



FOR LEASE



DIAMOND PARK

2nd-Generation Retail / Office Space
± 950 - ± 2,600 SF (2 Suites) | Call for Pricing

9955 SW Beaverton Hillsdale Hwy, Beaverton, OR 97005

- Office/retail space with open floor plans
- Abundant parking and on-site owner/management
- Excellent location with great exposure off Beaverton-Hillsdale Highway

KAREN BUSTEED

Senior Vice President | Licensed in OR

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	9955 SW Beaverton Hillsdale Hwy, Beaverton, OR 97005
Available Space	± 950 - ± 2,600 SF
No of Suites Available	2 Suites
Lot Size	60,548 SF
Use Type	Retail, Office
Parcel Number	R107477 & R106076
Space Condition	Vanilla Shell
Parking	68 Spaces
Zoning	CS, Beaverton
Availability	With 30 Days' Notice
Lease Rate	Call for Pricing

SUITE	SIZE	USE TYPE	AVAILABLE
120	950 SF	Former Hair Salon	TBD
220	2,600 SF	Office/Retail	TBD

Location Features

- Frontage on Beaverton-Hillsdale Highway
- In close proximity to Highway-217 and Highway-26

Nearby Highlights

- Afuri
- 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



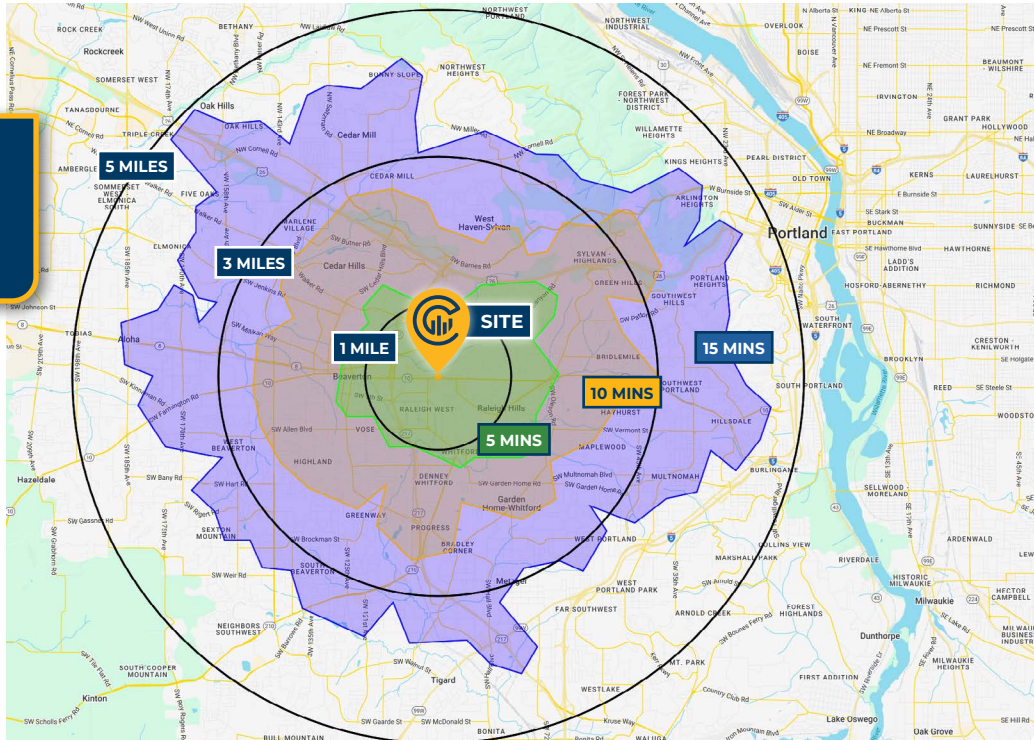
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	10,249	124,574	359,563
2029 Projected Population	9,858	120,570	350,727
2020 Census Population	10,274	126,031	362,845
2010 Census Population	9,655	116,866	335,414
Projected Annual Growth 2024 to 2029	-0.8%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.5%
Households & Income			
2024 Estimated Households	4,411	54,516	154,101
2024 Est. Average HH Income	\$139,531	\$145,184	\$152,075
2024 Est. Median HH Income	\$99,895	\$108,314	\$116,293
2024 Est. Per Capita Income	\$60,265	\$63,701	\$65,299
Businesses			
2024 Est. Total Businesses	1,408	9,026	21,148
2024 Est. Total Employees	10,811	67,085	150,613

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

83

Walk Score®
"Very Walkable"

72

Bike Score®
"Very Bikeable"

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

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