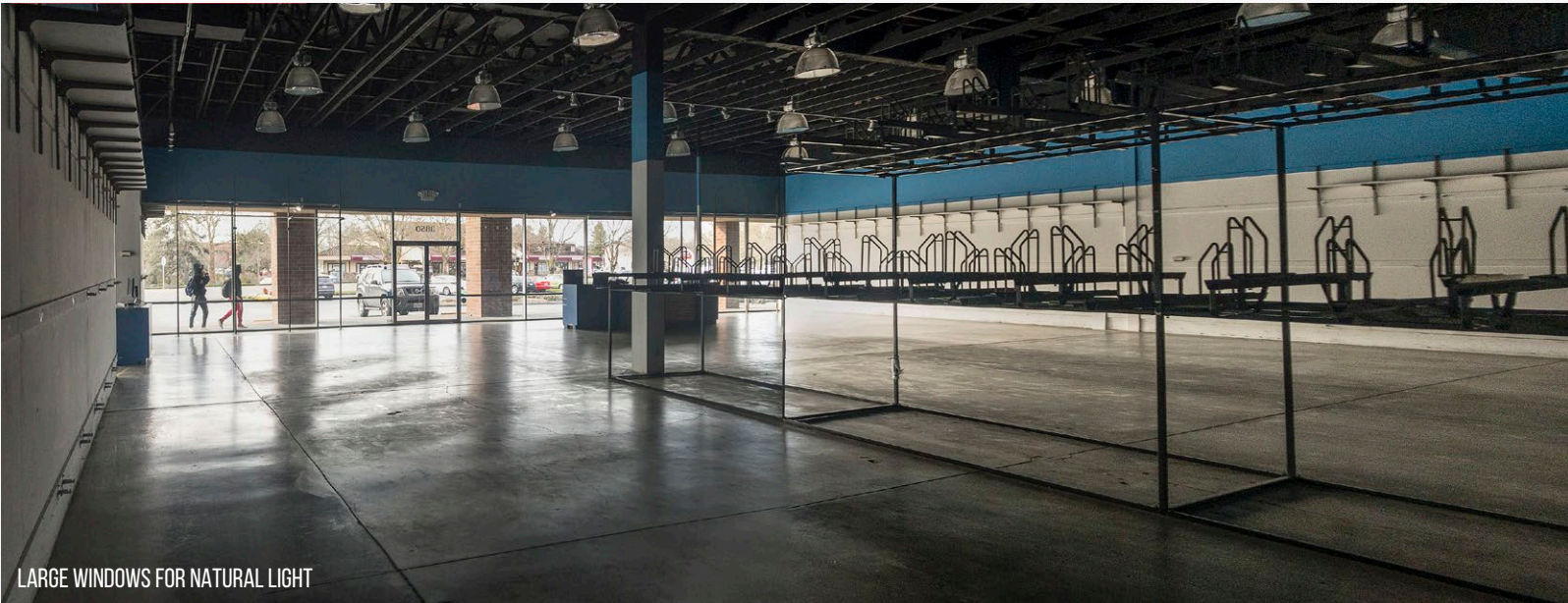
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LEASE HIGHLIGHTS PAGE 2

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.



MAIN INTERIOR - POLISHED CONCRETE



LARGE WINDOWS FOR NATURAL LIGHT



INVENTORY SPACE



GENEROUS CORNER PARKING

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GROWTH IN PORTLAND, OR

PORTLAND RANKED #21 IN THE COUNTRY FOR PRIVATE SECTOR JOB GROWTH BETWEEN 2007-2017
 JULY 2007: 904,100 JOBS | JULY 2017: 1,024,700 JOBS

PERCENT CHANGE: +13.3%

© Business First of Buffalo 2017

EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO



3850 SW Hall Blvd

Beaverton, OR 97005

1 mi radius 3 mi radius 5 mi radius

AREA DEMOGRAPHICS

2018 Estimated Population	16,166	148,709	370,286
2023 Projected Population	16,960	156,223	387,852
2010 Census Population	14,798	132,789	332,110
2000 Census Population	14,035	120,741	287,366
Projected Annual Growth 2018 to 2023	1.0%	1.0%	0.9%
Historical Annual Growth 2000 to 2018	0.8%	1.3%	1.6%
2018 Est. HH Income Under \$15,000	11.6%	6.9%	6.3%
2018 Est. Average Household Income	\$70,887	\$99,766	\$113,025
2018 Est. Median Household Income	\$55,448	\$78,988	\$90,145
2018 Est. Per Capita Income	\$29,042	\$41,132	\$45,144
2018 Est. Total Businesses	1,621	7,116	14,342
2018 Est. Total Employees	16,015	74,730	135,641

*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com