

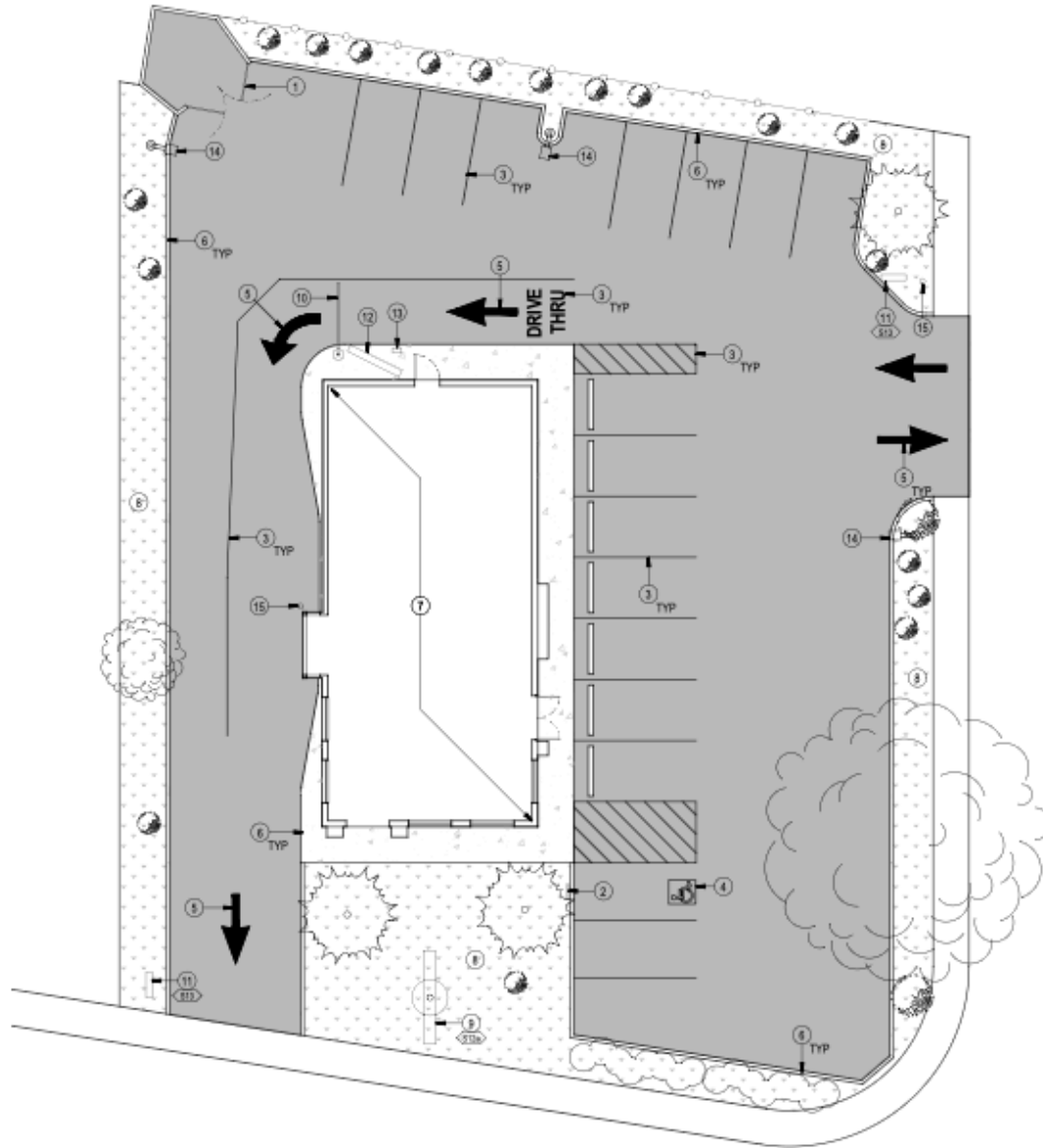


FORMER

ALOHA KFC

18735 SW TUALATIN VALLEY HWY | BEAVERTON, OR 97006

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SITE PLANS



1,750 SF **CALL**
BUILDING SIZE FOR RATES



155k
TOTAL
POPULATION

82k
DAYTIME
POPULATION

\$138k
AVG. HOUSEHOLD
INCOME

5.3k
BUSINESSES

73%
ADULTS WITH
COLLEGE EDUCATION

41k
EMPLOYEES

*2026 PROJECTIONS FOR 3 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA



MARKET DETAILS

Aloha, OR is a growing suburban community located just west of Portland, offering a mix of residential, retail, and light commercial development. The area benefits from strong traffic exposure along key routes and convenient access to the greater Portland metro, supporting both local and regional customer flow. Aloha's growing population, expanding housing developments, and mix of national and local retailers create consistent demand for retail, dining, and service-oriented businesses. With limited competition in certain commercial nodes, the market presents a strategic opportunity for businesses seeking a visible and accessible location in a thriving suburban environment.

Located at 18735 SW Tualatin Valley Highway in Beaverton, OR, this highly visible site benefits from 34,036 vehicles passing daily and easy access to the greater Portland metro. The surrounding area features a strong mix of national retailers and service providers, including McDonald's, AutoZone, Safeway, Jiffy Lube, Taco Bell, Burger King, and more, generating consistent customer activity throughout the day. With nearby residential growth and ongoing commercial development, the location draws both local residents and regional visitors. This site presents a strategic opportunity for retail, dining, or service-oriented businesses seeking a prominent and accessible presence in Beaverton's vibrant market.

SITE HIGHLIGHTS

- 17 Dedicated Parking Stalls
- Strong Traffic Numbers (34,036 VPD on Tualatin Valley Hwy)
- Excellent Access
- Pylon/Monument Signage

[PLACER REPORT](#)



1,115 VPD

SW 187th Ave

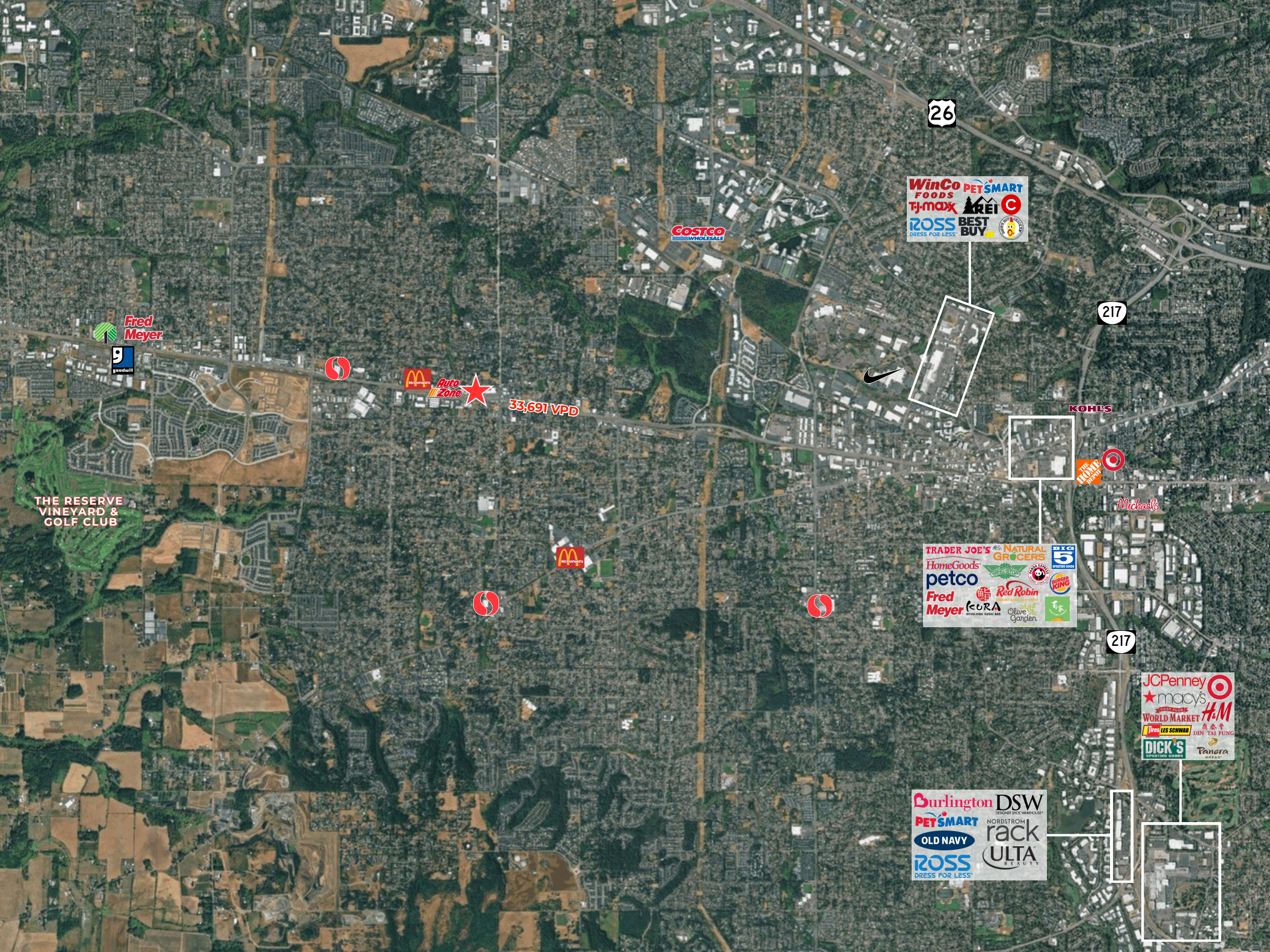
1,003 VPD

SW 187th Ave

34,036 VPD

22,334 VPD





26

217

217

WinCo
FOODS
Tj-max
ROSS
DRESS FOR LESS

PETSMART
PET
SMART
KREI
BEST BUY

COSTCO
WHOLESALE



KOH'S



Michael's

TRADER JOE'S
NATURAL
GROCERS

HomeGoods
petco

Fred Meyer
Red Robin
Olive Garden
KURA
BUNGE
PAX CO
UNITED STATES

JCPenney
★ macy's
WORLD MARKET
DICK'S
SPORTING GOODS
Tanera

Burlington
PETSMART
OLD NAVY
ROSS
DRESS FOR LESS

DSW
NORDSTROM
rack
ULTA
BEAUTY

THE RESERVE
VINEYARD &
GOLF CLUB

33,691 VPD



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