



FOR LEASE



## HALL STREET CENTER RETAIL

### 2nd-Generation Retail / Service Space

± 5,200 SF | Call for Pricing

3850 SW Hall Blvd, Beaverton, OR 97005

- Great Signage Opportunity on Hall Blvd
- Open Floor plan
- High Ceilings
- Large windows
- Abundant Parking
- Corner retail space

**IAN M. BIGGI**

Senior Associate Broker | Licensed in OR  
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*Broker Has Ownership Interest in this Property*



# PROPERTY SUMMARY

**FOR  
LEASE**



## PROPERTY DETAILS

<b>Address</b>	3850 SW Hall Blvd, Beaverton, OR 97005
<b>Available Space</b>	5,200 SF
<b>Lease Rate</b>	Call for Pricing
<b>Use Type</b>	Retail, Service
<b>Availability</b>	With 30 Days' Notice
<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
- Johns Marketplace
- Wendy's
- Sherwin Williams
- For Yarn's Sake
- Ensley Orthodontics

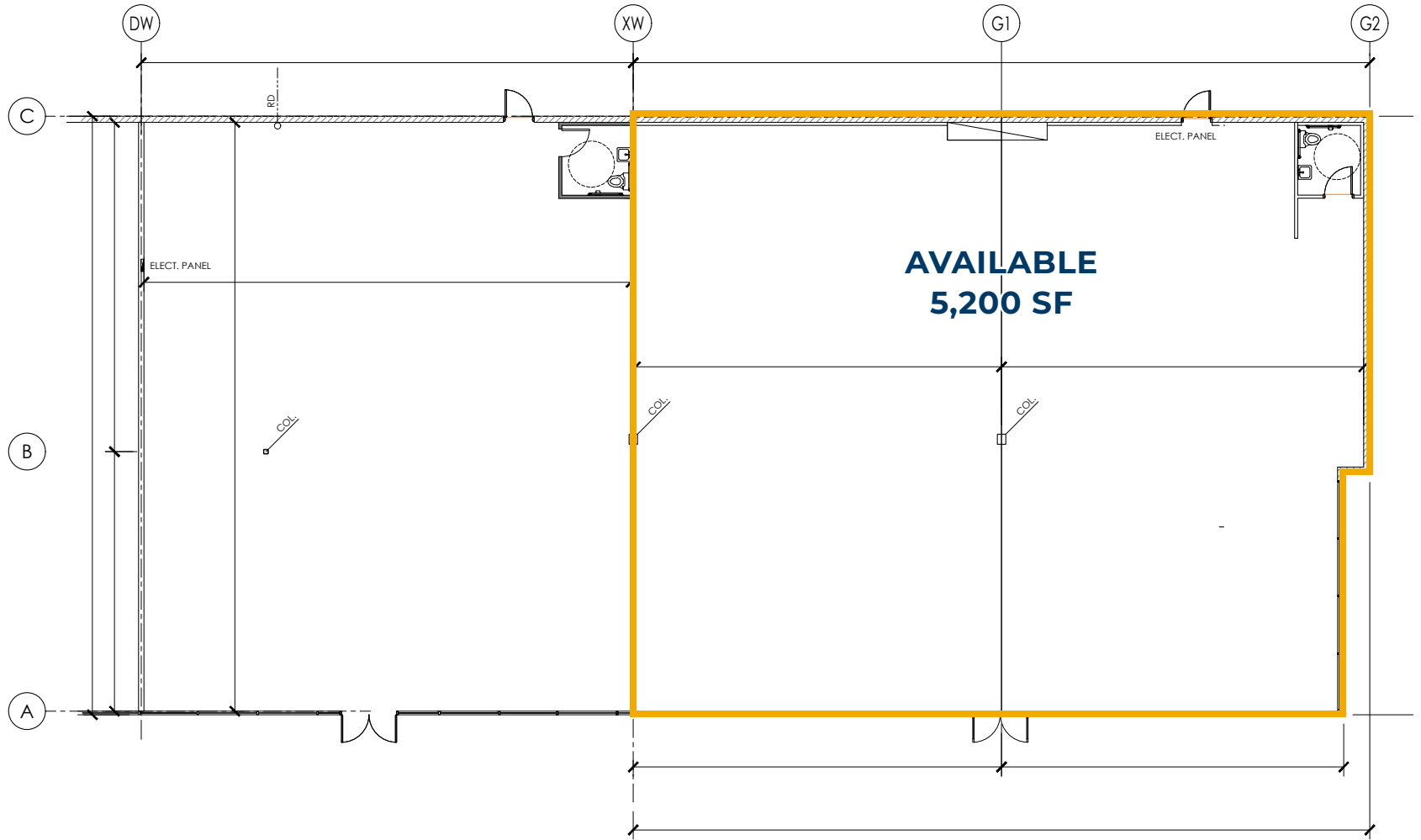
### Nearby Tenants

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



# FLOOR PLAN

## FLOOR PLAN



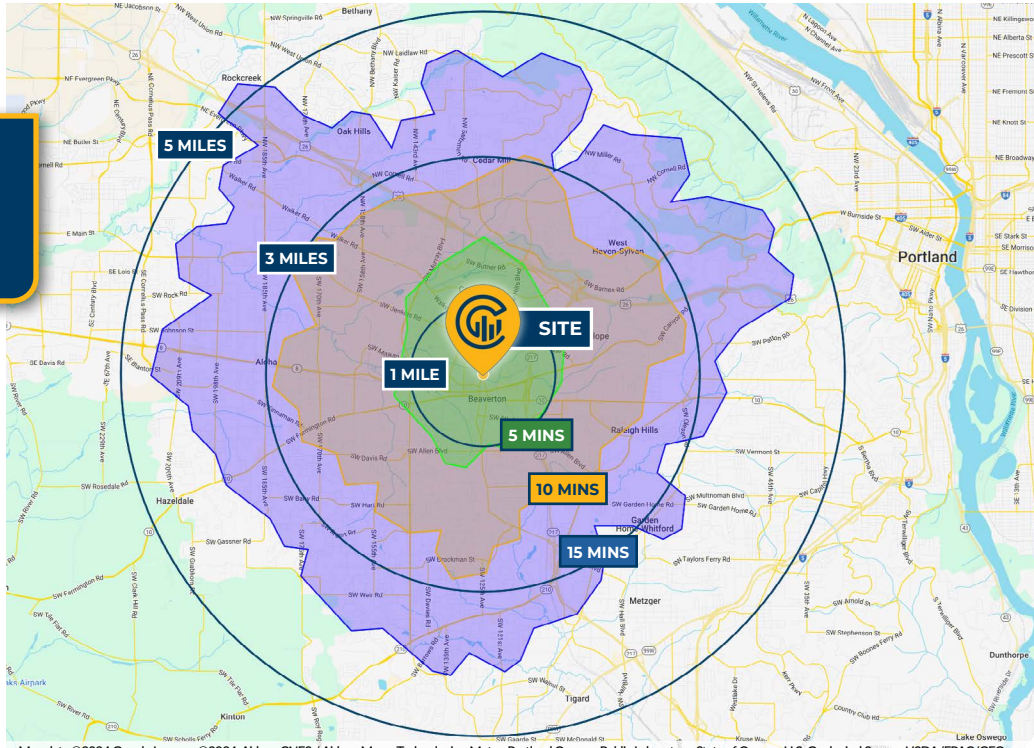


# LOCAL AERIAL MAP





# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
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%
Households & Income			
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
Businesses			
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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