



ADDITIONAL  
PARKING  
IN BACK

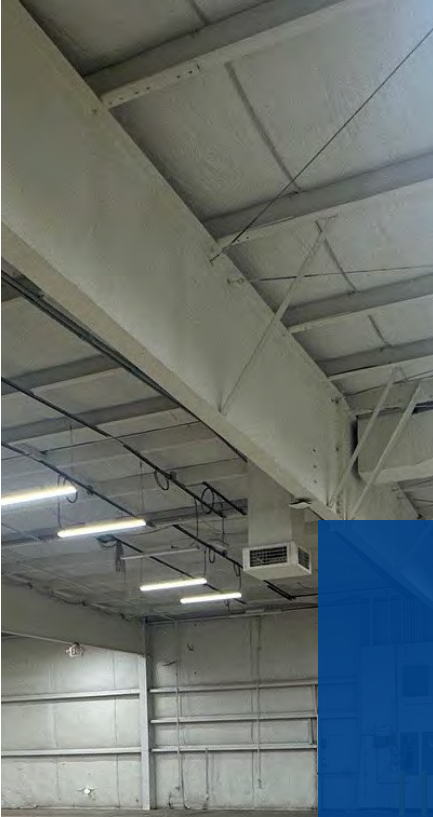


For lease

19375 SW Tualatin Valley Hwy  
Beaverton, OR 97006

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7,000 SF Building | 0.42 Acre Lot  
**Highly Visible Standalone Retail Building**  
Call for pricing



Now available for lease, this high-exposure retail building offers 7,000 square feet of flexible space in the heart of Beaverton. Located along SW Tualatin Valley Highway with 98 feet of frontage and an average of 33,765 vehicles passing daily, the site provides outstanding visibility and accessibility. Zoned CBD, the property supports a wide range of commercial uses including retail, showroom, fitness, or specialty operations.

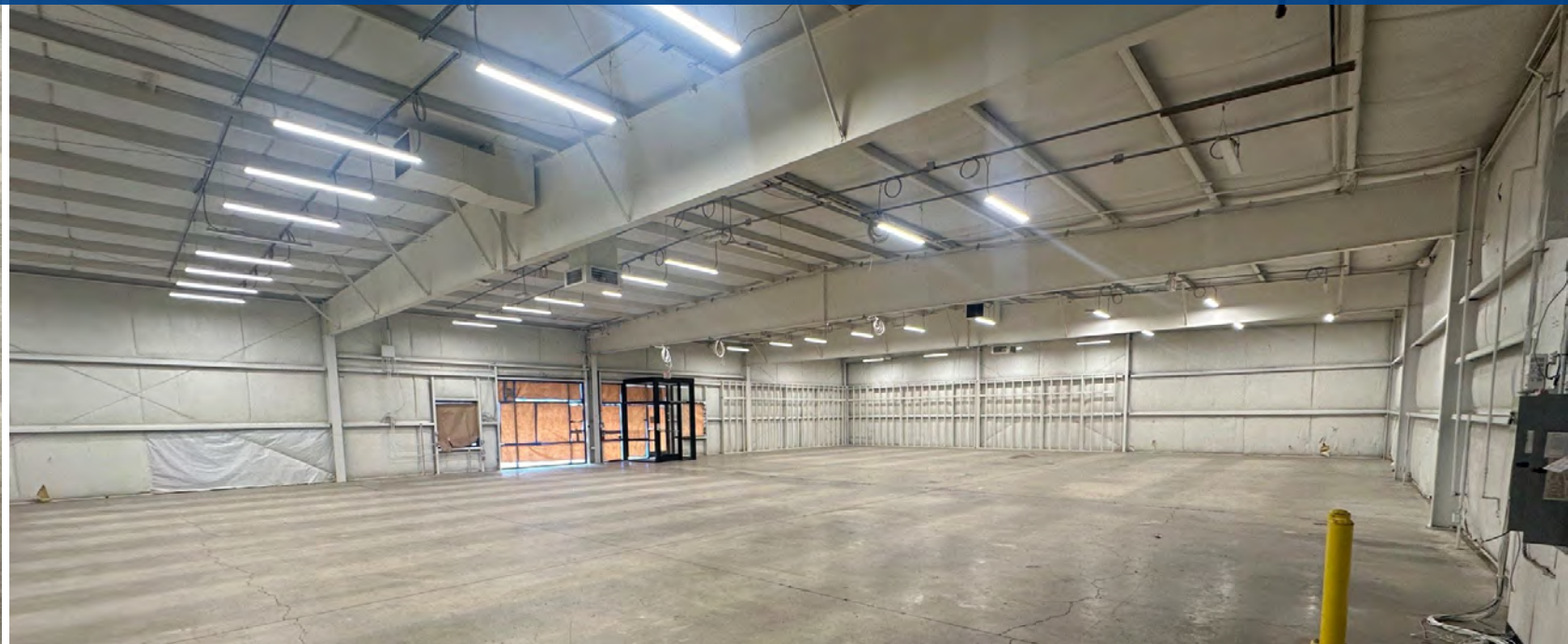
The building features concrete floors, a roll-up door, high ceilings, and new HVAC systems, creating a bright, functional environment for a variety of tenants. Additional highlights include a private restroom and 20 on-site parking spaces. Situated on a 0.42-acre lot and steps from TriMet bus stops, the location ensures convenient access for customers and employees alike.

Whether expanding business or new to the area, this property presents a rare opportunity to establish a presence along one of Beaverton's most heavily trafficked corridors.

## Features & Amenities

- 7,000 SF retail building on 0.42-acre lot
- 98' frontage on SW Tualatin Valley Hwy
- 33,765 average daily traffic count
- Concrete floors and high ceilings
- Roll-up door for flexible access
- New HVAC systems
- 1 private restroom
- 20 on-site parking spaces
- Located near TriMet bus stops for easy access
- Zoned CBD – suitable for retail, showroom, fitness, or specialty use

### Standout Retail Space on One of Beaverton's Busiest Corridors



# Consumer Expenditures

## Annual Food & Alcohol Spending



**\$340,606,405**  
Food Total



**\$218,841,745**  
Food at Home



**\$121,764,660**  
Food away from Home



**\$19,850,911**  
Alcoholic Beverages



**\$72,566,961**  
Apparel & Services



**\$53,517,150**  
Travel

\*within 2 mile radius



## Walk Times



**1 min**  
to TriMet Bus Stops



**10 min**  
to Super Mercado La Guelaguetza



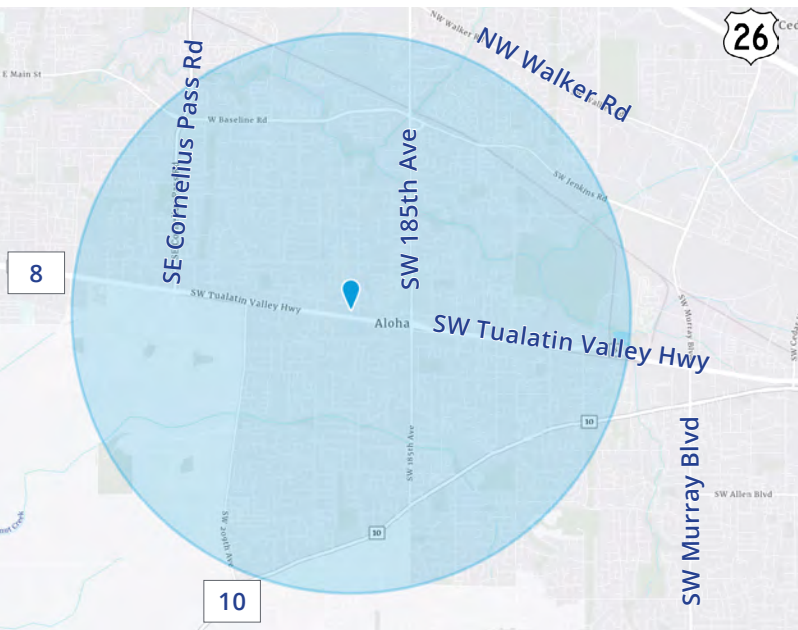
**10 min**  
to Intel Corporate Campus



**9 min**  
to Aloha Food Carts



**1 min**  
to Donut Day



Walk Score  
**75**



Bike Score  
**77**



Traffic Counts  
**33,765 ADT**

## Wealth & Income



**\$92,427**  
Median Household Income



**\$42,690**  
Per capita Income



**\$70,228**  
Median Disposable Income



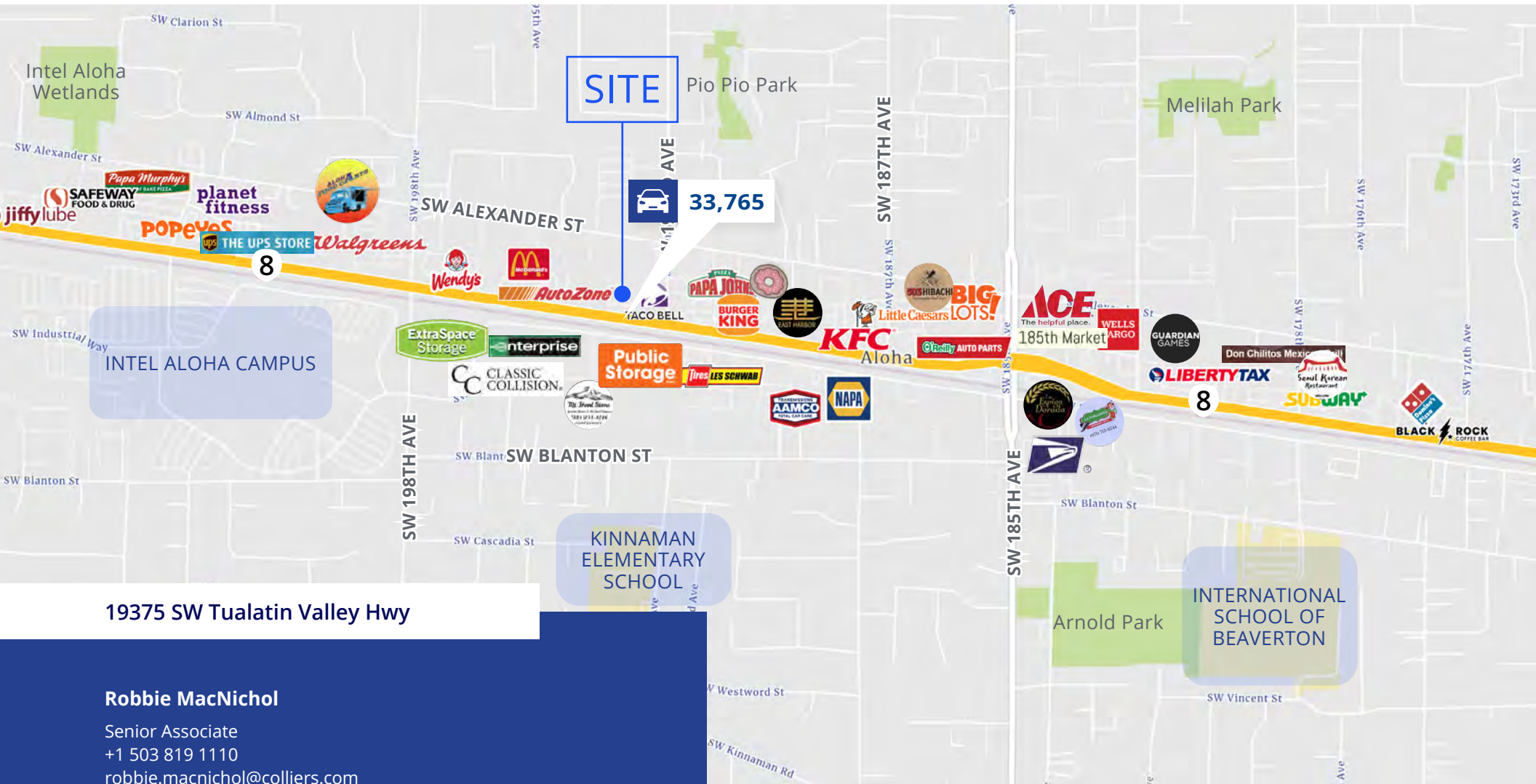
**\$567,815**  
Median Home Value



**\$255,111**  
Median Net Worth

\*within 2 mile radius

# Nearby Amenities



19375 SW Tualatin Valley Hwy

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