



FOR LEASE



## MODERA BEAVERTON

### 1st-Generation Retail / Restaurant Space

± 2,479 SF (1 Suite) | \$35 psf + NNN

#### 12230 SW Broadway St, Beaverton 97005

- Class-A Retail / Restaurant Space Available at Modera Beaverton
- Located in the Vibrant Downtown District of Beaverton
- This Mixed-Use Project has 312 Market-Rent Residential Units and 2 Retail Spaces
- Only One Suite Left!

#### MICHELLE D. ROZAKIS

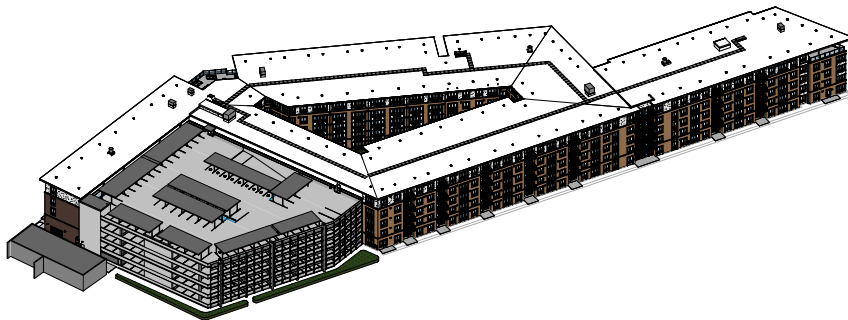
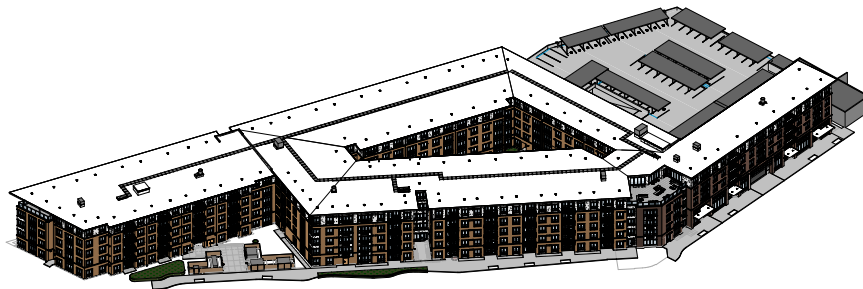
Principal Broker | Licensed in OR

503-222-1195 | [mrozakis@capacitycommercial.com](mailto:mrozakis@capacitycommercial.com)



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	12230 SW Broadway St, Beaverton 97005
Available Space	±2,479 SF
N° of Suites Available	1 Suite
Lease Rate	\$35 psf + NNN
Use Type	Retail / Restaurant
Availability	Now
Space Condition	Vanilla Shell

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
Retail 2	2,479 SF	Restaurant	\$35 psf + NNN	Now

Location Features

- Modera Beaverton offers an opportunity for businesses seeking a location in a thriving community.
- Highlights include proximity to downtown Beaverton, known for its pedestrian-friendly streets and vibrant atmosphere, as well as its rich cultural diversity, which recently has attracted a flourishing culinary scene.
- Modera Beaverton is close to parks and outdoor amenities.
- This Class-A restaurant space features modern architecture, street parking, nearby residential units.
- Modera Beaverton is an 8 minute walk from the WES Commuter Rail and TriMet MAX Light Rail Lines at the Beaverton Transit Center Station stop.

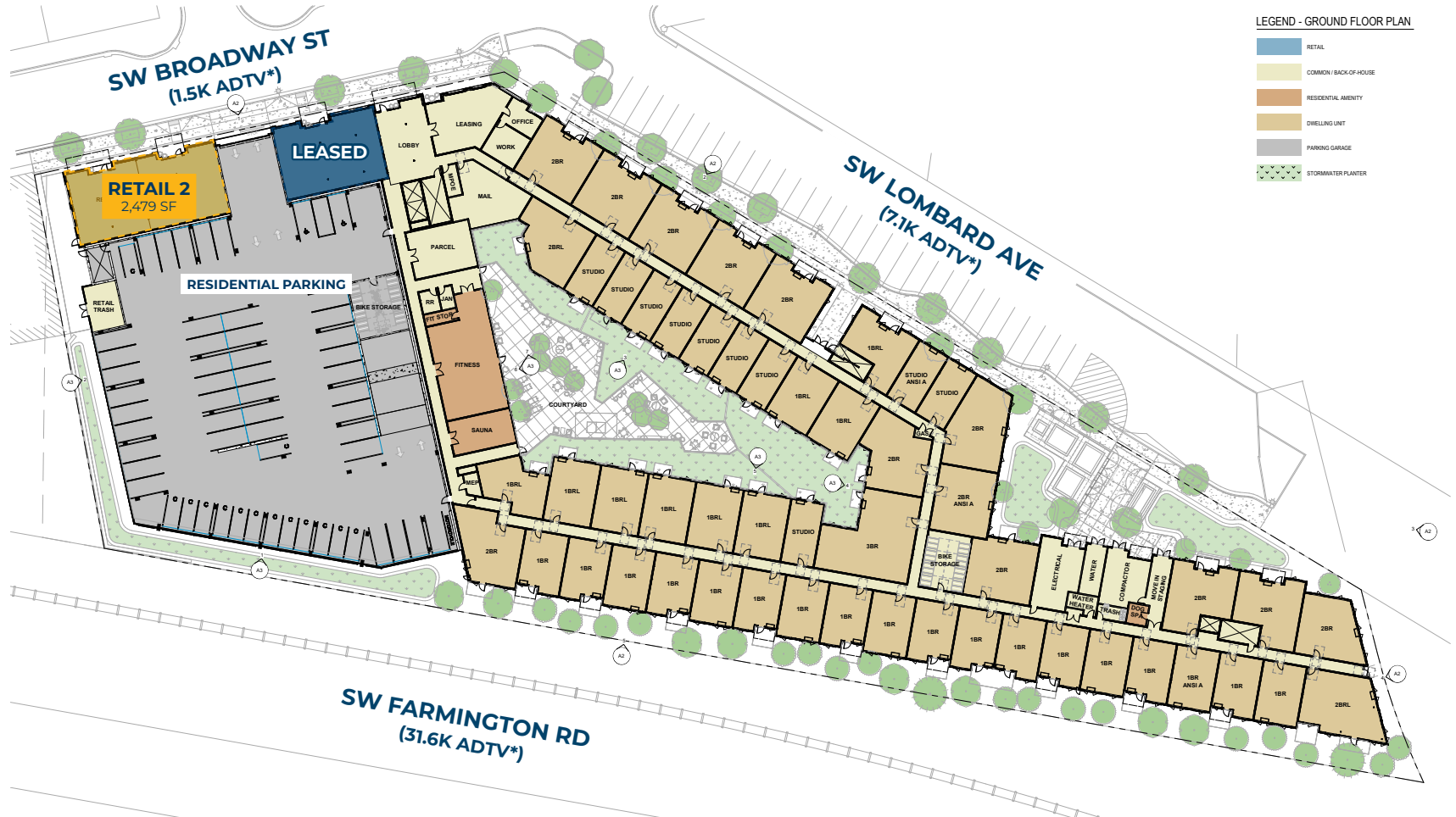
Nearby Highlights

- Afuri
- Canard
- Ava Roasteria
- Bank of America
- Beaverton Farmers Market
- Big's Chicken
- Carina's Bakery
- Ex Novo Brewing Company
- Fred Meyer
- Giovanni's
- Home Depot
- Loyal Legion Beer Hall
- Mingo
- Orangetheory Fitness
- Peet's Coffee
- Raindrop Tap House
- Sizzle Pie
- Starbucks
- Trader Joe's



# SITE PLAN

## SITE PLAN



LEGEND - GROUND FLOOR PLAN

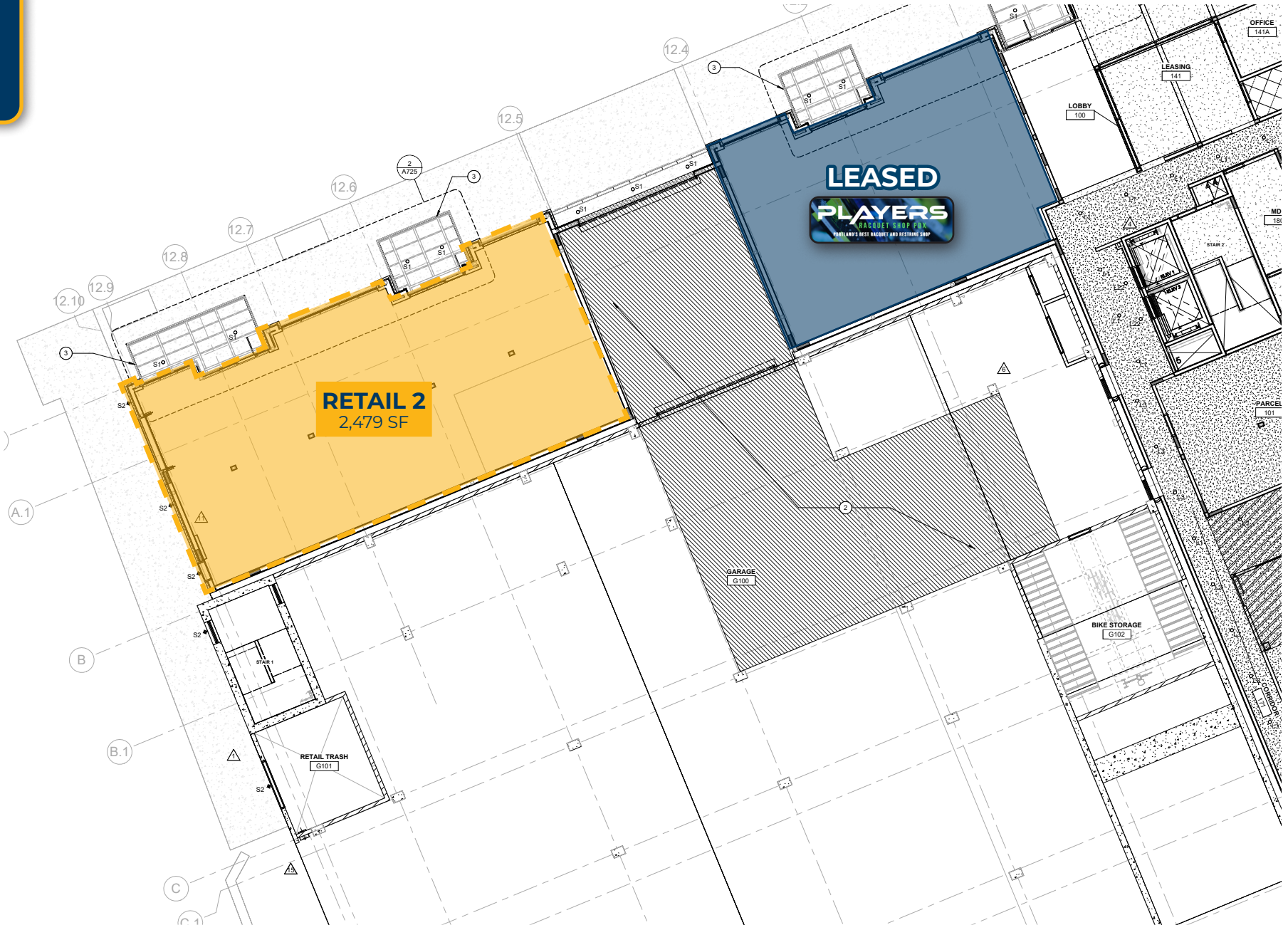
- RETAIL
- COMMON / BACK-OFF-HOUSE
- RESIDENTIAL AMENITY
- DWELLING UNIT
- PARKING GARAGE
- STORMWATER PLANTER

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

## FLOOR PLAN





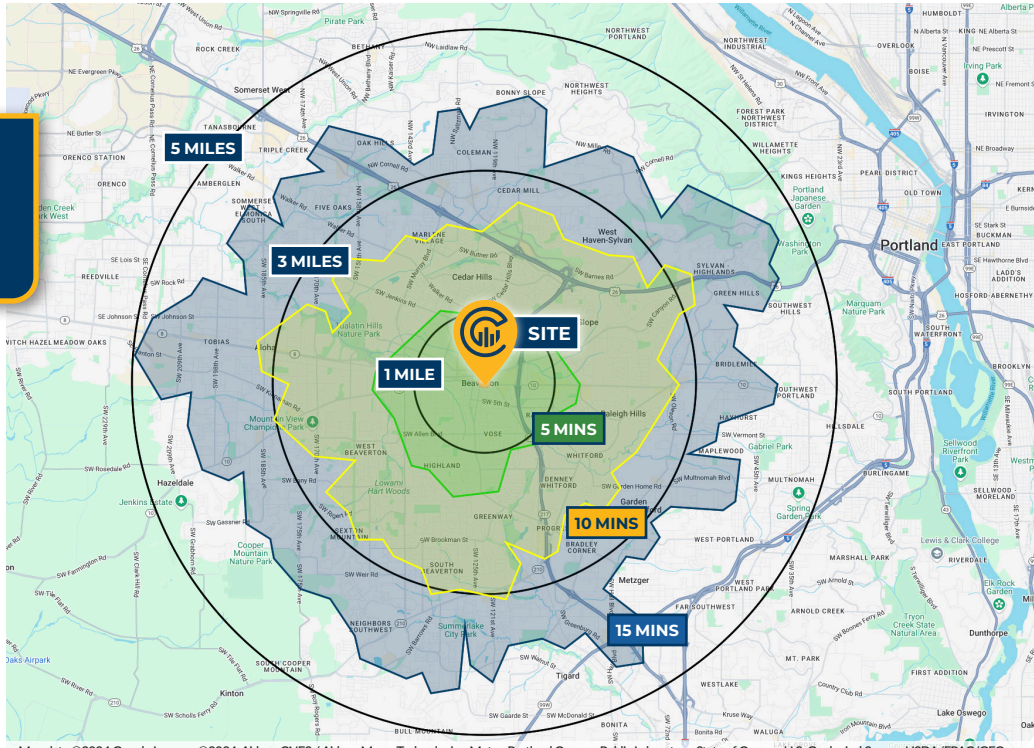
# LOCAL AERIAL MAP



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# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	19,273	141,105	360,459
2029 Projected Population	19,415	138,473	354,985
2020 Census Population	19,413	141,611	361,457
2010 Census Population	17,972	130,670	327,714
Projected Annual Growth 2024 to 2029	0.1%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.5%	0.6%	0.7%
Households & Income			
2024 Estimated Households	8,168	60,141	147,139
2024 Est. Average HH Income	\$98,066	\$129,100	\$151,049
2024 Est. Median HH Income	\$74,349	\$99,221	\$116,093
2024 Est. Per Capita Income	\$41,700	\$55,147	\$61,752
Businesses			
2024 Est. Total Businesses	1,908	8,574	18,378
2024 Est. Total Employees	15,729	65,782	125,548

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

**98**

Walk Score®  
"Walker's Paradise"

**81**

Bike Score®  
"Very Bikeable"

**69**

Transit Score®  
"Good Transit"

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

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