

# FOR LEASE

## BG PLAZA

3800 SW Cedar Hills Blvd | Beaverton, OR 97005

**FULLER GROUP**

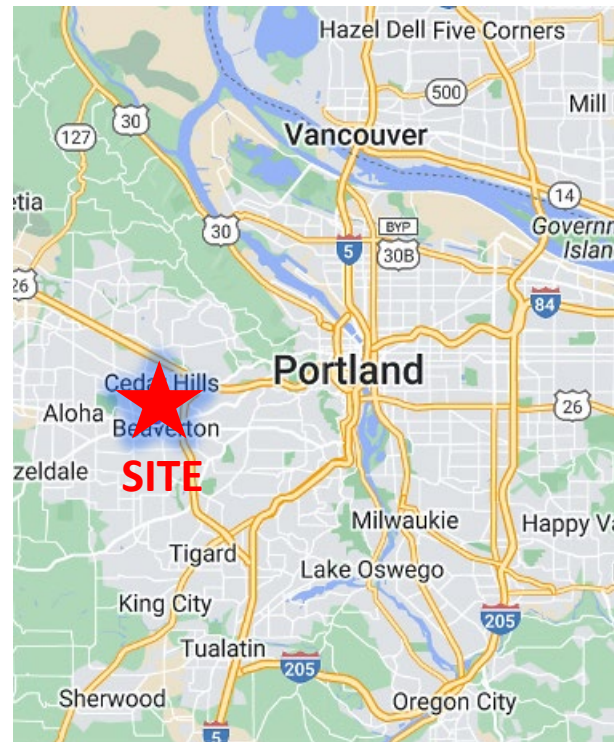
COMMERCIAL REAL ESTATE SERVICES

4800 Meadows, Suite 300, Lake Oswego, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- +/- 650 - 1,800 SF available
- Wide range of sizing options
- Great location in the heart of Beaverton
- Ample on-site parking
- Close to MAX Light Rail and public transit
- Short walk to the BG Food Carts
- Directly next to the new Patricia Reser Center for the Arts
- Lease rates:
  - 3+ years - \$19.50/SF full service
  - 2 years - \$20.50/SF full service
  - 1 year - \$21.50/SF full service



## FOR MORE INFORMATION:

**Steve Hunker, CCIM**  
Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)

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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	16,458	146,898	367,778
2029 Projected Population	16,592	147,732	369,228
Est. Average Household Income	\$81,199	\$109,322	\$124,646
Est. Total Businesses	2,115	9,664	18,529
Est. Total Employees	21,213	81,446	140,508

### Average Daily Traffic

SW Westgate Dr @ SW Cedar Hills Blvd W – 1,787  
SW Cedar Hills Blvd @ SW Dawson Way N – 14,908  
Crescent Ave @ SW Hall Blvd E – 1,770

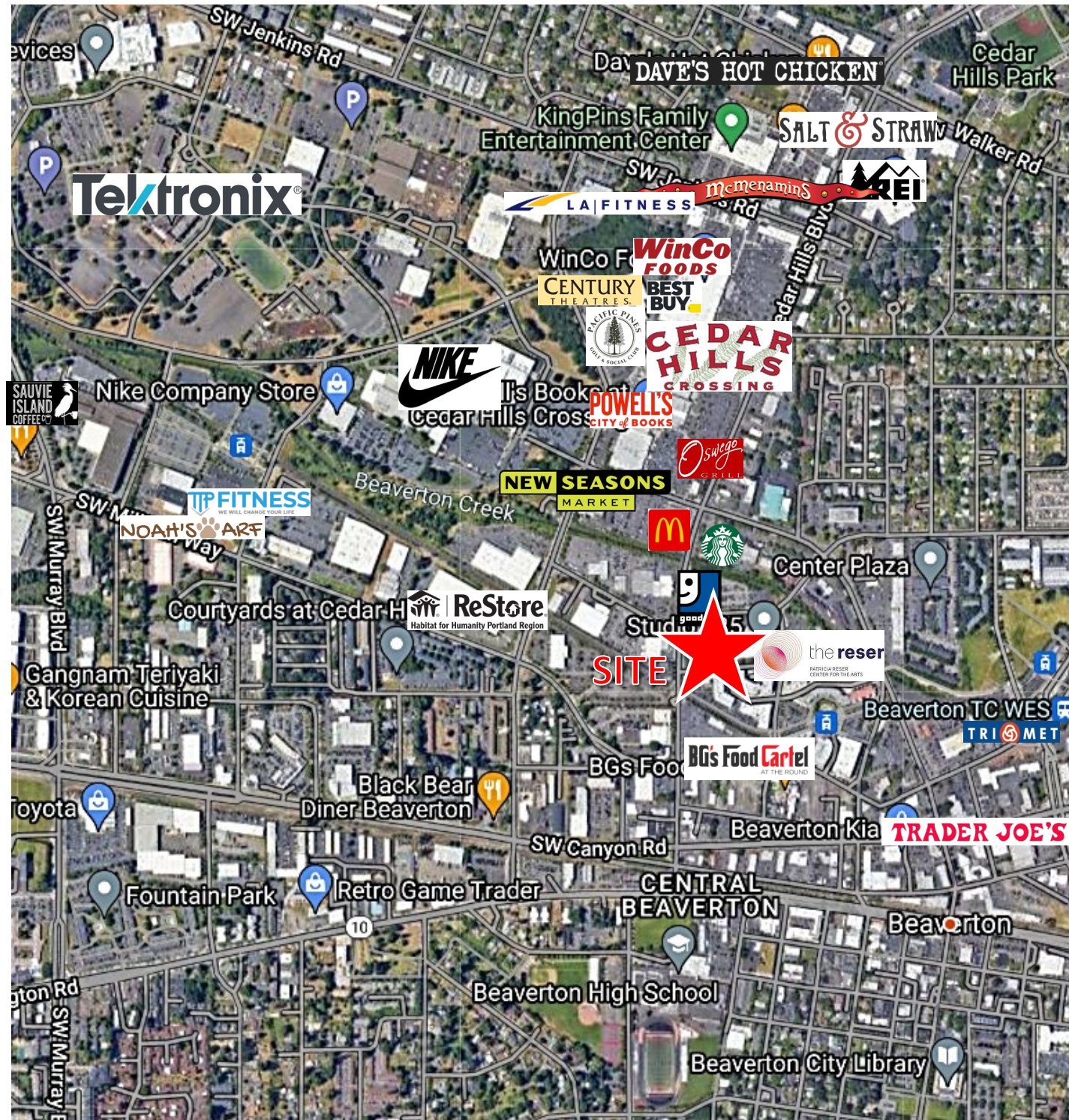
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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.