



FOR LEASE



## HALL STREET CENTER RETAIL

### 2nd-Generation Restaurant / Retail Space

± 6,000 SF Restaurant / Retail

± 1,364 SF Shell Retail | Call for Pricing

**3700 SW Hall Blvd, Beaverton, OR 97005**

- Great Signage Opportunity on Hall Blvd
- Existing Restaurant Infrastructure
- Endcap Space with Outdoor Patio
- High Ceilings & Large Windows
- Available Now

**IAN M. BIGGI**

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# PROPERTY SUMMARY



**FOR  
LEASE**

6,000 SF Restaurant Space



6,000 SF Restaurant Space

## PROPERTY DETAILS

<b>Address</b>	3700 SW Hall Blvd, Beaverton, OR 97005
<b>Available Spaces</b>	± 6,000 SF Restaurant   ± 1,364 SF Shell Retail
<b>Lease Rate</b>	Call for Pricing
<b>Use Type</b>	Restaurant, Retail
<b>Availability</b>	Available Now
<b>Space Condition</b>	Vanilla Shell

### Location Features

- Great visibility on SW Hall Blvd (N+S) - ±11,600 ADTV\*
- Located in Downtown Beaverton along the Crescent Connection Trail
- Across Hall Blvd from the Patricia Reser Performing Arts Center
- ½ mile from Cedar Hills Crossing Mall
- 4 minute walk (0.2 miles) from the Beaverton Central Max Station
- 6 minute (0.3 miles) from the Beaverton Transit Center Max Station

### Co-Tenants

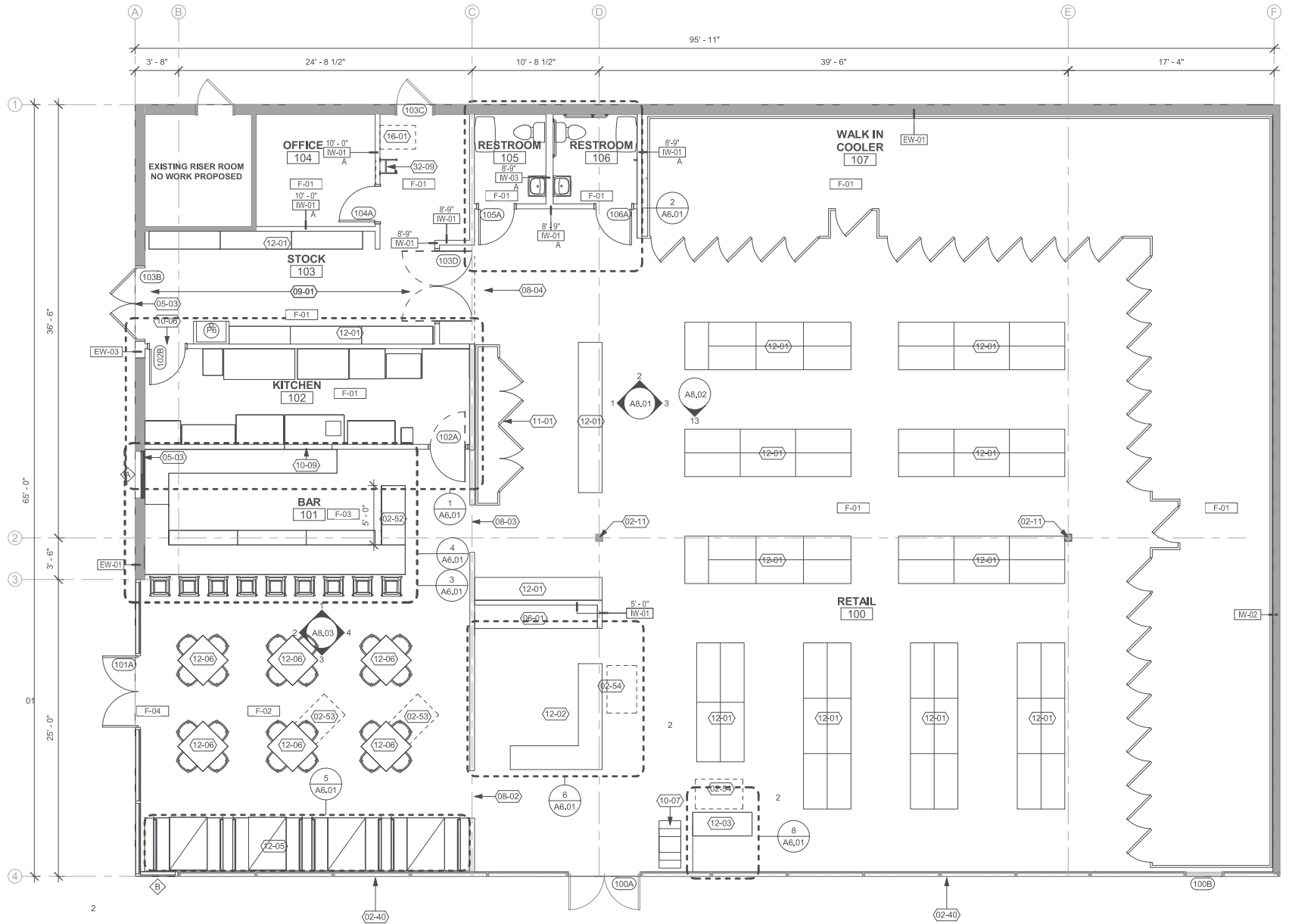
- Decarli Restaurant
- Wendy's
- Sherwin Williams
- For Yarn's Sake
- Ensley Orthodontics

### Nearby Tenants

- Patricia Reser Performing Arts Center
- BG Food Cartel
- Starbucks
- New Seasons
- Winco
- Powell's Books



# FLOOR PLAN





Suite	Tenant	SF
1	Available	6,000
2	Great Professional Nails	-
3	Pending - Beauty	-
4	Westpark Dental Care	-
5	Hopstown Physical Therapy	-
6	Decarli Restaurant	-
7	Ensley Orthodontics	-
8	Eyes on Hall	-
9	For Yarn's Sake	-
10	Available	1,365
11	Dental/Medical	-
12	Wendy's	-

\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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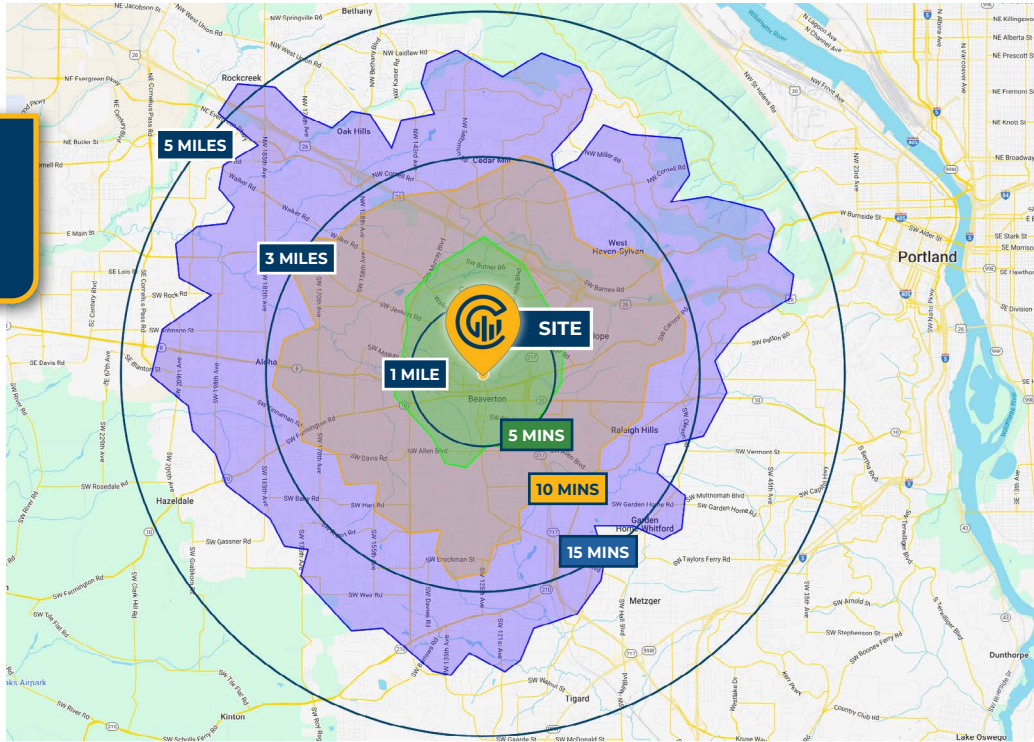
# LOCAL AERIAL MAP



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# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Estimated Population	15,312	142,955	363,557
2029 Projected Population	15,337	138,043	355,567
2020 Census Population	15,541	145,076	367,054
2010 Census Population	14,044	132,831	330,902
Projected Annual Growth 2024 to 2029	-	-0.7%	-0.4%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.7%
<b>Households &amp; Income</b>			
2024 Estimated Households	6,574	60,428	148,917
2024 Est. Average HH Income	\$102,317	\$137,209	\$153,648
2024 Est. Median HH Income	\$80,971	\$105,249	\$119,595
2024 Est. Per Capita Income	\$44,100	\$58,120	\$63,026
<b>Businesses</b>			
2024 Est. Total Businesses	1,676	8,357	18,167
2024 Est. Total Employees	14,254	64,818	124,157
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1			

## Neighborhood Scores

**94**

Walk Score®  
"Walker's Paradise"

**86**

Bike Score®  
"Very Bikeable"

**69**

Transit Score®  
"Good Transit"

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

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