

# RETAIL FOR LEASE

6103 SW Murray Blvd., Beaverton, OR 97008



**AVAILABLE SF:** 3,900 SF Restaurant Space  
2,000 SF Former Dental Office

**LEASE RATE:** Call For Rates

**BUILDING SIZE:** 32, 740 SF

## PROPERTY OVERVIEW

Neighborhood retail center located at busy intersection in Beaverton, OR.

## PROPERTY FEATURES

- 2nd generation restaurant space/pad available.
- 2nd generation dental office.
- Great shop space located on busy thoroughfare of Murray Blvd and Allen.
- Plentiful parking counts and good long term co-tenancy.
- Strong household income in neighborhood and close proximity to day time employers.
- Tenants in the shopping center include McMenamins, Great Clips, UPS store, Papa Murphy's.

**KW COMMERCIAL**  
919 NE 19th Ave  
Portland, OR 97232

**CHRIS SCHNEIDER**  
Broker  
O: 503.444.5853  
C: 971.235.2156  
cschneider@kwcommercial.com

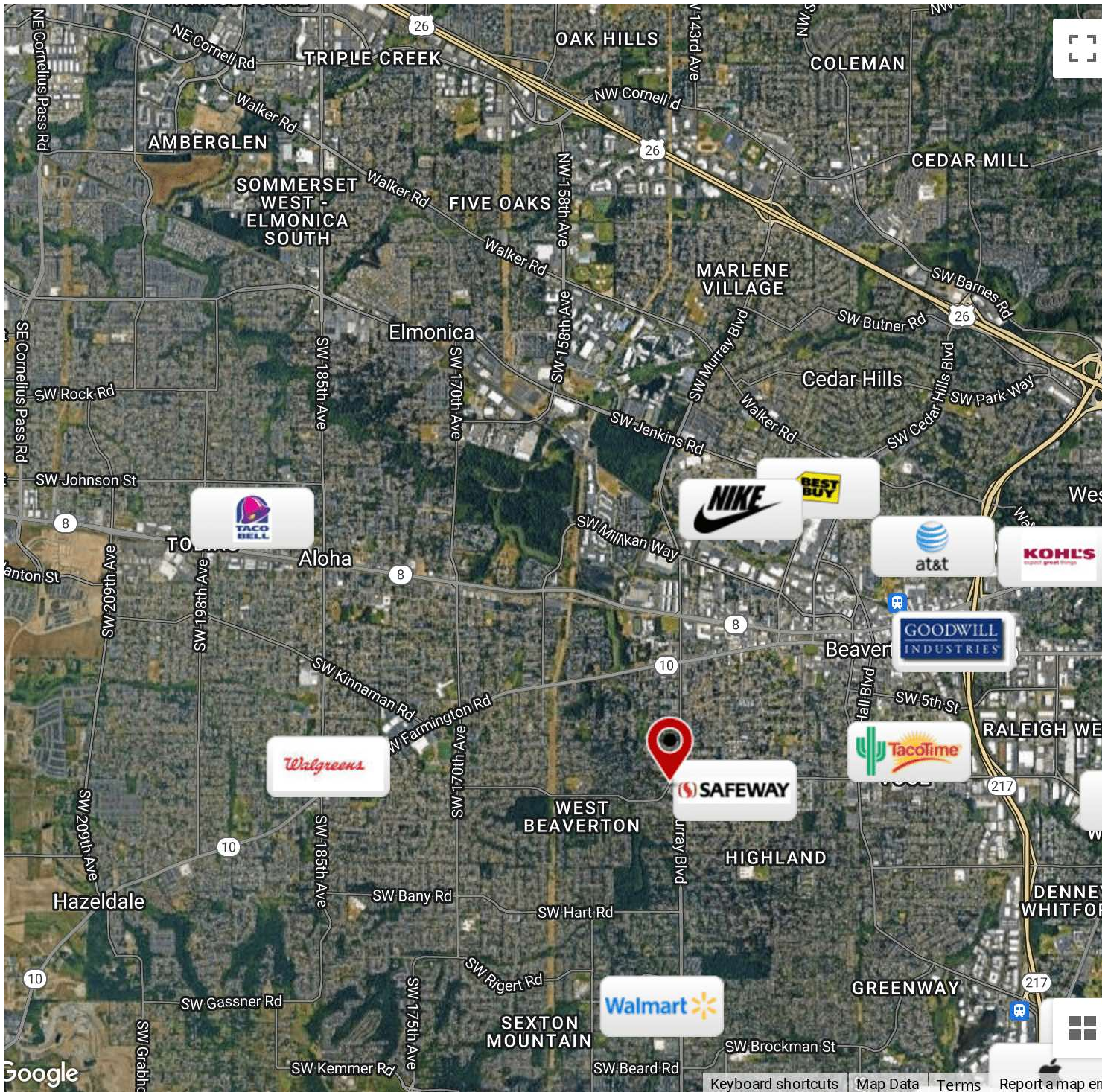
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Each Office Independently Owned and Operated

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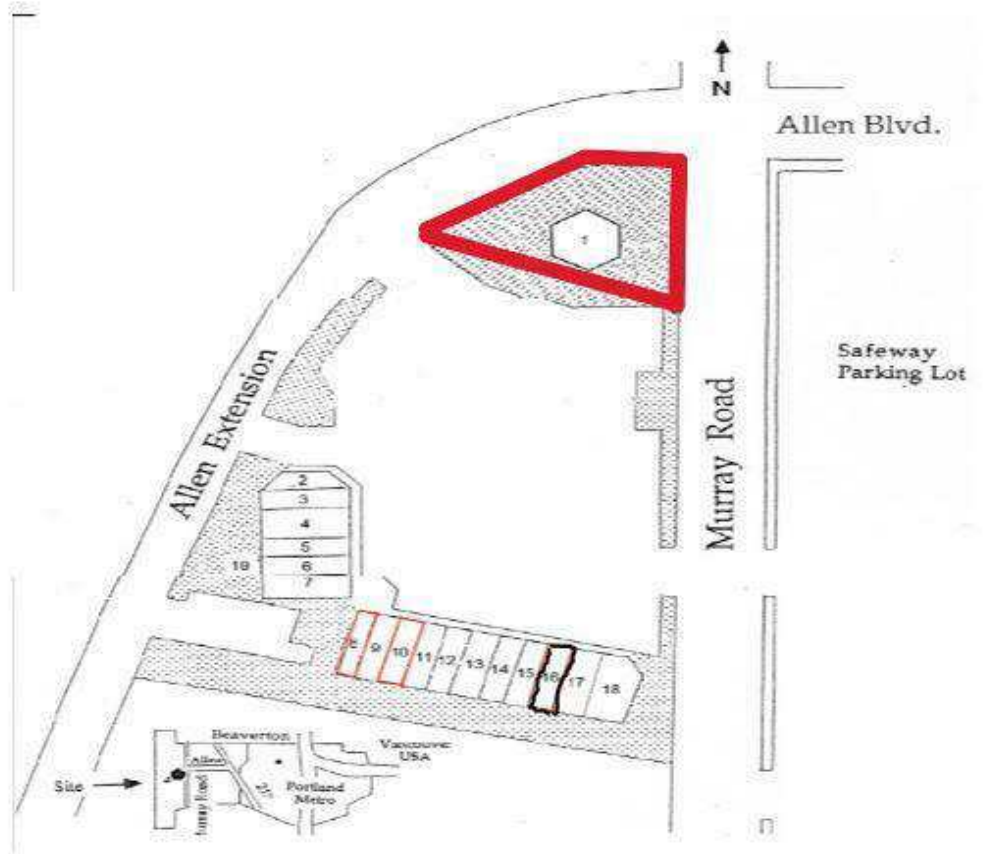
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
6117 SW Murray	Neighborhood Center	CALL FOR RATES	NNN	3,900 SF	VACANT

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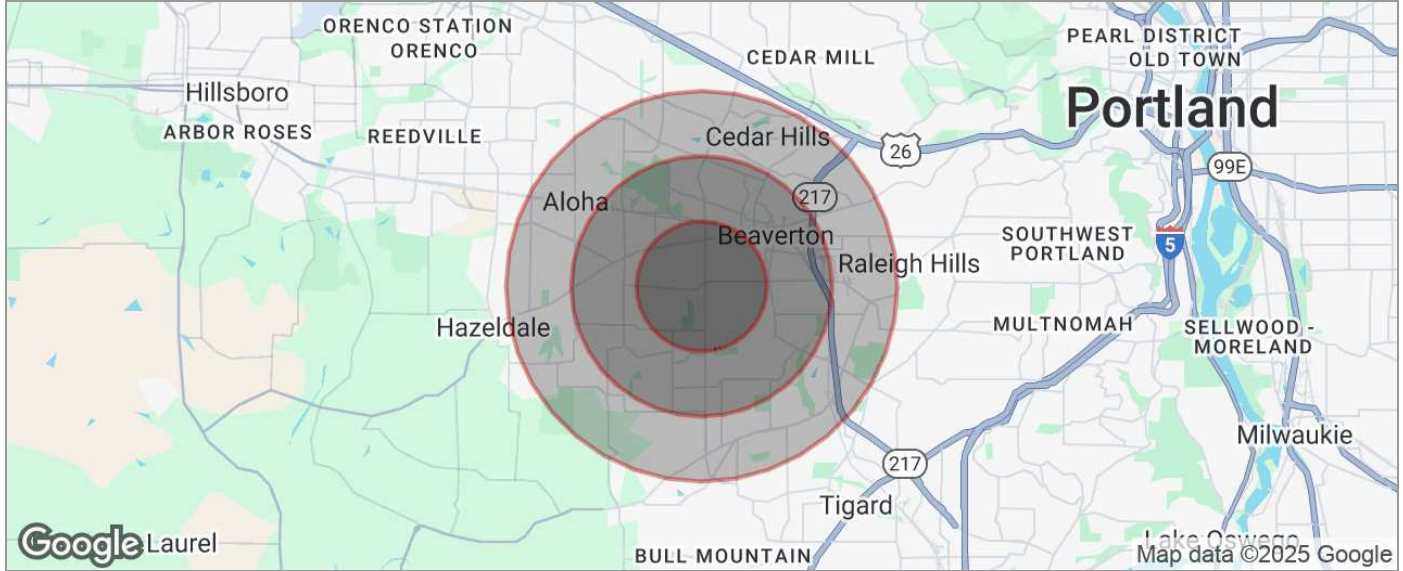
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,703	70,007	147,364
MEDIAN AGE	37.0	36.0	35.4
MEDIAN AGE (MALE)	33.7	33.9	34.3
MEDIAN AGE (FEMALE)	39.8	37.6	36.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,229	27,975	58,709
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$70,581	\$71,087	\$71,003
AVERAGE HOUSE VALUE	\$301,358	\$320,204	\$332,657
RACE	1 MILE	2 MILES	3 MILES
% WHITE	77.0%	75.4%	74.5%
% BLACK	1.8%	1.8%	1.9%
% ASIAN	7.7%	8.6%	8.9%
% HAWAIIAN	0.0%	0.1%	0.5%
% INDIAN	1.6%	2.0%	1.7%
% OTHER	8.6%	8.6%	8.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	15.1%	16.3%	16.6%

\* Demographic data derived from 2020 ACS - US Census

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