



FOR LEASE



## 4610-4640 SW BEAVERTON HILLSDALE HWY

### 2nd-Generation Retail / Office Space

± 611 RSF - ± 1,836 RSF (5 Suites) | Call Broker for Pricing

#### 4610-4640 SW Beaverton Hillsdale Highway, Portland, OR

- Great Visibility on SW Beaverton Hillsdale Highway - 19.1k ADTV\*
- On- and Off-street Parking
- Shared Restrooms
- Updated Finishes
- Strong Local Co-tenants

#### IAN M. BIGGI

Senior Associate Broker | Licensed in OR  
503-222-1683 | [ianbiggi@capacitycommercial.com](mailto:ianbiggi@capacitycommercial.com)

\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024



FOR LEASE



Suite B



Suite D

PROPERTY DETAILS

Address	4610-4640 SW Beaverton-Hillsdale Hwy, Portland OR 97221
Available Space	611 RSF - 1,836 RSF
N° of Suites Available	5 Suites
Lease Rate	Call Broker for Pricing Guidance
Use Type	Retail, Office
Availability	Available Now
Space Condition	Vanilla Shell

SPACE	SIZE	USE TYPE	CONDITION	AVAILABLE
Suite B	821 RSF	Retail / Office	Vanilla Shell	Now
Suite C1	1,354 RSF	Retail / Office	Vanilla Shell	Now
Suite C2	798 RSF	Retail / Office	Vanilla Shell	Now
Suite C3	611 RSF	Retail / Office	Vanilla Shell	Now
Suite D	1,836 RSF	Retail / Office	Vanilla Shell	Now

Location Features

- Strong location on SW Beaverton Hillsdale Highway, a thoroughfare from SW Portland to the Raleigh Hills area
- Located less than 0.2 miles from the nearest bus stop
- Situated in a High Traffic Area - 19.1k ADTV\*

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Featured Co-Tenants

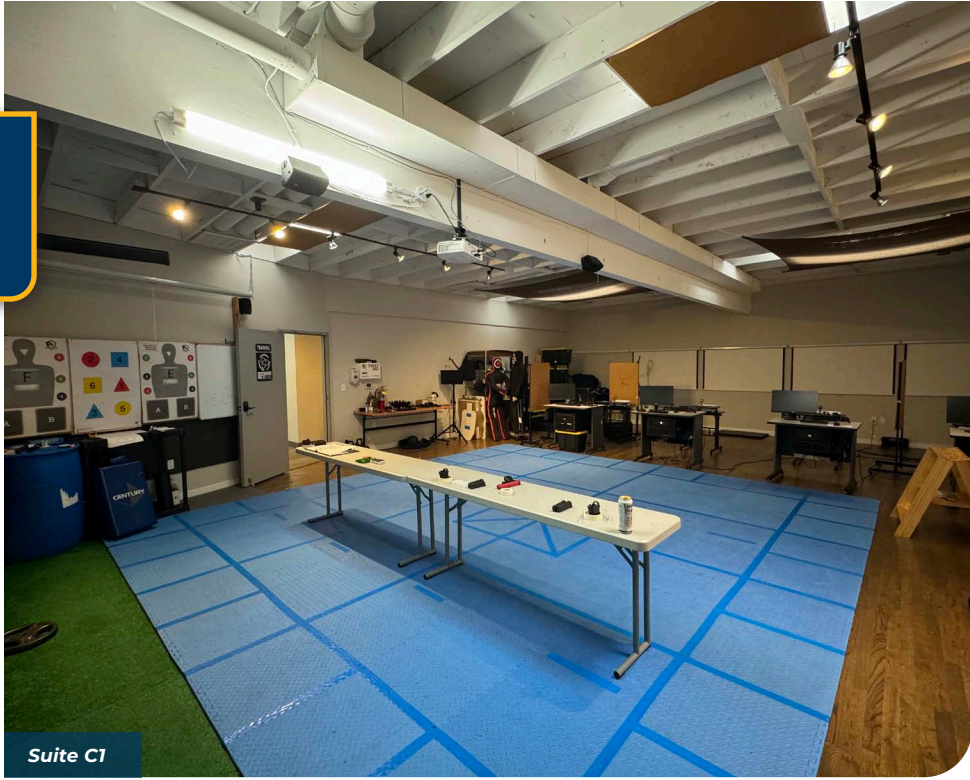
- JB Management
- Classic Body Pilates & Fitness
- Studio J Hair
- Grand Cru Hospitality Group
- Dragon Herbarium
- The Comfort Place Massage
- Joe's Burgers corporate office

Nearby Highlights

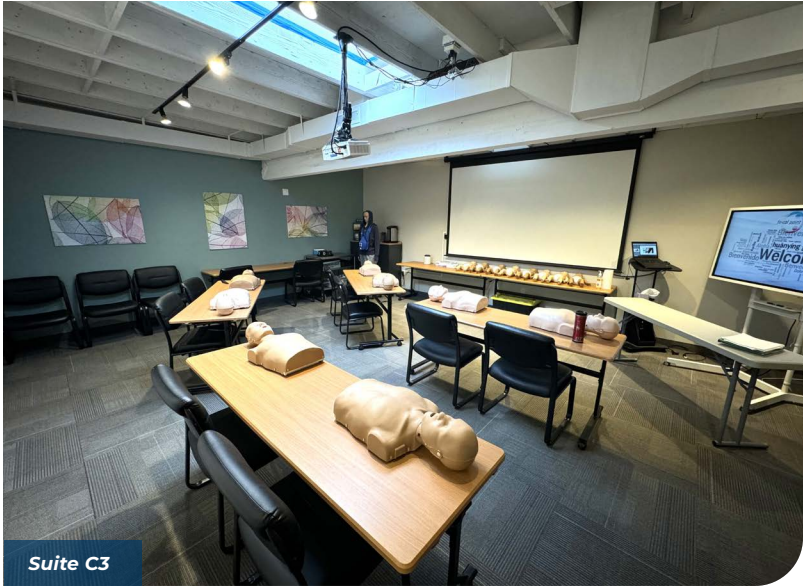
- Albertsons
- Rite Aid
- Dutch Bros Coffee
- Steeplejack Pizza & Beer
- 45th Street Pub & Grill
- StorQuest Self Storage



INTERIOR PHOTOS



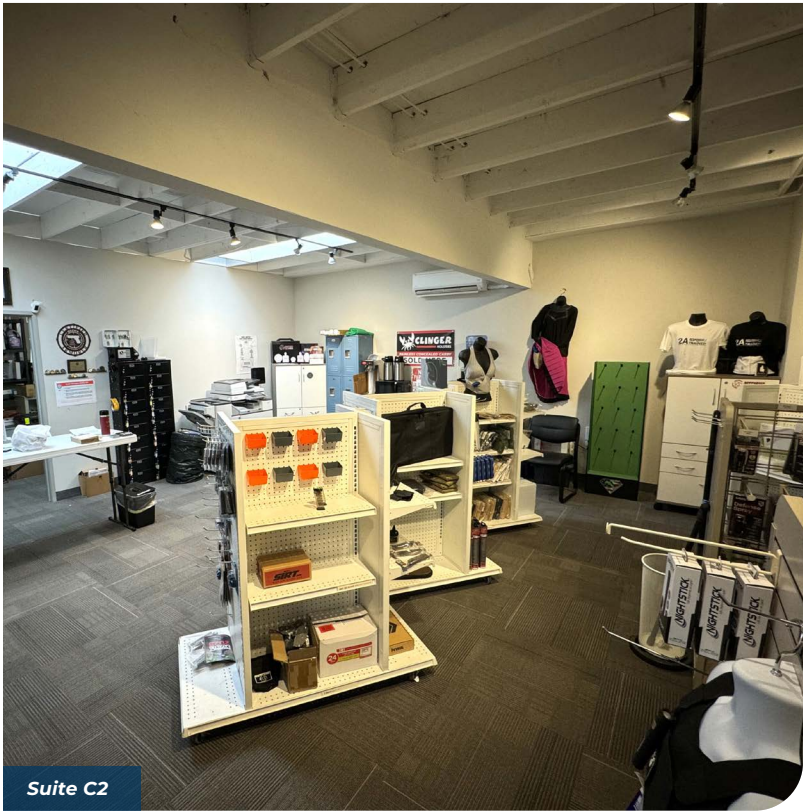
Suite C1



Suite C3



Common Hallway

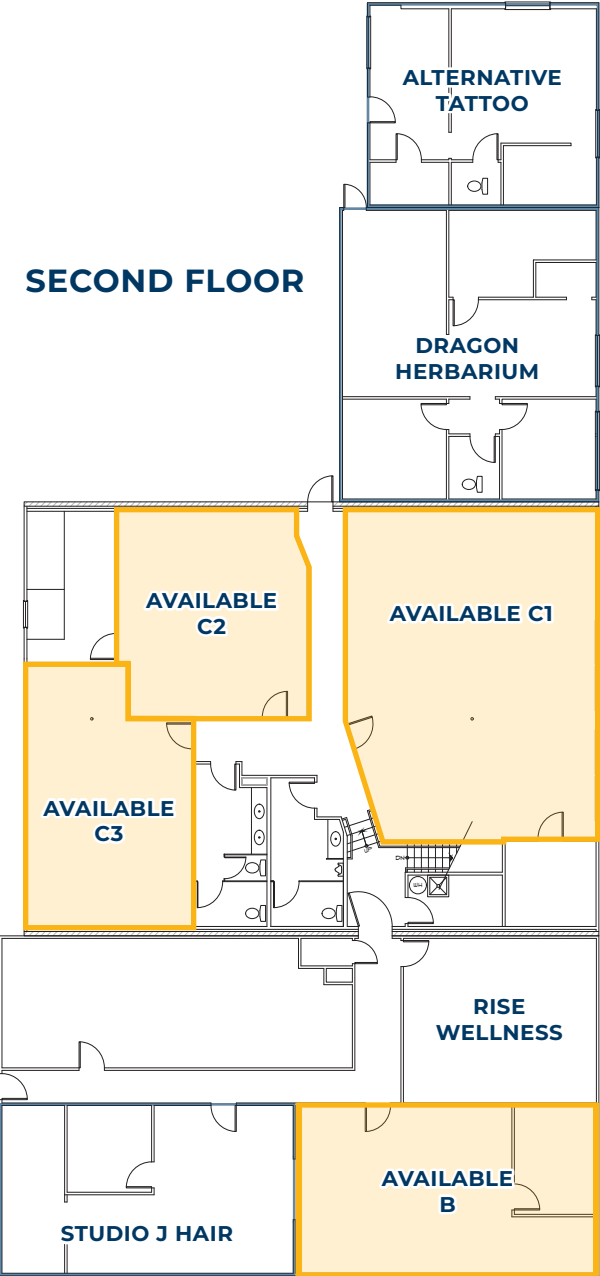
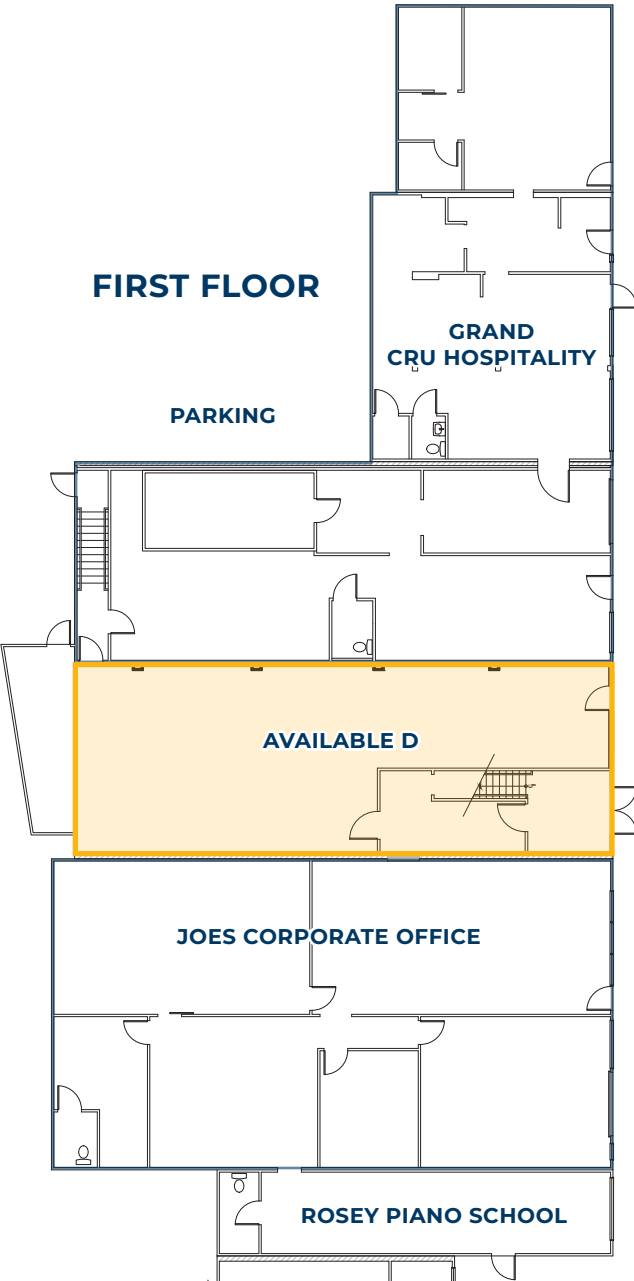


Suite C2

**FLOOR PLANS**

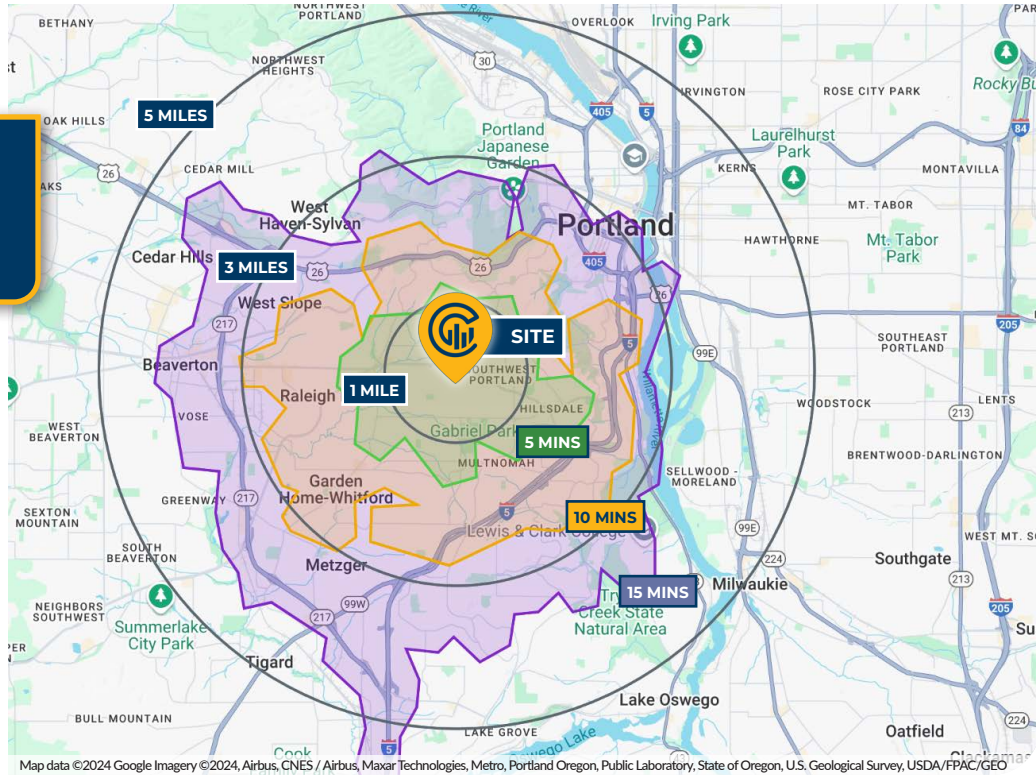


**FLOOR PLANS**





**DRIVE TIMES & DEMOGRAPHICS**



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Suite D

AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	13,358	121,682	361,153
2029 Projected Population	12,473	117,855	358,058
2020 Census Population	13,497	119,997	355,161
2010 Census Population	13,301	111,061	312,093
Projected Annual Growth 2024 to 2029	-1.3%	-0.6%	-0.2%
Historical Annual Growth 2010 to 2024	0.1%	0.8%	1.4%
Households & Income			
2024 Estimated Households	5,677	59,525	175,531
2024 Est. Average HH Income	\$189,654	\$157,391	\$144,914
2024 Est. Median HH Income	\$134,292	\$114,008	\$105,147
2024 Est. Per Capita Income	\$80,753	\$77,235	\$70,755
Businesses			
2024 Est. Total Businesses	613	9,257	35,736
2024 Est. Total Employees	2,727	71,288	318,402

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

**Neighborhood Scores**

**67**

Walk Score®  
"Somewhat Walkable"

**70**

Bike Score®  
"Very Bikeable"

**33**

Transit Score®  
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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